

Monday, September 20, 2021

College Place Economic Development, Tourism, and Events Commission- Electronic Meeting -
Rescheduled from 9/13/2021.

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/83340372379>

Or you may call this number to listen: 1-669-900-9128 ID# 833 4037 2379 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 :	Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
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 :	Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category :	1. Opening Items
Access :	Public
Type :	Procedural

Public Content

Chair Leen will call the meeting to order

Subject : 1.03 Roll Call - Welcome Ms. Sanders
Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
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 -Susan Sanders- 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 September 13, 2021
Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
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 August 2, 2021

Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent), Minutes

File Attachments

[2021-08-02_EDTEC_Draft_Minutes.BoardDocs@ LT Plus.pdf \(958 KB\)](#)

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 : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.

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

Subject :	3.01 EDA Build Back Better Grant Regional Coalition Letter of Support - Mr. Rizzitiello
Meeting :	Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category :	3. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to have the Commission Chair sign the proposed Letter of Support for this Grant.

Public Content

Historical Perspective:

The Federal Economic Development Administration (EDA) received \$3 billion from the Federal American Rescue Plan Act to distribute grants that help with public works projects, tourism, and general economic recovery.

Information for Consideration:

The City is working with the City of Walla Walla, Walla Walla Community College, and Walla Walla University to turn in a regional coalition grant that amounts to \$44,150,000. The Build Back Better grant is for regional coalitions to establish infrastructure for target industries to take root. Our proposal revolves around housing /remote work/artisan kitchen support. The general concept for this grant is to apply for \$26 million to construct broadband/fiber to home in both cities (the County is already receiving a \$2 mil grant via the Port for unincorporated areas from State CERB Grant). Education component of reestablishing trades programs at the Community College as well as establishing 3D printed house programming at Walla Walla University. A third component is Workforce Housing at \$9.2 million to build 40 demonstration 3D printed homes. The other element is to construct a Commercial Kitchen somewhere in the urbanized area of the valley. The fourth component is Admin costs for the Community College as well as seed funding of \$75,000 for two years for an Executive Director position for the Common Roots Land Trust.

File Attachments

[EDA_ARPA_BBB-One-Pager.pdf \(183 KB\)](#)

[GrantManagement_CommunityDevelopment_EDA_BuildBackBetter_CommunityCollegeBoard_Final_82520:EDTEC_LOS.pdf \(98 KB\)](#)

Subject :	3.02 EDA Economic Adjustment Grant: Wastewater Treatment Plant Renovation Letter of Support - Mr. Rizzitiello
Meeting :	Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category :	3. Action Agenda

Access :	Public
Type :	Action
Recommended Action :	Motion to have the Commission Chair sign the proposed Letter of Support for this Grant.

Public Content

Historical Perspective:

The Federal Economic Development Administration (EDA) received \$3 billion from the Federal American Rescue Plan Act to distribute grants that help with public works projects, tourism, and general economic recovery.

Information for Consideration:

The City wants to turn in a grant application to the Economic Development Administration to assist with funding the Wastewater Treatment Plant Renovation/Upgrade. The request would be for \$5 million. The City has requested \$15 million in the Federal Infrastructure Package that is being debated in Congress. The estimated total cost of the project is \$25 million.

File Attachments

[EDA_ARPA_EAA-One-Pager.pdf \(155 KB\)](#)

[JUB_WWTP_20210819.pdf \(846 KB\)](#)

[EDTEC_LOS.pdf \(99 KB\)](#)

4. Reports

Subject :	4.01 CERB Flex Building Study - Conceptual Layout - Mr. Rizzitiello
Meeting :	Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category :	4. Reports
Access :	Public
Type :	Discussion, Information

Public Content

In 2020 the City received a State Community Economic Revitalization Board (CERB) grant to pay for a feasibility study of a city-owned flex facility.

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

File Attachments

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

[E1.pdf \(1,660 KB\)](#)

Subject : 4.02 Key Infrastructure Project Drilldowns - Mr. Rizzitiello
Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

The City Administrator will provide updates on the Southwest Sewer Project, Well #6 Project, Lions Park, and 4Bikes.

File Attachments

[SWSewer_Status.pdf \(1.065 KB\)](#)
[20210901_Status Map_SWSEwer.pdf \(1.184 KB\)](#)
[Well 6 Proposed Timeline.png \(137 KB\)](#)
[Lions Park Update.pdf \(63 KB\)](#)
[4Bikes Project Update.pdf \(59 KB\)](#)

Subject : 4.03 Public Works Board Trust Fund Loan Construction Plans & Non Construction List - Mr. Rizzitiello
Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

The City submitted four projects for consideration of the Public Works Board. Also, the City submitted a sidewalk application to the State Community Development Block Grant Program.

The State Public Works Board has awarded four projects for the City. Three in construction and a fourth in preconstruction. The list is attached.

- Construction List

- Well #7: New well for City and School District off of Teal Rd on City Owned Land: \$1.57 million
- Water Main Replacements: Sky Avenue & Mountainview Area: \$617,000
- Wastewater Lift Station #5 Replacement: Replace outdated, undersized lift station that pops out of sidewalk: \$1.641 million

- Preconstruction List

Elevated Water Tank Reservoir 4 Engineering: WWTP City Bluff Property: \$350,000.

The City also has received word it will receive \$364,000 in State Community Development Block Grant funding to construct sidewalks on the north side of SW 6th Street from SW Davis to S. College Avenue and SW 8th Street from SW Bade to College Avenue.

File Attachments

[2021_PWB_Construction_Awards.pdf \(175 KB\)](#)
[PWB PreConstruction Scoring_July.pdf \(437 KB\)](#)

Subject : 4.04 Events Update - Ms. Neissl
Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category : 4. Reports
Access : Public
Type : Discussion, Information

Public Content

Ms. Neissl will provide an update on the upcoming city events.

File Attachments

[poster-1.pdf \(3.047 KB\)](#)
[poster-2.pdf \(3.089 KB\)](#)

Subject : 4.05 Development Tracker - September 2021
Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category : 4. Reports
Access : Public
Type : Information

File Attachments

[DevelopmentTrackSheet_September2021.pdf \(450 KB\)](#)

5. Closing Items

Subject : 5.01 Next Meeting - Reschedule to October 11, 2021
Meeting : Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
Category : 5. Closing Items
Access : Public
Type : Discussion, Information

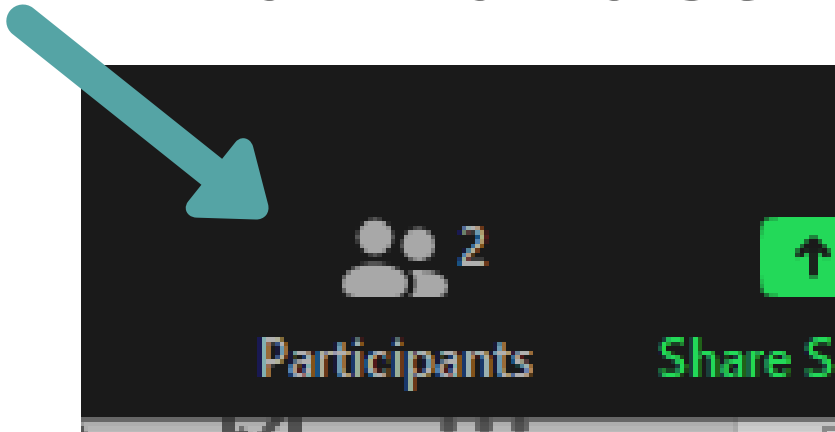
Public Content

Mr. Rizzitiello will be out of the office on October 4th, so the next meeting will be the following Monday.

Subject :	5.02 Adjourn
Meeting :	Sep 20, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting - Rescheduled from 9/13/2021.
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.

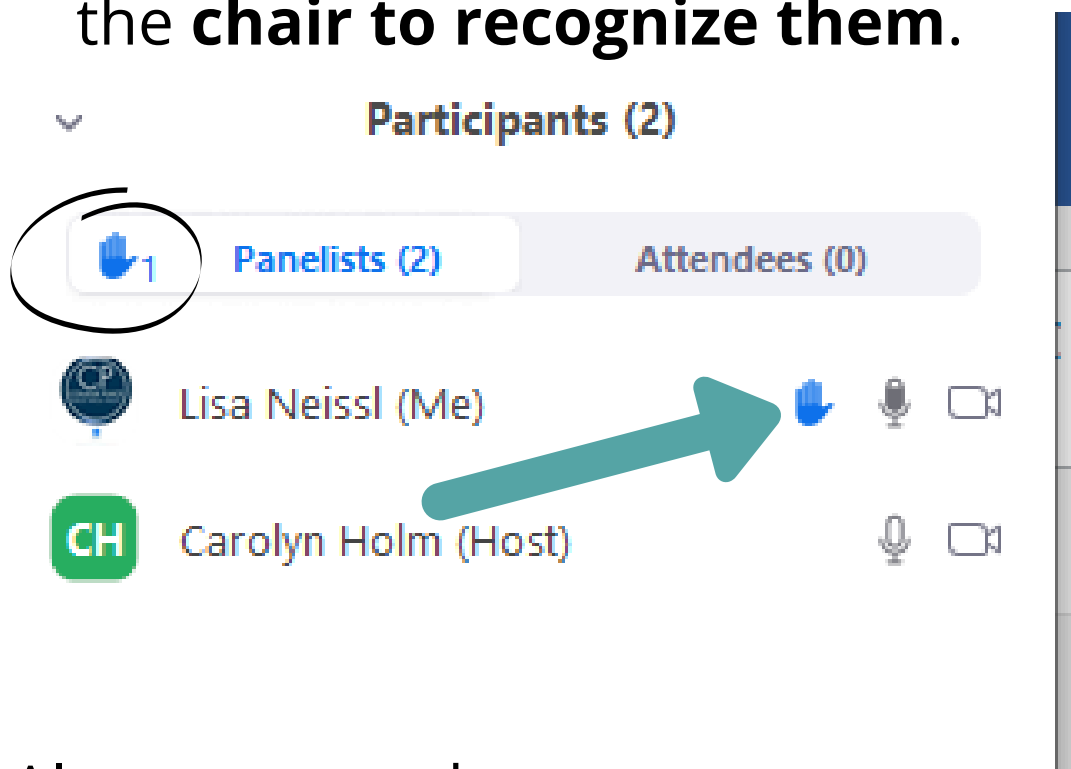
This will bring up a list of the participants. One tab for panelists and another for attendees.

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, August 2, 2021)

Generated by Lisa Neissl on Monday, August 2, 2021

1. Opening Items

Procedural: 1.02 Call To Order

Commissioner Leen called the meeting to order at 5:02 PM.

Information: 1.03 Roll Call

PRESENT:

Commission Members	Jennifer Fuchs, Kelli Leen - Chair, Doug Case, Pos. 5 - Vacant 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:

MEMBERS ABSENT: Christopher Murray,

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for August 2, 2021

Action (Consent), Minutes: 2.02 Approve Minutes from June 7, 2021

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 minutes. Second by Commissioner Case and the motion passed 5-0.

Commissioner Case made a motion to approve the agenda. Second by Commissioner Morehead and the motion passed 5-0.

3. Action Agenda-None.

4. Reports

Discussion, Information: 4.01 Tax Increment Financing - 101

Mr. Rizzitiello reported on tax increment financing which was recently approved by the State Legislature. He noted that this process is currently in rulemaking at the state.

Discussion, Information: 4.02 City Broadband Update

Mr. Rizzitiello reported on the current status of city owned broadband infrastructure and potential funding.

Discussion, Information: 4.03 CERB Flex Building Study

Mr. Rizzitiello reported on the draft study results of the study on a flex space within the city.

Discussion, Information: 4.04 Goodwill Groundbreaking - Tuesday, August 3rd at 10:00 AM

Mr. Rizzitiello notified the group of the date/time of the groundbreaking on the new Goodwill project on C Street.

Discussion ensued.

Discussion, Information: 4.05 State Department of Commerce Update

Mr. Rizzitiello reported on some opportunity for funding for small business and non-profits impacted by the pandemic.

Discussion, Information: 4.06 Mercycorps NW Program Update

Mr. Rizzitiello reviewed the report submitted by the Mercycorps program. This report is a requirement of the funding provided by the City.

Discussion, Information: 4.07 Traffic Box Art Wraps - Round 2

Mr. Rizzitiello reported on the next round of traffic box art wraps sponsored by P1FCU. He noted the submissions have been received, and now it is time to grade them.

Discussion ensued.

Commissioners Leen, Morehead, and Fuchs were selected to be on the ad hoc committee to help grade the submissions.

Discussion, Information: 4.08 Urban Forestry Plan

Mr. Rizzitiello reported on the Urban Forestry Plan that was done on main roadways and city parks. He also noted that if anyone feels that the trees in front of their property need pruning, to please contact the city public works department and not to prune them on their own. Our staff has received training on pruning the trees for the health of them and pruning done incorrectly can damage and even kill the tree.

Discussion ensued.

Information: 4.09 Development Tracker

Mr. Rizzitiello provided an update on the development projects withing the city.

5. Closing ItemsAction, Procedural: 5.01 Adjourn

Commissioner Case made a motion to adjourn the meeting at 5:48 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 August 2nd 2021. Further detail may be obtained by reviewing the actual audio recording made during this session.

EDA: AMERICAN RESCUE PLAN

BUILD BACK BETTER REGIONAL CHALLENGE *Supercharging Local Economies*



The **Build Back Better Regional Challenge** 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**, EDA will allocate at least \$100 million of the Build Back Better Regional Challenge funding to support coal communities.



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.



To learn more about EDA's American Rescue Plan **Build Back Better Regional Challenge**, visit eda.gov/arpa/build-back-better/.



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.
- For additional questions, particularly region-specific questions, contact your state's Economic Development Representative. Visit www.eda.gov/contact to find contact information for your Economic Development Representative.

Date: August 25th, 2021

From: Ad-Hoc Build Back Better Regional Challenge Grant Committee

To: Walla Walla Community College Board

Re: Request to Apply for Economic Development Administration (EDA) Build Back Better Regional Challenge Grant

The Economic Development Administration received over \$1 billion dollars to fund The Build Back Better Regional Challenge Grant (<https://eda.gov/arpa/build-back-better/>) The purpose of this grant program is to build regions back better by accelerating the economic recovery from COVID and building local economies that will be resilient to future economic shocks. They are looking for grant applications from micropolitan and metropolitan regions. They are scoring based on holistic project vision, collaboration, resource coordination, existence of Opportunity Zones, and equity. The grant is broken up into two phases. The Phase 1 process entails grant awards of \$500,000 to between 50 and 60 regional coalitions to develop a plan to grow the regional cluster. Phase 2 entails development of three to eight projects within the cluster with grant awards of between \$25 and \$75 million. With Phase 2 twenty to thirty of the original sixty clusters will get this funding. We believe the region stands a good chance at getting awarded this grant due to existing partnerships, regional assets, sustainability, and concepts of addressing equity concerns (gaps in affordability and availability of housing stock, availability of high-speed broadband in all areas), the need for trades, innovative housing development, and gap that exists in local food production (community kitchen need).

The members of the Committee exploring grant development include:

- City of Walla Walla: Elizabeth Chamberlain – Deputy City Manager
- City of College Place: Mike Rizzitiello – City Administrator
- Port of Walla: Kip Kelly – Commissioner District #1
- Pat Reay – Executive Director
- Walla Walla Community College: Chad Hickox – President
- Jessica Clark – Vice President of Instruction
- Nick Velluzzi – Vice President of Enrollment
- Walla Walla University: Ralph Stirling – Project Engineer

Through two meetings, the Committee has identified the following priorities to write into the grant application:

- Administration – Funds to cover administration of the grant. Also, put in seed funding for Executive Director for Common Roots Land Trust.
 - **Deliverable:** Funds to cover administration of grant (\$100,000).
 - **Deliverable:** Seed funds to partially cover salary of Common Roots Executive Director (\$75,000 year 1, \$75,000 year 2)

- Trades/Innovation in Housing Technology/3D Printed Homes – The concept is to write in grant funds to give to Walla Walla Community College/Walla Walla University to develop programs not only in carpentry, plumbing, and the general trades which is desperately needed in the Valley, but also development of educational programs in 3D Printed Home development which could greatly assist with housing affordability in the Valley, State, and Country.
 - **Deliverable:** 3D-Printed and Innovative Housing Technology Workshops/Classes at Walla Walla University
 - **Deliverable:** Expand trades (carpentry, electrical, and plumbing) program at the Community College.
- Broadband – The Port recently conducted a Broadband Assessment for Walla Walla County. The Assessment indicated that the incorporated Cities and surrounding County areas do not have an even availability of internet providers or speeds. By obtaining grant funds to construct publicly owned conduit/dark fiber and then allowing it to be leased to the private sector this will increase availability of fast internet, providers, and hopefully lower overall cost to the consumer. This would build upon the Community Economic Revitalization Board grant the Port obtained for the rural areas of the County by obtaining funds to expand publicly owned dark fiber for the Cities of College Place and Walla Walla. The broadband is also needed to allow equitable access to quality internet so residents who want to enroll in trade/innovation educational programming with an online component are able to do so.
 - **Deliverable:** Construction of dark fiber broadband to home network throughout the Cities of Walla Walla and College Place. Note: CERB and other grant opportunities cover rural area.
- Workforce Housing – The Valley has a desperate need for affordable workforce housing. The funds could be used to put the 3D printed home technology the students learn into practice by constructing them across the valley which will add onto the housing stock and hopefully ease pricing some of real estate across the valley. These demonstration homes are something that hopefully be replicated cheaply and efficiently across the State and Country. The development of housing will be done through an innovative partnership with the Common Roots Land Trust and area Builders.
 - **Deliverable:** Purchase land for the Common Roots Land Trust to hold for the construction of workforce housing utilizing the innovative housing technologies and workers from the advanced technology housing education programs.
 - **Deliverable:** Construction of workforce housing utilizing innovative housing technologies taught in education program with students.
- Commercial Kitchen/Food Hub – A major need across the Valley for continued growth of our local foods economy is a commercial kitchen. The need has come out through some Strategic Planning work the Community College has done as well as anecdotally from vendors at the College Place Farmers Market. Right

now vendors that need to cook at a Community Kitchen have to travel over an hour to the Blue Mountain Station in Dayton, WA to do so.

- **Deliverable:** Construction of Commercial Kitchen somewhere centrally located within Walla Walla Valley.

The grant program does not mandate a fiscal match. However, applicants do score better in Phase 2 if matches are established. The lead applicant does not have to do all of the projects. They can be peeled off to other partners. The application for Phase 1 is due October 19th, 2021. The application for Phase 2 is due March 15th, 2022.

Successful applicants have until May 31st, 2027 to spend down the grant dollars.

Education Component	\$3,750,000
Broadband Fiber to Home (\$2 mil a square mile/11 sq mi WW/2 sq mi CP)	\$26,000,000
Workforce Housing Component (\$1,000,000 3D Printer and equipment, 40houses, staff	\$9,200,000
Commercial Kitchen (Design, Construction, Land Acquisition, Equipment, Programming)	\$5,000,000
Admin Costs (Community College and Seed Funds for Common Roots ED)	\$250,000
Total Proposal	\$44,200,000
Match Funds	\$800,000

Mike Rizzitiello – City Administrator of the City of College Place had a call with Ms. Laura Ives of the Economic Development Administration to discuss the general grant concepts and if they fit within the funding priorities. Ms. Ives indicated the projects seemed compelling and would be a good fit into the grant program.

The Economic Development Administration wants the lead grant applicant to be an agency that has a regional nexus that traditionally authors the Comprehensive Economic Development Strategy (CEDS). Since the Port is the local CEDS author it would appear that the Port would be the best positioned to submit the grant and act as lead applicant.

The request is for the ad-hoc committee to write the grant application and submit it under the auspices of the Port of Walla Walla. The Port would be the recipient and various tasks could be assigned to subrecipients. Also, the request would be for the Port to provide the financial oversight/federal compliance. I put a guestimate of \$100,000 in for that under Admin costs but that can be changed based on Port calculations. In talking with the Economic Development Administration the sweet spot for a project like this is \$50,000,000 or under and this proposal is \$44,150,000 which is within that framework.

This Build Back Better grant is a rare opportunity to potentially land significant capital grant dollars to improve the quality of life/economy for the entire Walla Walla Valley. Please permit us to file this Build Back Better Grant through the Walla Walla Community College Board to the Economic Development Administration. Various members of the Ad-hoc Committee stand ready to co-write the grant application. The Ad-Hoc Committee also stands ready to get additional project partners, letters of support to make this project compelling enough to land this Federal grant funding. Thank you for your time.



September 13th, 2021

To whom it may concern,

The City of College Place Economic Development, Tourism, and Events Commission supports the Walla Walla Valley Regional Coalition grant application from the Walla Walla Community College into the Economic Development Administration Build Back Better grant program. Obtaining this grant will allow the region to recover from the detrimental effects COVID-19 had on our tourism, tech, food, and agriculture sectors and will allow the region to install infrastructure that will pay dividends to residents in the future such as reliable broadband, accessible trades education programming, and methods of housing construction to lower costs to the homeowner. Please award this grant to the Walla Walla Community College.

Sincerely,

Kelli Leen – Economic Development Commission Chair

EDA: AMERICAN RESCUE PLAN

ECONOMIC ADJUSTMENT ASSISTANCE

Providing the Building Blocks for Success



EDA's American Rescue Plan **Economic Adjustment Assistance** program 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**, 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 to find contact information for your Economic Development Representative.



To learn more about EDA's American Rescue Plan **Economic Adjustment Assistance**, visit eda.gov/arpa/economic-adjustment-assistance/.

Wastewater Treatment Plant Update

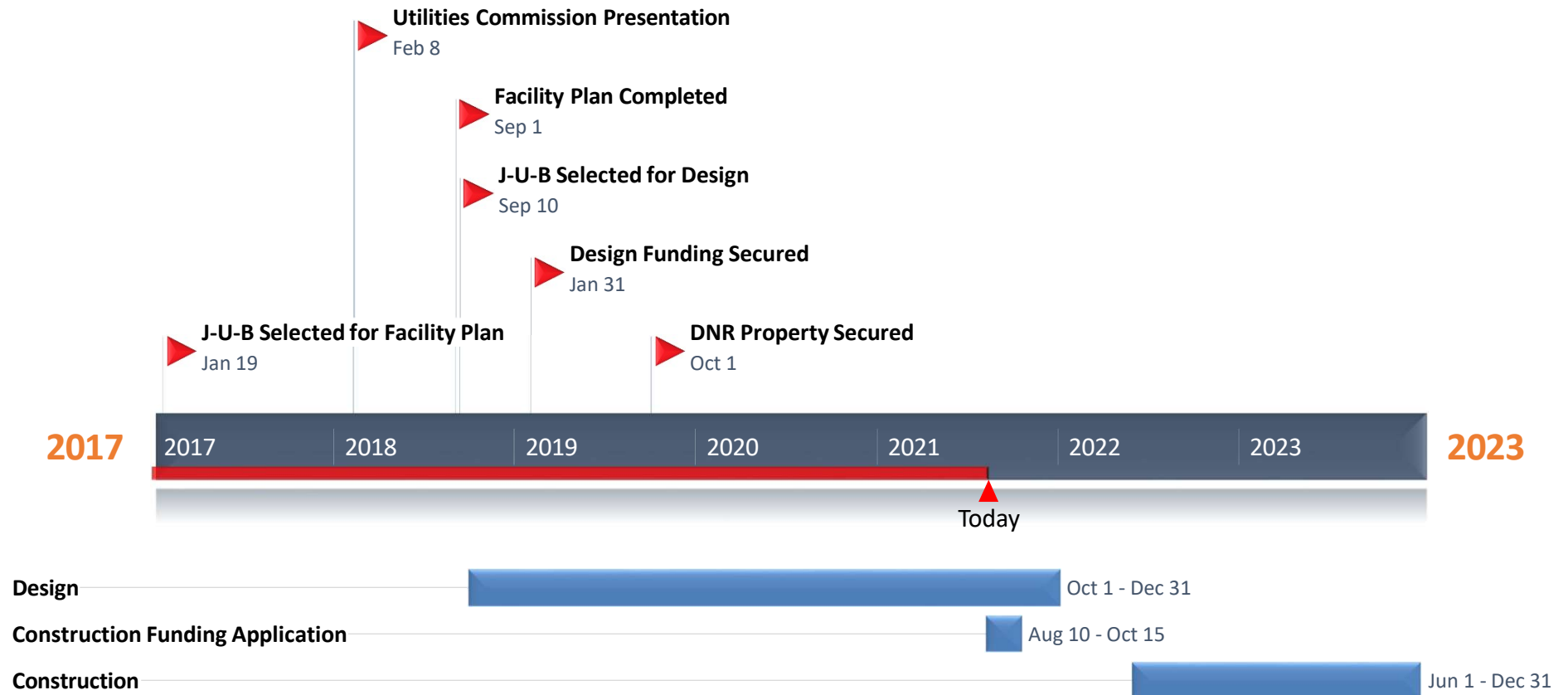
Alex Fazzari, P.E.

Driver

- NPDES Permit Compliance Schedule

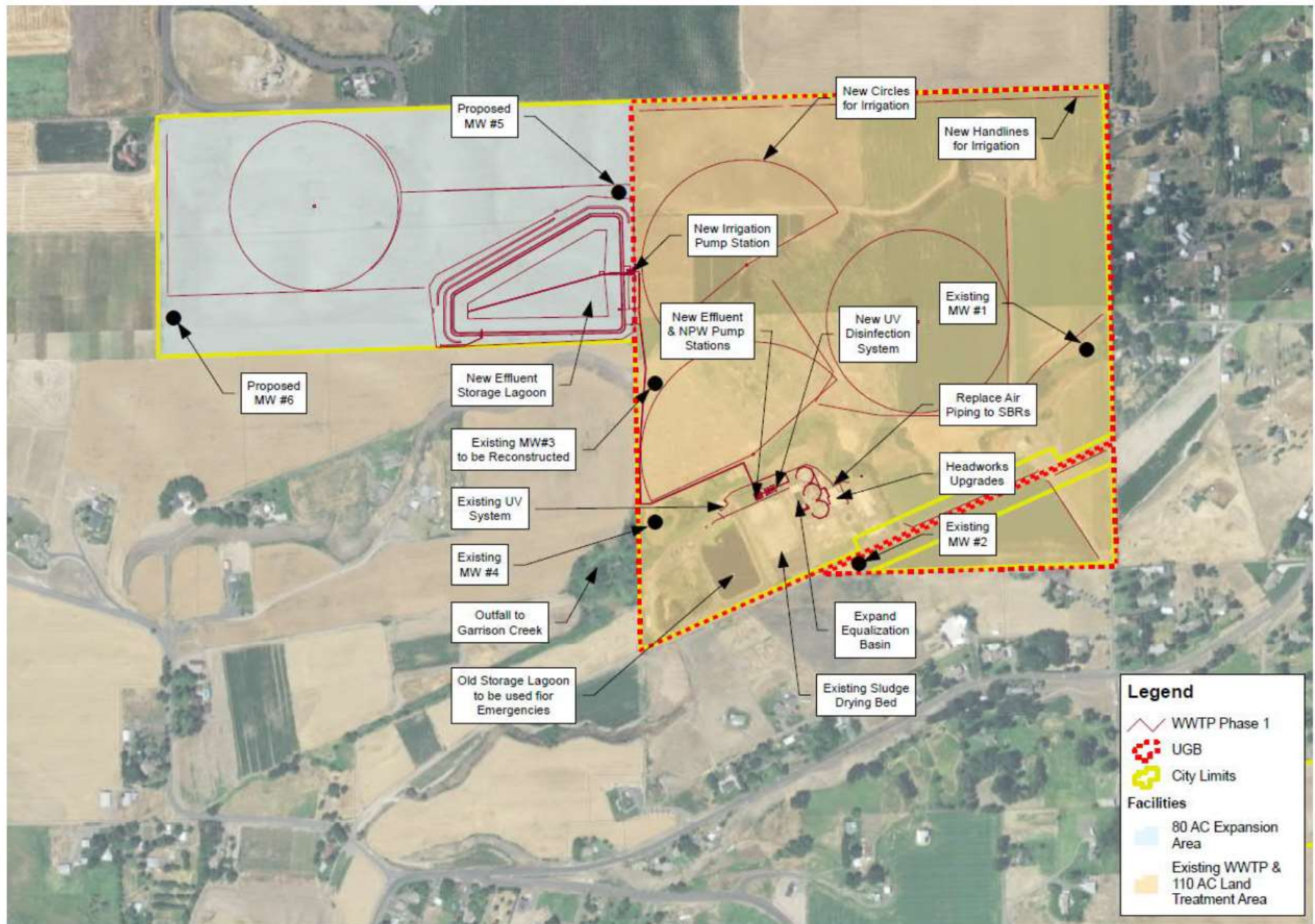
Completion Date	Task Activity
April 1, 2018 ^(a)	Facility Plan, including an analysis of alternatives for complete removal of effluent discharge to Garrison Creek
April 1, 2019 ^(a)	Design Report for selected alternative
November 15, 2019	FY 2020 SRF Loan/Grant Application for selected alternative
2019-2020 ^(a)	Land Acquisition, if necessary
October 31, 2022 ^(a)	Contract Documents, Plans, and Specifications for selected alternative
December 31, 2023	Construction Completion/Certification of Compliance

Schedule



Phase 1 Project Summary

- **Headworks** – equipment aged, replace influent screen
- **Aeration Basins** – replace leaking air pipe which provides oxygen to biological treatment process
- **Equalization Basin** – expand to provide storage and reduce peak flows
- **UV Disinfection** – new disinfection facility
- **Effluent Storage Lagoon**– new, larger to hold more flow and prevent discharge to creek during critical period
- **Land Treatment Site** – expansion and replacement of irrigation system to provide more control of water disposal
- **Electrical/Controls** – replace old equipment nearing end of life



Environmental Impacts

- Effluent is put to beneficial use
- Eliminate discharge to Garrison Creek during critical period (April – October)

Approximate Cost Impact

- Current estimated cost is \$26M
- Applying to Ecology and USDA for construction funding
- Rate impact will depend on mix of grant/loan in funding package
 - The planned rate increases of 6% in 2023 and then 3% thereafter assume \$4M in loans
 - May require a bit higher increase if cannot secure \$22M in grants

WWTP – Next Steps

- Submit design to WDOE for review
- Apply for construction funding
- Advertise for bids – target Spring 2022
- Construction – by end of 2023



September 13th, 2021

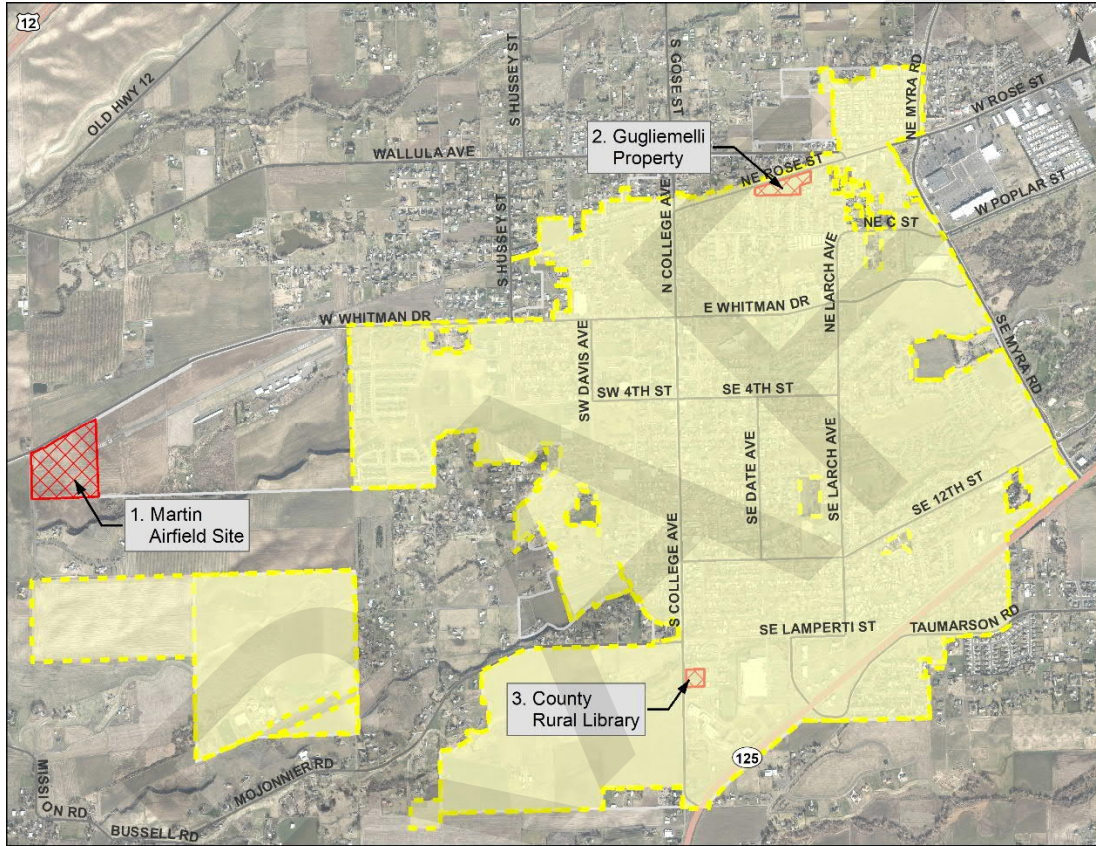
To whom it may concern,

The City of College Place Economic Development, Tourism, and Events Commission supports the City's grant application into the Economic Development Administration Economic Adjustment Assistance Grant Program for the state-mandated wastewater treatment plant renovation/upgrade. This project has a steep price tag of over \$25 million, which is an extreme burden for the City's utility ratepayers/business community especially when coming out of the COVID-19 pandemic. Please award this grant to the Walla Walla Community College.

Sincerely,

Kelli Leen – Economic Development Commission Chair

SITE INVESTIGATION REPORT



City of College Place

June 2021



J-U-B ENGINEERS, Inc.

2810 W. Clearwater Avenue, Suite 201

KENNEWICK, WASHINGTON 99336

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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

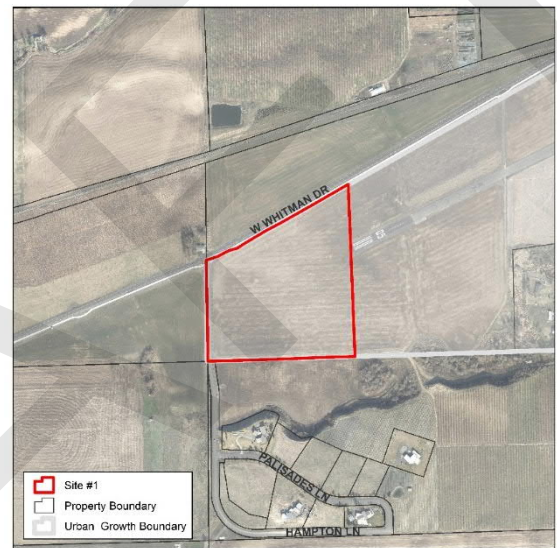
1 INTRODUCTION

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:

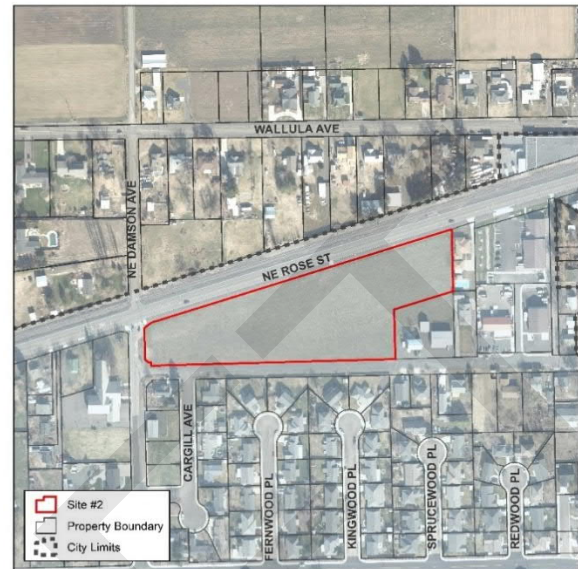
- Airport building height and land use compatibility requirements.
- Critical areas and shallow ground water located along Doan's Creek.
- Roadways improvements may be needed to handle the increase of truck traffic associated with the proposed industrial development of this area.
- Water service to the 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

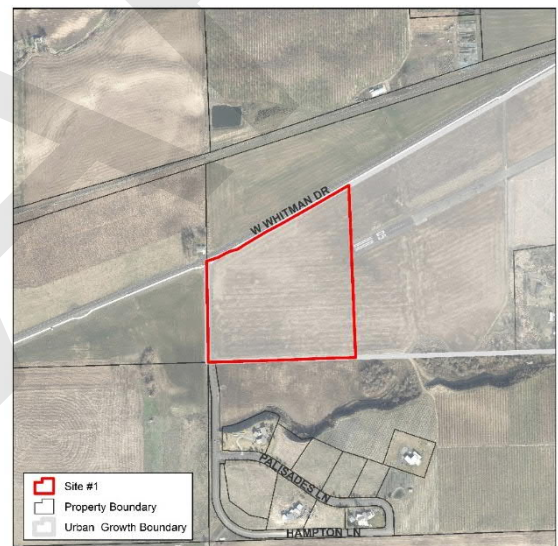
TERM	DEFINITION
Target Industry Cluster	A broadly defined industry.
Supporting Industries	Group of industries representing the entire value chain of a broadly defined industry from suppliers to end products, including supporting inventory.
Output	The value of industry production; sales. For manufacturers, 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 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.

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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.

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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.

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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.

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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

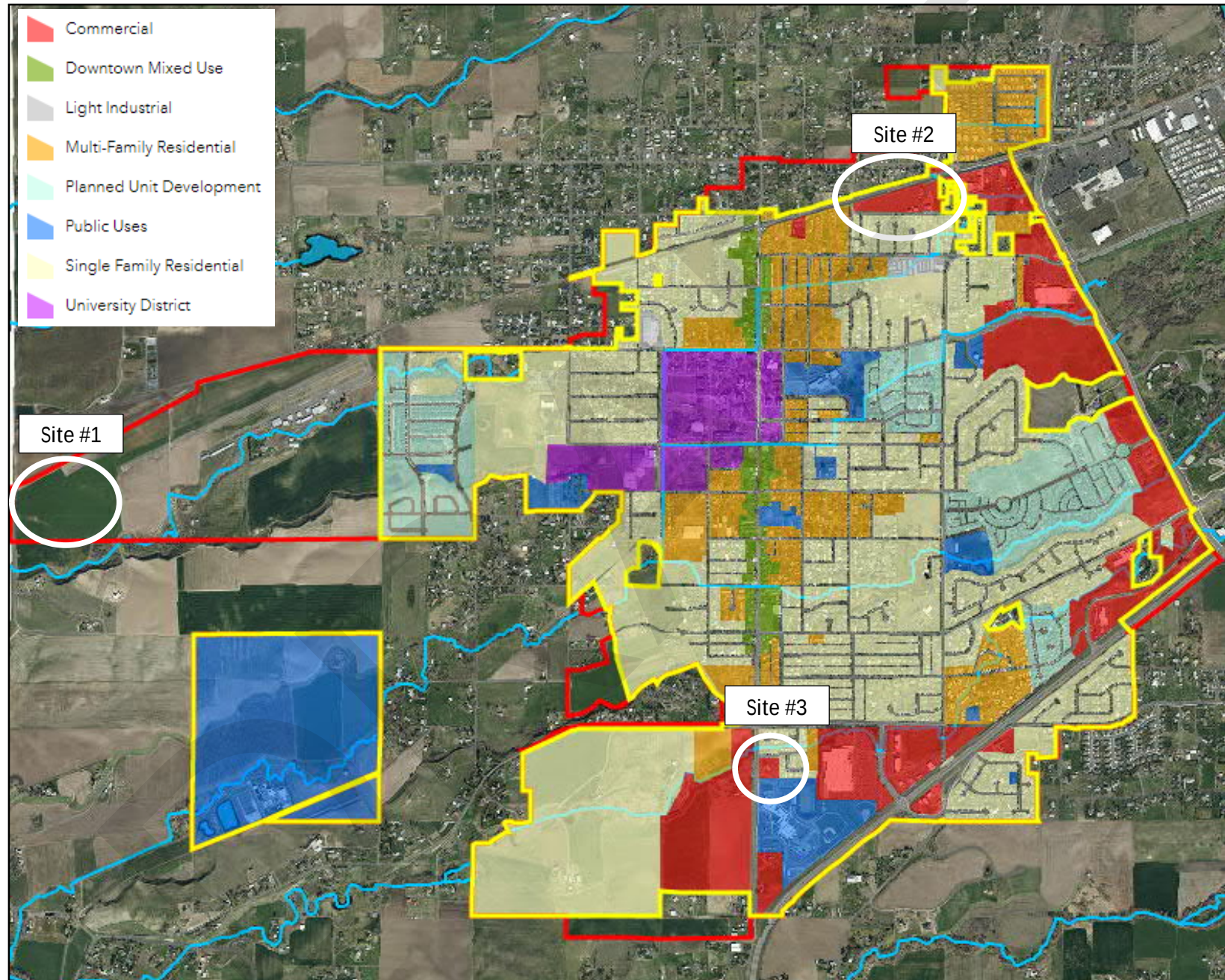
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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



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

Potential Revisions Under City Review

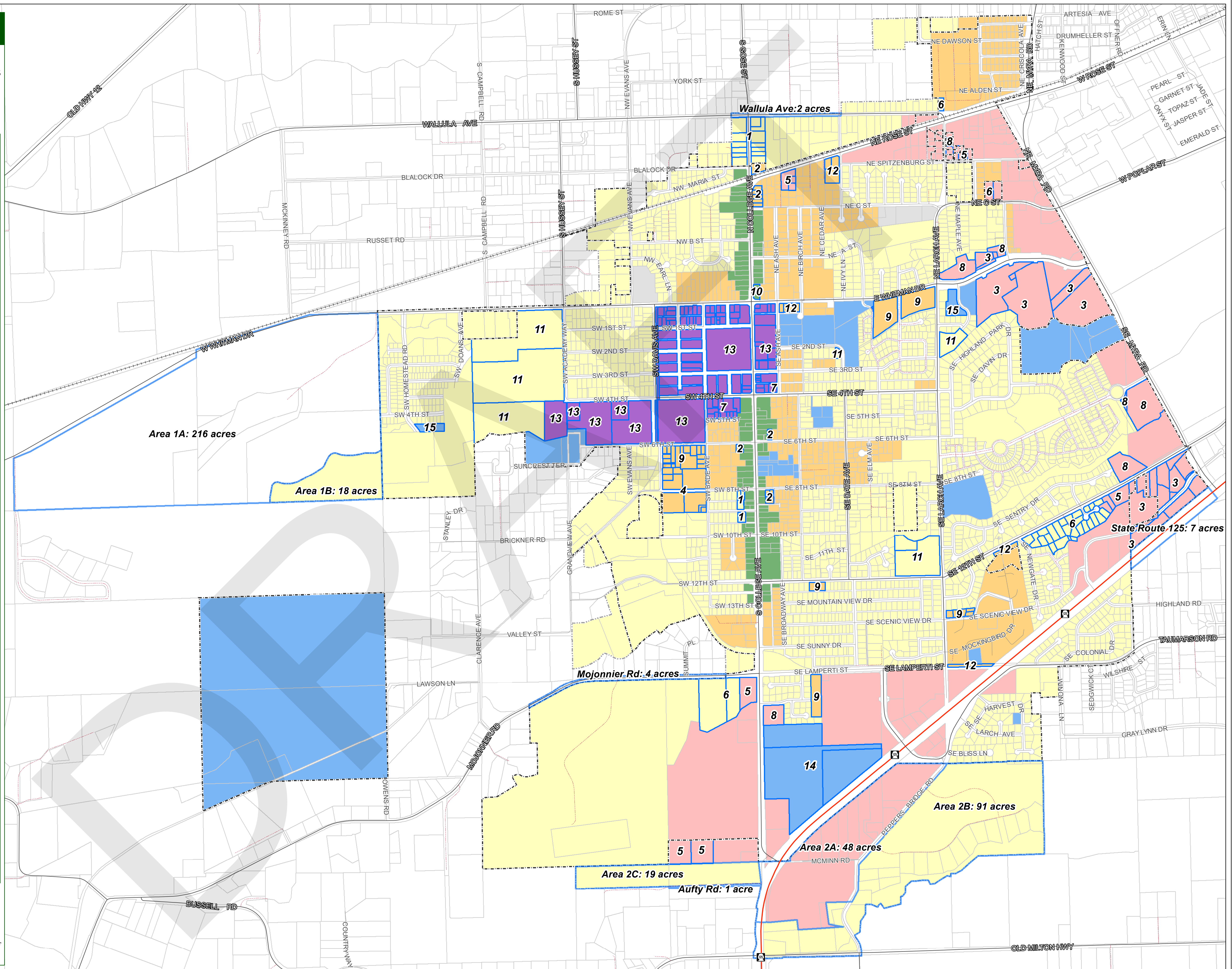
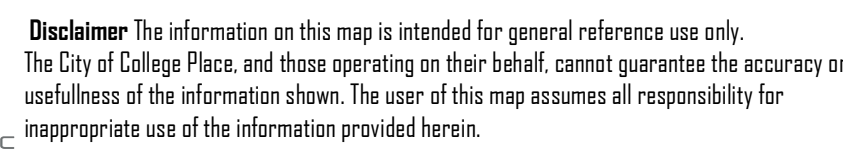
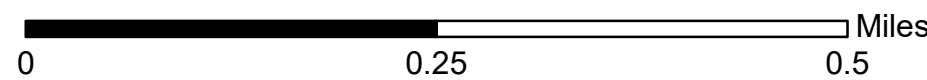
- 1- College Avenue District to Single Family Residential.
- 2- College Avenue District to Multiple Family Residential.
- 3- Commercial/Light Industrial to Commercial.
- 4- Light Industrial to Multiple Family Residential.
- 5- Multiple Family Residential to Commercial.
- 6- Multiple Family Residential 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
Aufty Road: Single Family Residential 1 acre
State Route 125: 7 acres



APPENDIX F. CITY WATER AND SEWER MAP

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

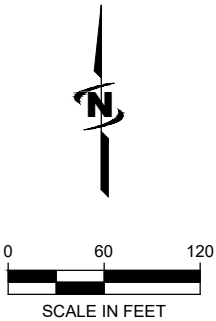
Warehousing and Storage	Scientific R&D	Hospitals	Frozen fruits, juices Manufacturing	Wineries
(\$6.2M GRP / Output = \$10M)	(\$56.6M GRP / Output = \$129M)	(\$144M GRP / Output = \$243M)	(\$76.6M GRP / Output = \$341M)	(\$54M GRP / Output = \$211M)
Motor vehicle electrical and electronic equipment	Management 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

CITY OF COLLEGE PLACE
INDUSTRIAL FLEX-SPACE
OPTION #1



SITE SUMMARY
BUILDING SF: 39,300
PARKING REQ: $\frac{1}{200}$ SF = 197 PARKING SPACES
PARKING SPACES PROVIDED: 208+/-

Michael Rizzitiello

From: Alex Romero <aromero@jub.com>
Sent: Wednesday, September 1, 2021 9:51 AM
To: Michael Rizzitiello
Cc: Alex Fazzari
Subject: RE: SW Sewer
Attachments: 20210901_Status Map.pdf

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

Mike

Here is a summary of the project at this point:

- Apollo has generally completed the gravity sewer pipe installation (i.e. Owens Road, Mojonnier Road, Farm Fields, College Avenue). A few minor items remain in the farm fields such as installing protective concrete collars at each manhole, fence restoration, and a final walkthrough with Craig and Mike. The College Avenue sewer pipe is installed up to Lift Station No. 6, remaining work here is the connection to this lift station and the demolition that needs to occur.
- College Avenue has been paved and striped from the south end of the project up to the north most entrance of the schools, this is just south of the start of the stormwater improvements. Traffic is currently being routed in/out of the schools south via U.S. 125.
- Apollo has started procuring material for the stormwater improvements, the pipe and manholes/catch basins are generally readily available and installation could begin within a few weeks. The treatment filters have a 4-8 week lead time, however, they will be installed outside of the paved roadway and can be installed once they arrive.
- The main focus over the next month is planned to be on the installation of the lift station pumps, piping/valving, installation of the pressurized sewer pipe up Teal Lane to connect to the gravity sewer in Mojonnier Road, and construction of the electrical building. The plan would be to install the stormwater pipe and structures in College Avenue simultaneously once they arrive as well.

Let me know if you have any questions.

Thank you,

ALEX ROMERO, P.E.

Project Engineer

J-U-B ENGINEERS, Inc.

3611 S. Zintel Way, Kennewick, WA 99337

e aromero@jub.com w www.jub.com

p 509-783-2144 c 509-440-0493

From: Alex Fazzari <afazzari@jub.com>
Sent: Tuesday, August 31, 2021 6:44 PM
To: Michael Rizzitiello <MRizzitiello@cpwa.us>; Alex Romero <aromero@jub.com>
Subject: Re: SW Sewer

Alex, see below. Can you help provide a summary for Mike?

From: Michael Rizzitiello <MRizzitiello@cpwa.us>

Sent: Tuesday, August 31, 2021 7:09:36 PM

To: Alex Fazzari <afazzari@jub.com>

Subject: SW Sewer

External Email

Hi,

I have a Council workshop next week where they wanna know status of projects. Could you provide where we are at on SW Sewer. They are going to want to know how far along we are? Where are we at with constructing the lift station? Status of the stormwater element of the project? Things like that. I need to present it at a council workshop on Tuesday.

Sincerely,

Mike Rizzitiello

City Administrator

City of College Place

625 S. College Ave

College Place, WA, 99324

Office Direct: 509-394-8506

Cell: 509-520-9091

NOTICE: All emails, and attachments, sent to and from the City of College Place are public records and may be subject to disclosure pursuant to the Washington State Public Records Act (RCW 42.56)



THE
LANGDON
GROUP

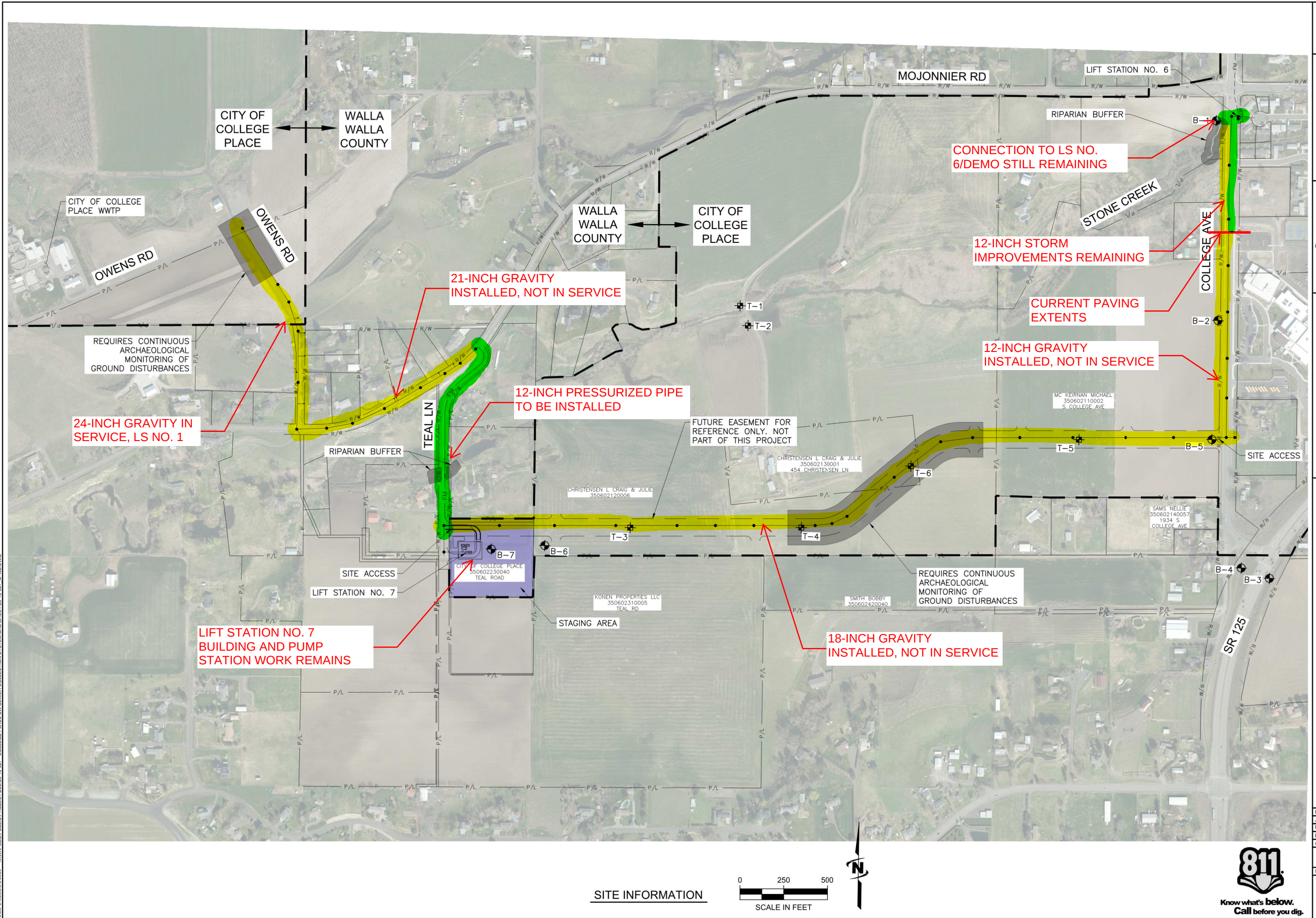


GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Note: This e-mail and any attachments involving J-U-B or a subsidiary business may contain information that is confidential and/or proprietary. Prior to use, you agree to the provisions found on the Electronic Documents/Data License, which can be accessed from the footer on the J-U-B home page. If you believe you received this email in error, please reply to that effect and then delete all copies.

Plot Date: 11/2/2020 9:42 AM Plotted By: Michael Harvey
Date Created: 8/6/2020 WORKFILES\PUBLIC\PROJECT\JUB\30-19-027 COLLEGE PLACE SW SEWER COLLECTION SYSTEM\CAD\DWG\19-027 G-402.DWG



SITE INFORMATION



JUB
J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
Fax: 509.736.0790
www.jub.com

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**SANITARY SEWER LS NO. 7
COLLEGE PLACE, WASHINGTON**

SITE INFORMATION, GEOTECH TEST PITS

FILE: 30-19-027 G-402
JUB PROJ. #: 30-19-027
DRAWN BY: MCH
DESIGN BY: LLS
CHECKED BY: AJF

AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 11/2/2020
SHEET NUMBER:
G-402

<u>Date/Working Days</u>	<u>Event or Activity</u>
Completion Milestones	
October 21, 2021	Intermediate Milestone. Formal submittals received by Owner and Engineer for the following items: 1. Well Pump 2. Well Motor 3. Electrical Service Switchboard 4. Variable Frequency Drive
May 26, 2022	Intermediate Milestone. Completion of all connections to the existing water system including water main disinfection, and testing. Well pump available to be operated in "hand". Well pump ready for operational testing.
June 28, 2022	Substantial Completion. Completion of well testing, and all other items necessary to allow the Owner the ability to use the well in "auto" as part of its normal water system operation are complete. Any items of workmanship, materials, or equipment which prove faulty, or that are not in first class operating condition must be repaired or replaced.
(Within 20 Working Days of Substantial Completion)	Physical Completion. All restoration and punch list items to be completed. As-built surveying is complete and as-built records have been submitted to and approved by the Engineer.
(Within 10 Working Days of Physical Completion)	Project Completion. Demobilization and site cleanup has been completed.

September 2, 2021

City of College Place
625 South College Avenue
College Place, Washington 99324

ATTN: Mike Rizzitiello, City Administrator

RE: **Lions Park Improvements Project Update**

Dear Mike:

The purpose of this letter is to provide an update regarding the ongoing work related to the Lions Park Improvements project since our last project update letter on August 24, 2021.

Work on the preliminary park layout continues, based on the comments from our August 13 meeting with City staff. AP was on site with City staff on August 30 to perform geotechnical explorations and a percolation test. The findings from the investigation are being used to prepare a preliminary stormwater plan for both the north and south parking lots and to redirect stormwater away from the existing pond. This preliminary plan will be the basis for the preparation of a Washington State Department of Ecology Stormwater Funding Application.

If you have any questions related to the ongoing efforts on this project, please feel free to contact me.

ANDERSON PERRY & ASSOCIATES, INC.

By



Brian Hansen, P.E.

BH/aw

cc: File No. 663-147-02

S:\Docs\College Place\663-147 Lions Park Improvements\Project Update Letter 090221.docx

September 2, 2021

City of College Place
625 South College Avenue
College Place, Washington 99324

ATTN: Mike Rizzitiello, City Administrator

RE: 4Bikes Project Update

Dear Mike:

The purpose of this letter is to provide an update regarding the ongoing work related to the 4Bikes Project.

The necessary right-of-way acquisition was completed at the end of June this year. 90 percent design plans and estimate were submitted to the Public Works Director for review on August 24, 2021. Anderson Perry & Associates, Inc. is continuing to finalize the design plans, contract documents, and cost estimate. The project is scheduled to advertise in January 2022 for Spring 2022 construction.

If you have any questions related to the ongoing efforts on this project, please feel free to contact me.

ANDERSON PERRY & ASSOCIATES, INC.

By  _____
Kate Thompson, P.E.

KT/aw

cc: File No. 663-144-02

S:\Docs\College Place\663-144 4Bikes Project\Project Update Ltr.docx

PWB Construction Application Cycle-August 2021 Awards

Jurisdiction	County	Dist	East/ West	Primary System	Project Name	Project Need (70)	Readiness to Proceed (30)	Total Score	Project Cost	Loan Request	Offer
Lewis County Water District #1	Lewis	20	W	Domestic Water	New Water Reservoir	66.00	30.00	96.00	1,120,000	1,120,000	1,120,000
Kitsap County	Kitsap	23	W	Sanitary Sewer	Bangor Keyport Force Main Replacement	64.00	30.00	94.00	24,586,000	10,000,000	10,000,000
PUD No. 1 of Clallam County	Clallam	24	W	Domestic Water	Clallam Bay / Sekiu Infrastructure Upgrade	62.00	30.00	92.00	6,600,000	6,600,000	6,600,000
Stevens Pass Sewer District No. 1	Chelan	12	E	Sanitary Sewer	UV Disinfection System Replacement	62.00	30.00	92.00	2,023,000	2,023,000	2,023,000
City of West Richland	Benton	8	E	Domestic Water	Flat Top Community Park Well & Hazard Elimination	61.00	28.00	89.00	3,300,000	3,300,000	3,300,000
City of Bothell	King	1	W	Domestic Water	Valhalla Utility Improvement	58.67	30.00	88.67	6,918,851	4,675,305	4,675,305
City of Pasco	Franklin	9	E	Domestic Water	Zone 3 Reservoir Storage Tank	58.00	30.00	88.00	11,700,000	10,000,000	10,000,000
Skyway Water and Sewer District	King	37	W	Sanitary Sewer	Skyway Park North Phase 1 Sewer Replacement	58.00	30.00	88.00	8,317,000	8,317,000	8,317,000
Discovery Clean Water Alliance	Clark	18	W	Sanitary Sewer	Salmon Creek Treatment Plant Secondary Process Improvement	57.33	30.00	87.33	18,700,000	10,000,000	10,000,000
Skyway Water and Sewer District	King	37	W	Sanitary Sewer	Small Diameter Water Main Replacement	57.00	30.00	87.00	2,858,000	2,858,000	-
Skyway Water and Sewer District	King	37	W	Domestic Water	South Sunnycrest Road Water Main Replacement	57.00	30.00	87.00	1,740,000	1,740,000	-
Lewis County Water District #1	Lewis	20	W	Domestic Water	Water Main Replacement	56.67	30.00	86.67	717,647	717,647	717,647
Olympic View Water and Sewer District	Snohomish	32	W	Domestic Water	Water Main Replacement	57.67	28.33	86.00	1,411,980	1,395,600	1,395,600
Skyway Water and Sewer District	King	37	W	Domestic Water	Rainier Ave S & S 113th St Water Main Replacement	56.00	30.00	86.00	620,000	620,000	620,000

PWB Construction Application Cycle-August 2021 Awards

Jurisdiction	County	Dist	East/ West	Primary System	Project Name	Project Need (70)	Readiness to Proceed (30)	Total Score	Project Cost	Loan Request	Offer
PUD 1 of Skagit County	Skagit	10	W	Domestic Water	Judy Reservoir- Mt. Vernon Transmission Pipeline Ph 2	58.67	26.67	85.33	39,699,000	10,000,000	10,000,000
City of Westport	Gray Harbor	19	W	Sanitary Sewer	Pump Station 4 & 5 Upgrades	55.00	30.00	85.00	1,600,000	1,600,000	1,600,000
City of Port Orchard	Kitsap	26	W	Sanitary Sewer	Sewer Lift Stations	54.67	30.00	84.67	800,000	800,000	800,000
City of College Place	Walla Walla	16	E	Sanitary Sewer	Well No. 7	56.00	28.00	84.00	1,575,000	1,575,000	1,575,000
City of Selah	Yakima	15	E	Domestic Water	Water Service Meter Improvements	55.33	28.33	83.67	2,620,000	2,500,000	2,500,000
Whitworth Water District #2	Spokane	7	E	Domestic Water	Zone 3 to 8 Transmission Main	53.67	30.00	83.67	6,562,000	1,562,000	1,562,000
City of Mountlake Terrace	Snohomish	1	W	Domestic Water	Westside Watermain Improvements	53.33	30.00	83.33	7,594,698	7,594,698	7,594,698
Soos Creek Water District	King	8	W	Domestic Water	Tank 6 Seismic Improvements	53.33	30.00	83.33	5,484,240	5,343,625	5,343,625
Terrace Heights Sewer District	Yakima	15	E	Sanitary Sewer	Collection System Improvements	55.00	28.00	83.00	7,000,000	7,000,000	7,000,000
Lake Forest Park Water District	King	46	W	Domestic Water	McKinnon Creek Pumphouse Phase II	52.67	30.00	82.67	1,528,613	533,297	533,297
City of College Place	Walla Walla	16	E	Domestic Water	Water Main Replacement	52.33	30.00	82.33	617,000	617,000	617,000
City of Port Orchard	Kitsap	26	W	Domestic Water	Melcher Pump Station Rehabilitation	52.33	30.00	82.33	2,000,000	500,000	500,000
City of Bainbridge Island	Kitsap	23	W	Domestic Water	Winslow Water Tank Replacement	54.00	28.00	82.00	11,619,000	4,500,000	4,500,000
City of Palouse	Whitman	9	E	Domestic Water	Palouse Church, Culton, & H St Looping Main Rep.	56.00	26.00	82.00	1,030,000	1,010,000	1,010,000
City of Port Orchard	Kitsap	26	W	Domestic Water	390 Zone Low Pressure Booster Station	52.00	30.00	82.00	650,000	650,000	650,000
Jefferson County	Jefferson	24	W	Roads/ Street	Snow Creek Road Milepost 0.84 Culvert Replacement	51.33	30.00	81.33	1,776,500	500,000	500,000

PWB Construction Application Cycle-August 2021 Awards

Jurisdiction	County	Dist	East/ West	Primary System	Project Name	Project Need (70)	Readiness to Proceed (30)	Total Score	Project Cost	Loan Request	Offer
Town of Lind	Adams	9	E	Roads/ Street	Lind Unpaved Street Surfacing	51.33	30.00	81.33	118,560	118,560	118,560
City of Walla Walla	Walla Walla	16	E	Sanitary Sewer	Wastewater/ Reclamation Plant Upgrades	56.00	25.00	81.00	6,840,700	5,000,000	5,000,000
City of Bainbridge Island	Kitsap	23	W	Sanitary Sewer	West Eagle Harbor Sewer Complex	50.33	30.00	80.33	8,568,000	2,500,000	2,500,000
City of College Place	Walla Walla	16	E	Sanitary Sewer	Lift Station No. 5	51.67	28.00	79.67	1,641,500	1,641,500	1,641,500
Snohomish County	Snohomish	21	W	Roads/ Street	36th / 35th Ave Improvement Project	56.33	23.00	79.33	11,075,000	3,000,000	3,000,000
Skyway Water and Sewer District	King	37	W	Sanitary Sewer	Basin 7 North Sewer Replacement	53.33	26.00	79.33	13,640,000	10,000,000	-
PUD No. 1 of Jefferson County	Jefferson	24	W	Domestic Water	Quilcene Water Tank	53.00	26.00	79.00	2,305,737	2,019,427	2,019,427
City of Connell	Franklin	9	E	Domestic Water	South Side Water System Improvements - Phase 2	48.33	30.00	78.33	1,362,000	1,200,000	1,200,000
City of Pasco	Franklin	9	E	Domestic Water	Process Water Reuse Facility Winter Storage	57.33	21.00	78.33	17,180,000	10,000,000	-
City of Dayton	Columbia	16	E	Sanitary Sewer	Sewer Replacement Project	52.00	26.00	78.00	1,380,000	1,300,000	
Black Diamond Water District	Clallam	24	W	Domestic Water	FS 3030 Waterline Bridge Crossing	51.00	26.67	77.67	62,538	62,538	
King County	King	36	W	Sanitary Sewer	Interbay Forcemain and Odor Control	47.67	30.00	77.67	59,603,129	10,000,000	
Skyway Water and Sewer District	King	37	W	Domestic Water	Forest Ave S & Garden Pl S Water Main Replacement	51.33	26.00	77.33	1,641,000	1,641,000	
Whitworth Water District #2	Spokane	7	E	Domestic Water	Well 2C	47.00	30.00	77.00	2,021,000	2,021,000	
City of Ridgefield	Clark	18	W	Roads/ Street	Royle Road Corridor Multimodal Improvements	53.67	23.00	76.67	10,420,000	10,000,000	

PWB Construction Application Cycle-August 2021 Awards

Jurisdiction	County	Dist	East/ West	Primary System	Project Name	Project Need (70)	Readiness to Proceed (30)	Total Score	Project Cost	Loan Request	Offer
City of White Salmon	Klickitat	14	E	Domestic Water	14-Inch Main Line Phase 2	51.67	25.00	76.67	11,427,000	8,351,600	
Skyway Water and Sewer District	King	37	W	Sanitary Sewer	Skyway Park North Phase 2 Sewer Replacement	56.67	20.00	76.67	9,911,000	9,911,000	
City of Port Orchard	Kitsap	26	W	Domestic Water	Sedgwick Tank 2	50.33	26.00	76.33	3,000,000	3,000,000	
North Perry Avenue Water District	Kitsap	35	W	Domestic Water	Watermain Replacement Program	50.33	26.00	76.33	710,000	650,000	
City of Gig Harbor	Pierce	6	W	Sanitary Sewer	Lift Station 5A	50.33	25.00	75.33	2,871,000	2,296,800	
Skyway Water and Sewer District	King	37	W	Sanitary Sewer	Skyway Park South Sewer Replacement	55.33	20.00	75.33	15,910,000	10,000,000	
City of Port Orchard	Kitsap	26	W	Domestic Water	Main Replacements	49.00	26.00	75.00	2,000,000	2,000,000	
City of White Salmon	Klickitat	14	E	Domestic Water	Strawberry Mountain Reservoir	49.67	25.00	74.67	4,118,400	1,648,400	
City of Walla Walla	Walla Walla	16	E	Domestic Water	Water System Improvements	52.67	21.00	73.67	7,932,000	5,000,000	
City of Spokane	Spokane	6	E	Domestic Water	Thorpe Road Reservoir No. 2	53.33	20.00	73.33	10,000,000	10,000,000	
Lincoln County Public Works	Lincoln	13	E	Solid Waste/ Recycling	Solid Waste and Recycling Facility Upgrades	47.00	26.00	73.00	515,000	515,000	
Manchester Water District	Kitsap	26	W	Domestic Water	Well 10 Maganese Treatement System	47.67	25.00	72.67	872,000	700,000	
City of Port Orchard	Kitsap	26	W	Domestic Water	Hydraulic Improvements - Pressure Reducting Sations	42.33	30.00	72.33	812,300	750,000	
Snohomish County	Snohomish	21	W	I	Alderwood Mall Pwky: SR 525 to 168 St SW	56.33	15.00	71.33	13,074,000	3,000,000	
Clark County	Clark	17	W	Roads/ Street	NE 99th St (NE 94th Ave to Vicinity of NE 117th Ave)	41.00	30.00	71.00	23,964,000	9,000,000	

PWB Construction Application Cycle-August 2021 Awards

Jurisdiction	County	Dist	East/ West	Primary System	Project Name	Project Need (70)	Readiness to Proceed (30)	Total Score	Project Cost	Loan Request	Offer
Olympic View Water and Sewer District	King	32	W	Domestic Water	228th St Water Production Well/Treatment	41.00	30.00	71.00	1,020,000	920,000	
City of Olympia	King	22	W	Roads/ Street	Fones Road Improvement	50.67	20.00	70.67	17,832,388	5,000,000	
Valley Water District	Pierce	25	W	Domestic Water	SR 162 Water Main Replacement	39.00	30.00	69.00	2,149,452	2,000,000	
City of Gig Harbor	Pierce	6	W	Domestic Water	Canterwood Blvd Emergency Water Intertie	47.00	21.00	68.00	711,000	532,000	
MacKaye Harbor Water District	San Juan	40	W	Domestic Water	Agate Beach Lane Main Relocation	51.33	16.00	67.33	1,090,256	220,256	
City of Bremerton	Kitsap	35	W	Storm Water	Oyster Bay Outfall Replacement at OB-1	47.00	20.00	67.00	1,800,000	1,800,000	
City of Port Orchard	Kitsap	26	W	Domestic Water	Well 7 Treatment System	35.00	30.00	65.00	750,000	750,000	
City of Kennewick	Benton	8	E	Domestic Water	Zone Three Transmission Main	45.00	18.33	63.33	4,100,000	4,000,000	
Totals									453,097,489	252,201,253	120,533,659

Average award **\$3,171,938**

% Total Project Leverage-Funded **53%**

PWB Pre-Construction Rated and Ranked Score- July 2021

Jurisdiction	County	Leg District	East/ West	Primary System	Project Name	Project Need (70)	Readiness to Proceed (30)	Total Score	Project Cost	Loan Request	Offer	\$9,550,000
City of Washougal	Clark	18	W	Sanitary Sewer	Biosolids Mgmt. Facility	63	25	88	\$1,900,000	\$1,000,000	\$1,000,000	\$8,550,000
City of Ephrata	Grant	14	E	Domestic Water	Water Systems Improvements	52	30	82	\$979,000	\$979,000	\$979,000	\$7,571,000
City of College Place	Walla Walla	16	E	Domestic Water	Reservoir No. 4	54	27	81	\$350,000	\$350,000	\$350,000	\$7,221,000
City of Roslyn	Kittitas	13	E	Domestic Water	Transmission Main Replacement	51	22	73	\$315,000	\$200,000	\$200,000	\$7,021,000
Silver Lake WSD	Snohomish	44	W	Domestic Water	10th Dr. SE Water & Sewer Imp	50	20	70	\$7,500,000	\$450,000	\$450,000	\$6,571,000
MacKaye Harbor Water District	San Juan	40	W	Domestic Water	20% Match-Community Projects	48	12	60	\$1,045,520	\$175,520		\$6,571,000
									\$11,044,000	\$2,979,000	\$2,979,000	

Average award \$595,800
 % to Total Project Leverage 27%



OCTOBER 29 • 3:00 – 6:00 PM

Come down for an afternoon of fun with the kiddos!
Wear your best costume and trick-or-treat
participating businesses along College Avenue.
Join the fun at the Municipal Campus
as market vendors and city staff
put on a variety of games and activities
including harvest maze, photo pros, balloon twisting,
and face painting!



OCTOBER 29 • 3:00 – 6:00 PM

College Avenue and College Place Municipal Campus parking lot



Games & Activities!

Harvest Maze!

Face Painting!

Wear Your Costume!

Trick-or-Treat!

City of College Place: Development Activity - September 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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