

Monday, November 14, 2022

College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)

5:00 PM

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

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

Zoom Attendee Link: <https://us06web.zoom.us/j/89261816492>

Or you may call this number to listen: 1-669-900-9128 ID# 892 6181 6492 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Information

Public Content

Voting Members

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

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

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

Sherri St. Clair- City Clerk

Subject : 1.03 Public Comment
Meeting : Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category : 1. Opening Items
Type : Procedural

Public Content

Commission meetings are primarily structured to permit Members to arrive at the decisions necessary to make recommendations to the City Council.

Meeting Protocol for Public Comment:

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

- Your Name
- Your Address

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

Verbal Public Comments may be made during the meeting:

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

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

2. Consent Agenda

Subject : 2.01 Approve Agenda for November 14, 2022
Meeting : Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category : 2. Consent Agenda
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 September 12, 2022
Meeting : Nov 14, 2022 - College Place Economic Development,

Tourism, and Events Commission- - Hybrid (In-Person & Electronic)

Category :

2. Consent Agenda

Type :

Action (Consent), Minutes

File Attachments

[2022-09-12_EDTEC_Draft_Minutes_BoardDocs® LT Plus.pdf \(691 KB\)](#)

Consent

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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 :

Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)

Category :

2. Consent Agenda

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. Guest Presentations

Subject :

3.01 TIF Presentation - Robert Stowe

Meeting :

Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)

Category :

3. Guest Presentations

Type :

Discussion, Information

File Attachments

[TIF-Presentation.pdf \(1.355 KB\)](#)

4. Action Agenda

Subject :	4.01 2022 Development Code Update - Mr. Rizzitiello
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Type :	Action
Recommended Action :	Motion to recommend to City Council the adoption of the 2022 Development Code Updates.

Public Content

Historical Perspective:

Planning Commission recommended adoption during September 20th, 2022 meeting.

Information for Consideration:

Proposal deals with allowing some multifamily dwelling units in General Commercial. Also, getting rid of maximum lot coverage percentages. Also, adding a Master Planned Development code to further a simplified process for getting larger developments through the docket.

File Attachments

[College Place OZM Draft Technical Adjustments 09-14-22.pdf \(5.858 KB\)](#)

[Exhibit A Potential UDC Amendments Public Review Draft 06-03-22 REV .pdf \(270 KB\)](#)

Subject :	4.02 FY 2023 to 2028 Capital Facility Plan - Mr. Rizzitiello
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Type :	Action
Recommended Action :	Motion to recommend the Fiscal Year 2023-2028 Capital Facility Plan to the City Council.

Public Content

Historical Perspective:

City staff put together six-year capital facility, equipment replacement, and information technology plans every year. This item was presented at length during the October 4th, 2022 City Council workshop.

Information for Consideration:

The six-year capital facility plan specifies an investment strategy for a six-year period based on submittals of department heads/community through yearly services survey, needed upgrades to infrastructure, and the availability of grants and other financing mechanisms to make it happen. The first year is fairly concrete. Subsequent years are an attempt to forecast needs. This document has capital investments above the threshold of \$5,000. This item will go for an advisory vote of the Park, Arbor, and Recreation Board at its November meeting.

File Attachments

[2023Budget_CFP_2023to2028_Booklet.pdf \(18.417 KB\)](#)
[2023Budget_CFP_2023to2028_FinalRendition.pdf \(145 KB\)](#)
[Ordinance.pdf \(113 KB\)](#)

Subject :	4.03 Lions Park Update - Mr. Rizzitiello
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Type :	Action
Recommended Action :	Motion to recommend City Council approval of 60% engineering plans for Lions Park.

Public Content

Historical Perspective:

This project has been in every approved Capital Facility Plan since 2017.

Information for Consideration:

Community Development staff is working on a SEPA/NEPA. This project is being positioned for construction in Summer 2023. Walla Walla Noon Rotary is working with us to provide resources for additional trees and new irrigation. The City is also going after Washington State Department of Transportation Safe Routes to School grant to construct a sidewalk down the south side of SE 8th Street with a Rapid Flashing Beacon at the intersection of 8th & Larch.

The City just received the 60% drawings. Comments? If not, would be helpful to have an advisory vote for recommendation of approval for 60% drawings. They will be presented for City Council workshop and then a vote in November.

File Attachments

[I663-147 LionsParkImprovements_60percent.pdf \(39.024 KB\)](#)
[Engineering_Update.pdf \(1.082 KB\)](#)
[Final Lions Park flyer_Updated_Inflation.pdf \(361 KB\)](#)
[GIS_MXD_Grants_WSDOT_SRTS_2022_SE8thAmended.pdf \(4.118 KB\)](#)
[RCO_Grant_Status.pdf \(1.153 KB\)](#)
[Updated_SRTS_10-21-22.pdf \(84 KB\)](#)

Subject :	4.04 Multifamily Tax Exemption - Mr. Rizzitiello
Meeting :	Nov 14, 2022 - College Place Economic Development,

Tourism, and Events Commission- - Hybrid (In-Person & Electronic)

Category :

4. Action Agenda

Type :

Action

Recommended Action :

Motion to recommend to City Council adoption of Chapter 3.52 Multifamily Housing Tax Exemption to the College Place Municipal Code.

Public Content

Historical Perspective:

During the 2021 State Legislative Session members changed the laws surrounding the Multifamily Housing Tax Exemption to permit all cities to utilize the program through 2026. This item was introduced to the EDTEC on September 12th, 2022.

Information for Consideration:

This program is to foster creation of affordable multifamily housing in urban centers or areas primed for multifamily development. The incentive allows for either a eight year, twelve year, or twenty year property tax exemption on multifamily units dependent upon the number of units designated for affordable housing. In order to offer the program as an incentive to developers the City must develop a code and designate priority geographic areas to offer it in. The State has now released a MFTE handbook, sample code, and forms. The draft documents as well as geographic recommendation is attached.

File Attachments

[!Walla Walla HAP Final Report 7.21.pdf \(4,626 KB\)](#)

[20211207 2021-Legislative-Changes_MFTE \(2\).pdf \(479 KB\)](#)

[EconomicDevelopment_Projects_MFTE_DraftCode.pdf \(199 KB\)](#)

[EconomicDevelopment_Projects_MFTE_DraftForms_Appendix_B.pdf \(372 KB\)](#)

[GIS_EconomicDevelopment_MFTE.pdf \(4.281 KB\)](#)

[MFTE_Draft_Ordinance.pdf \(132 KB\)](#)

[Planning Commission Memo on Affordable Housing 02-08-22.pdf \(226 KB\)](#)

Subject :

4.05 College Place - Walla Walla Wastewater Treatment Consolidation Feasibility Study - Mr. Rizzitiello

Meeting :

Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)

Category :

4. Action Agenda

Type :

Action

Recommended Action :

Motion to accept the report and recommend to Council to direct staff to work on negotiations with City of Walla Walla.

Public Content

Historical Perspective:

The City's Wastewater Discharge Permit needs to be renewed and the State Department of Ecology is in the process of doing so.

Information for Consideration:

The renewal will require Phase 1 improvements in the order to meet more stringent permit requirements. That cost is estimated at \$26 million. The threat of Phase 2 and 3 improvements do loom over the City with future permit renewals which would be five years or more away. The issue is that those Phases are driven by a not quantifiable Federal/State PCB rule where when it is quantified could eventually push us out of discharge to Garrison Creek and could cost north of \$60 million per phase. Thus, utilizing grant funds we conducted a cursory level regionalization study with the City of Walla Walla and Port of Walla Walla. Key takeaways:

1. It is possible.
2. Initial cost to regionalize would be about the same as the cost to do the Phase 1 improvements: \$26 mil
3. Benefits: =Would keep us out of ever doing a Phase 2 or 3 ourselves, would need to be factored into WW improvements.
4. Drawbacks: Flexibilities, Control, Work to Create equitable sewer district, etc.

City On Call Engineer Alex Fazzari will be present at Tuesday, October 11th meeting to give presentation and answer questions. The City does have a funding offer from State Department of Ecology. The nuts and bolts of the financing is \$13 million loan and \$13 million grant between sources. We have to determine weather to take offer as it exists and get direction with offer of either full Phase 1 or subdued Phase 1 with infrastructure built into to convey sewage to Walla Walla Plant.

File Attachments

[RegionalStudy_20220916.pdf \(2.145 KB\)](#)

[RegionalWWTPStudy_CollegePlaceCouncil_20221011.pdf \(276 KB\)](#)

5. Staff Reports

Subject :	5.01 Draft Hotel Feasibility Market Study - Mr. Rizzitiello
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

Hoteliers require this study to determine viability for a market.

Information for Consideration:

Our City market is viable and can support around two hotels (60 to 70 rooms).

File Attachments

[College Place, WA Proforma.pdf \(725 KB\)](#)

[College Place, WA.pdf \(9.143 KB\)](#)

Subject :	5.02 Event Update - Light Up The Avenue - Ms. St. Clair
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information
Subject :	5.03 Development Tracker - November 2022 - Mr. Rizzitiello
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Information for Consideration:

Every month the City Administrator presents an overview of development activity in the City.

File Attachments

[DevelopmentTrackSheet_November2022.pdf \(446 KB\)](#)

6. Closing Items

Subject :	6.01 Next Meeting: December 5, 2022
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Information
Subject :	6.02 Conclude
Meeting :	Nov 14, 2022 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Procedural

College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic) (Monday, September 12, 2022)

Generated by Sherri St Clair on Wednesday, September 12, 2022

1. Opening Items

Procedural: 1.01 Call To Order

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

Information: 1.02 Roll Call

PRESENT:

Commission Members	Kelli Leen - Chair, Doug Case, Bruce Morehead
Ex- Officio	Kyle Tarbet - Walla Walla Chamber of Commerce
Staff	City Administrator, Mike Rizzitiello Finance Director, Brian Carleton; City Clerk, Sherri St. Clair;

MEMBERS EXCUSED:

MEMBERS ABSENT: Jennifer Fuchs, Christopher Murray, Susan Sanders

Procedural: 1.03 Public Comment - None

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for September 12, 2022

Action (Consent), Minutes: 2.02 Approve Minutes from June 13, 2022

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

3. Guest Presentations - None**4. Action Agenda**

Action, Information: 4.01 VESPR Project - Downtown Catalyst Incentive Application

Mr. Rizzitiello informed the commission that the City has received its first Downtown Catalyst Incentive Application from Rod Shearer. Mr. Rizzitiello explained that Mr. Shearer owns the vacant property at the SW corner of 8th Street and College Ave. Mr. Shearer submitted the application for the VESPR development, which is a 24 unit market-rate apartment complex on that property.

Discussion ensued.

Commissioner Tarbet made a motion to recommend to City Council granting the full amount of the Downtown Catalyst Incentive to Rod Shearer - VESPR Project. Second by Commissioner Morehead and the motion passed 4-0.

5. Staff Reports

Discussion, Information: 5.01 Early Draft FY 2023 to 2028 Capital Facility Plan -

Mr. Rizzitiello provided an overview of the Early Draft FY 2023 to 2028 Capital Facility Plan. Mr. Rizzitiello informed the commission that the cost of inflation has encouraged the City to take action on opportunities to address facility needs. Mr. Rizzitiello addressed the high and moderate priorities across all departments.

Discussion ensued.

Discussion, Information: 5.02 Community Events Update -

Ms. St. Clair informed the commission that the City just had its last Movies in the Park event of the season and that it had a good turnout. In addition, the College Place Farmers and Artisan market is still in operation through on Thursdays until the end of September from 4:00 pm to 7:00 pm in Lions Park. Ms. St. Clair explained that the Trunk or Treat participation forms are available on the City's website and at City Hall. The Trunk of Treat event will take place October 31, 2022 from 3:00 pm to 6:00 pm at the municipal campus. Furthermore, the Light Up the Avenue event will take place on December 1st this year.

Discussion, Information: 5.03 Development Tracker - September 2022

Mr. Rizzitiello presented the September 2022 Development Tracker for the City of College Place. Mr. Rizzitiello provided updates on various commercial and residential development.

Discussion, Information: 5.04 Lions Park Update -

Mr. Rizzitiello presented the engineers estimate for Lions Park and explained that due to inflation, the park renovation plan will need to be adjusted to meet grant budgets. Mr. Rizzitiello informed the commission that the City will start accepting bids on this project in winter with and anticipate the renovation will begin in spring 2023. Mr. Rizzitiello added that the College Place Farmers and Artisan Market will likely be relocated during the 2023 season due to construction on Lions Park.

Discussion ensued.

Discussion, Information: 5.05 Multifamily Tax Exemption -

Mr. Rizzitiello informed the commission that the City of College Place is eligible for Multifamily Tax Exemption. Mr. Rizzitiello presented a map with potential Multifamily Tax Exemption locations.

Discussion ensued.

6. Closing Items

Information: 6.01 Next Meeting: Monday October 3, 2022

Procedural: 6.02 Conclude

Commissioner Morehead made a motion to conclude the meeting at 6:05PM. Second by Commissioner Tarbet and, with no objection, the meeting concluded.

Approved:

Kelli Leen - Chair

Attest:

Sherri St. Clair – City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred September 12, 2022. Further detail may be obtained by reviewing the actual audio recording made during this session.

TAX INCREMENT FINANCING

WSACA FINANCE CONFERENCE

Bob Stowe, STOWE DEVELOPMENT & STRATEGIES
Alice, Ostdiek, STRADLING YOCCA CARLSON & RAUTH
Morgan Shook, ECONORTHWEST

INTRODUCTIONS



Bob Stowe
Principal
Stowe Development & Strategies



Alice Ostdiek
Shareholder
Stradling Yocca Carlson & Rauth PC



Morgan Shook
Partner
ECONorthwest

PRESENTATION OVERVIEW

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

LEGISLATIVE HISTORY, CONCERNS, ACTION

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

- Washington State Constitution requires state property tax to be allocated to the common school fund.
- Legislature approved the Community Development Refinancing Act in 1982
 - Overturned for three reasons: 1) gifting of public funds and 2) uniform property tax rate 3) reduced funding to schools

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

- Fell out of favor because these programs rely on investments from the state general fund⁴
- Key legislators indicated TIF is a “handout to developers”

2021 Legislature approved HB 1189, authorizing tax increment financing.

- Constitutional, carefully crafted: school levy exempted, uniform property tax levies, funds used for public benefit

LIFT: BOTHELL CASE STUDY

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

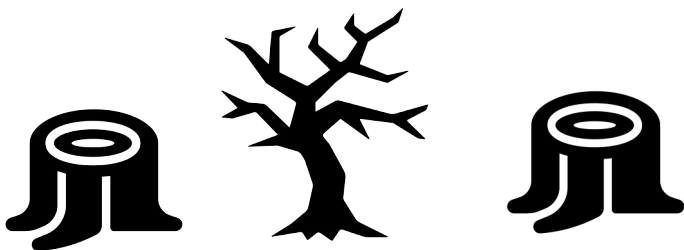


TIF FINANCING

Growth pays for Growth: Tax increment financing (TIF) is a method of allocating a portion of property taxes to finance public improvements in designated areas.

Parcel A: Undeveloped Site

Assessed valuation of \$6 million
x 4.75 levy rate per \$1,000 AV
= \$28,500 in local property taxes paid



Parcel B: Developed Site

Assessed valuation of \$121 million
x 4.75 levy rate per \$1,000 AV
= \$574,750 in local property taxes paid

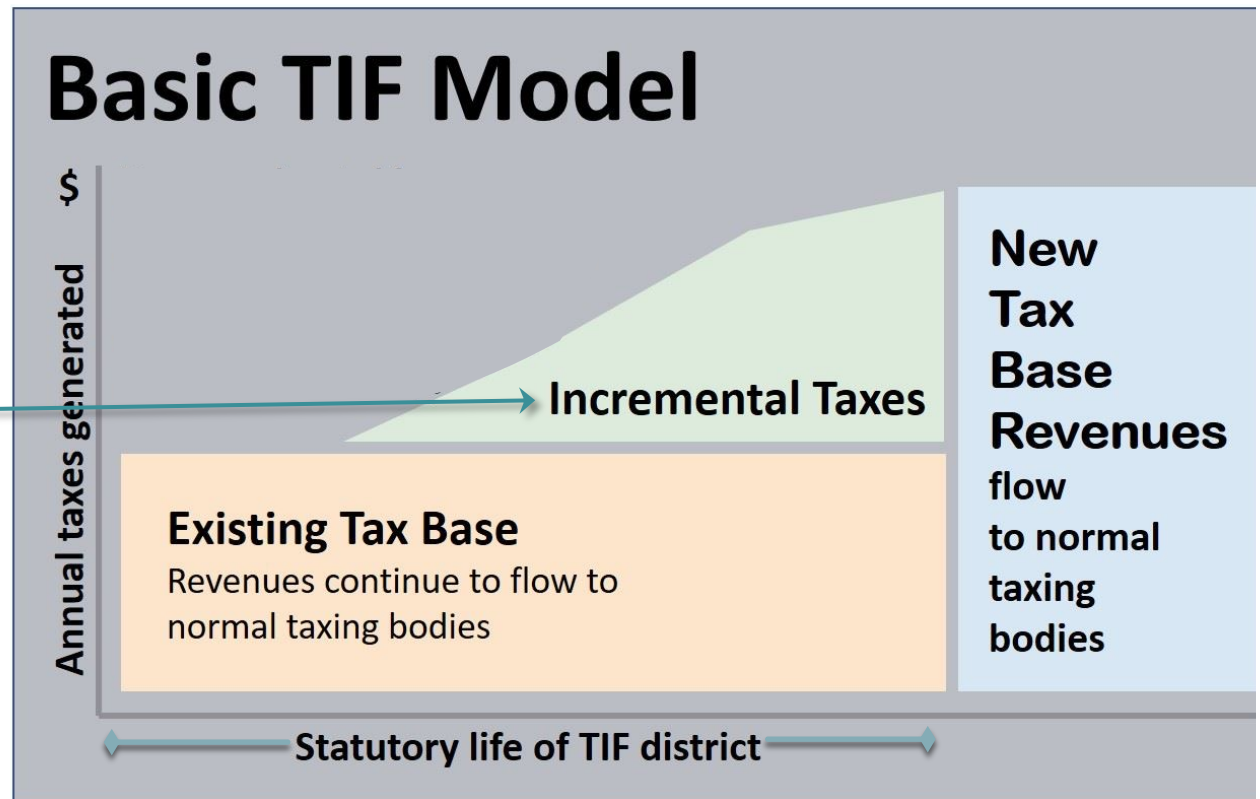


TIF FINANCING

Generally, TIF captures property taxes generated from the increased assessed valuation on the site that results from private development following infrastructure investment.

Revenues from **REGULAR** property taxes assessed against the **Increment Value** only, are captured:

- ✓ To pay “**public improvement costs**”
- ✓ To **repay bonds** issued for “public improvements”



OVERVIEW OF HB 1189: TAX INCREMENT FINANCING

- Available to cities, counties and ports
- Designed for a specific project/site where there is certainty that the infrastructure will result in development (not “build infrastructure, development will follow”)
- **“But for” test:** private development would not otherwise occur within the reasonably foreseeable future but for an investment in infrastructure

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING

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

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

Eligible expenditures for any of the following purposes:

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

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

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

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

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

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

Required Outreach:

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

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

- Ordinance is adopted, effective June 2022. Increment funds distributed as early as calendar year 2023, likely later
- Each taxing district will collect levy + 1% + new construction + TIF growth
 - $\text{TIF growth} = \text{district's previous year's levy rate} \times \text{growth in assessed valuation in increment area}^*$
 - *TIF Growth excludes “new construction” in the IA – no “double dipping”!*
- New construction from within the increment area is added to each taxing district's levy when constructed.
- Applies to local property taxes only
- Limited to the amount needed to fund the public improvements outlined in ordinance
- Additional revenues not needed to repay bonds or pay other costs of the public improvements are then allocated back to the taxing districts in proportion to their regular tax levy rates.
 - Cannot be allocated back to the taxing districts if it would impair bond covenants. May want to think about appropriate length of financing, assumptions being made, etc.

IMPACT ON TAXING DISTRICT

- **When a TIF District is Created in the Taxing District:** Taxing district collects its budgeted amount (above) PLUS the levy rate applied to the increased assessed valuation in the TIF district (TIF growth). HB 1189 authorizes the taxing district to collect more money than they would otherwise be able to under law. The additional money they collect is remitted to the sponsoring jurisdiction to pay for infrastructure.
 - One of the reasons that the but for test is important is that IF the development would have occurred WITHOUT TIF, then using TIF is taking away potential future revenues from the taxing district.
 - New construction from within the increment area is added to the jurisdiction's overall levy.
 - The way the increased assessed valuation is calculated is compared to the base year; if the property's assessed valuation has increased significantly due to inflation, then there is an impact on the taxing district. Focus on underdeveloped sites and construction starts within 5 years.
- **Is the levy rate itself impacted?** The levy (including the TIF growth) is divided by the assessed valuation of the jurisdiction (including the increase in AV within the TIF area), that then determines the levy rate applied in and out of the increment area. The levy rate does not substantially increase/decrease because it is included on both ends of the equation.
- **When the levy amount is calculated the following year, TIF is not included (it does not carry over).**

OVERVIEW OF HB 1189: TAX INCREMENT FINANCING, CONT.

■ Taxpayer Impacts:

- The levy rate in the increment area and outside the increment area remain the same
- Minimal impacts on taxpayers outside the taxing district.

■ Developer Tax Impacts:

- Pays the same levy rate as any other taxpayer.
- Pays more (amount) because the assessed valuation of the site is increasing.

DEBT ISSUANCE AND HB 1189 TAX INCREMENT FINANCING

- **General Obligation Bonds** *(this is the primary method of leveraging the tax allocation revenues)*
 - WILL create an “indebtedness” that counts against Issuer’s debt capacity (% of Assessed Value *as of the date issued*)
 - There is no State backstop and no guarantee that there will be any increase in the increment value!
 - Issuer must repay the debt, regardless of whether tax increment revenues are generated within the Increment Area
 - Issuer’s full faith and credit and general revenues will be on the hook
 - Important to understand the financial impact if the private development in the area does not occur
- **What about Revenue Bonds?** *(Authorized...But not expected to be widely used.)*
 - **NOT “tax allocation revenue bonds”** - Must be payable solely from the revenue generated by the public facility
 - **Only** available to finance public improvements that consist of a “**revenue-generating public facility**” that:
 - is located in the increment area, and
 - the local government is otherwise authorized to operate.

DEBT ISSUANCE AND HB 1189 TAX INCREMENT FINANCING

- **Local Government Policy Considerations**

- **What level of risk can the Local Government tolerate?**

- What happens if the private development does not materialize? How good are the projections provided by the promoters?

- **What level of debt service can be supported?**

- Will need good modeling of expected TIF tax allocation revenues (and other revenues that you intend to use for repayment of debt) to determine the shape and structure of the debt
 - What are realistic projections about tax allocation revenues & increment value? What level is supportable?
 - Level vs. increasing over time? What is the “cost” for pushing out debt service?

- **Over what time period?**

- Keep the repayment period short? vs. When will sufficient tax revenues be generated?
 - Conservative structuring – Remember that these will most likely be general obligations!
 - Make sure your projections about TIF tax allocation revenues are realistic and not excessively rosy
 - Consider building in a buffer – Structure bonds to be retired *earlier* than maximum duration of TIF district
 - Consider other flexible call provisions to allow early call as revenues permit?

DEBT ISSUANCE AND HB 1189 TAX INCREMENT FINANCING

■ **Considerations for working with project promoters**

- Do you (and they) have a clear understanding of project risk? And risk to the local government if the project does not materialize?
 - Do you have a clear picture of their other sources of funding and the risks related to those funds?
- What types of forecasts and projections do you have/need?
 - Who will prepare? (Are the project promoters the only ones providing these projections? Does the City have its own internal projections? What about outside consultants?)

■ **Timing considerations**

- Maximum life of Increment Area = 25 years
 - Apportionment begins in calendar year AFTER passage of the ordinance creating the increment area – then clock begins to tick!
 - Can apply to pay some costs as you go, as long as they are “direct costs of public improvements” until you are ready to issue debt, but cannot go more than the 25 years; good idea to get your debt issuance lined up as early as possible in coordination with timing of passing the formation ordinance
- And finally....Make sure your Bond Counsel is involved in the early stages of planning the TIF project.

PROJECT ANALYSIS REVIEW BY OFFICE OF THE STATE TREASURER

- **Sponsoring jurisdiction must:**

- Submit a Project Analysis to the Office of the State Treasurer (OST) for review
- Provide such additional information as may be requested by OST
 - If providing projections, be prepared to describe assumptions and methodology that went into those projections
- Consider any comments that OST may provide

- **OST must:**

- Complete the review within 90 days of receipt of the project analysis and may consult with other agencies and outside experts as necessary.
- Upon completing their review, promptly provide to the sponsoring jurisdiction any comments regarding suggested revisions or enhancements to the project analysis based on the statutory requirements.

PROJECT ANALYSIS REVIEW BY OFFICE OF THE STATE TREASURER

■ What is in the Project Analysis?

- Statement of sponsoring jurisdiction's objectives for the designated increment area and any property intended to be acquired by the sponsoring jurisdiction
- Boundaries and duration of the increment area
- Description of the expected private development, including a comparison of scenarios with and without the proposed public improvements
- Description of the public improvements, estimated public improvement costs, and the estimated amount of bonds or other obligations expected to be issued
- Total certified assessed value of real property within the increment area and an estimate of the increment value and tax allocation revenues expected *[this is a required part of the project analysis and may require more formal projections to show the estimates over time]*
- Estimate of the job creation reasonably expected to result from the public improvements and the private development
- An assessment of any impacts and any necessary mitigation on the following:
 - Affordable and low-income housing
 - Local business community
 - Local school districts
 - Local fire service

DEVELOPMENT SCENARIO

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

TIF ANALYSIS | DEVELOPMENT PRO FORMA

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

BUT FOR TEST - EXAMPLE

Projects should demonstrate a need for a TIF area by satisfying at least one test within each category below:

Initial Tests

- ☐ **Lack of Growth and/or History of Development**
- ☐ **Unusual/Additional Development Expenses**

Secondary Tests

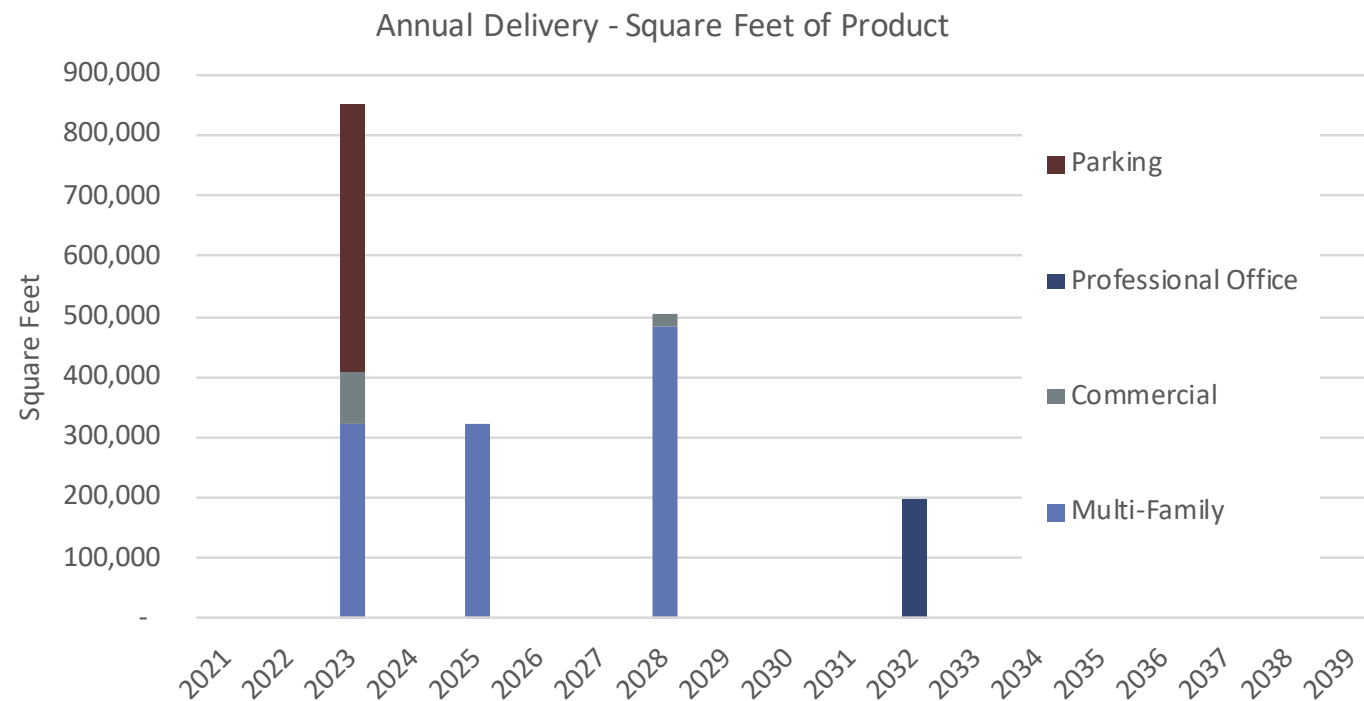
- ☐ **Market/Gap Analysis**
- ☐ **Developer Commitment**

DEVELOPMENT PLAN

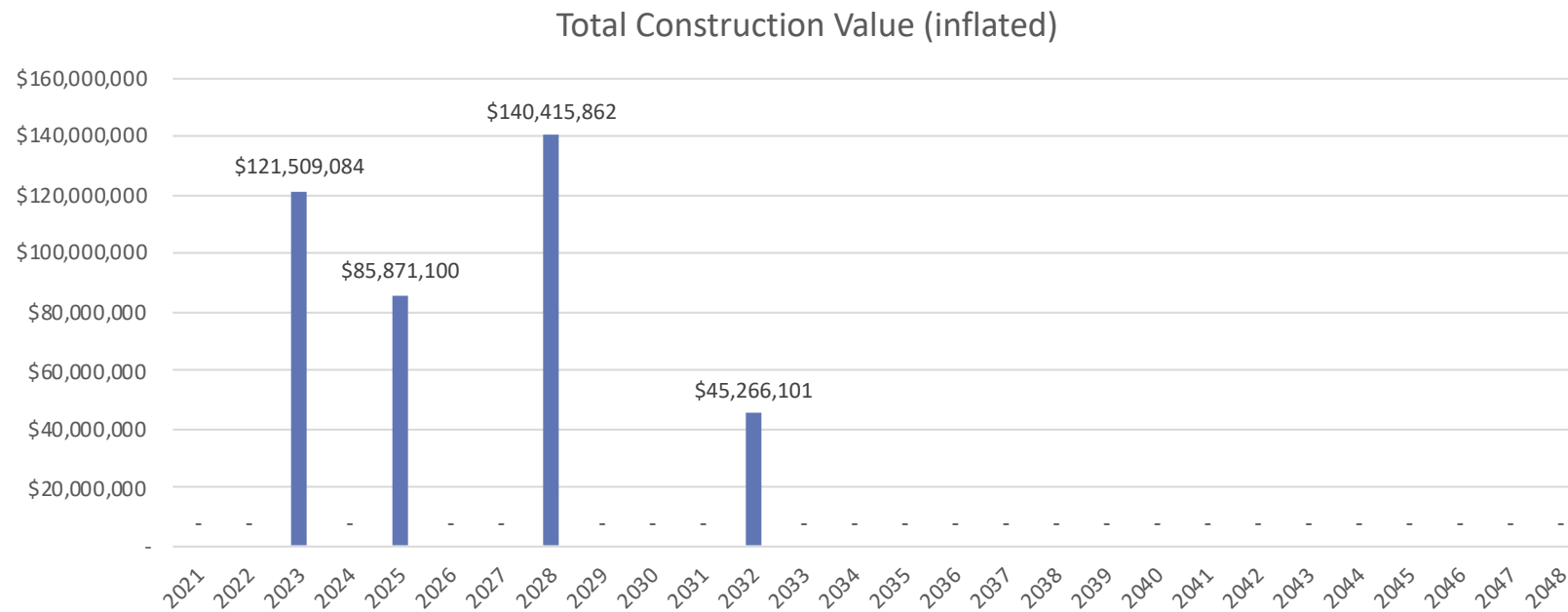
Construction timing

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

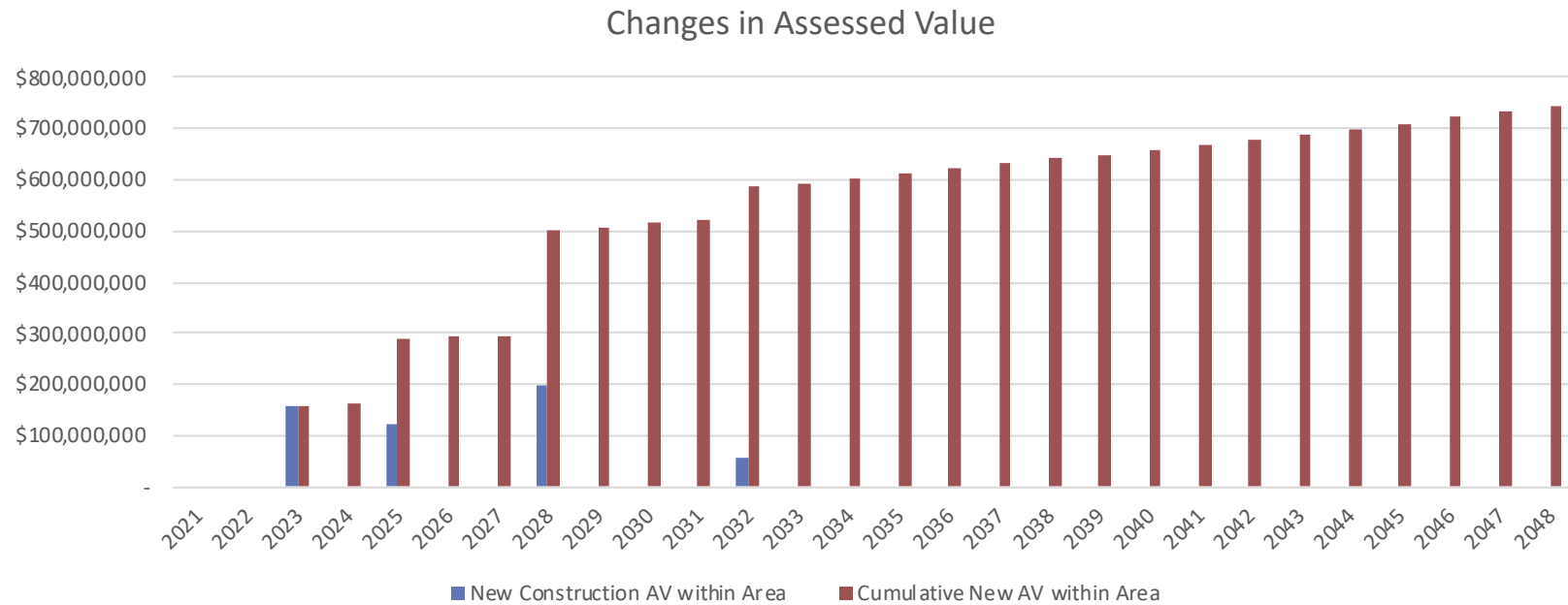
DEVELOPMENT SCHEDULE



CONSTRUCTION VALUE | DEVELOPMENT PLAN (\$393M)



CHANGES IN ASSESSED VALUATION



EXAMPLE: TIF REVENUES WITHIN INCREMENT AREA: \$121M OF INCREASED AV IN 2024

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

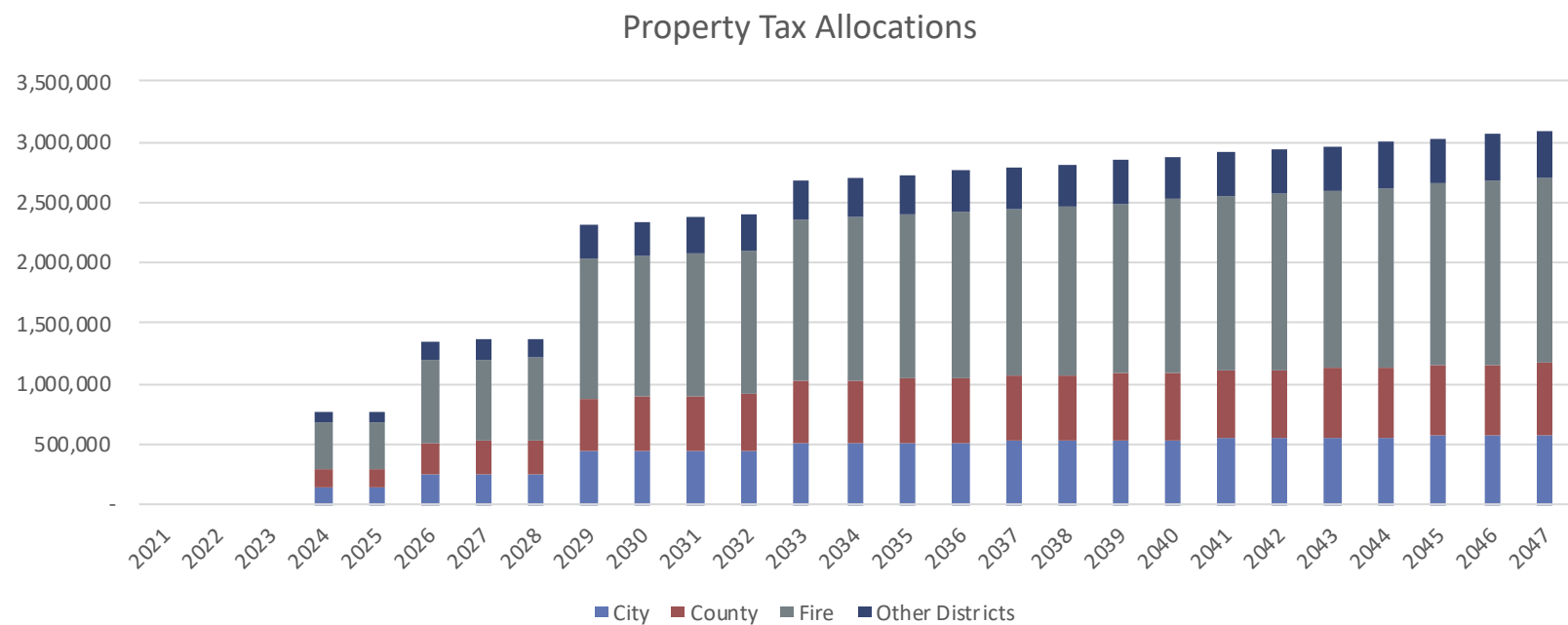
EXCLUDE voter-approved school district levies

EXCLUDE state property tax levy

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

\$574,750

ALL DEVELOPMENT PHASES OVER 25 YEARS



TOTAL PROPERTY TAX ALLOCATIONS | 25 YR PRESENT VALUE

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

ADDITIONAL TAX REVENUES

- Sales Tax
- Utility Tax
- Other



IMPLEMENTATION DO'S AND DON'T'S

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

QUESTIONS?

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Principal

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Shareholder

Stradling Yocca Carlson & Rauth

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Partner

ECONorthwest

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Official Zoning Map
Public Review Draft



CITY OF COLLEGE PLACE
WASHINGTON

Approved: October 9, 2018 (Ordinance 18-023).
Amended November 24, 2020 (Ordinance No. 20-021).
Amended November 23, 2021 (Ordinance No. 21-017).
Potential Amendments: August 31, 2022.

LEGEND

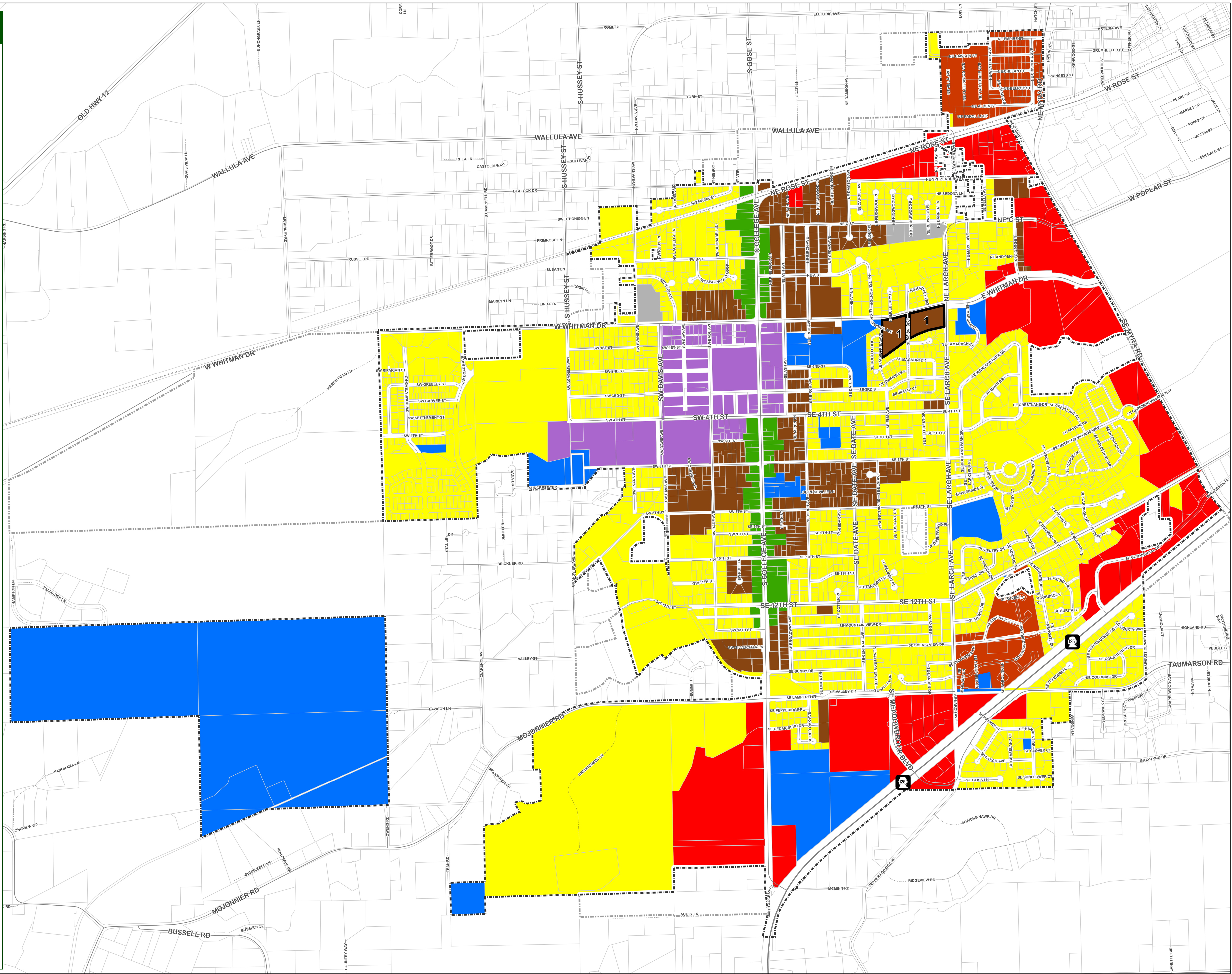
Zoning Designations

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

- City Limits
- UGA
- Proposed Revision
- Tax Parcels

Potential Revisions Under City Review

1. Technical correction to align zoning with current land use and Future Land Use Map designation (SFR to MFR).



City of College Place, Washington
Ordinance 22-xxx Exhibit A
Potential Amendments to the Unified Development Code
June 3, 2022

The following amendments are under review by the College Place Planning Commission. Following a public hearing, the Planning Commission will consider all comments and make a recommendation to the City Council. If approved by the City Council, the College Place Municipal Code Title 14 Unified Development Code would be amended to include the following highlighted provisions:

Section 14.50.030 Table of Permitted Uses

	<i>SFR</i>	<i>MFR</i>	<i>MHP</i>	<i>DMU</i> (3)	<i>GC</i>	<i>LI</i> (2)	<i>UD</i> (4)	<i>PU</i>	
<i>Dwelling units (3+), Multiple</i>		<i>P</i>		<i>P</i>	<u><i>P</i></u>		<i>P</i>		
<i>Dwelling unit, Single</i>	<i>P</i>	<i>P</i>	<i>A</i> <u><i>(9)</i></u>	(5)			(5)		
<i>Dwelling units (duplex), Two</i>	<i>P</i>	<i>P</i>		(5)			(5)		

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

A. Table 14.60.030 Density, Dimension, Area, Height, and Setback Standards.

<i>Zoning District</i>	<i>Maximum Density (DU/acre) (15)</i>	<i>Minimum Lot Size (sq. ft.) (1)</i>	<i>Minimum Lot Width (4)</i>	<i>Maximum Building Height (2)</i>	<i>Maximum Lot Coverage (4)</i>	<i>Setbacks</i>		
						<i>Front Yard (3)</i>	<i>Side Yard (3)</i>	<i>Rear Yard (3)</i>
<i>Single-Family Residential (SFR)</i>	7	6,000 (5) (6)(7)	60' (6)	35'	35% (5)	20' (7)	5' (9)	20' (8)
<i>Multi-Family Residential (MFR)</i>	34 (16)	None (6)(7)	50' (6)	35'	35%	20' (7)	5' (9) (10)	15' (8) (10)
<i>Downtown Mixed-Use (DMU)</i>	(16)	None (11)	50'	None	100%	None (12)	None	None
<i>General Commercial (GC)</i>	(16)	None (11)	50'	None	100%	None	None (13)	None (13)
<i>Light Industrial (LI)</i>		None (11)	50'	None	100%	None	None (14)	None (14)
<i>University District (UD)</i>	(16)	None (11)	50'	None	100%	None	None	None
<i>Public Uses (PU)</i>		None	50'	None	100%	None	None	None

City of College Place, Washington
Ordinance 22-xxx Exhibit A
Potential Amendments to the Unified Development Code
June 3, 2022

Table Footnotes:

- (1) Critical areas and their buffers shall not be included in lot size, ~~and lot coverage~~ calculations.
- a. ~~The maximum lot coverage requirement shall include the footprint of all buildings.~~
- (2) Building heights are measured from the average elevation of the proposed finished grade around the building to the highest point of a flat roof and to the mean height between eaves and ridge of a pitched roof or to the mean height of any parapet or false front.
- (3) Building setbacks shall be from property lines, or from critical area buffers when present.
- a. Buildings must also be set back 2' from easements.
- b. No building, or foundation may encroach into a setback or easement.
- c. Ramps, or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier Free Design, may be permitted in all required setbacks.
- (4) Lot width means the dimension of the lot ~~line~~ at the front property line, unless otherwise provided in this Title. ~~street; or, in an irregularly shaped lot, the dimension across the lot at the building setback line; or, in a corner lot, the narrow dimension of the lot at a street or building setback line~~
- (5) ~~For duplexes:~~
- a. ~~The minimum lot size is 7,500 square feet.~~
- b. ~~The maximum lot coverage is 45%.~~
- (6) For cottage housing and townhouses, the minimum lot size and lot width requirements may be waived by the Community Development Director, provided that the density, lot coverage, and setback requirements can reasonably be met.
- (7) Garages must be set back at least 20' from the front property line, but setback for the residential portion of buildings may be reduced to 15', if:
- a. The single-family residence includes a front porch open on three sides and is at least four feet deep; or
- b. A 5' wide or larger planter strip is installed along the street frontage in accordance with City standards.

City of College Place, Washington
Ordinance 22-xxx Exhibit A
Potential Amendments to the Unified Development Code
June 3, 2022

- (8) Accessory buildings may be located in the rear yard setback up to 5 feet from the property line.
- (9) On corner lots, the exterior side yard setback ~~from the street~~ shall be at least 15 feet from the property line.
- (10) Multi-story buildings adjacent to single-family residences and parcels in the Single-Family Residential Zone (SFR):
 - a. The setback shall be equal to or exceed the height of the building at the eave, not to exceed 20 feet; and
 - b. The rear of the building shall be setback from the property line a distance greater than or equal to the height of the building at the eave, not to exceed 20 feet.
- (11) There is no minimum lot size, provided that the density, lot width, setback, building height, building separation, and lot coverage requirements can be met.
- (12) The maximum front yard setback shall be 10 feet and 15 feet on corner lots.
- (13) No setback is required, except when abutting a SFR, MFR, or PUD district, then the following landscaped buffers shall be required in accordance with the provisions of CPMC 14.60.040 Landscaping, Fences and Visibility Standards.
 - a. Side yard: 10 feet.
 - b. Rear yard: 15 feet.
- (14) No setback required except when abutting a SFR, MFR, or PUD then a landscaped buffer equal to the height of the building at eave shall be required in accordance with the provisions of CPMC 14.60.040 Landscaping, Fences and Visibility Standards.
- (15) The maximum density for a specific parcel may be calculated as follows, provided that the achieved density will be based on compliance with the provisions of this Title, including minimum lot size, lot width, required improvements, etc.:
 - a. Single Family Residential: $\text{parcel size (square feet)} / 43,560 * 7$ (results ending in .51 or greater may be rounded up).
 - ~~b. Multi Family Residential: $\text{parcel size (square feet)} / 43,560 * 12$ (results ending in .51 or greater may be rounded up).~~
- (16) The maximum density shall be determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like.

Section 14.60.180 Housing Standards.

- G. *Mixed-Use Commercial and Residential Development.* Residential and commercial uses may be permitted in the same development as a part of a “vertical” mixed use (housing above ground floor commercial) or a “horizontal” mixed use (housing and commercial permitted on the ground floor in buildings) ~~not fronting the street~~, in accordance with the following standards:

~~All buildings fronting streets shall have commercial and/or office uses on the ground floor. All residential uses shall be above the ground floor.~~

~~The building and site layout shall be designed to maximize the amount of commercial/office uses on the ground floor, as determined by the City.~~

~~This vertical mixed-use requirement may be waived for certain buildings based on a finding by the City that topography precludes access to that building from the street.~~

~~Buildings not fronting streets need not contain commercial or office uses, based on a finding by the City that the building and site layout has been designed to reasonably maximize commercial and office uses.~~

3. All required off-street vehicle parking, including surface lots and garages, shall be oriented to alleys, placed underground, placed in structures above the ground floor, or located in parking areas located behind or to the side of the building; except that side-yards facing a street (i.e., corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front building elevation by a minimum of 4 feet. On corner lots, garage entrances should be oriented to a side-street (i.e., away from the arterial or collector street) when access cannot be provided from an alley.
4. A minimum of ~~1,000~~ 400 square feet per dwelling unit shall be designated and permanently reserved as usable common open space in multi-family dwellings with 10 or more units or the voluntary payment to the City in lieu of the permanent reservation of usable open space consistent with the provisions of Section 14.90.040- I. 5.
5. All ground-floor housing units shall have front or rear patios or decks measuring at least 35 square feet. Ground-floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping).
6. A minimum of 75 percent of all upper-floor housing units shall have balconies or porches measuring at least 35 square feet. Upper-floor housing means housing units which are more than 5 feet above the finished grade.
7. Private open space areas shall be oriented toward common open space areas and away from adjacent single-family residences, trash receptacles, parking, and driveways to the greatest extent practicable. See CPMC 14.60.040 Landscaping for additional requirements.
8. All common areas (e.g., walkways, drives, courtyards, private alleys, parking courts, etc.), private stormwater facilities, and building exteriors shall be maintained by the property owner, a homeowner’s or property owner’s association, or other legal entity approved by the City.

~~10.9.~~ The documents creating a homeowners' or property owners association, as regulated by State law, and/or any other documents establishing the maintenance responsibilities for common areas shall be subject to City review and approval by the Community Development Director or his/her designee in consultation with the City Attorney. Such documents may be required to be recorded with the County and to run with the land.

New Chapter 14.100 Master Planned Developments

Sections:

14.100.010 Introduction.

14.100.020 Applications.

14.100.030 Additional Uses and Alternative Development Standards.

14.100.040 Approval Criteria.

14.100.050 Approved Master Planned Development.

14.100.060 Development Agreement(s).

14.100.070 Modifications to Approved Master Plans.

14.100.010 Introduction. The purpose of a Master Planned Development is to promote attractive and efficient developments that incorporate a variety of uses, densities and/or building types, provide for economy of shared services and facilities, protects environmentally sensitive areas, encourage the development of public uses and public amenities, and provide flexibility in design and building placement.

A. A Master Planned Development is intended to:

- 1. Promote consistency with the goals, policies, and objectives of the College Place Comprehensive Plan.**
- 2. Promote economic development, job creation, private investment, and increased housing opportunities.**
- 3. Facilitate the development of larger areas in an integrated manner.**
- 4. Provide certainty regarding the character, timing, and conditions for developments, including phased developments while at the same time providing a degree of flexibility to respond to changes in market and economic conditions.**
- 5. Provide needed infrastructure in an orderly, timely, and fiscally responsible manner.**
- 6. Preserve or enhance natural amenities, features, and environmentally sensitive areas.**
- 7. Promote the planning and development of sites in a manner that avoids and minimizes potential adverse environmental impacts and that ensures appropriate mitigation.**
- 8. Provides for integrated and efficient processing of multiple applications.**

9. Provides for infrastructure cost sharing and cost recovery agreements in a predictable manner.

10. Encourage environmentally sustainable development.

B. A Master Planned Development may take the form of a residential, commercial, industrial, or mixed-use development. Each is intended to accommodate and facilitate larger-scale development designed to accomplish integrated and flexible site planning. A Master Planned Development may be permitted in any zoning district subject to specific findings that the master site plan and development scheme are compatible with the general land use patterns of the Comprehensive Plan.

C. The City shall, in consultation with the Project Sponsor, determine whether a proposed development is eligible for consideration as a Master Planned Development.

1. This eligibility determination shall be made by the Mayor or his/her designee.

2. This eligibility determination shall include, but is not limited to, consideration of the following criteria:

a. The relative size of the proposed development, generally 10-acres or more.

b. There are unique or unusual circumstances that make the consideration of the proposed development utilizing the traditional procedures and standards impractical.

c. The proposed development is a mixed-use project.

d. The presence of environmentally sensitive areas that warrant a higher level of public review.

e. The processing of the application(s) as a Master Planned Development is in the public interest.

3. This eligibility determination shall be at the sole discretion of the City and is not subject to appeal.

4. Proposed developments that are determined to not be eligible for consideration as a Master Planned Development shall be processed in accordance with the provisions of Chapter 14.30 and of the standards of the applicable zoning district.

D. Applicants for Master Planned Development will be encouraged to utilize unique and innovative facilities that encourage the efficient and economical use of the land; promote a sound system for traffic and pedestrian circulation; promote open space and use of natural and/or developed amenities; and provide an architecturally attractive, durable, and energy efficient development.

E. The City Administrator or his/her designee is authorized to make such administrative code provisions as may be necessary to implement this Chapter.

14.100.020 Applications. Applications for Master Planned Development shall be in a format prescribed by the City and typically should include the following information:

A. A proposed Master Site Plan and supporting drawings and narrative that includes:

1. The project boundaries.
2. All existing parcels within the proposed Master Planned Development.
3. All land within 300' of the master planned development including existing uses, zoning, and future land use designations.
4. Existing conditions and features such as topography, critical areas, public facilities and improvements, land uses and buildings.
5. Areas proposed for development and a description of the type of development proposed in each area.
6. Proposed primary uses and ancillary uses.
7. Areas not suitable for development and/or that may be subject to special restrictions, such as critical areas.
8. Existing roads, proposed access points, and proposed road corridors.

B. Existing and proposed public utilities including projected utility needs.

C. Proposed modifications to City standards.

D. Proposed schedules and plans for development including proposed phasing plans.

E. Proposed measures to be incorporated into the design and implementation of the Master Site Plan to avoid, minimize, and mitigate potential adverse impacts including impacts to Critical Areas where applicable.

F. A completed SEPA checklist for the proposed Master Planned Development shall be submitted, provided that the City may require that additional technical studies and/or an environmental impact statement be completed. The technical studies may include, but is not limited to the following:

1. Traffic impact analysis.
2. Utility analysis
3. Stormwater analysis.
4. Geotechnical studies.

5. Critical Area reports; and

6. A more detailed analysis of potentially significant issues as identified during the SEPA environmental checklist review.

G. A title report prepared no more than 30 days before the date the application is submitted.

14.100.030 Additional Uses and Alternative Development Standards. Proposed Master Planned Developments shall comply with the applicable use restrictions and development standards of the zoning district in which it is located, provided that:

A. In addition to the uses permitted in the zoning district in which the proposed Master Planned Development is located, the City may approve other uses based on a finding that they are consistent with the City's Comprehensive Plan, are compatible with the uses permitted in the underlying zoning district and will not adversely affect the public health and safety.

1. This may include, but is not limited to mixed-use developments, provided that the additional uses are compatible with the primary uses of the underlying zoning district. (For instance, a mixed-use development may be proposed for property zoned Light Industrial, provided that the additional uses such as commercial or residential uses are compatible with the light industrial uses proposed for the site).

B. As an alternative to the City's adopted development standards, the City may approve development standards and additional uses based on a finding that the alternative standards will not adversely affect the public health and safety and are:

1. Functionally equivalent or superior to the required standards; or

2. Consistent with the City's Comprehensive Plan; or

3. Necessary to address unique or unusual circumstances; or

4. In the public interest.

14.100.40 Review and Approval.

A. The City shall take the following steps in the review and potential approval of applications for master planned developments.

1. Informal discussions between the Project Sponsor and the City to determine if the proposed development is eligible for consideration as a Master Planned Development.

2. The City Administrator may designate the Community Development Director or a consultant to serve as the Project Manager and SEPA Responsible Official for processing applications for the proposed Master Planned Development.

3. Execution of a cost-recovery agreement with the Project Sponsor so that the City may recover all costs incurred prior to the submission of a Master Planned Development application and

- in conjunction with the review, processing, and upon approval implementation of the Master Planned Development.
4. Pre-application meeting with the City's Development Review Team. This will include, but is not limited to:
 - a. Further discussion of the proposed development and the eligibility for consideration as a Master Planned Development.
 - b. Identification of potential challenges and opportunities to be addressed by the Project Sponsor.
 - c. Application requirements and the process for the review of the application materials.
 - d. Plans for the phased implementation of the Master Planned Development.
 - e. Funding strategies for infrastructure improvements including potential grants and loans, cost sharing agreements, and cost recovery agreements.
 5. The City shall prepare and provide the Project Sponsor with a written summary of the pre-application meeting. This shall include the determination of eligibility for consideration as a master planned development.
 6. Upon submittal of an application(s) for a master planned development, the City shall conduct a review to determine if the application is complete and ready for processing. The City shall notify the Applicant that:
 - a. The Application(s) is complete and ready for processing; or
 - b. The Application(s) is not complete and shall identify the additional information that must be submitted.

The determination that an application is complete and ready for processing shall not preclude the City from requesting additional information necessary to support the review of the application(s) and the subsequent Consistency Determination.
 7. Preparation and distribution of a Notice of Application.
 - a. The City may make and include in this notice a preliminary SEPA Threshold Determination.
 8. The designated Project Manager, in consultation with the City Development Review Team, shall review the application materials and public comments and shall determine if the proposed development is consistent with the provisions of the College Place Comprehensive Plan, the College Place Municipal Code and of this Chapter. During this review, the City may:
 - a. Discuss with the Applicant potential modifications to the proposed development and/or the proposed standards.

- b. Identify potential mitigating measures and conditions of approval.
 - c. Identify the City's willingness to enter into cost recovery or cost sharing agreements and any details thereto.
9. The Designated Project Manager shall prepare and distribute a staff report to the City Hearings Examiner and a public hearing notice that includes:
- a. SEPA Threshold Determination.
 - b. A preliminary determination of consistency.
 - c. Recommended mitigating measures and conditions of approval.
 - d. The deadlines and methods for submitting public comments.
 - e. The date and time of a public hearing to be conducted by the Hearings Examiner.
10. The City may prepare and include with the staff report a draft development agreement for public review and comment. If a draft development agreement is not distributed at this time, it shall be subject to public review and comment following the approval of the master plan including a public hearing conducted by the City Council.
11. The City Hearings Examiner shall conduct a public hearing, and upon consideration of the staff report and all public comments received, prepare recommended findings of fact, conclusions of law, and a decision including recommended conditionals of approval.
- a. The City Planning Commission may review the Staff Report and submit comments to the Hearings Examiner regarding the consistency of the proposed development with the College Place Comprehensive Plan.
12. The City Council shall review the recommendations of the Hearings Examiner and may:
- a. Approve the Master Planned Development as recommended.
 - b. Modify and approve the Master Planned Development.
 - c. Remand the Master Planned Development to the City Development Review for further analysis and/or to the Hearings Examiner for further public review and comment and the preparation of a revised recommendation.
 - d. Not approve the proposed Master Planned Development.
13. The Project Manager shall issue a Notice of Decision. This shall include, but is not limited to:
- a. Documentation of the final decision and if applicable a summary of the conditions of approval.

b. Identification of the appeal process.

c. If applicable, a summary description of the next steps in implementing the approved master plan. This summary will also address whether the Applicant can proceed to final plat application on any phase(s) of the project.

F. The City may approve a Master Planned Development based on findings that:

1. The proposed development demonstrates the economic and efficient use of land and provides for an integrated and consistent development plan for the site.

2. The proposed development includes features that will avoid and minimize potential adverse impacts and that promotes development that is consistent with the College Place Comprehensive Plan.

a. Potential off-site impacts including noise, shading, glare, and traffic have been identified and mitigation incorporated to the extent reasonable and practical.

3. The proposed layout of the site, the location of permitted uses, and the proposed development standards, including landscaping, parking, access and circulation, building heights, setbacks, and permitted densities promotes compatible development and limits or mitigates potential conflicts between the Master Planned Development and adjacent uses.

4. There will be adequate infrastructure capacity available by the time each phase of development is completed.

5. Consideration has been given to “low impact development” stormwater concepts.

6. The proposed development is designed and includes appropriate consideration of open spaces and transportation corridors, designs of street and public open spaces the appropriate dedication of lands for public facilities, and results in the functional and visual appearance of an integrated project.

7. The proposed development meets or exceeds the standards and requirements of the City’s regulations to preserve and protect Critical Areas.

8. The proposed development includes performance standard, phasing requirements, and financial guarantees to ensure that implementing actions are consistent with the approved plans and expected outcomes.

9. The proposed development will not adversely affect the public health, safety, or welfare.

14.100.050 Approved Master Planned Development. An approved Master Planned Development shall consist of a master site plan and shall specify all terms and conditions of approval and shall specify permitted uses, development standards, cost sharing and recovery agreements between the parties, and phased implementation plans.

14.100.060 Development Agreement(s). *The City and Applicant may execute, in accordance with the provisions of State law, a development agreement(s) to implement the provisions of the approved Master Planned Development and related permits and approvals. This agreement shall be binding on all property owners within the Master Planned Development and their successors and shall require that development of the subject property be consistent with and implement the provisions of the approved Master Planned Development.*

A. This Development Agreement may specify:

- 1. The terms and conditions of approval.*
- 2. The terms and conditions of any vested rights of the approved Master Planned Development.*
- 3. The terms and conditions of any cost sharing and/or cost recovery agreements*
- 4. The phasing plans for implementation to include whether any phase(s) of the project can move directly to final plat application.*
- 5. The duration of the agreement.*
- 6. Mutually agreed obligations of the Project Sponsor and the City.*

14.38.070 Modification to Master Plans. *Proposed modifications to an approved Master Plan shall be submitted in writing for the City review.*

- A. Modifications that do not substantially change the nature or level of use or that do not require a new environmental review, may be considered minor amendments and shall be subject to administrative review.*
- B. Modifications that result in a substantial change of use, that substantially change the nature or level of activity, or that require the need for additional environmental review, shall be considered a major modification and shall be subject to review and approval in the same manner as the original master plan was approved.*
- C. The City may impose additional conditions or requirements in conjunction with the approval of proposed modifications.*



FY 2023 TO 2028 CAPITAL FACILITY PLAN

FY 2023 TO 2028 CAPITAL FACILITY PLAN



City of College Place: 625 S. College Ave, Phone: 509-529-1200 Website: www.cpwa.us

City Council

- Norma Hernandez, Mayor
- Paul Jessup, Council Position #1
- Michael Cleveland, Council Position #2
- TJ Espinoza, Council Position #3
- Loren Peterson, Council Position #4
- Melodie Williams, Council Position #5
- Heather Schermann, Council Position #6
- Monica Boyle, Council Position #7

CFP Management Team

- Mike Rizzitiello, City Administrator
- Brian Carleton, Finance Director
- Troy Tomaras, Police Chief
- David Winter, Fire Chief
- Robert McAndrews, Public Works Director
- Jon Rickard, Community Development Director

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II. WHAT IS A CAPITAL FACILITY PLAN (CFP)?

- ▶ The Capital Facilities & Transportation Improvement Plan (CFP) is a planning tool that lists current and future City capital facilities projects. It is important to note that just because a project is listed in the CFP, it does not mean funds have been budgeted or are available. This document is a tool for current and long-term planning purposes.
- ▶ Each year the city is required by the state to adopt a CFP for planning and funding of capital projects. The CFP is a project planning tool which covers all aspects of infrastructure planning within the city. The projects included in the CFP are those that are needed to meet the concurrency requirements of the Growth Management Act (GMA), transportation projects to be included in the TIP, and other capital projects planned for the next six-year period.
- ▶ The TIP is a transportation planning tool used by the Washington State Department of Transportation (WSDOT) to allocate funding for local agency projects. The WSDOT will not fund transportation projects that are not included in the TIP. Comments received on transportation projects will apply to both the CFP and TIP.
- ▶ Staff has identified and prioritized projects for consideration by the Council. The CFP and TIP are six-year planning tools. The general approach for project selection and prioritization was based on criteria covering City Council goals, infrastructure needs, community benefits, employment impact, safety, and other factors (mandates, obligations, and outside funding). The departments evaluated the proposed projects and results are forwarded to the City Council for consideration.
- ▶ **Many projects in Capital Facility Plan are reprioritized throughout the year based on the pursuit and award outside Federal, State, and Private grant opportunities.**
- ▶ **Inflation and supply chain issues have major impact on investments this year.**
- ▶ **The City is able to reconstruct and maintain Federally classified roads better because they are eligible for Federal and State grant funds. These streets include: Rose, C, Whitman, 4th, 12th, Lamperti/Mojonnier, Taumaurson, Myra, Larch, Meadowbrook, College, Academy, and Doans.**
- ▶ **All other streets are local and ineligible for Federal and State grants.**
- ▶ **Status Definitions**
 - ▶ **Budgeted:** Project will occur in Fiscal Year 2023.
 - ▶ **Planned:** Project planned for the future. City is in the process of assembling grant funds for the project.



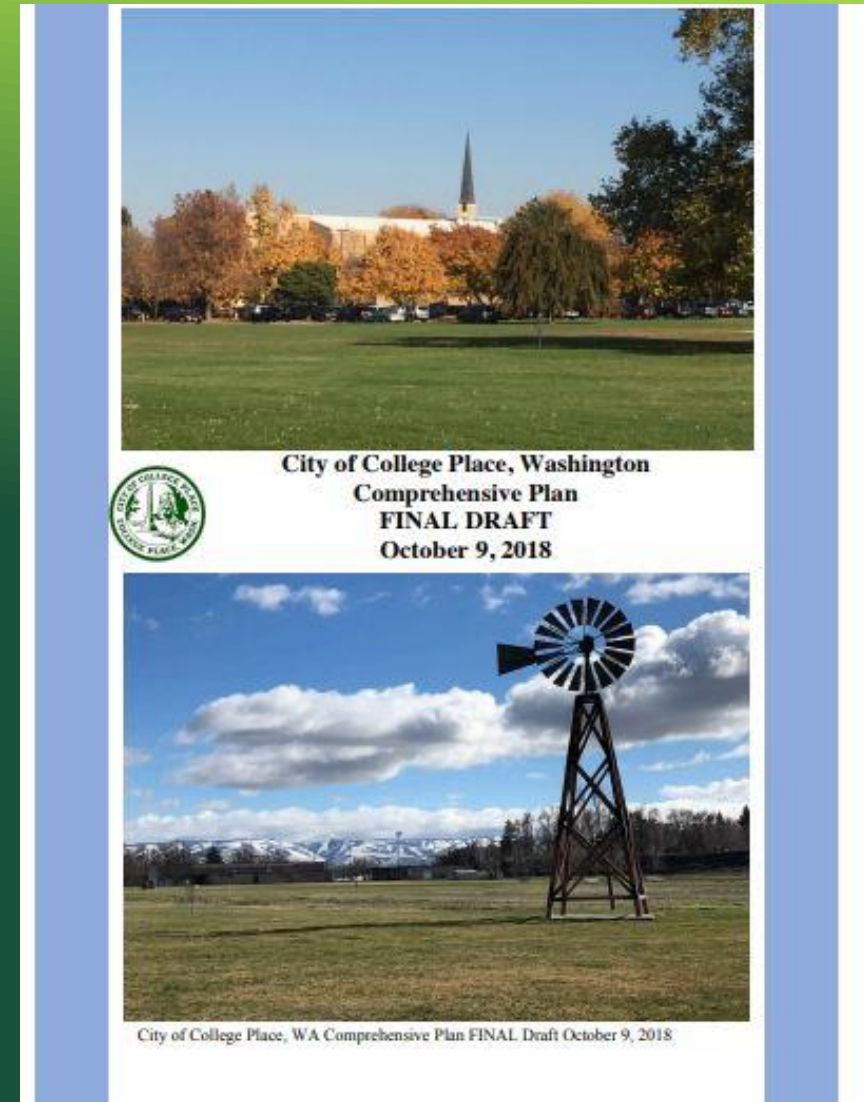
III. FY 2023 PRIORITY PROJECTS

- ▶ A. Wastewater: Wastewater Treatment Plant Improvement Phase 1 Construction: \$26,000,000 (Ecology/USDA/Federal Appropriation)
- ▶ B. Current Expense: Lions Park Renovation : \$5,127,359 (REET,State RCO Grants, Sherwood Trust Grant, Ecology Grant, Partnerships)
- ▶ C. Current Expense/Streets: SW Mojonner Rd Reconstruction: \$711,000 (Walla Walla MPO, City Street Improvement Fund/TIF Federal Highway Bill) Most Construction in FY 2024.
- ▶ D. Storm: Street Waste Decant Facility \$114,750 (Ecology Storm Grant-Construction in 2024).
- ▶ E. Wastewater: Lift Station #5 Replacement: \$1,740,000 (State Public Works Trust Fund).
- ▶ F. Water: High Priority Water Main Replacements: \$450,000 (Water Capital Fund).



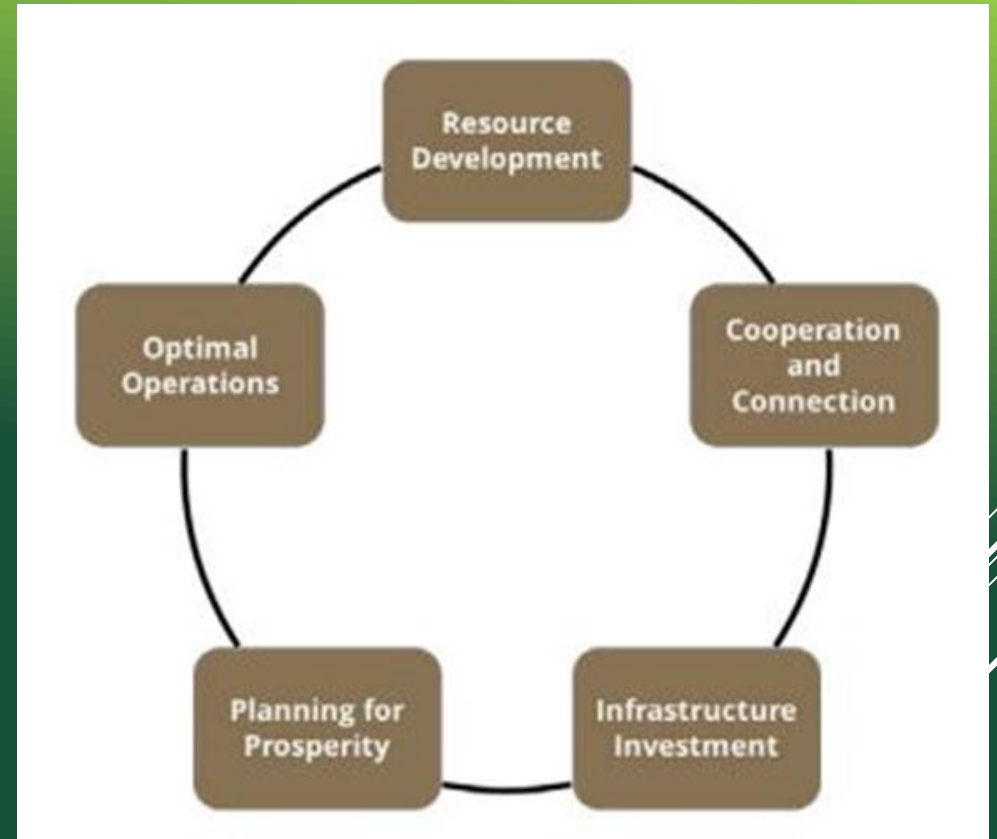
IV. 2018 COMPREHENSIVE PLAN

- Adopted by City Council on October 9th, 2018
- Aspirational goals and objectives for the City over the next twenty years.
- Mandated by the Washington State Growth Management Act.
- Goals that this Capital Facility Plan satisfies:
 - Goal #11: Maintain and improve existing utilities and services while planning for new growth and development.
 - Goal #17: Provide reliable, effective, and efficient utility services at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development, and the protection of public health.
 - Goal #23: Maintain the city's infrastructure so that it meets the needs of existing employers and targeted industries.



V. STRATEGIC PLAN: 2017 TO 2026

- Adopted by City Council on July 25th, 2017 and revised/adopted via Ordinance No. 19-005 on February 12th, 2019 as well as Ordinance No. 21-010 on June 22nd, 2021.
- Ten year framework for vision, values, and work plan.
- Five Tenants
 - Resource Development
 - Economic Development Strategy
 - Develop Design Standard and Mixed-Use Zone
 - Cooperation and Connection
 - Create annual community events
 - Increase outreach program
 - Increase volunteer commissions
 - Infrastructure Investment
 - Stormwater utility
 - Safe and sustainable water supply
 - Fully funded wastewater utility
 - Local streets are refurbished or rebuilt
 - Planning for Prosperity
 - Optimal Operations



V. STRATEGIC PLAN: 2017 TO 2026

- Adopted by City Council on July 25th, 2017 and revised/adopted via Ordinance No. 19-005 on February 12th, 2019 as well as Ordinance No. 21-010 on June 22nd, 2021.
- Ten year framework for vision, values, and work plan.
- Five Tenants
 - Planning for Prosperity
 - Produces and adopts a Comprehensive Plan
 - City government flexible enough to permit innovation
 - Optimal Operations
 - Staffed to nationally-recognized human resource levels
 - Construct new and modify existing City facilities based on nationally-recognized standards
 - GIS is used for comparative advantage and municipal leadership.



VI. LONG TERM FINANCIAL STRATEGY

Key Financial Principles

- ▶ Make Trade-Offs
- ▶ Do It Well
- ▶ Focus Programs on College Place Residents and Businesses
- ▶ Preserve Physical Infrastructure
- ▶ Use Unexpected One-Time Revenues for One-Time Costs or Reserves
- ▶ Invest in Employees
- ▶ Pursue Innovative Approaches to Service Delivery
- ▶ Contract In/Contract Out
- ▶ Maintain Capacity to Respond to Emerging Community Needs
- ▶ Pursue Entrepreneurial Initiatives
- ▶ Address Unfunded Liabilities
- ▶ Selectively Recover Costs
- ▶ Recognize the Connection Between the Operating and Capital Budgets.

Guidelines

- ▶ What Should the City Do Every Year, Whether the Financial Forecast is Positive or Negative?
 - ▶ Increase operating cost recovery (user fees)
 - ▶ Pursue cost sharing
- ▶ What Should the City DO in the Following Year's Budget When the Financial Forecast is Positive?
 - ▶ Assess the situation
 - ▶ Maintain adequate reserves
 - ▶ Use one-time revenues only for one-time expenses
 - ▶ Use recurring revenues for recurring costs or for one-time expenses
 - ▶ Stay faithful to City goals over the long run
 - ▶ Think carefully when considering revenue cuts
 - ▶ Think long-term
- ▶ What Should the City DO in the Following Year's Budget When the Financial Forecast is Negative?
 - ▶ Assess the situation
 - ▶ Use reserves sparingly
 - ▶ Reduce services
 - ▶ Continue to think carefully when considering tax increases
- ▶ What Should the Council Consider Before Increasing Taxes?
 - ▶ Will the increase result in programs or services that will have a quantifiable public benefit?
 - ▶ Is the tax source related and connected to the services that are to be supported by the new revenue?
 - ▶ Is the increase fully justifiable in terms of need?
 - ▶ Has every effort to educate citizens about the tax been taken in advance of the increase?
 - ▶ Are the services that are intended to be supported by the new revenue supportable into the foreseeable future?
- ▶ What Should the Council Consider Before Asking Residents to Increase Taxes?
 - ▶ Have efforts to educate residents about the tax been made?
 - ▶ Has there been ample time for residents to debate and discuss the issue?
 - ▶ Has the council taken the time to listen to residents' concerns?
 - ▶ Do our residents understand what the results will be following implementation of the new tax?

VII. CAPITAL FACILITY PLAN DEVELOPMENT & REVIEW PROCESS

August

- Department Head Capital Facility Proposals to Administration

September

- Administration prepares draft prioritization of projects.
- Estimate Revenues by Funding Source.
- Draft Capital Facility Plan Booklet Released on website

October

- Announcements in City Newsletter and Social Media.
- City Council: Public Works Committee Meeting
- City Council Workshop
- City Council Presentations
- Advisory Committee Presentations

November

- Advisory Committee Presentations
- City Council Workshop
- City Council presentations
- City Council Public Hearing

December

- City Council Workshop
- City Council Meeting
- Estimated passage at December 13th, 2022 City Council meeting.

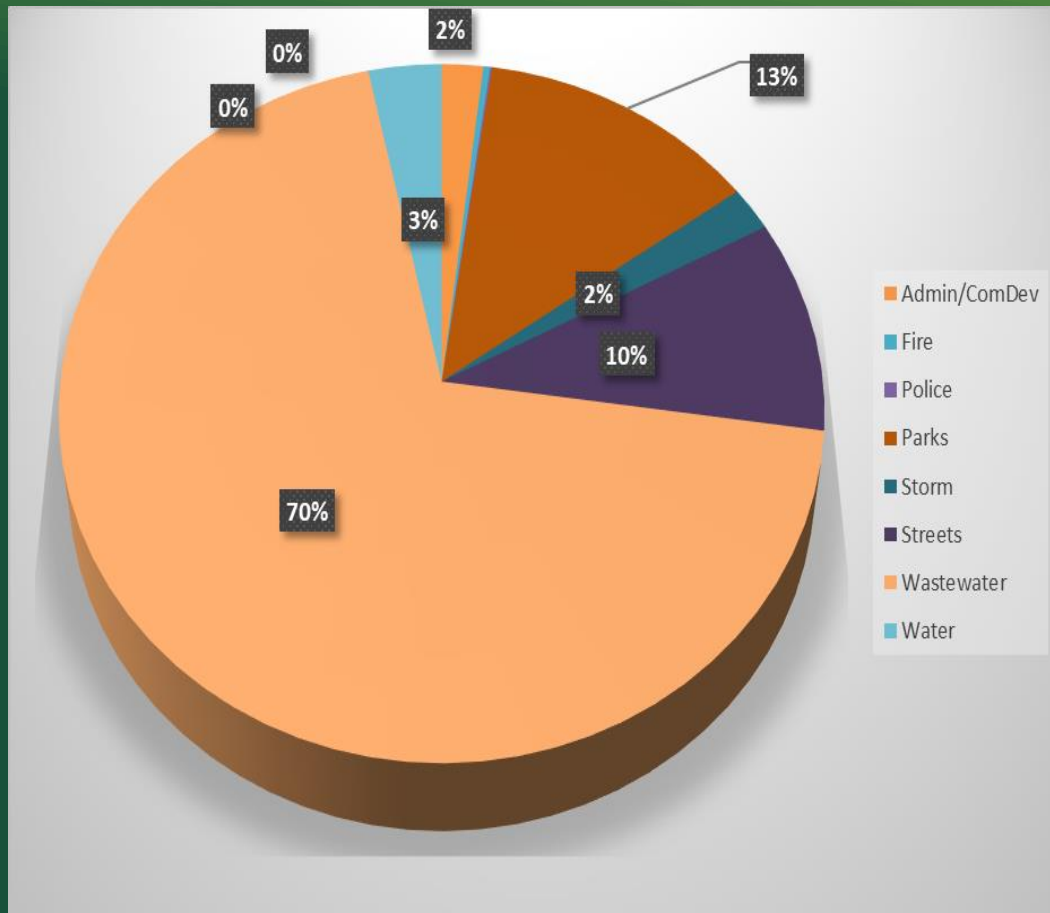
VIII. COMPLETED PROJECTS IN FY 2022

Capital Facility Projects Completed in FY 2022			
Project	Type	Description	Cost
Regional Fire Training Tower Contribution	Fire	Construction of new fire training tower shared by District 4 and City of Walla Walla.	\$ 64,900.00
Gun Range Building	Police	Install Washroom and roof.	\$ 23,000.00
Installation of stop signs at Whitman & Larch.	Streets	Install four way stop at Whitman and Larch.	\$ 10,000.00
FY 2022 Chipseal Program	Streets	Knapp Addition and Harvest Meadows Neighborhoods.	\$ 60,000.00
FY 2022 Block Resurfacing	Streets	Resurface SE Sky Avenue.	\$ 30,000.00
4Bikes Project	Streets	Install pedestrian streetlamps and cycle track on SW 4th Street.	\$ 600,000.00
Neighborhood Sewer Lining	Wastewater	Sewer lining neighborhoods around College Place.	\$ 300,000.00
Well #2 Replacement	Water	Replace Well #2 with new well.	\$ 2,850,000.00
Sky & 12th Water Main Replacement	Water	Replace decayed water main at Sky, 12th, Mountainview Neighborhood.	\$ 617,000.00
Whitman Maple Solar Array	Water	Installation of solar array adjacent to east side tanks.	\$ 450,000.00
Total			\$5,004,900.00

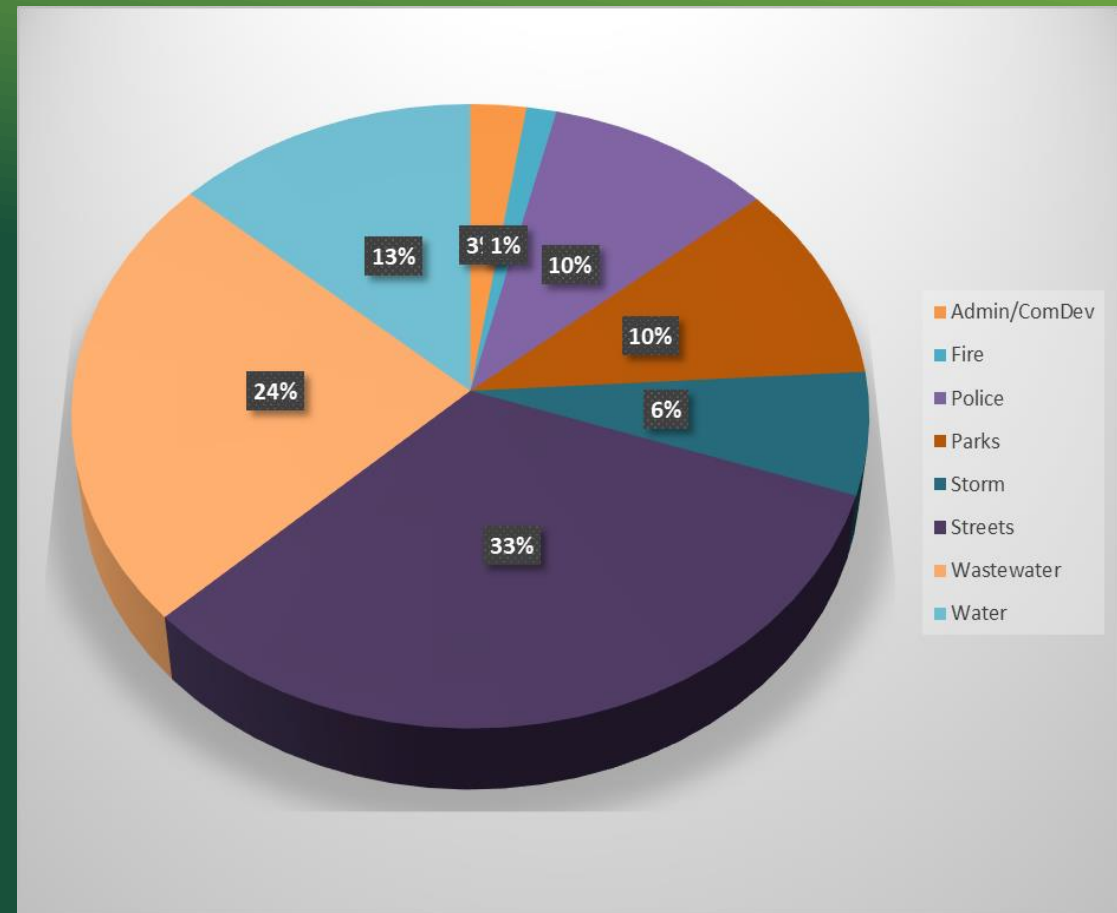


IX. CAPITAL FACILITY PLAN SUMMARY – FY 2023 VS. (2023 TO 2028)

Fiscal Year 2023

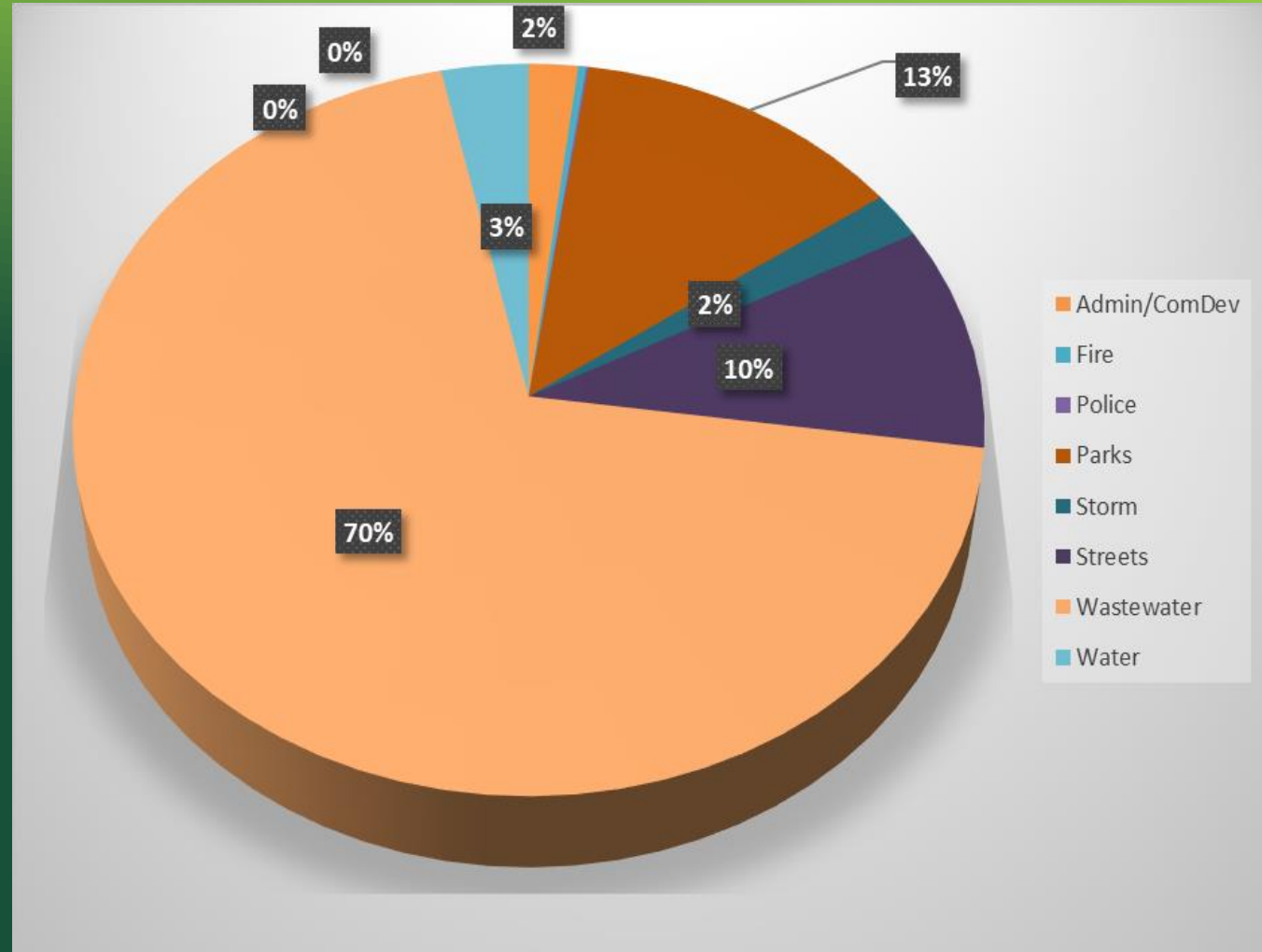


Fiscal Year 2023 to 2028



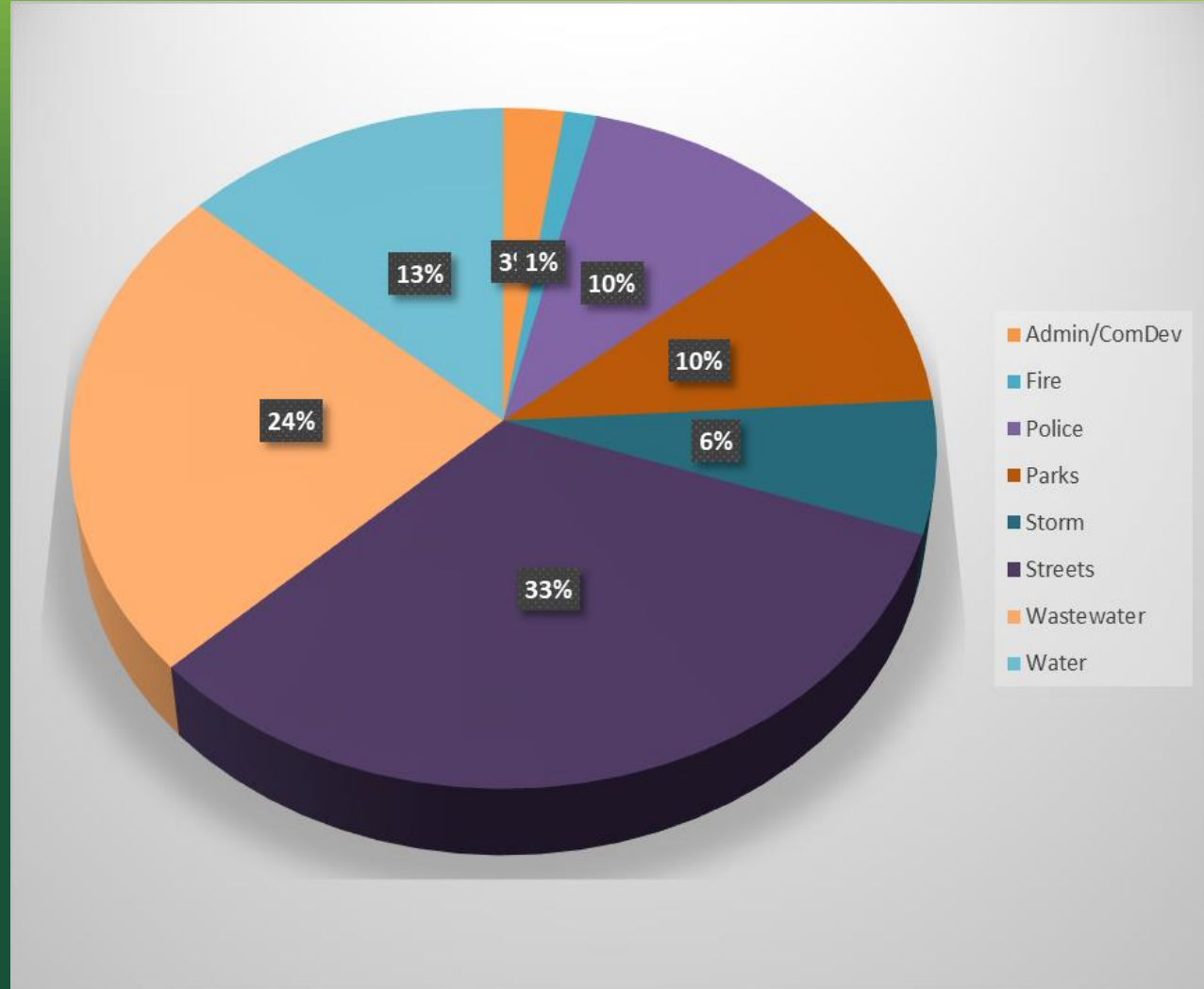
X. CAPITAL FACILITY PLAN – FY 2023

Capital Facility Plan: FY 2023	
Department	Expense
Admin/ComDev	\$ 765,000.00
Fire	\$ 124,900.00
Police	\$ 34,400.00
Parks	\$ 5,152,359.00
Storm	\$ 836,750.00
Streets	\$ 3,976,423.00
Wastewater	\$ 27,740,000.00
Water	\$ 1,350,000.00
Total	\$ 39,979,832.00



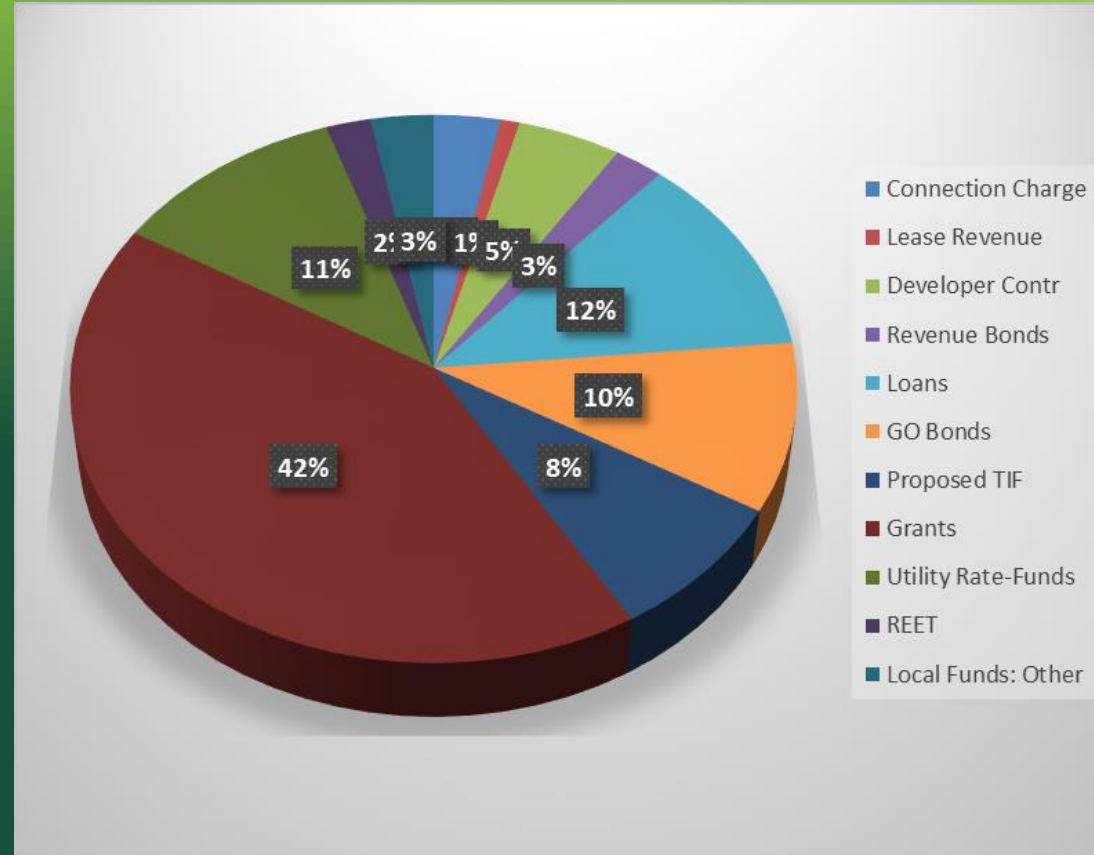
XI. CAPITAL FACILITY PLAN – FY 2023 TO 2028

Capital Facility Plan: FY 2023 to 2028	
Department	Expense
Admin/ComDev	\$ 3,134,269.00
Fire	\$ 1,677,268.80
Police	\$ 12,739,643.00
Parks	\$ 13,177,359.00
Storm	\$ 8,088,816.00
Streets	\$ 41,680,313.46
Wastewater	\$ 30,419,162.92
Water	\$ 17,041,255.01
Total	\$ 127,958,087.19



XII. ANTICIPATED REVENUE SOURCES

Revenue Projection: FY 2023 to FY 2028	
Revenue Type	Total
Connection Charge	\$ 4,047,755.00
Lease Revenue	\$ 1,140,720.00
Developer Contr	\$ 6,297,614.50
Revenue Bonds	\$ 2,998,626.09
Loans	\$ 15,245,080.00
GO Bonds	\$ 12,534,400.00
Proposed TIF	\$ 10,178,387.00
Grants	\$ 53,256,804.50
Utility Rate-Funds	\$ 14,312,392.07
REET	\$ 2,700,000.00
Local Funds: Other	\$ 5,246,308.03
Total	\$ 127,958,087.19



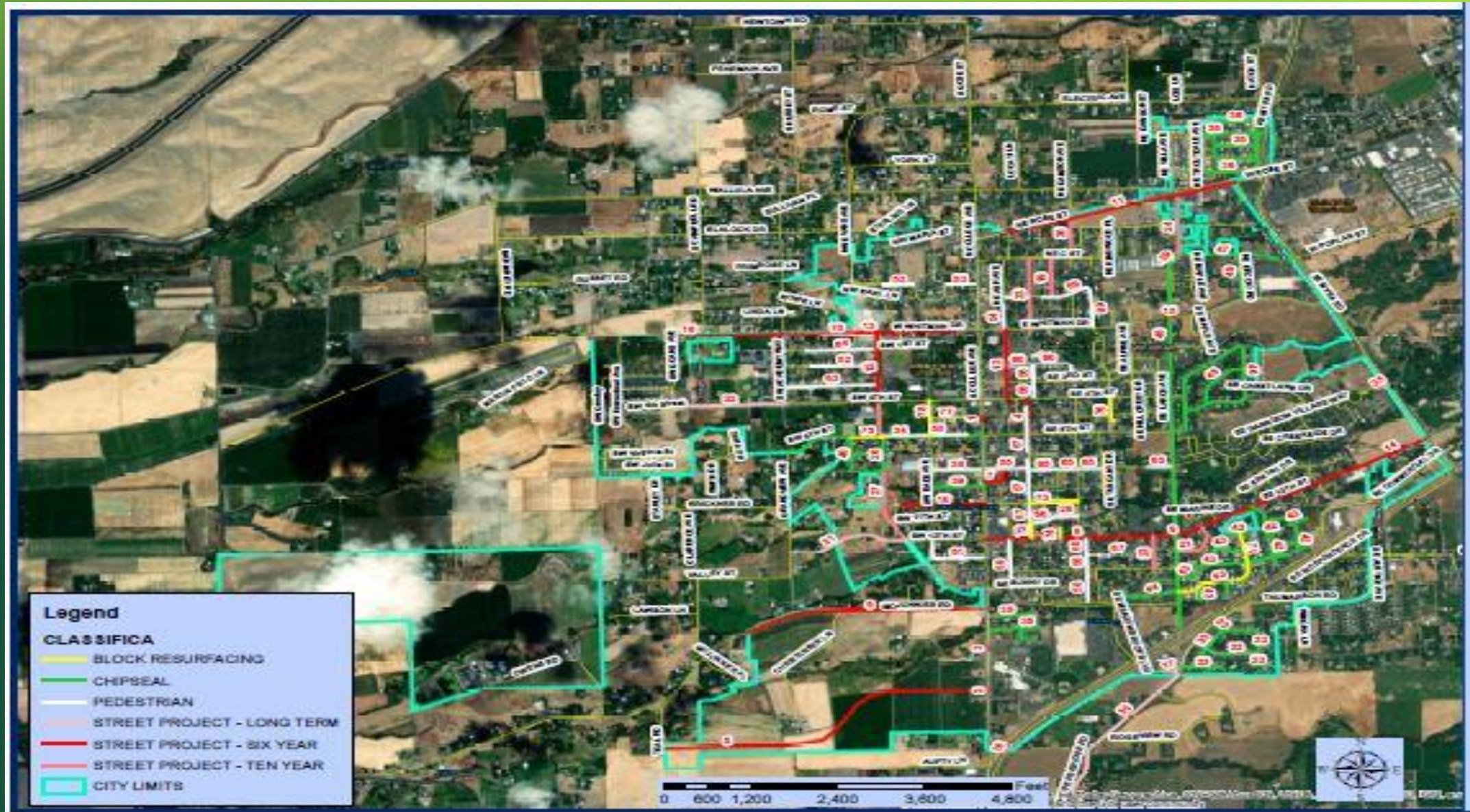
Revenue Narrative: The six-year Capital Facility Plan (excluding equipment replacement and Information Technology) amounts to \$127,958,087.19. Over 53% of the plan is contingent upon successful application of grants and future developer contributions. Projects driven by development will not occur unless projected development occurs.

XIII. PRIORITIZATION EXPLANATION

- ▶ All projects in the Capital Facility Plan (CFP) were assigned a prioritization value.
- ▶ **Prioritization is very important this year due to supply chain and inflation issues. The City will prioritize High priority projects and others will be done as funds permit.**
 - ▶ High: Project needs to happen as soon as possible. Projects to be funded by a combination of city funds, grants, and loan dollars. Infrastructure in very poor condition or solving a key deficiency in existing system.
 - ▶ Medium: Project needs to happen at some point but is not an immediate concern.
 - ▶ Low: Project driven by availability of grants or pace of development. Project will not happen without grant or projected development pattern.



XIV. CAPITAL FACILITY PLAN SIX YEAR MAP

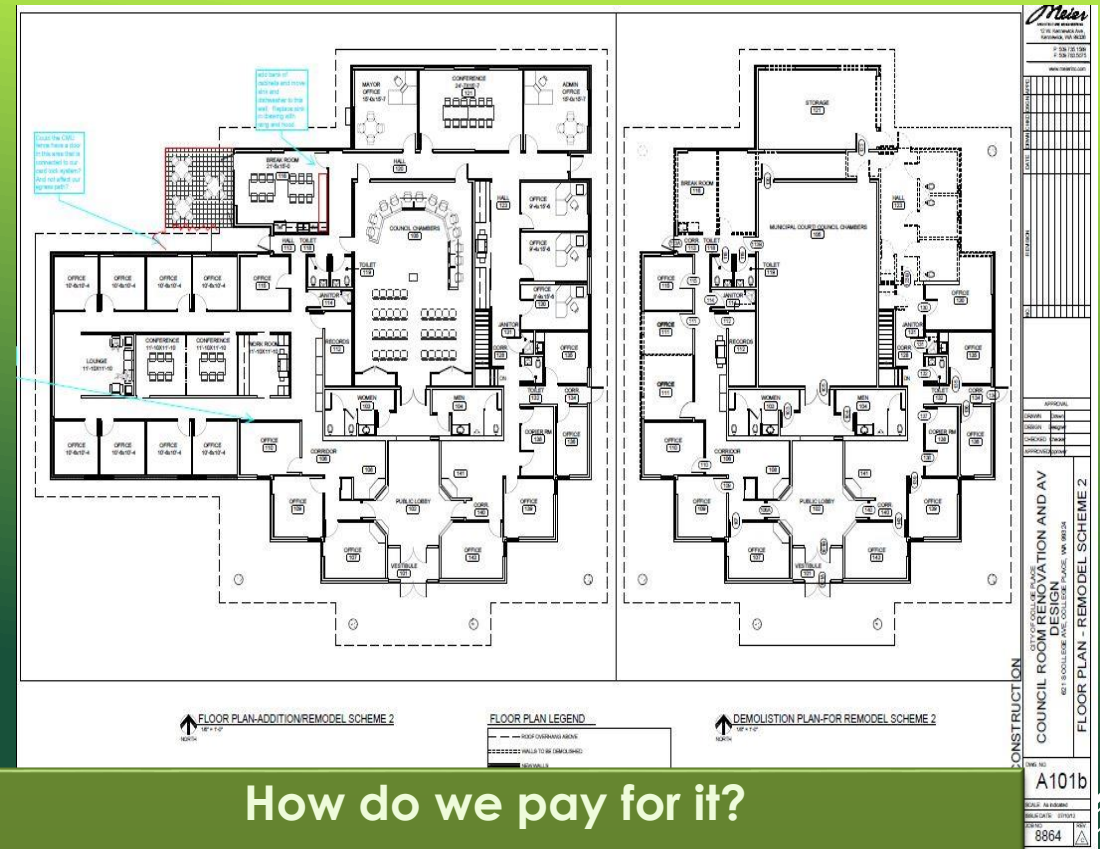


XV. CFP - FACILITIES



A. CITY HALL

- ▶ I. 2023
 - ▶ City Council Chambers Design Room AV System Install, Sallyport Design - \$700,000 (High)
 - ▶ Municipal Sidewalk ADA - \$40,000 (Medium)
 - ▶ Arborvitae/Tree Maintenance - \$25,000 (Low)
- ▶ II. 2024
 - ▶ City Hall Sallyport Conversion - \$2,000,000 (High)
 - ▶ City Hall Conference Room Furnishings - \$100,000 (Low)
- ▶ III. 2025
 - ▶ City Hall Parking Lot - \$100,000 (Low)
- ▶ IV. 2026
 - ▶ City Hall Exterior Beam Repair - \$40,000 (Low)
 - ▶ City Hall Exterior Paint - \$15,000 (Low)
 - ▶ City Hall Restroom Renovation - \$60,000 (Low)
- ▶ V. 2027
 - ▶ City Hall Landscaping - \$54,269 (Low)



How do we pay for it?

- 100% - Federal ARPA for Council Chambers AV
- 90% Councilmanic GO Bond for City Hall Sallyport Project
- Remainder of projects funded by Facilities Maintenance Reserve which is transfer from Current Expense

B. FIRE DEPARTMENT

- ▶ Fire Department was constructed in 2001. Little renovation work has occurred since this time.
- ▶ I. 2022 to 2026
 - ▶ Regional Fire Training Tower Contribution - \$64,900 a year (High)
- ▶ III. 2023
 - ▶ Replace Exterior Staircase on East Side of Building - \$60,000 (High)
- ▶ IV. 2024
 - ▶ Fire Station HVAC and Lighting Rehab - \$1,277,266.80 (Medium)
 - ▶ Renovate Dorm Rooms - \$45,944 (Medium)
 - ▶ Dorm Room Furniture - \$34,458 (Medium)



How do we pay for it?

- 100 % - Current Expense/Facilities Maintenance Reserve for everything else
- 50% - Facilities Maintenance for Fire Station HVAC Rehab Project
- 50% State & Federal Grants for Fire Station HVAC Rehab Project

C. POLICE DEPARTMENT

- ▶ All of Police moved into former Annex Building in 2017. For growing city the existing building has trouble meeting existing needs. It is a converted automotive shop and apartment complex.
- ▶ I. 2023
 - ▶ Replacement Police Department Study - \$34,400 (Medium)
- ▶ II. 2024
 - ▶ Police Department HVAC and Lighting Upgrades \$205,243 (Low – Will Happen if Decide to Not Proceed with New Building)
- ▶ III. 2025
 - ▶ Replacement Police Department Building - \$12,500,000 (Medium)

How do we pay for it?

- 100% - Replacement Police Bldg: Voter Approved Bond
 - 100% - Everything Else: Current Expense/Facilities Maintenance Reserve



XVI. CFP - INFRASTRUCTURE



A. PARKS



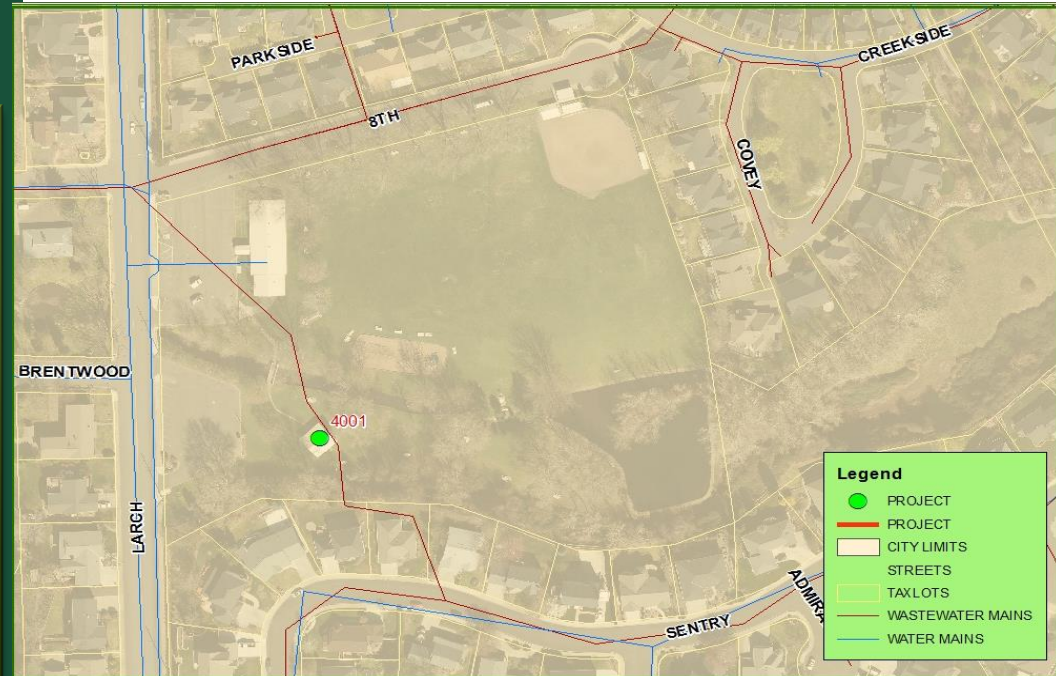
LIONS PARK

- ▶ Prioritization: High
- ▶ Estimated Total Cost: \$5.13 Million (2023)
- ▶ Marquee Project for Walla Walla Valley Blue Zones Project
- ▶ Improvements
 - ▶ Splash Pad
 - ▶ Perimeter walking path w/ exercise equipment
 - ▶ Convert Softball to Multipurpose Field with Backstop
 - ▶ Inclusive playground
 - ▶ Restrooms



How do we pay for it?

- 28.0% State RCO Grants
- 10.0% Sherwood Trust Grant
- 25.0% City REET II Funds
- 16.0% State Ecology Storm Grant
- 1.0% Private Donations
- 10.0% Federal Grants
- 1.0% Blue Zone Pursued Grants
- 1.0% Potential Columbia REA Grant



AUTUMN MEADOWS PARK

- ▶ Prioritization: High
- ▶ Estimated Total Cost: \$175,000 (2023-2025)
 - ▶ Engineering: \$25,000 (2023)
 - ▶ Construction: \$150,000 (2025)
- ▶ City acquired private Homeowners Association Park since Autumn Meadows HOA petitioned City to allow it through Private to Public Code. They are paying costs to upgrade to City standards and then City takes over. Process finishes in 2022.
- ▶ Below 12th Street & Newgate intersection.
- ▶ Potential to link to Perseverance Park (12th Street Parklet).
- ▶ Park Board is deliberating what assets should be included in park rehab.

How do we pay for it?

- 14.3% Autumn Meadows HOA LID
- 42.85% City REET II Funds
- 42.85% State RCO Grant Funds



KIWANIS PARK REHAB

- ▶ Prioritization: Low
- ▶ Estimated Total Cost: \$200,000 (2024)
- ▶ Park was rehabbed in 2017.
- ▶ This project entails replacement of sprinklers in northern portion of park and lighting for Pickleball/Basketball Area.
- ▶ Intersection of SE 3rd & Date Streets.

How do we pay for it?

- 50.0% City REET II Funds
- 50.0% State RCO/Commerce Grant Funds

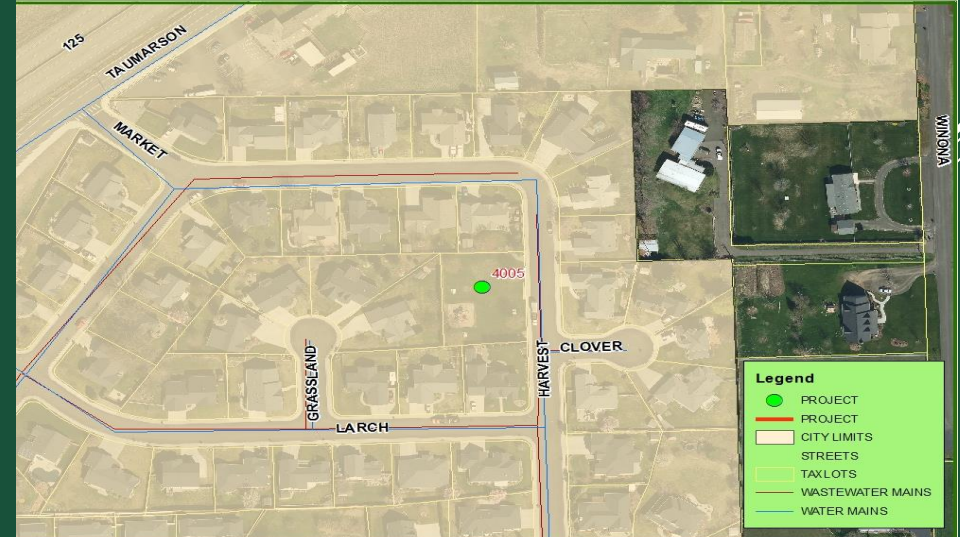


HARVEST MEADOWS PARK

- ▶ Prioritization: Low
- ▶ Estimated Total Cost: \$25,000 (2024)
- ▶ 0.25 city park property dating from the 1980's.
- ▶ Near intersection of Harvest & Larch.
- ▶ Installation of welcome sign and picnic shelter.

How do we pay for it?

- 100% REET II Funds



VETERANS PARK

- ▶ Prioritization: Low
- ▶ Hayden Homes developed park property in late 2019.
- ▶ Estimated Total Cost: \$350,000 (2024-2025)
- ▶ Improvements added by City in Future:
 - ▶ Restrooms
 - ▶ Picnic Shelter
 - ▶ Basketball Court
 - ▶ Pickleball
 - ▶ Sledding?

How do we pay for it?

- 50.0% State RCO Grant
- 25.0% City REET II Funds
- 25.0% Developer Impact Fees

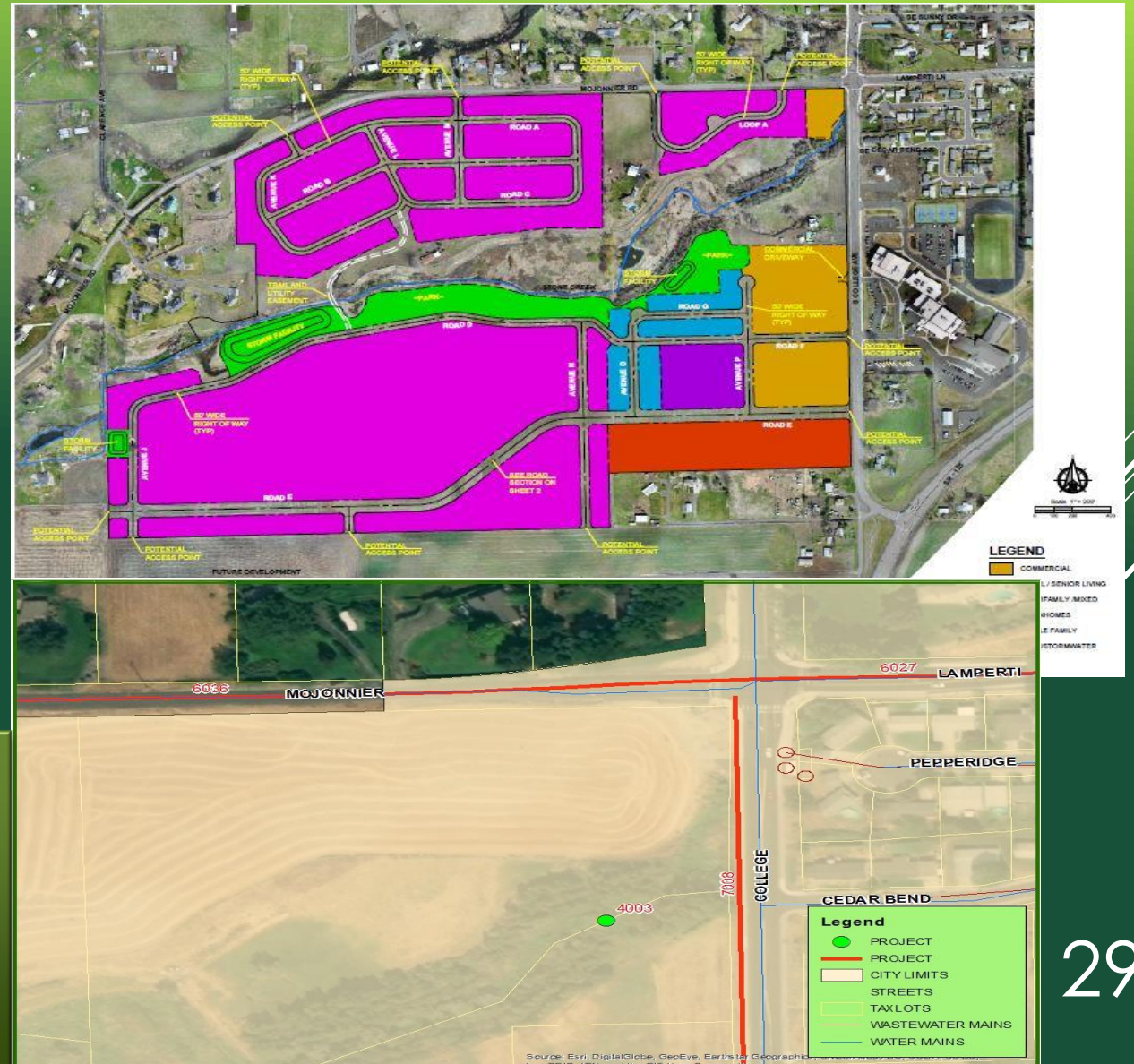


PARK DEVELOPMENT @ STONE CREEK

- ▶ Prioritization: Low
- ▶ Driven by development and majority paid for by development.
- ▶ 260 Acres annexed into the City in 2017.
- ▶ Residential developer closed on western 2/3 of site in early 2022.
- ▶ Regional park concept.
- ▶ Estimated Cost: \$4,000,000 (2025-2026)
 - ▶ Along Stone Creek
 - ▶ Trails
 - ▶ Sportsplex

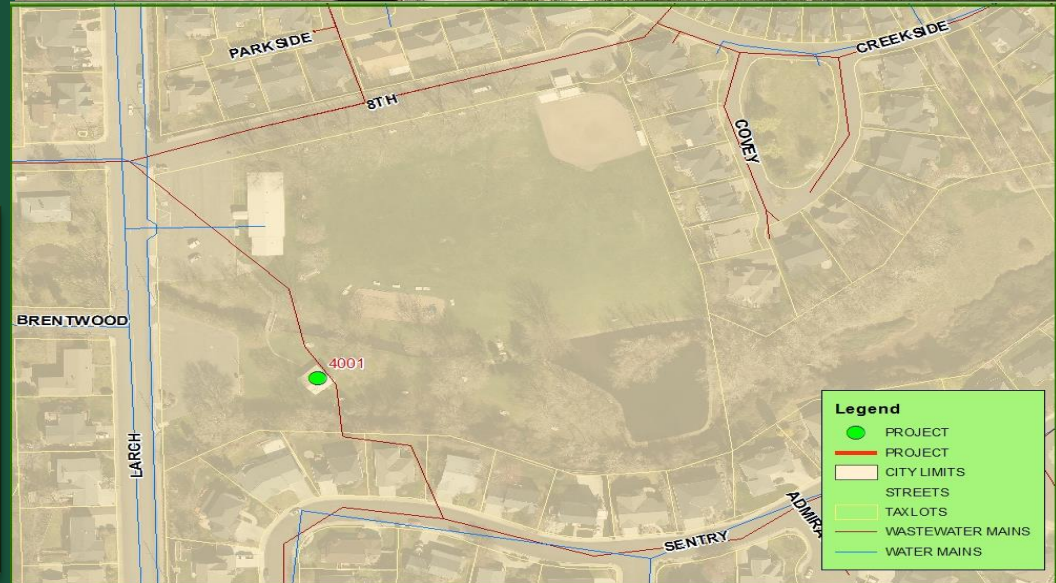
How do we pay for it?

- 50.0% Developer Impact Fees
- 25.0% State RCO Grants
- 12.5% College Place Public Schools
- 12.5% City REET II



LIONS PARK COMMUNITY CENTER

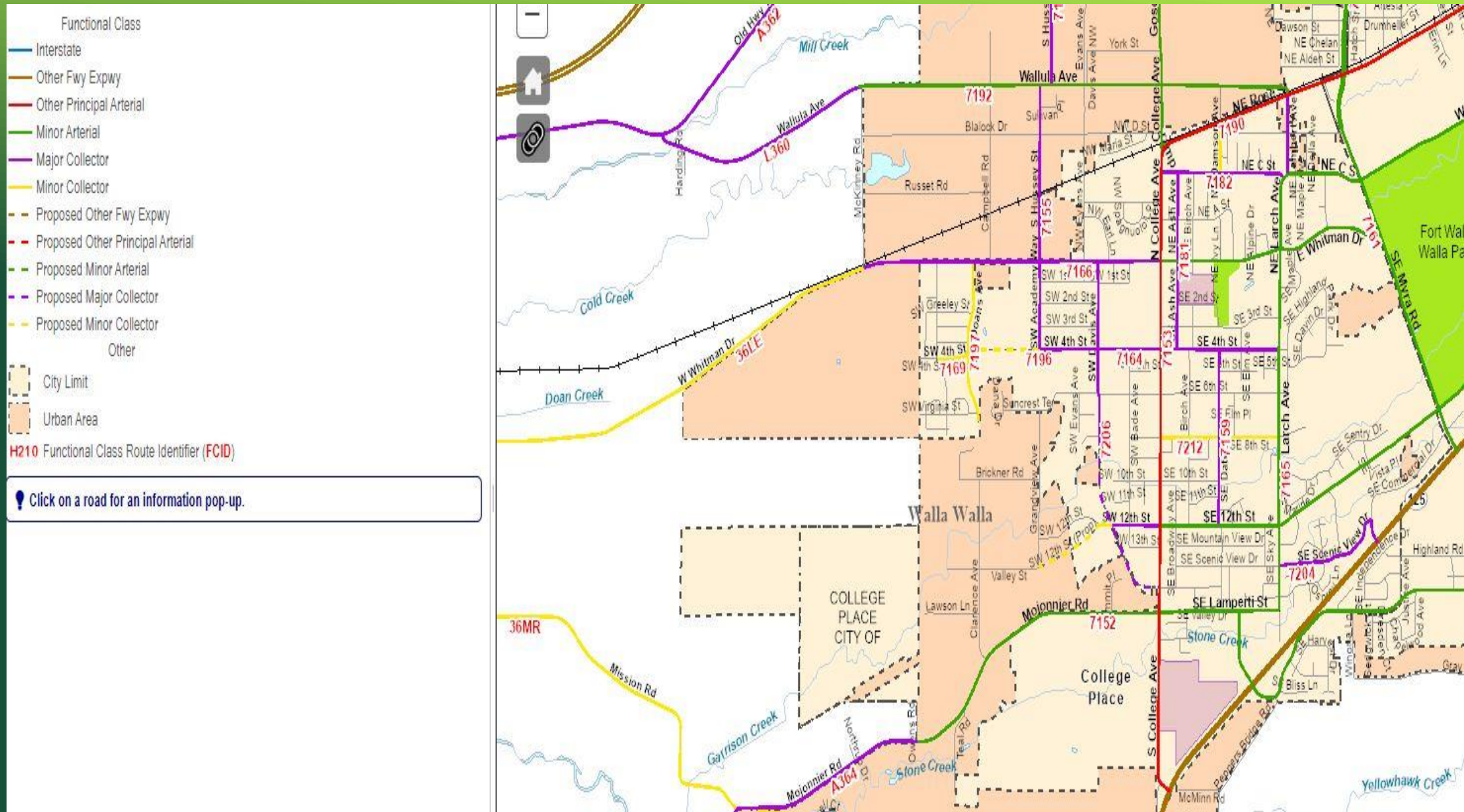
- ▶ Prioritization: Low
- ▶ Estimated Total Cost: \$3.3 Million (2025-2026)
- ▶ Conduct design work, engineering work, and construction of replacement Community Center for 1970 one.
- ▶ Preliminary drawings and costing recently done by Design West Architects (October 2021)
- ▶ Working in concert with Park Board , College Place Lions Club, and Walla Walla Rural Library District
- ▶ Will only occur if awarded outside grant funds and/or partnerships.



How do we pay for it?

- 25.0% State Legislative Appropriation
- 25.0% State Community Facility Grant
- 25.0% Creative District Funding/Partnerships
- 25.0% City Current Expense

FEDERALLY CLASSIFIED ROADWAYS



B. FULL CORRIDOR PROJECTS



What does Full Corridor Projects mean?

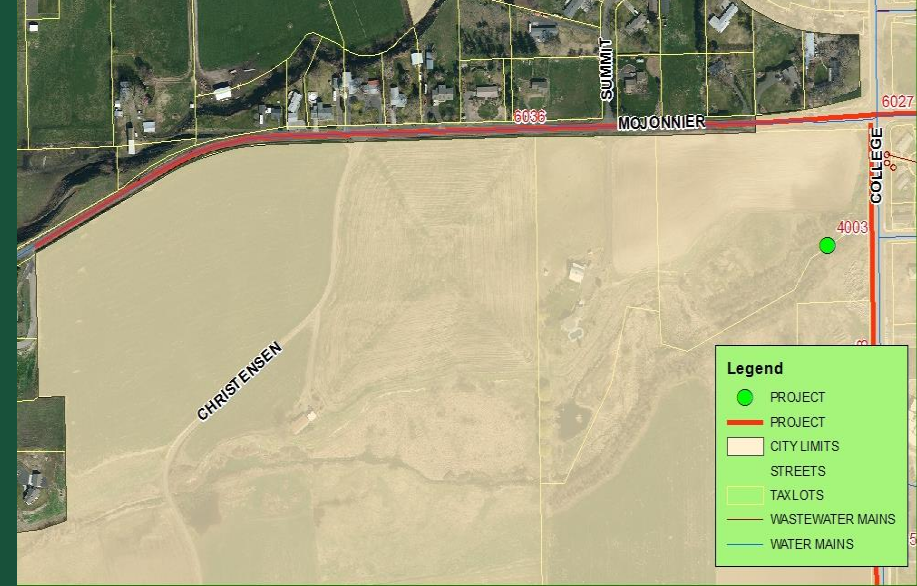
The roadway and certain associated utilities (water, wastewater, and storm) underneath roadway will be replaced.

SE MOJONNIER RD RECONSTRUCTION

- ▶ Prioritization: High (2023 - 2025)
- ▶ Road now in city limits per urban growth boundary technical amendments approved by Walla Walla County.
- ▶ Driven by speed of Stone Creek development, new school, and grant opportunities.
- ▶ Developer contribution required.
- ▶ Walla Walla Valley MPO STP Grant acquired to partially cover final engineering and right-of-way acquisition expense.
- ▶ Federal Highway Grant Bill money acquired for partial Construction.
- ▶ SE Mojonnier Rd: College Ave to Bluvue Lane.
- ▶ Reconstruct 0.64 miles of roadway.
- ▶ Eligible for TIB and State Grants.
- ▶ Estimated Cost
 - ▶ Engineering: \$711,000
 - ▶ Street: \$8,602,937
 - ▶ **Total: \$9,313,937**

How do we pay for it?

- 7.6% - Walla Walla Valley MPO Funds
- 15.5% - Federal Highway Grant Bill
- 23.2% State Transportation Improvement Board
- 53.7% - City Proposed TIF and Partnerships

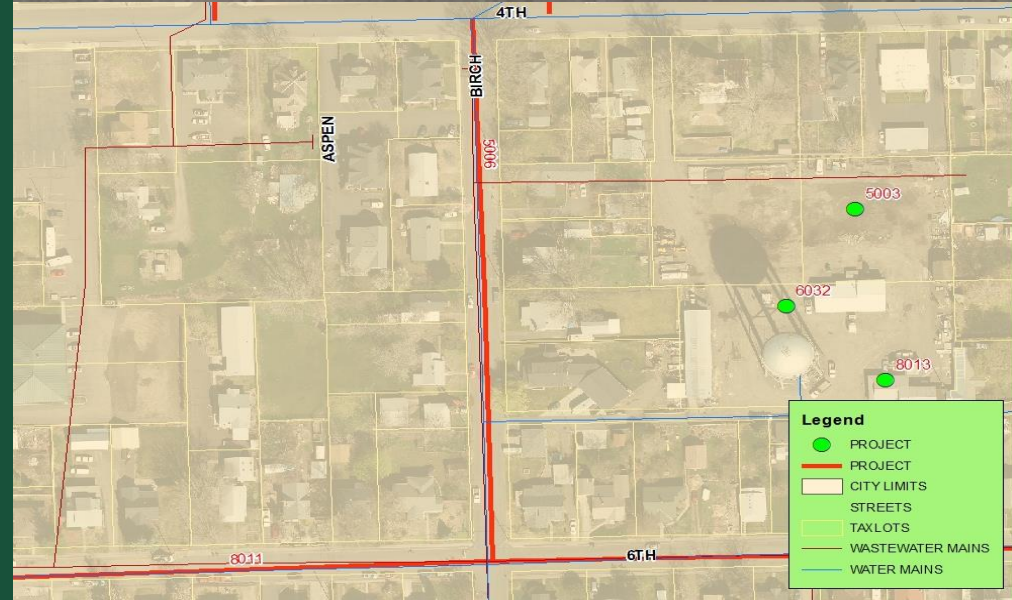


BIRCH AVE(4TH TO 6TH)

- ▶ Prioritization: High (2023-2024)
- ▶ Roadway surface bad. Curb dislodged on east side of roadway. Stormwater issues.
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Estimated Cost:
 - ▶ Engineering: \$102,000 (2023).
 - ▶ Construction: \$1,405,000(2024).
 - ▶ **Total: \$1,507,000**

How do we pay for it?

- 7.3% Federal ARPA Grant
- 20.0% City Stormwater Utility
- 72.7% State Ecology Grant



12TH (COLLEGE TO LARCH)

- ▶ Prioritization: Medium (2025)
- ▶ State Federally Classified Route
- ▶ Eligible for Federal and State Grants
- ▶ Full corridor reconstruction (0.50 Miles)
- ▶ Estimated Cost
 - ▶ Storm: \$1,302,452.00
 - ▶ Streets: \$2,518,242.82
 - ▶ Wastewater: \$237,005
 - ▶ Water: \$617,381.00
 - ▶ **Total: \$4,675,080.82**

How do we pay for it?

- 73.4% State TIB UAP Grant/Fed Inf Bill/MPO
- 8.3% City Streets Fund
- 5.1% Wastewater Utility
- 13.2% Water Utility



12TH (LARCH TO MYRA RD)

- ▶ Prioritization: Medium (2027)
- ▶ Federally Classified Road
- ▶ Eligible for TIB Grants
- ▶ Full corridor reconstruction (0.75 Miles)
- ▶ Estimated Cost
 - ▶ Storm: \$1,365,100.00
 - ▶ Street: \$3,353,887.93
 - ▶ Wastewater: \$426,974.92
 - ▶ Water: \$916,113.00
 - ▶ **Total: \$6,062,075.85**

How do we pay for it?

- 70.1% - State TIB UAP Grant/Federal Grant
- 7.8% - City Streets
- 7.0% - Wastewater Utility
- 15.1% Water Utility

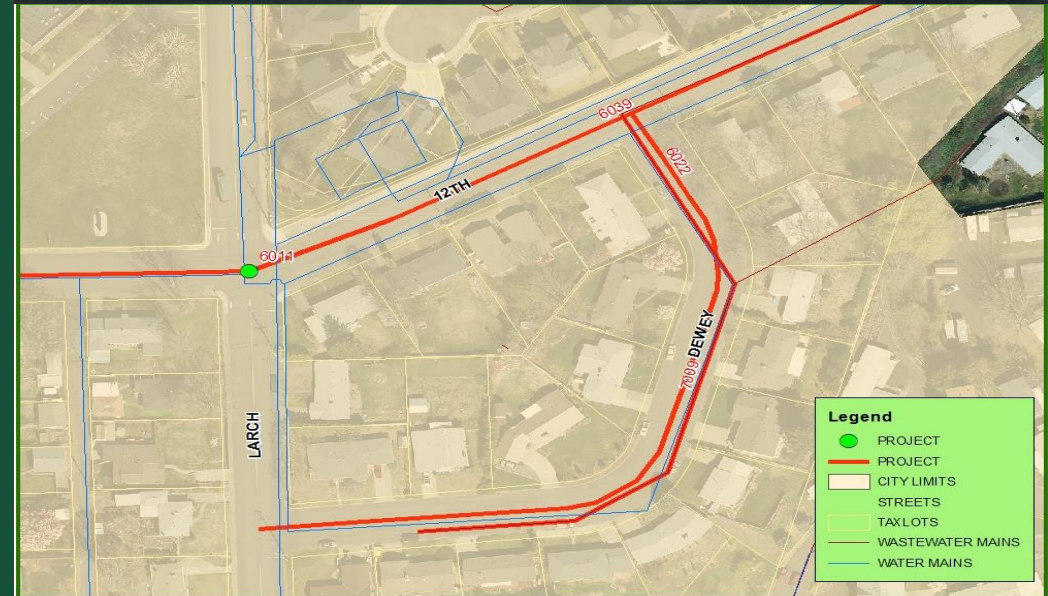


DEWEY DRIVE

- ▶ Prioritization: Low (2028)
- ▶ Local funds will need to cover this.
- ▶ Local Road (State & Federal grant programs don't cover local roads).
- ▶ Full corridor reconstruction (0.14 Miles)
- ▶ Estimated Cost
 - ▶ Street: \$721,092.30
 - ▶ Water: \$286,000
 - ▶ **Total: \$1,007,092.30**

How do we pay for it?

- 71.60% - Street Improvement (CE) and/or debt/loan
- 28.4% Water Utility



C. STORM PROJECTS

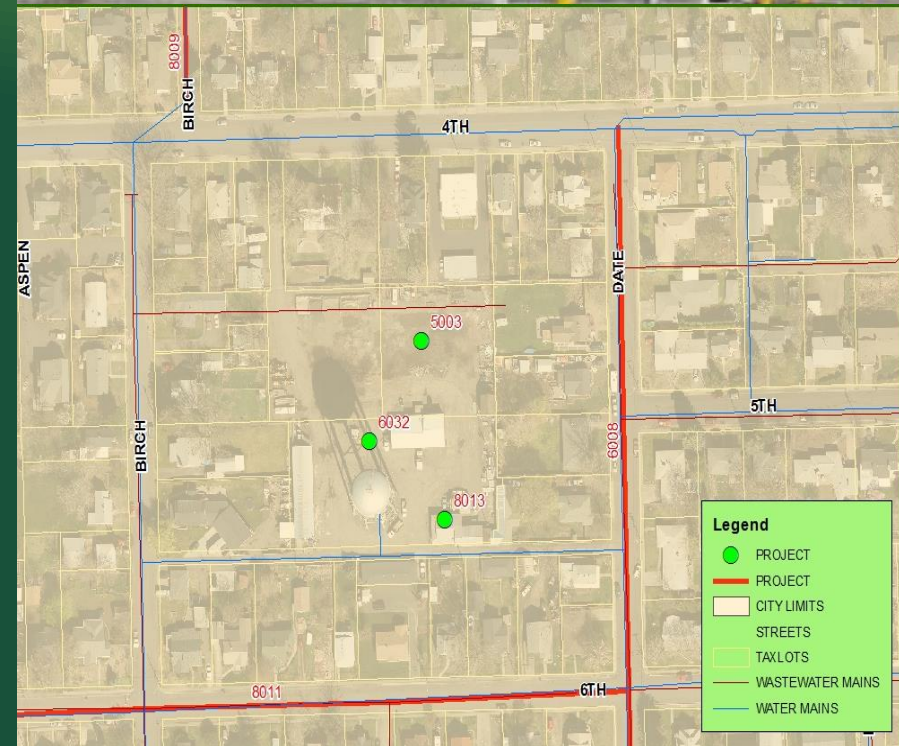


STORM DECANT FACILITY

- ▶ Needed for new Stormwater Utility operations and mandated by Eastern Washington Municipal Stormwater Manual.
- ▶ Prioritization: High (2023-2024)
- ▶ Appropriately dispose of liquid waste generated during street sweeping, catch basin clearing and maintenance, and pipe cleaning.
- ▶ Pursue State Department of Ecology, USDA Rural Development, and other grant sources.
- ▶ Storm Decant Facility: \$1,500,000
- ▶ Additional Public Works Yard improvements to treat stormwater: \$110,000
- ▶ Estimated Cost
 - ▶ Engineering (FY 2023): \$114,750
 - ▶ Construction (FY 2024): \$803,250
 - ▶ **Total Cost: \$918,000**

How do we pay for it?

- 80% - State Ecology Grant
- 20% - City Stormwater Utility

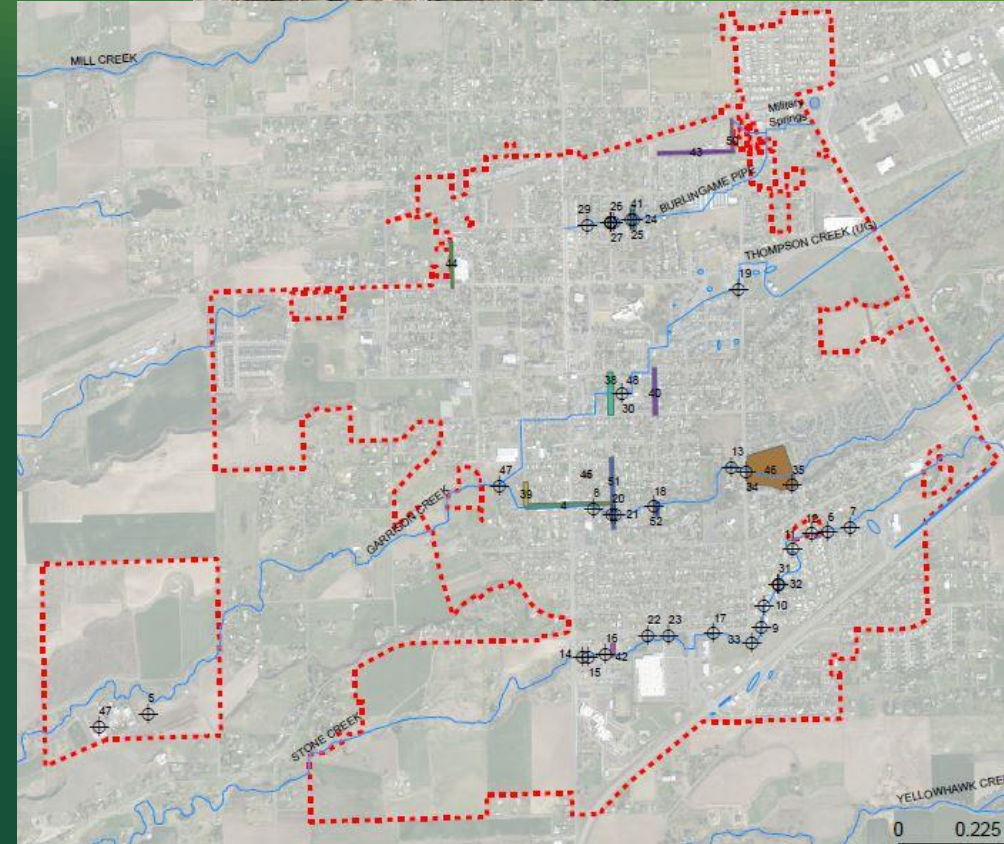


MUNICIPAL OUTFALL PROGRAM

- ▶ Need to replace various storm outfalls across the City that spills stormwater into natural water bodies so it complies with Federal and State National Pollutant Discharge Elimination System (NPDES) standards
- ▶ Prioritization: High (2020-Beyond)
- ▶ Funded 50% by State DOE Grant, 50% Storm Utility.
- ▶ \$250,000 every other year (FY 2023, 2025, and 2027)
- ▶ Locations
 - ▶ Prioritization to be determined through Stormwater Management Plan Criteria.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$750,000. (FY 23-28)**

How do we pay for it?

- 50% - State Department of Ecology Grant
- 50% - Stormwater Utility

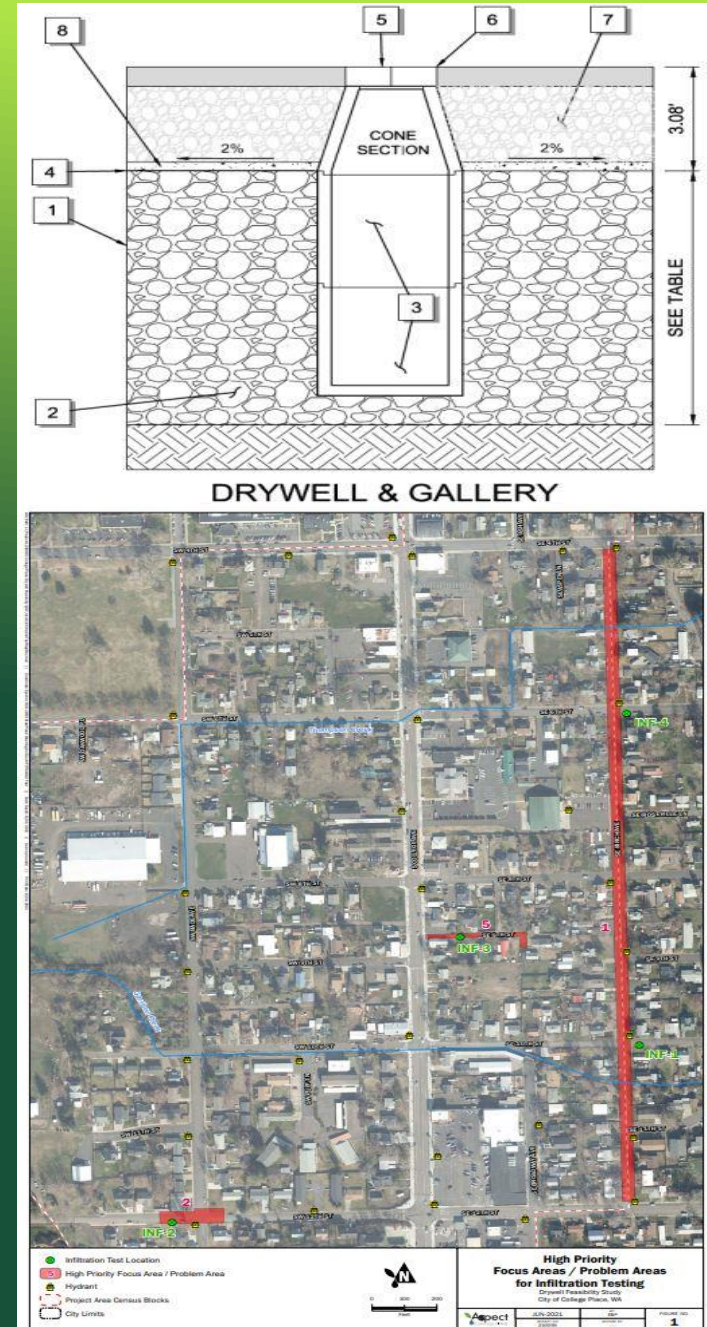


DRYWELL INSTALLATION PROGRAM

- ▶ Implementation of Aspect Consulting 2021 Drywell Study to Treat Stormwater in Central College Place to avoid having to put in large detention basin to treat the runoff.
- ▶ Prioritization: High (2022-Beyond)
- ▶ Funded 50% by State DOE Grant, 50% by State Stormwater Utility.
- ▶ \$99,930 every other year (FY 2024, FY 2026, FY 2028).
- ▶ Locations
 - ▶ Will install as City does road and sidewalk projects in the area.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$299,790 (FY 23-28)**

How do we pay for it?

- 50% State DOE Grant
- 50% Stormwater Utility



NW EARL LANE STORMWATER

- ▶ From Whitman Drive to Evans Avenue
- ▶ Prioritization: Medium (2023-2024)
- ▶ Design and construct stormwater infiltration system. Design in 2023 and construct in 2024.
- ▶ Project originally in Capital Facility Plan for FY 2019 and 2020 but was delayed due to cost overruns on NW Destito Ct.
- ▶ Estimated Cost
 - ▶ Engineering (2023): \$70,000
 - ▶ Construction (2024): \$250,000
 - ▶ **Total Cost: \$320,000**

How do we pay for it?

- 50.0% - Stormwater Utility Funds freed up from State Stormwater Hardship Capacity Grant.
- 50.0% - Ecology Grant.

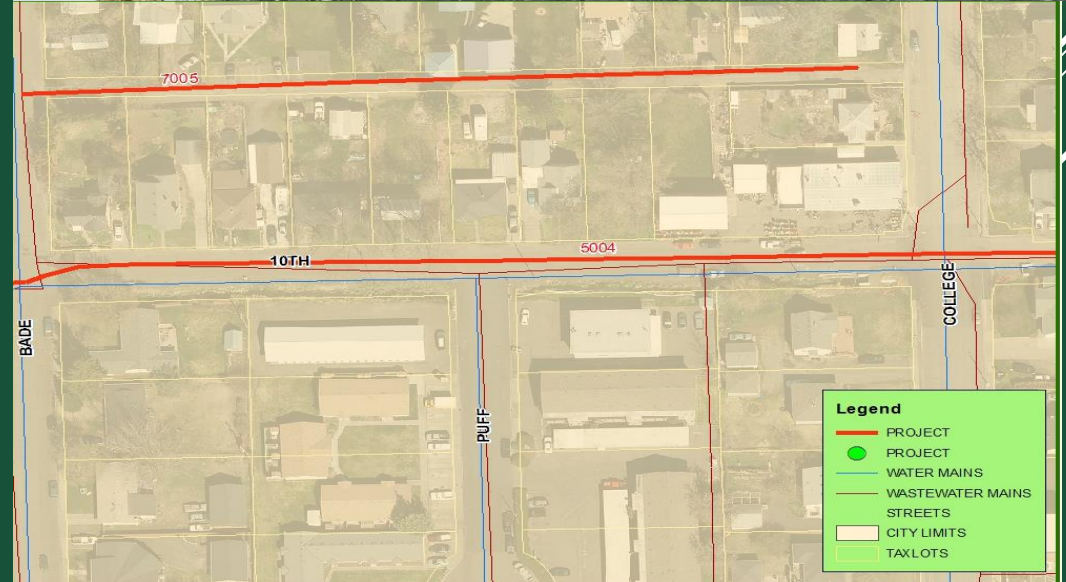


10TH STREET (COLLEGE TO BADE)

- ▶ From College to Bade Avenue
- ▶ Prioritization: Medium (2026)
- ▶ Reconstruct 10th Street so it has curbs and storm inlets to treat stormwater draining to Garrison Creek adjacent to roadway.
- ▶ Stormwater portion funded by redirect from Stormwater Hardship Grant and Ecology Stormwater Grant.
- ▶ Estimated Cost
 - ▶ **Total Cost: \$483,474**

How do we pay for it?

- 100.0% - Stormwater Utility Funds freed up from State Stormwater Hardship Capacity Grant/Ecology Grant.

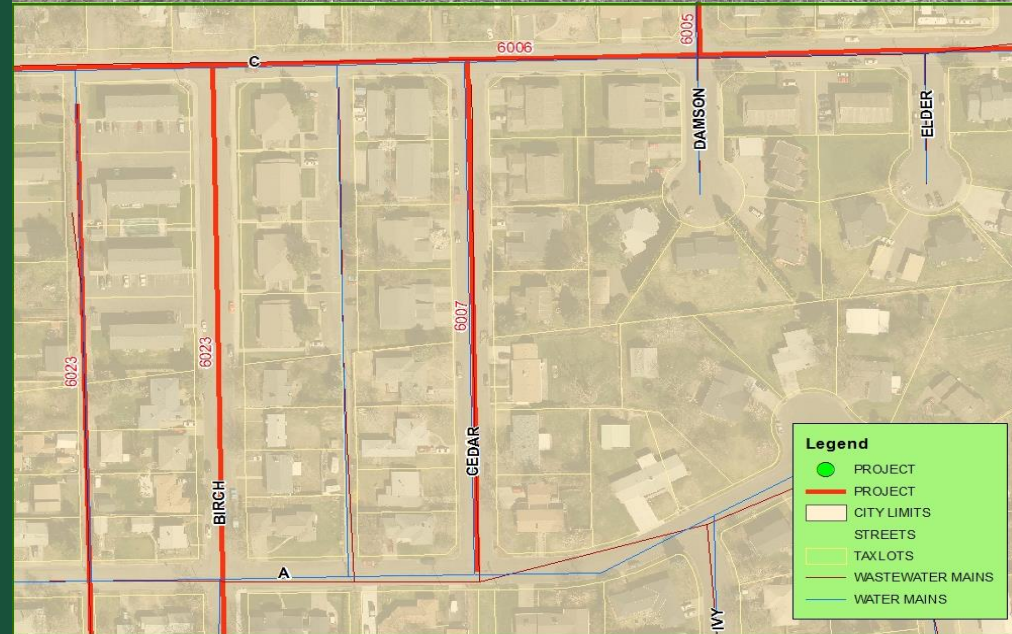


NE CEDAR AVE (A TO C ST)

- ▶ Prioritization: Low (2028)
- ▶ Stormwater improvements along block to treat flows going into Military Springs.
- ▶ Only happen if obtain State Legislative Appropriation or State Storm Hardship Grant.
- ▶ Almost was awarded in FY 2019 & 2021 Legislature.
- ▶ Cost
 - ▶ **Total: \$387,000**

How do we pay for it?

- 100.0% - Going After State Legislative Appropriation & Storm Hardship Grant

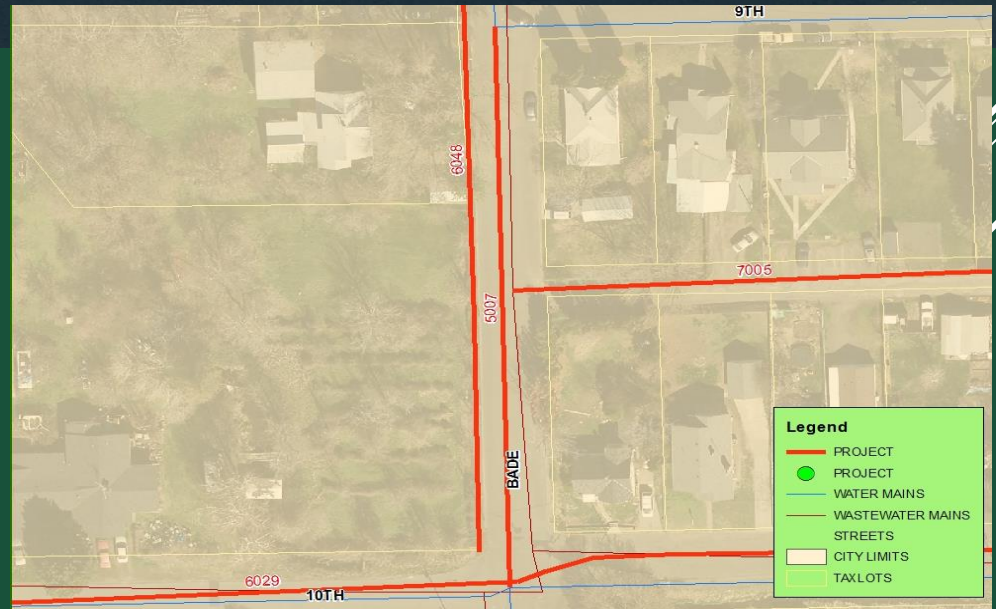


SE DATE AVE (8TH TO 11TH)

- ▶ From 8th to 11th Street
- ▶ Prioritization: Low (2028)
- ▶ Improve stormwater infrastructure on city block so it can more properly treat runoff into Garrison Creek.
- ▶ In City/State approved Stormwater System Master Plan.
- ▶ Funded by Local Stormwater Utility.
- ▶ Estimated Cost
 - ▶ **Total: \$456,000**

How do we pay for it?

- 100% Stormwater Utility



D. STREET PROJECTS

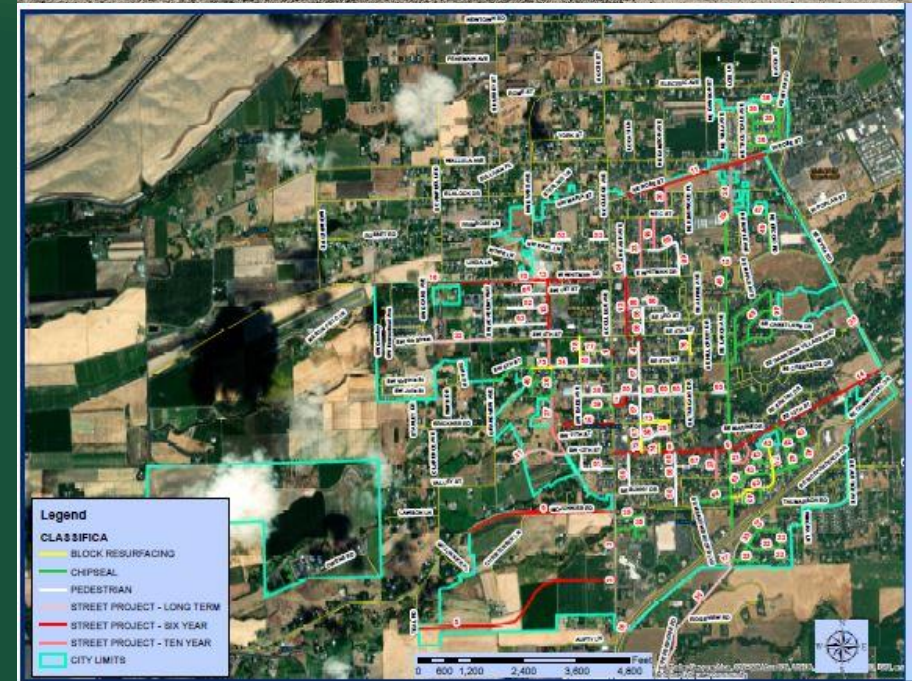


ANNUAL CHIPSEAL PROJECT

- ▶ Annual project that extends life of road by about a decade.
- ▶ Priority: High (Annually)
- ▶ **Annual expense: Around \$75,000.00 Annually/Reet I**
- ▶ 2023
 - ▶ SW 6th Street
 - ▶ Cedar Bend Subdivision
 - ▶ SW 7th Street
 - ▶ SW 8th Street (College to Bade, Davis to Evans)
 - ▶ SW 9th Street
 - ▶ SW Evans Ave (6th to 8th)
 - ▶ SW Davis (6th to 8th)
- ▶ 2024
 - ▶ Autumn Meadows Subdivision
- ▶ 2025
 - ▶ Country Estates Subdivision
 - ▶ Sherburne Addition Subdivision
 - ▶ SW 10th Street (Birch to Date)
 - ▶ Highland Park Subdivision
- ▶ 2026
 - ▶ NE C Street (Larch to Myra)
 - ▶ Larch Avenue (C Street to State Route 125)
- ▶ 2027
 - ▶ Sunset Villa

How do we pay for it?

- 100% - REET

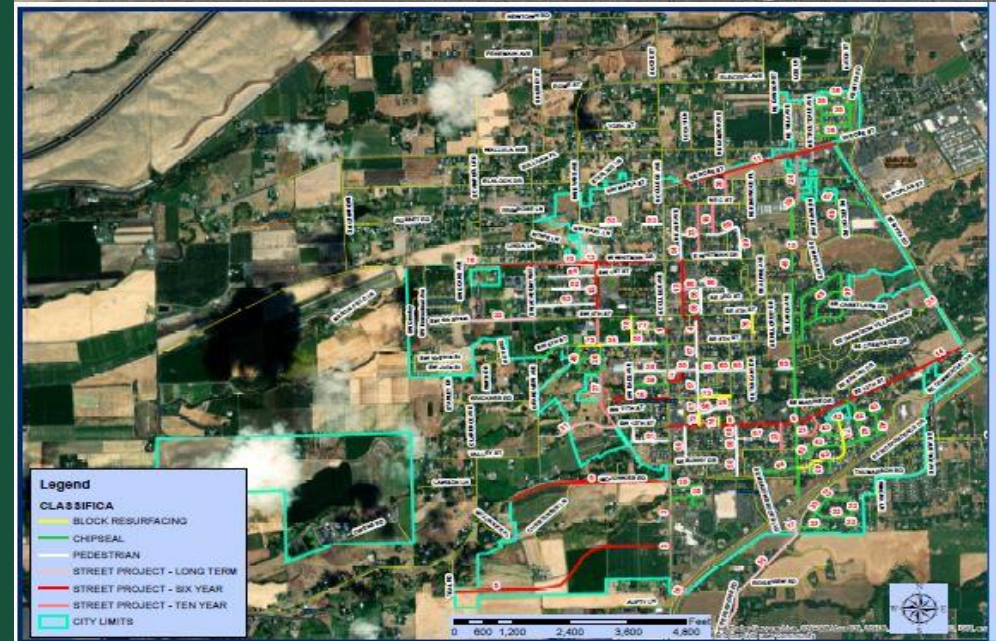


BLOCK RESURFACING PROGRAM

- ▶ Resurface one block of roadway per year. Preserves road for decade.
- ▶ Priority: High (Annually)
- ▶ **Annual expense: Around \$32,000 to \$34,000 Annually/Reet I**
- ▶ 2023
 - ▶ SE 6th St (College to Date)
- ▶ 2024
 - ▶ SW 6th St (Davis to Evans)
- ▶ 2025
 - ▶ SE Mockingbird Ln
- ▶ 2026
 - ▶ SE Highland Park (North Leg)
- ▶ 2027
 - ▶ NE Dawson St (Myra to Westfair)
- ▶ 2028
 - ▶ NE Alden St (Criscola to Troutdale)

How do we pay for it?

- 100% - REET

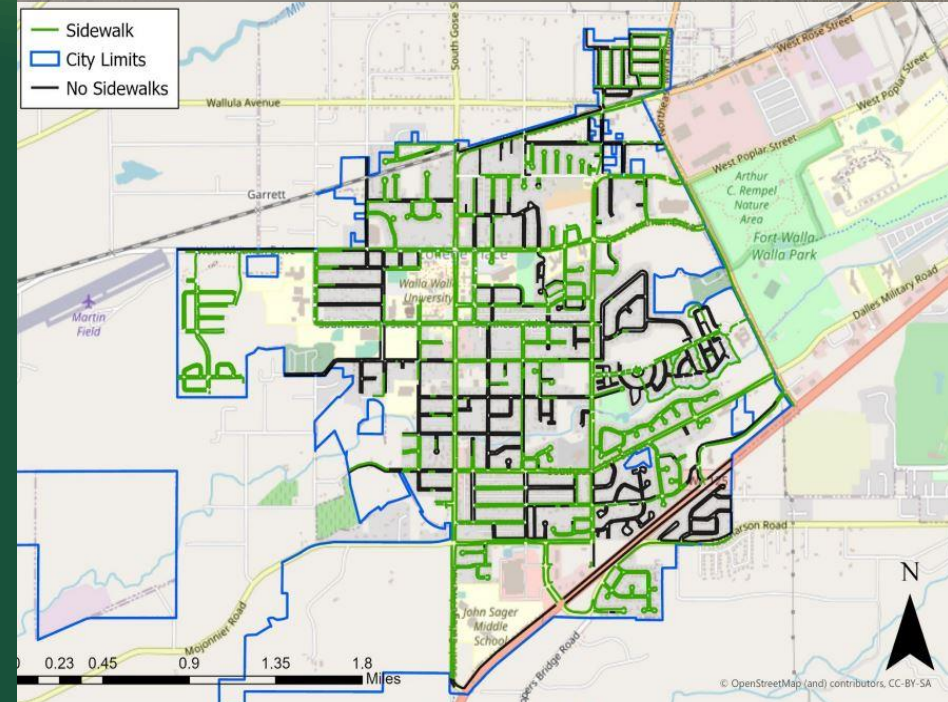


CENTRAL COLLEGE PLACE SIDEWALK PROJECT

- ▶ Prioritization: High (2023), Medium (2023, 2024, 2025, and 2027)
- ▶ Will pursue CDBG – General Purpose Grants and State Transportation Improvement Board Sidewalk Program Grant to continue sidewalk work every time available.
- ▶ Following sidewalks are prioritized based on Census Block Group and Federally Classified Roadway Criteria on State Levels.
 - ▶ FY 2023: SW 6th (College to Davis) and SW 8th (College to Bade).
 - ▶ FY 2024: NW B Street (Evans to College), NE Ash (A to Whitman).
 - ▶ FY 2025: SE 8th and SE Birch
 - ▶ FY 2027: SE Central and Broadway
- ▶ CDBG funds awarded for FY 2023
- ▶ Will pursue State CDBG awards for other years.
- ▶ Need to acquire right-of-way for 2024, 2025, and 2027 Proposals.
- ▶ Estimated Cost
 - ▶ **FY 2023: \$364,000**
 - ▶ **FY 2024: \$752,112**
 - ▶ **FY 2025: \$750,000**
 - ▶ **FY 2027: \$750,000**
- ▶ **Total Cost: \$2,616,112**

How do we pay for it?

- 85% - State CDBG- General Purpose Grant or State TIB Sidewalk Program Grant
- 15% - City Street Improvement Fund



CP POST OFFICE CROSSWALK

- ▶ 500 S. College Avenue
- ▶ Prioritization: High (Dependent Upon Grants (2023))
- ▶ Federally Classified Road.
- ▶ In adopted City Local Road Safety Plan.
- ▶ Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.
- ▶ Trying to obtain WSDOT and State TIB Grant. Fallback is a MPO Grant. Estimated Cost
 - ▶ **FY 2023: \$178,360**

How do we pay for it?

- 90.0% - WSDOT, TIB, or MPO Grant
- 10.0% - City Streets (CE)



DOWNTOWN PARKING LOT

- ▶ College Avenue Corridor (13th to 4th)
- ▶ Prioritization: High – Depending upon success of grants and formation of City TIF.
- ▶ Acquire land and construct parking lot to improve walkability and business climate of College Avenue.
- ▶ Parking spot requirement deters investment in Downtown core.
- ▶ Likely four satellite parking lots needed throughout corridor.
- ▶ Will try to form City Tax Increment Financing District and pursue grants to make this happen.
- ▶ Estimated Cost
 - ▶ Engineering (2023): \$61,954
 - ▶ Parking Lot 1 & 2 Construction (2024): \$712,468
 - ▶ Engineering (2025): \$50,240
 - ▶ Parking Lot 3 & 4 Construction (2026): \$577,758
 - ▶ **Total - \$1,402,420**

How do we pay for it?

- 100.0% Proposed City Tax Increment Financing District and/or Grants.

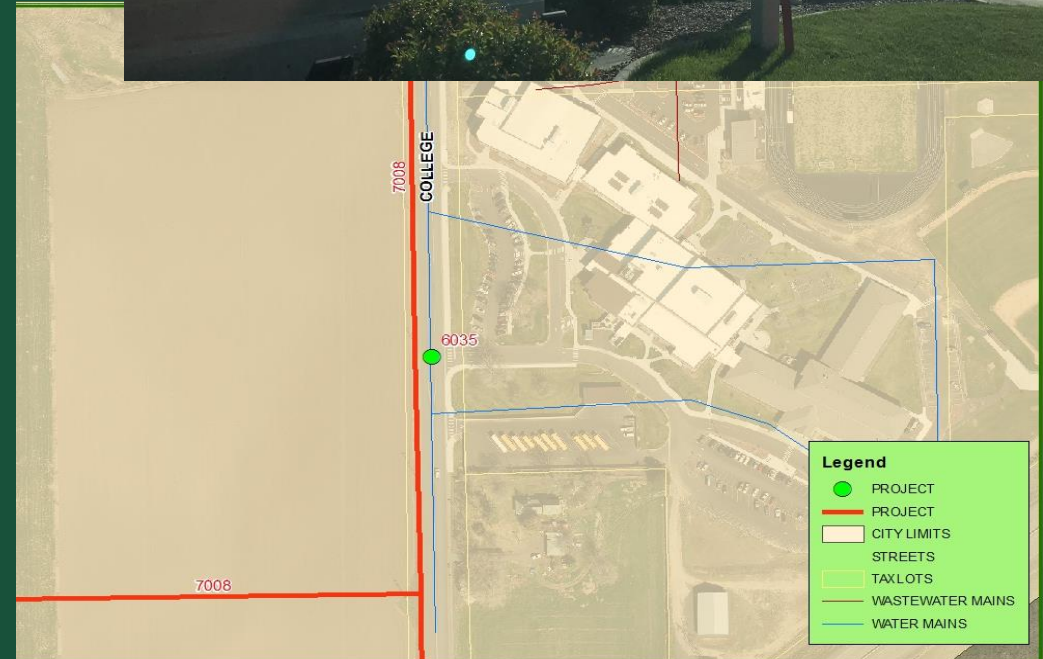


SIGNALIZATION OF STONE CREEK/LAKESIDE DEVELOPMENT

- ▶ Prioritization: Medium (2023-2024).
- ▶ Driven by development of Stone Creek/Lakeside Development.
- ▶ Developer contribution required.
- ▶ Stoplight needed for entryway into development and College Place High School.
- ▶ Estimated Cost
 - ▶ Engineering (2023): \$72,099
 - ▶ Construction (2024): \$1,045,437
- ▶ **Total: \$1,117,536**

How do we pay for it?

- 50% Proposed City TIF District
- 50% Developer Contribution



EAST-WEST ROAD IN STONE CREEK/LAKESIDE DEVELOPMENT

- ▶ Prioritization: Medium (2023-2025).
- ▶ Driven by development of Stone Creek/Lakeside Development as well as new public intermediate school.
- ▶ Developer contribution required.
- ▶ East-West road will be developed with bike lanes and sidewalks.
- ▶ Proposed road will go from College Avenue to Teal Rd.
- ▶ Right-of-Way Easement is secured.
- ▶ Estimated Cost
 - ▶ Engineering (2023): \$569,557
 - ▶ Construction (2024-2025): \$6,550,904
- ▶ **Total: \$7,120,461**

How do we pay for it?

- 50% Proposed City TIF District
- 50% Developer Contribution (Lakeside, CPPS, etc)



NORTHEAST COLLEGE PLACE ACTIVE TRANSPORTATION PROJECT

- ▶ Prioritization: Medium – Dependent on grants (2023)
- ▶ Improvements on Federally Classified Roads
- ▶ Reconstruct NE Damson (Cargill to Rose) to include sidewalks.
- ▶ Rapid Flashing Beacon crossing at NE Rose & Damson
- ▶ Pedestrian Streetlamps every 180 ft on south side of NE Rose (Ash to Carey).
- ▶ Restripe NE Rose (Lambert to Carey).
- ▶ Estimated Cost
 - ▶ **Total: \$800,000**

How do we pay for it?

- 95.0% State Transportation Improvement Board, Federal S4, other grant funding.
- 5.0% City Street Improvement Fund

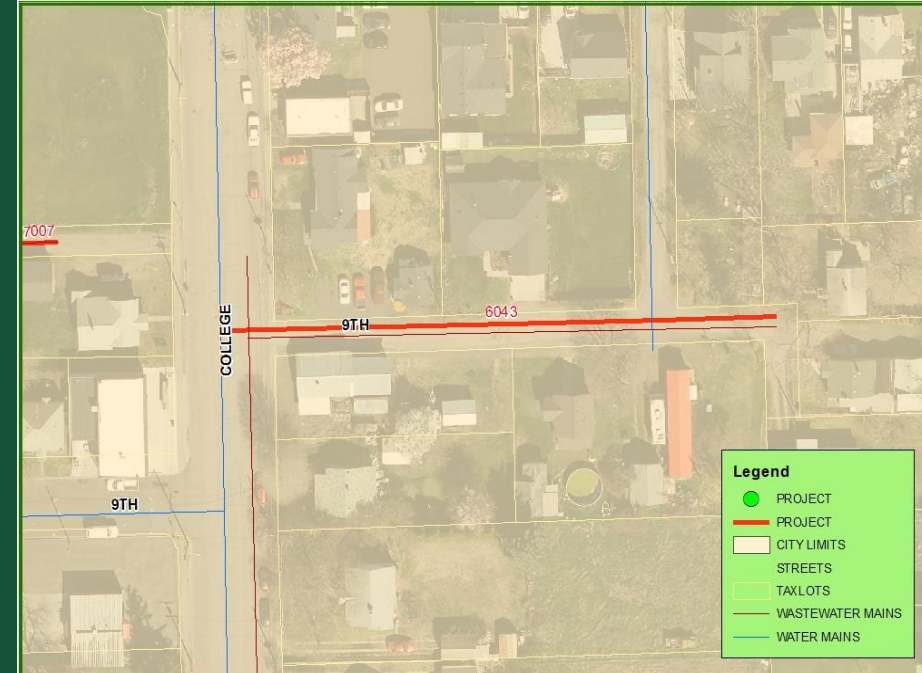


SE 9TH (COLLEGE TO DEAD END)

- ▶ Prioritization: Low (2024)
- ▶ SE 9th Street: College Ave to Dead End
- ▶ Surface 0.06 miles of gravel/dirt roadway
- ▶ Limited right-of-way. No storm facilities.
- ▶ Fully dependent on Community Development Block Grant (CDBG) – General Purpose Grant.
- ▶ WWU Engineering Student working on this project and grant writing as part of capstone.
- ▶ Only five properties have sole access from roadway.
- ▶ Estimated Cost
 - ▶ **Total: \$585,200**

How do we pay for it?

- 100% - State CDBG General Purpose Grant or
- Local LID

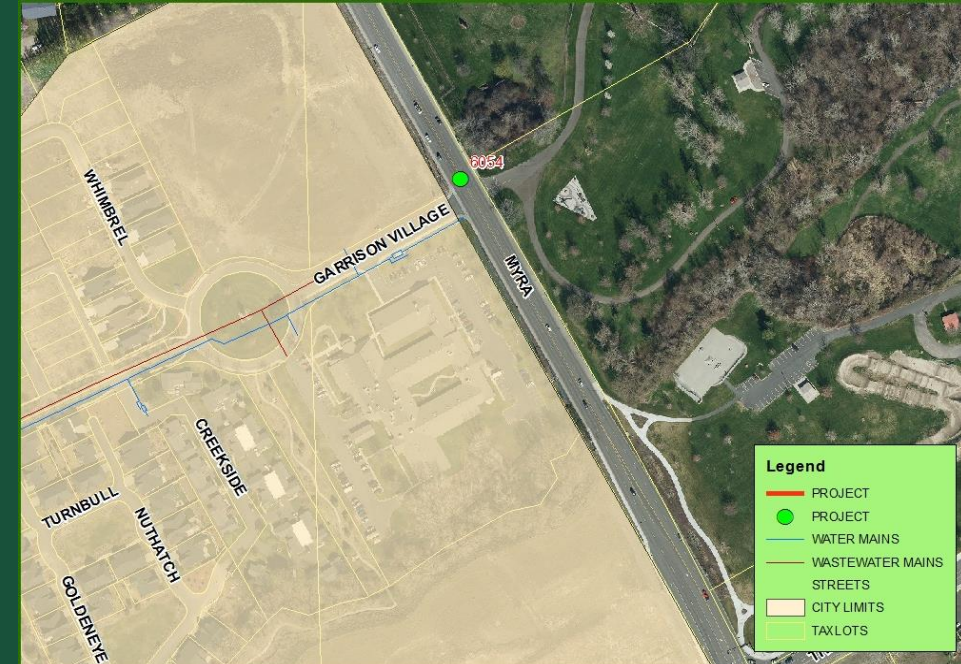


PEDESTRIAN SIGNALIZATION AT MYRA RD & GARRISON VILLAGE WAY

- ▶ Prioritization: Low (2024).
- ▶ Dependent upon either developer contribution or WSDOT Pedestrian Safety Grant.
- ▶ Local Road Safety Plan/ADA Transition Plan will help obtain funds which City now has.
- ▶ Much pedestrian activity between Villages at Garrison Creek development and Fort Walla Walla park.
- ▶ Myra Rd has ADT of about 15,000
- ▶ Estimated Cost
 - ▶ **Total: \$585,289.26**

How do we pay for it?

- 20% - City of Walla Walla
- 20% - City of College Place Streets
- 30% - Developer Contribution
- 30% - State Grant or HOA Partnership



AUTUMN MEADOWS ROAD IMPROVEMENTS

- ▶ Prioritization: Medium (2024)
- ▶ Under the City's Private to Public infrastructure code the Autumn Meadows HOA petitioned the City to take on infrastructure with fiscal payment from HOA to improve to City standards.
- ▶ Roads city is taking over with payment is SE Falbo Drive and various cul-de-sacs.
- ▶ Improvements are in line with engineering assessment conducted by TD&H Engineering.
- ▶ Estimated Cost
 - ▶ **Total: \$219,656**

How do we pay for it?

- 100% - Autumn Meadows HOA LID/payment

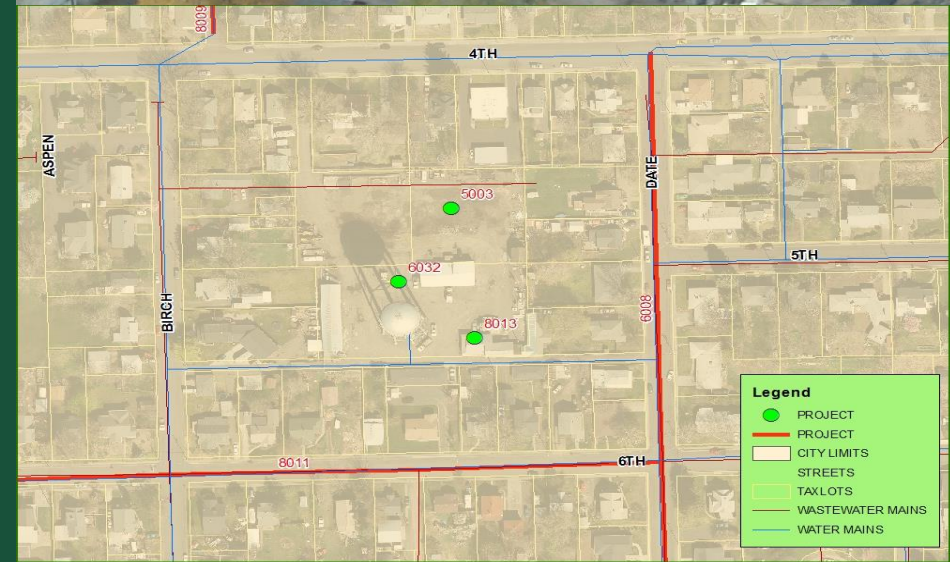


PUBLIC WORKS YARD UPGRADE.

- ▶ Prioritization: High (2023, 2028)
- ▶ Renovate buildings in Public Works Yard. Many structures in Public Works Yard date to late 1940's. Do ESCO Work.
- ▶ FY 2023: Replace furnace and building controls. Upgrade lighting and heat pump.
- ▶ FY 2025: Architecture/Engineering for correctly sized replacement yard at site that is less intrusive for residents.
- ▶ FY 2028: Construct replacement yard.
- ▶ Estimated Cost
 - ▶ FY 2023 ESCO Renovation Improvements: \$892,797
 - ▶ FY 2025 Architecture/Engineering New Facility: \$500,000
 - ▶ FY 2028: Construction: \$5,000,000
- ▶ **Total Cost: \$6,392,797**

How do we pay for it?

- 25.0% FEMA HMA Grant/Homeland Security Grant
- 10.0% Pacific Power Rebates
- 21.7% Water Fund
- 21.6% Wastewater Fund
- 21.7% Stormwater Fund

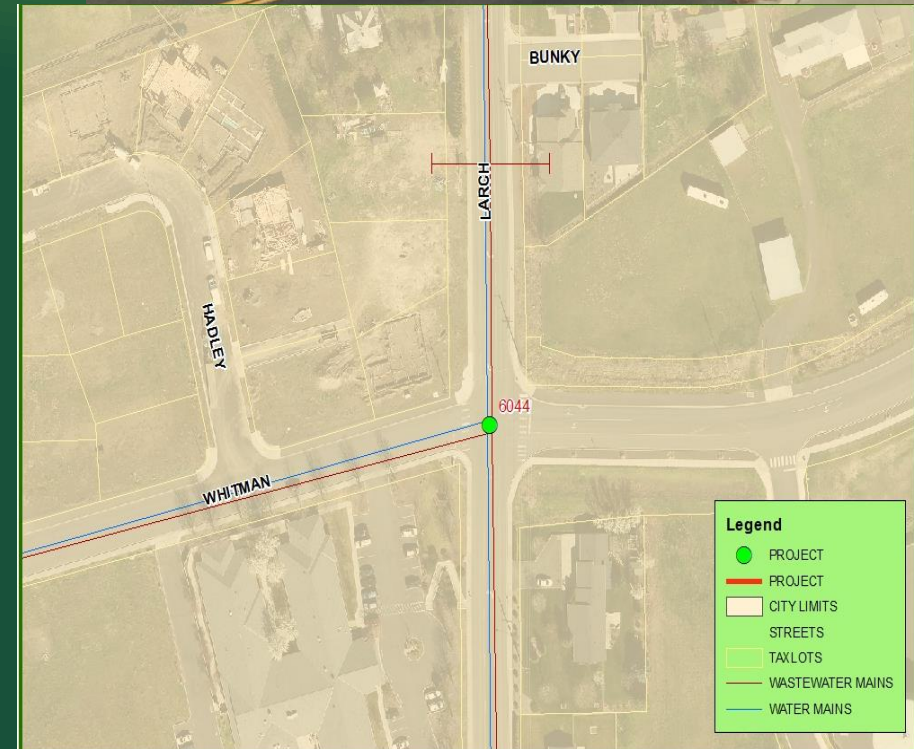


WHITMAN & LARCH INTERSECTION

- ▶ Low (2026) Stop Sign Intersection currently functions as two-way stop. Larch is thru intersection.
- ▶ CERB Planning Grant recommended immediate conversion to four-way stop. By 2025 stoplight recommended.
- ▶ Looking at developer contributions, local funds, and TIB for improvements.
- ▶ Estimated Cost
 - ▶ **Total: \$323,264.69**

How do we pay for it?

- 40% Developer Fees
- 40% State CERB Construction Grant
- 20% City Street Improvement Fund

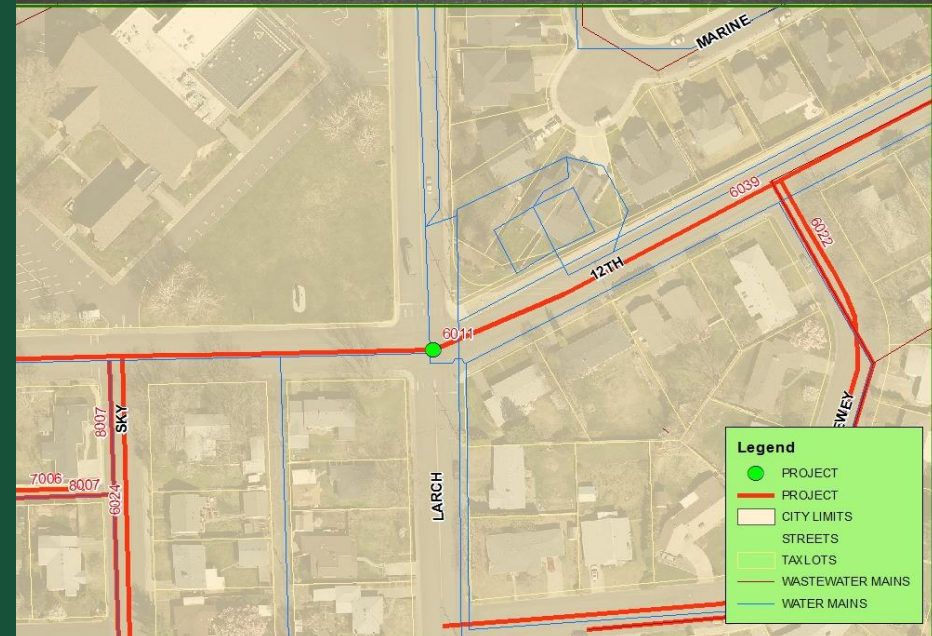


12TH & LARCH INTERSECTION IMPROVEMENT.

- ▶ Prioritization: Medium (2027).
- ▶ Convert 12th & Larch to either a roundabout or a stoplight as recommended in State Community Economic Revitalization Board funded Study from 2018.
- ▶ Federally Classified Route/Intersection
- ▶ Eligible for TIB, State, and Federal Grants.
- ▶ Estimated Cost
 - ▶ **Total: \$2,181,930**

How do we pay for it?

- 50% - WSDOT Local Road Safety or MPO Grant
- 50% - City Street Fund (CE), Debt or Loan, and Partnerships



WHITMAN DR IMPROVEMENTS

- ▶ Prioritization: Low (2027).
- ▶ Only ½ street improvements done in 2010.
- ▶ Finish north side with curb, gutter, storm, and new pavement.
- ▶ This project will become critical as Martin Airfield is still in the City's urban growth area and development may occur out their.
- ▶ Academy Way to western City Limit by Martin Airfield. Eligible for TIB, State, and Federal Grants.
- ▶ Estimated Cost
 - ▶ **Total: 1,048,616.70**

How do we pay for it?

- 50% - Developer Impact Fee/Contributions
- 50% - State TIB Grant/UAP

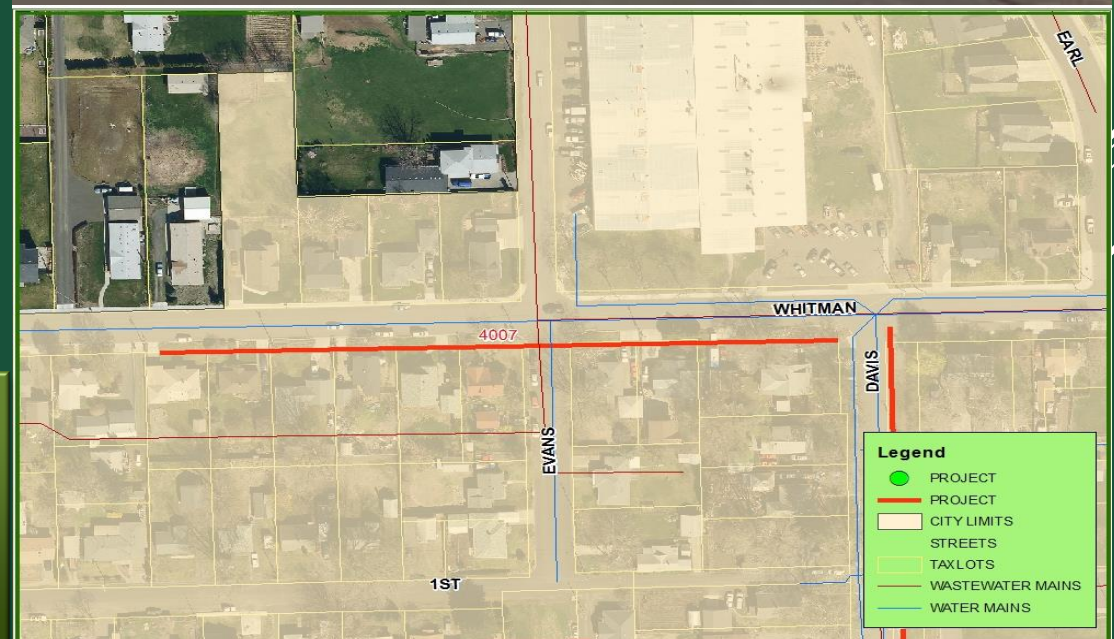


WHITMAN DR MULTIUSE PATH COMPLETION

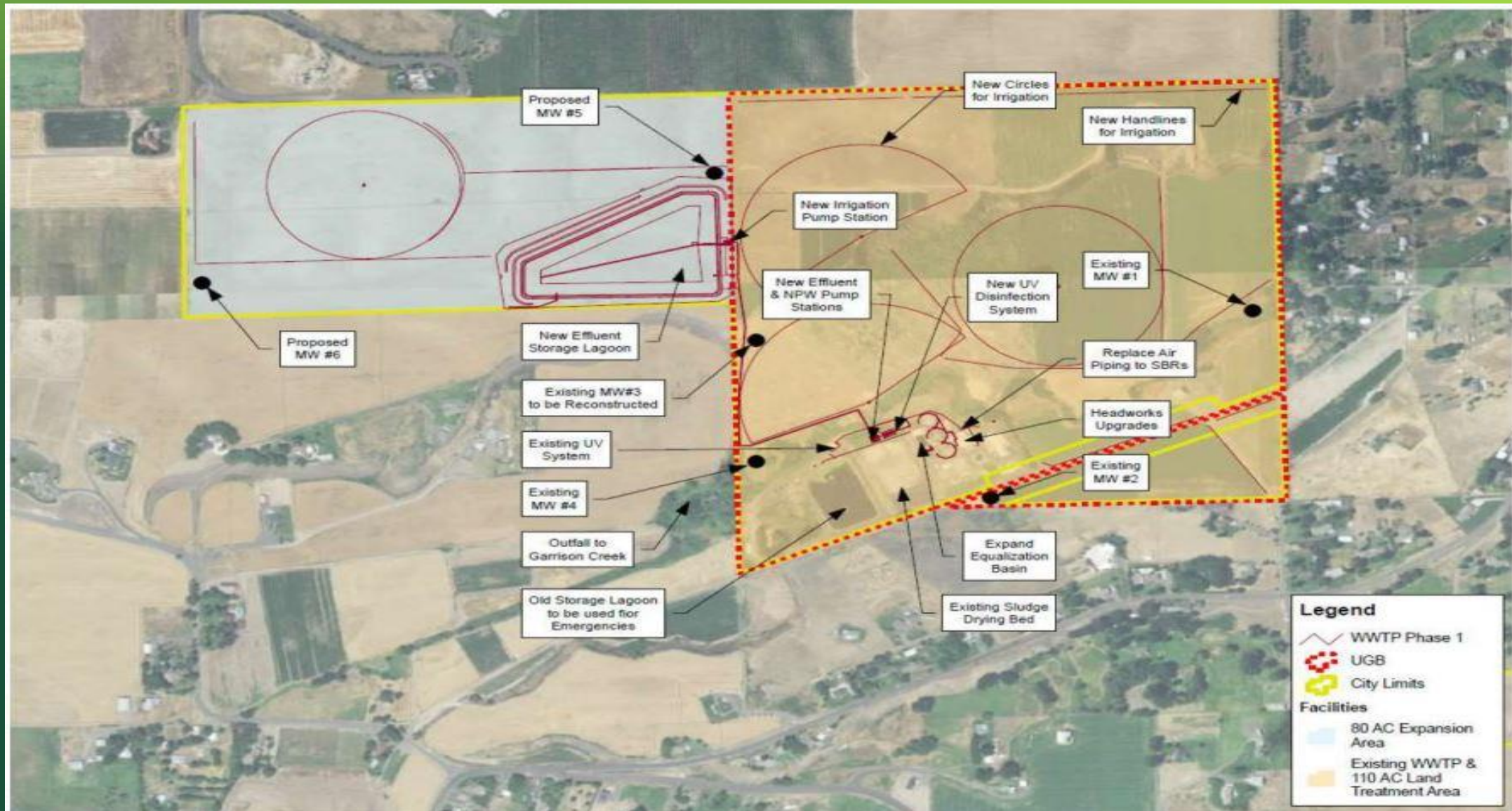
- ▶ Prioritization: Low (2027)
- ▶ Whitman Drive Multiuse Path now exists continuously for four miles from Fort Walla Walla to Whitman Monument except for a two city block gap.
- ▶ **Estimated Total Cost: \$200,000**
 - ▶ 100% Metro Planning Agency STP or State RCO Trail Grant Funds
- ▶ Six foot wide multiuse path would be installed on south side of roadway between intersection of Davis and 609 SE Whitman Drive.

How do we pay for it?

- 90% Metro Planning Agency STP or State RCO Grant Funds
- 10% Local Match



E. WASTEWATER PROJECTS

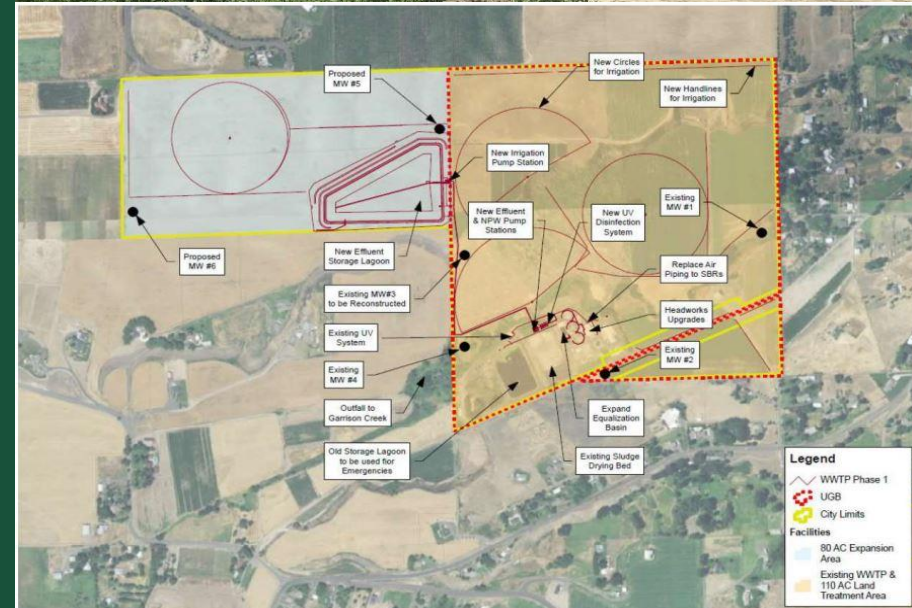


WASTEWATER TREATMENT PLANT IMPROVEMENTS – PHASE I

- ▶ Prioritization: High (2023)
- ▶ Project Location: Owens Rd & Mojonnier.
- ▶ Improvements needed to satisfy new NPDES Permit.
- ▶ Improvements include headworks, reeration and cooling, and land treatment.
- ▶ In 2019 acquired 80 acres for land treatment/basin by State Department of Natural Resources adjacent to site.
- ▶ In 2019 also awarded State Loan of \$2,500,000 for design with \$600,000 principal forgiveness.
- ▶ Per Ecology, Phase 1 improvements must be underway by 2023.
- ▶ Investigating regionalization with City of Walla Walla.
- ▶ **Total Cost: \$26,000,000**

How do we pay for it?

- 13.5% Federal Earmark Grant
- 38.5% State Ecology Hardship Grant
- 48.0% State Ecology Subsidized Loan/City Wastewater Fund



WASTEWATER LIFT STATION #5 REPLACEMENT

- ▶ Prioritization: High (2023)
- ▶ Project Location: SW 1st Street (632 to 529 Area)
- ▶ Replace over capacity wastewater lift station.
- ▶ City is relocating lift station to properly on south side of road and building conventional building.
- ▶ Funded by State Public Works Trust Fund Grant/Loan.
- ▶ Engineering: \$465,000.
- ▶ Construction: \$1,275,000.
- ▶ **Total Cost: \$1,740,000**



How do we pay for it?

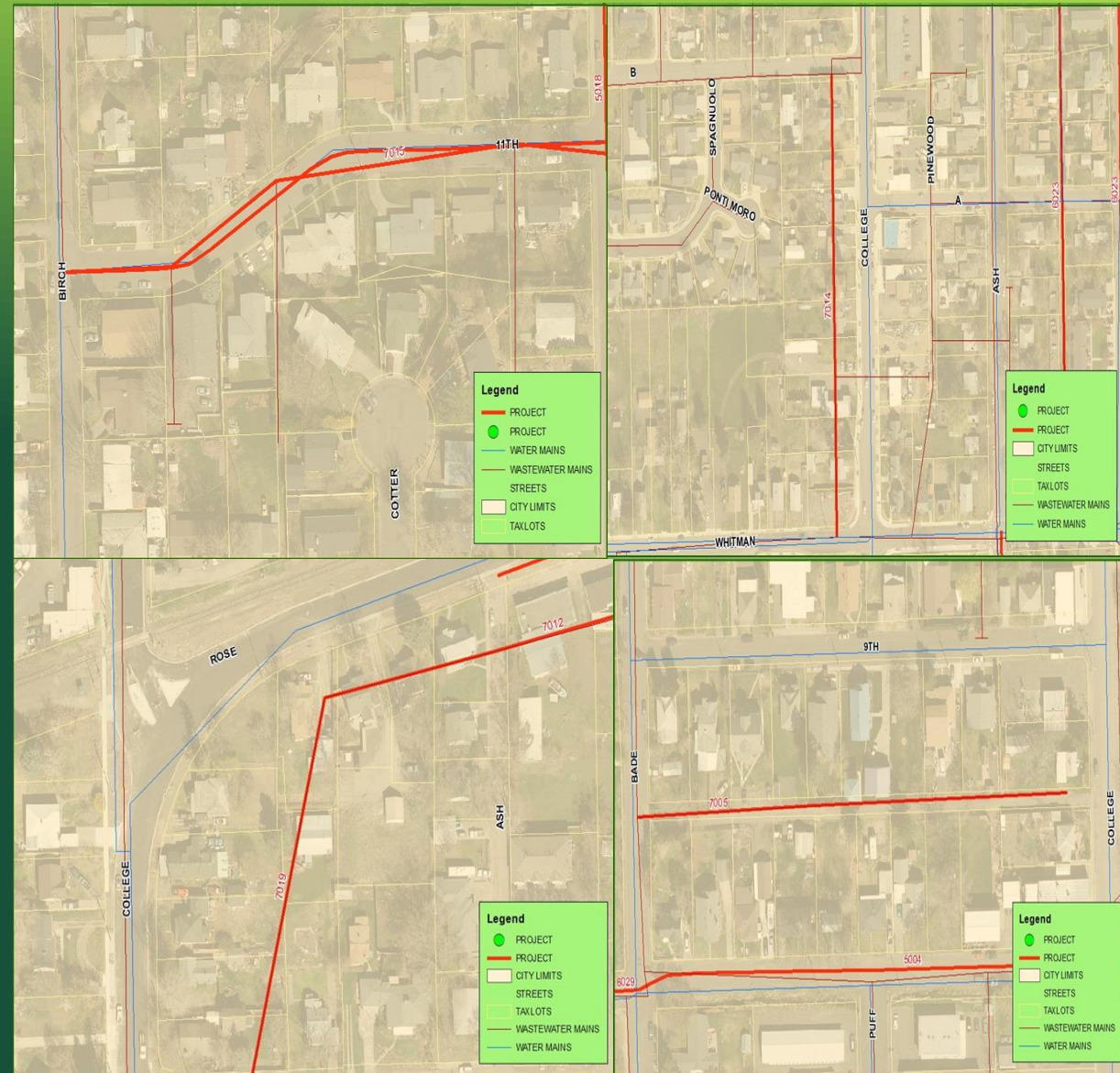
- 100.0% State Public Works Trust Fund

NEIGHBORHOOD SEWER LINING PROGRAM

- ▶ Prioritization: High
- ▶ Will bundle projects to let contracts every other year to achieve cost efficiencies.
- ▶ Project Location:
 - ▶ As determined by Wastewater Fiscal Sustainability Plan for Period Phasing.
- ▶ Decayed wastewater main that needs to be lined.
- ▶ Funded by Wastewater Utility
- ▶ Estimated Cost
 - ▶ FY 2024: \$379,000
 - ▶ FY 2026: \$370,000
 - ▶ FY 2028: \$400,000
- ▶ **Total Cost: \$1,149,000**

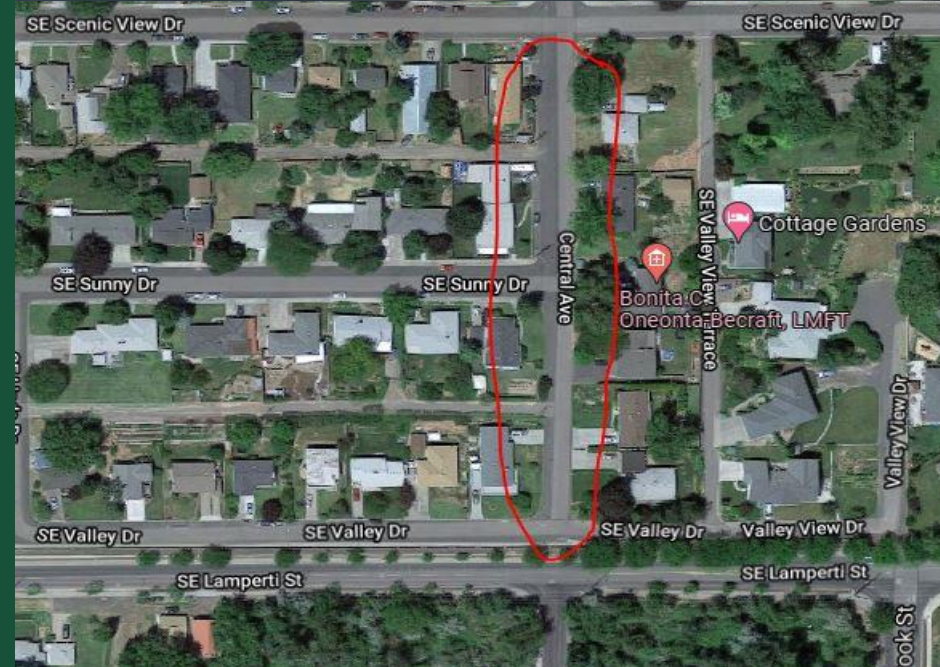
How do we pay for it?

- 100% - Wastewater Capital Reserve



SE CENTRAL AVE WASTEWATER LINE PROJECT

- ▶ Prioritization: Low (2027)
- ▶ Project Location: SE Central Ave (ScenicView to Valley Dr.
- ▶ Replace private decayed wastewater line serving many homes with city-owned one built to city standards.
- ▶ Funded by Wastewater Utility.
- ▶ **Total Cost: \$455,942**



How do we pay for it?

- 100.0% City Wastewater Utility

F. WATER PROJECTS

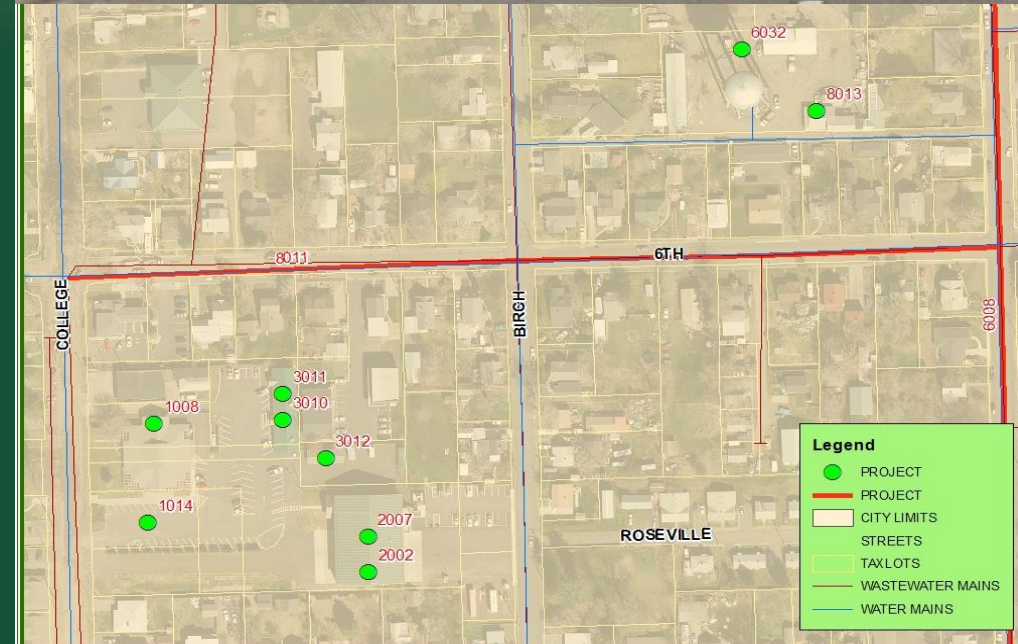


HIGH PRIORITY WATER MAIN REPLACEMENT PROGRAM

- ▶ Prioritization: High (2023 to Beyond)
- ▶ Replacement of critical neighborhood water lines in decayed condition identified in adopted 2022 Water System Plan.
- ▶ Locations
 - ▶ FY 2023: SE 6th (College to Date)
 - ▶ FY 2025 engineering /2026 construction: SW 4th & 5th (College to Bade)
 - ▶ FY 2027 engineering/2028 construction: SE 8th & SE Elm
- ▶ Funded by Water Utility.
- ▶ Estimated Cost
 - ▶ FY 2023: \$450,000
 - ▶ FY 2025: \$100,000
 - ▶ FY 2026: \$700,000
 - ▶ FY 2027: \$100,000
 - ▶ FY 2028: \$450,000
- ▶ **Total: \$1,800,000**

How do we pay for it?

- 100% - Water Utility

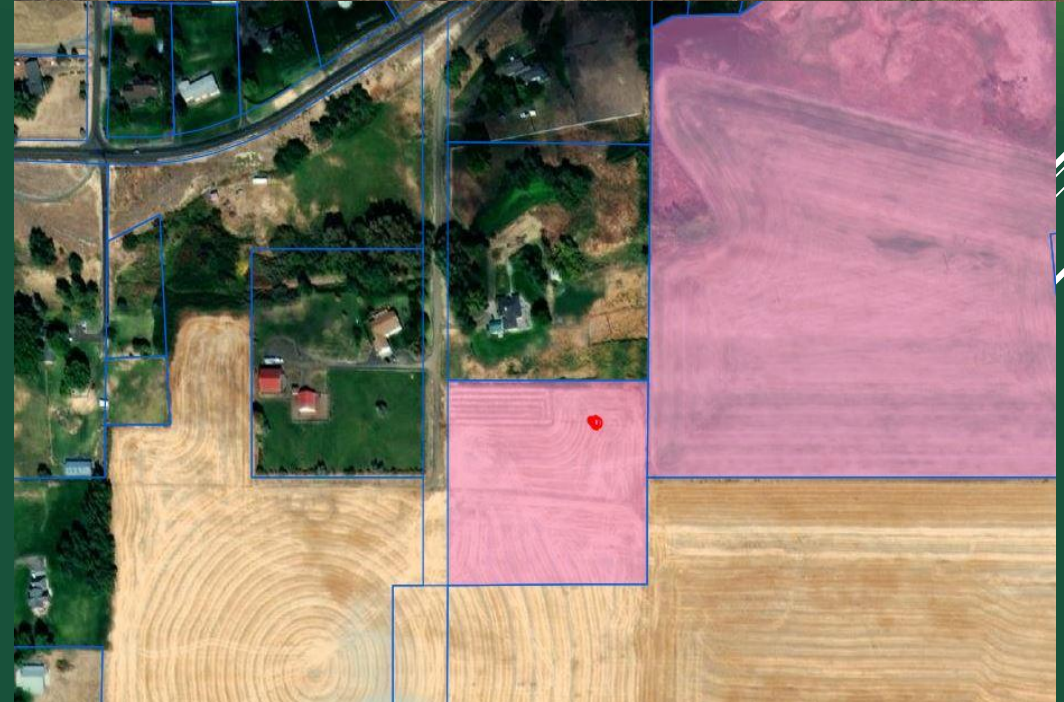


WELL NO# 7 DEVELOPMENT

- ▶ Prioritization: High (2023-2025)
- ▶ Well #7 location to be on SW Teal Rd.
- ▶ Will help supply west end of system (West of College Avenue).
- ▶ City needs additional wells to increase resiliency and be able to meet peak demand at geographically dispersed areas of town.
- ▶ Cost.
 - ▶ Engineering (FY 2023): \$200,000
 - ▶ Construction (FY 2024 and 2025): \$3,836,000
 - ▶ **Total: \$4,036,000**

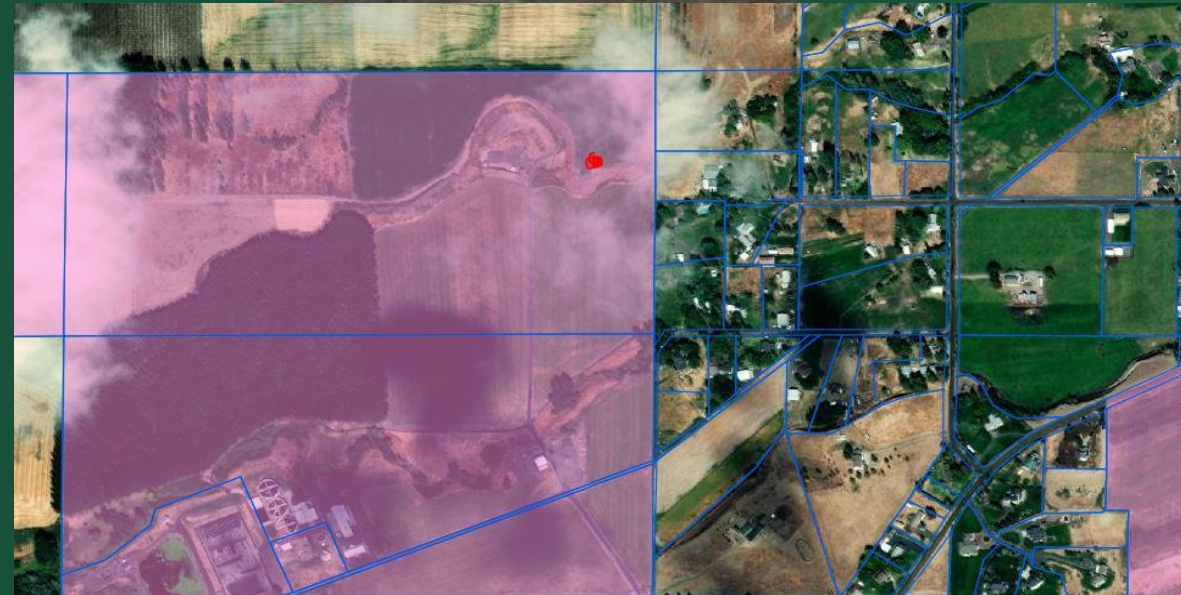
How do we pay for it?

- 10% State Public Works Trust Fund
- 60% FEMA HMA Grant
- 20% City Water Fund
- 10% Developer Contribution



WEST COLLEGE PLACE WATER TOWER (RESERVOIR #4) & TRANSMISSION MAIN

- ▶ Prioritization: High (2023-2024)
- ▶ Best project location is on bluff in northeast section of City Wastewater Treatment Plant property.
- ▶ Water storage tank needed to serve west section of community (West of College Avenue) as development occurs and to achieve the goal of having 48 hours of potable water storage on hand in the community.
- ▶ 1,000,000 Gallon Elevated Water Reservoir.
- ▶ Transmission main to connect tower to water system.
- ▶ Cost
 - ▶ FY 2023 –Engineering: \$450,000
 - ▶ FY 2024 –Construction: \$5,185,000
 - ▶ **Total: \$5,635,000**



How do we pay for it?

- 12.0% - State Public Works Trust Fund
- 50.0% - FEMA HMA Grant or State Dept of Health Grant
- 15.0% - City Water Capital Fund
- 25.0% - Developer Contribution

WELL #3 ELECTRICAL GENERATOR

- ▶ Prioritization: Medium (2024)
- ▶ Project Location: Well #3 located on east side of SE Larch & Lamperti intersection.
- ▶ Well #3 dates back to 1967.
- ▶ The well lacks an electrical generator.
- ▶ FEMA HMA/BRIC Grant we are pursuing to cover 75% of the work.
- ▶ **Total: \$311,400**

How do we pay for it?

- 75.0% FEMA HMA Grant
- 25.0% City Water Fund

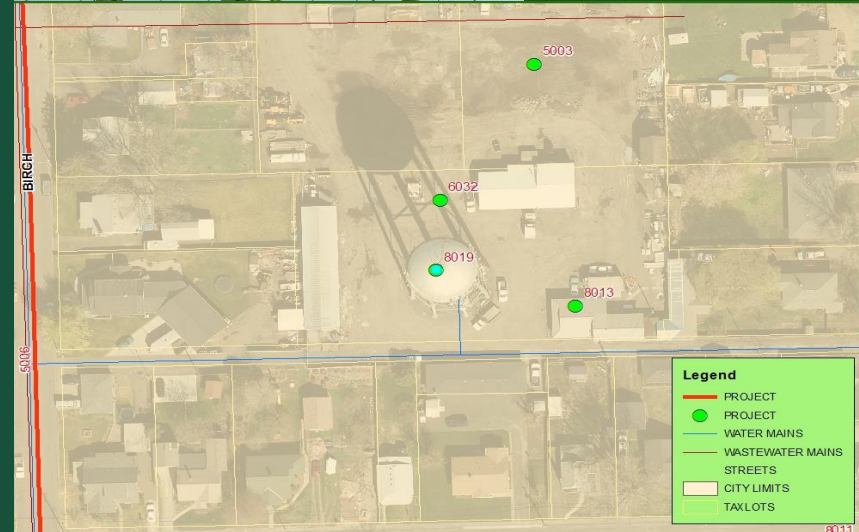


REPAINT CENTRAL COLLEGE PLACE WATER TOWER

- ▶ Prioritization: High (2023 to 2025)
- ▶ Project Location: Public Works Yard located between Birch, Date, 4th, and 6th.
- ▶ Elevated water tank dates back to 1949.
- ▶ Central water tower is due for repainting. Higher cost since exterior paint is lead-based so will need to encase painting work in plastic.
- ▶ Water tower also needs to be seismically retrofitted and have overflow sized to current standards.
- ▶ Water utility will cover repainting cost.
- ▶ FEMA BRIC/HMA Grant we are pursuing to cover all of the overflow and seismic retrofit work.
 - ▶ **FY 2023: \$250,000**
 - ▶ **FY 2024: \$1,524,000**
 - ▶ **FY 2025: \$1,275,361.01**
- ▶ **Total: \$3,049,361.01**

How do we pay for it?

- 75.0% FEMA BRIC/HMA Grant
- 25.0% Water Utility



MEDIUM PRIORITY NEIGHBORHOOD WATER MAIN REPLACEMENT PROGRAM

- ▶ Prioritization: Medium (2026-2028)
- ▶ Replacement of critical neighborhood water lines in decayed condition identified in adopted 2022 Water System Plan.
- ▶ Locations
 - ▶ FY 2026: NE Lambert (Rose to C)
 - ▶ FY 2027: SW 8th (College to Bade)
 - ▶ FY 2028: SE Robin (Scenic View to Mockingbird)
- ▶ Funded by Water Utility.
- ▶ Estimated Cost
 - ▶ FY 2026: \$317,000
 - ▶ FY 2027: \$10,000
 - ▶ FY 2028: \$63,000
- ▶ **Total: \$390,000**

How do we pay for it?

- 100% - Water Utility



XV. TABLE OF ACRONYMS

- ▶ ADA: Americans with Disabilities Act
- ▶ AMI: Advanced Metering Infrastructure
- ▶ AMR: Automated Metering Infrastructure
- ▶ CDBG: Community Development Block Grant
- ▶ EDA: Economic Development Administration
- ▶ DNR: Department of Natural Resources
- ▶ LID: Local Improvement District
- ▶ LTGO: Limited Tax General Obligation
- ▶ PWTF: State Public Works Trust Fund
- ▶ PVC: Polyvinyl Chloride
- ▶ RCO: Recreation and Conservation Office
- ▶ REET: Real Estate Excise Taxes
- ▶ SR: State Route
- ▶ SRTS: Safe Routes to School
- ▶ TIB: Transportation Improvement Board
- ▶ UGA: Urban Growth Area
- ▶ WSDOT: Washington State Department of Transportation
- ▶ WSRB: Washington Survey and Rating Bureau
- ▶ WWTP: Wastewater Treatment Plant



City of College Place: Capital Facility Plan (2023 to 2028) * Many projects subject to availability of grant dollars & future development*														
Name of Project	Project ID	Prioritization	Project Location	Project Description	Status	Year Budget	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total Project Cost	How is project funded?
Administration/Community Development														
Council Chambers AV Upgrade, Dias, etc	1008	High	City Hall	Upgrade AV system in Council Chambers. Dias and general Council Chambers Upgrade. Might Be Done in 2022 but might not. (Carryover)	Budgeted	2022	\$ 700,000.00						\$ 700,000.00	FY 2022-2023: 100% ARPA Federal Grant.
Municipal Campus ADA Sidewalk Compliance	1020	Medium	City Hall	Update sidewalks at Municipal Campus to be ADA Compliant.	Budgeted	2023	\$ 40,000.00						\$ 40,000.00	50% Mitigation Grant from Risk Management, 50% Facility Maintenance Reserve.
City Hall Landscaping	1002	Low	City Hall	FY 2023 - Remove arborvitae and install low maintenance vegetation/plant Christmas tree. FY 2027 - Landscaping around City Hall campus.	Planned	2023	\$ 25,000.00				\$ 54,269.00		\$ 79,269.00	Facilities Maintenance Reserve (funded by CE)
City Hall Sallyport Conversion	1018	High	City Hall	Convert former Sallyport to Offices. City Admin Office, Conf Room, Mayor Office.FY 2024 Construction.	Planned	2024		\$ 2,000,000.00					\$ 2,000,000.00	Facilities Maintenace Fund - 10% Councilmanic General Debt - 90%
City Hall Conference Room Furnishings	1013	Low	City Hall	Conference room, eight offices, break room.	Planned	2024		\$ 100,000.00					\$ 100,000.00	Facilities Maintenance Reserve (funded by CE)
City Hall Parking Lot (East End Improvements)	1014	Low	City Hall	Patch, sealcoat, stripe, move dumpster, remove fence, parking stops, ADA ramp to City Hall. Also finish landscaping around City Hall and PD. Also, underground power to charging stations and remove power pole.	Planned	2025			\$ 100,000.00				\$ 100,000.00	Facility Maintenance Reserve (funded by CE) Also, ESCO Savings (10%)
City Hall Exterior Beam Repair	1001	Low	City Hall		Planned	2026				\$ 40,000.00			\$ 40,000.00	Facilities Maintenance Reserve (funded by CE)
City Hall Exterior Paint	1017	Low	City Hall	Paint exterior & replace gutters.	Planned	2026				\$ 15,000.00			\$ 15,000.00	Facilities Maintenance Reserve (funded by CE)
City Hall Restroom Renovation	1015	Low	City Hall	Replace tile, stalls, fixtures, counterlights, paint-two public, three staff.	Planned	2026				\$ 60,000.00			\$ 60,000.00	Facility Maintenance Reserve (funded by CE)
Total: Administration/Community Development							\$ 765,000.00	\$ 2,100,000.00	\$ 100,000.00	\$ 115,000.00	\$ 54,269.00	\$ -	\$ 3,134,269.00	
Fire Department														
Regional Fire Training Tower Contribution	2016	High	City of WW	City 1/3 share contribution prorated over five years for replacement fire training tower. Current one isn't safe to do controlled burns in.	Budgeted	2021	\$ 64,900.00	\$ 64,900.00	\$ 64,900.00	\$ 64,900.00			\$ 259,600.00	Facility Maintenance Reserve (funded by CE)
Replace Exterior Staircase on East Side of Building.	2017	High	Fire Station	Replace Exterior Staircase on East side of	Budgeted	2023	\$ 60,000.00						\$ 60,000.00	Facility Maintenance Reserve (funded by CE)
Renovate Dorm Rooms	2025	Medium	Fire Station	Renovate Dorm Rooms.	Budgeted	2024		\$ 45,944.00					\$ 45,944.00	Facility Maintenance Reserve (funded by CE)
Dorm Room Furniture	2026	Medium	Fire Station	Obtain Dorm Room Furniture	Budgeted	2024		\$ 34,458.00					\$ 34,458.00	Facilities Maintenance Reserve (funded by CE)
Fire Station HVAC and Lighting Rehab	2010	Medium	Fire Station	Replace boiler, water to air heat exchangers, cooling tower, and makeup air unit with high effeciency equipment. Replacement building control system. Also, high efficiency lighting.	Planned	2024		\$ 1,277,266.80					\$ 1,277,266.80	25% - State Commerce Efficiency Grants, 25% - FEMA HM Grant, 50% Facility Maintenance
Total: Fire Department							\$ 124,900.00	\$ 1,422,568.80	\$ 64,900.00	\$ 64,900.00	\$ -	\$ -	\$ 1,677,268.80	
Police Department														
Police Department: HVAC, Lighting, and Generator Upgrades	3011	Low	Police Department	Replace existing rooftop unit serving the south side of the Police Station with high efficiency unit. Install new building controls. Replace and retrofit lighting with new high efficiency LED Fixtures.	Planned - Won't happen if Replacement PD occurs.	2024		\$ 205,243.00					\$ 205,243.00	25% State/FEMA Homeland Security Grant, 10% Pacific Power Rebate, 65% Facilities Maintenance.

Replacement Police Department	3010	Medium	Police Department	Work to build a replacement Police Station.	Budgeted	2023	\$ 34,400.00		\$ 12,500,000.00				\$ 12,534,400.00	Engineering in FY 2023 paid for by 100% Facilities Maintenance. Building in FY 2025 would be paid for by voter approved debt.
Total: Police Department							\$ 34,400.00	\$ 205,243.00	\$ 12,500,000.00	\$ -	\$ -	\$ -	\$ 12,739,643.00	
Public Works Department - Parks														
Lions Park Renovation	4001	High	Lions Park	Dredge and reconstruct pond and Garrison Creek channel, eliminate point source pollution of storm water facility into pond. Includes irrigation plans. Engineering will be done the first half of FY 2021. Construction will be the last half of FY 2021 into FY 2022	Budgeted	2018	\$ 5,127,359.00						\$ 5,127,359.00	28% State RCO Grants, 10% Sherwood Trust Grant, 25% City Funds through REET II and CE if needed, 16% Ecology Grant, 1% Private, 10% Potential Fed Grants, 8% Port .09, 1% Blue Zone Pursued Grants, 1% Potential Columbia Grant
Autumn Meadows Park Improvement	4007	High	Autumn Meadows Park on Newgate.	City is taking over park from HOA with HOA giving City funds to improve infrastructure (roads, etc) to city standard.	Budgeted	2023	\$ 25,000.00		\$ 150,000.00				\$ 175,000.00	2023 money from HOA funds, 2024 will be 50% City REET II, 50% State RCO.
Kiwanis Park	4008	Low	Kiwanis Park	Replace sprinkler in northern part of park. Add lighting for Basketball/Pickleball Area.	Planned	2024		\$ 200,000.00					\$ 200,000.00	50% State Commerce/RCO Grants, 50% City REET II
Harvest Meadows Park Improvements	4005	Low	Harvest Meadows Park	Improvements include a welcome sign and picnic shelter as identified in the 2018 Park Master Plan.	Planned	2024		\$ 25,000.00					\$ 25,000.00	100% REET II Funds
Veterans Park at Homestead	4004	Low	Homestead Ave south of 4th Street	Addition of more play equipment and restroom in Park.	Planned	2024		\$ 50,000.00	\$ 300,000.00				\$ 350,000.00	50% State RCO Grant, 25% City REET II, 25% Developer
Park Development near Stone Creek	4003	Low	SW of College Ave & Mojonnier St	Per development standards, parkland will need to be donated to City for development. Will cooperate with State RCO, College Place School District, and developer for quality regional park.	Planned	2024		\$ 500,000.00	\$ 3,500,000.00				\$ 4,000,000.00	50% Developer Fees, 25% State RCO Grants, 12.5% CPPS, 12.5% City REET II
Lions Park Community Center	4006	Low	Lions Park	Replace Community Center with multipurpose facility with Community Kitchen	Planned	2025			\$ 300,000.00	\$ 3,000,000.00			\$ 3,300,000.00	25% Legislative Appropriation Attempt, 25% State Community Facility Grant, 25% Creative District Funding, 25% City Current Expense
Total: Public Works Department - Parks							\$ 5,152,359.00	\$ 775,000.00	\$ 4,250,000.00	\$ 3,000,000.00	\$ -	\$ -	\$ 13,177,359.00	
Public Works Department - Stormwater														
Street Waste Decant Facility	5003	High - But dependent upon grant dollars.	Public Works Yard	Construction of a street waste decant facility. 2022: Engineering. 2023: Construction.	Budgeted	2022	\$ 114,750.00	\$ 803,250.00					\$ 918,000.00	80% State Ecology Grant, 20% Stormwater Utility.
SE Birch (4th to 6th)	5004	Medium	SE Birch (4th to 6th)	Stormwater Improvements from 4th to 6th at Birch. 2022: Engineering. 2023: Construction.	Budgeted	2023	\$ 102,000.00	\$ 1,405,000.00					\$ 1,507,000.00	7.3% ARPA Road Project Unspecified, 20.0% City Stormwater Utility, 72.7% State Ecology Grant Funding.
Outfall Replacement Program	5012	High	Around Community.	Prioritization to be determined through Stormwater Management Plan Criteria.	Budgeted	2023	\$ 250,000.00		\$ 250,000.00		\$ 250,000.00		\$ 750,000.00	Apply for State Department of Ecology Grant Funds for 50%. Other 50% Stormwater Utility.
Drywell Install	5022	High	Community Wide	Earmark funds to install Drywells.	Planned	2024		\$ 99,930.00		\$ 99,930.00		\$ 99,930.00	\$ 299,790.00	Apply for State Department of Ecology Grant Funds for 50%. Other 50% Stormwater Utility.
Public Works Yard Stormwater Improvements.	6032	Low	Middle of block between 4th, 6th, Birch, and Date.	Stormwater improvements at Public Works Yard.	Budgeted	2023	\$ 300,000.00						\$ 300,000.00	50% State Department of Ecology Grant, 50% Stormwater Utility Funds.
NW Earl Ln Stormwater Improvements	6069	Medium	NW Earl Lane between Evans and Whitman	Design and construct stormwater infiltration system. Design in 2023. Construct in 2024.	Budgeted	2023	\$ 70,000.00	\$ 250,000.00					\$ 320,000.00	50% Storm Utility, 50% State DOE Grant.
SE 12th Street (College to Larch)	6010	Medium	SE 12th (College to Larch)	Replace storm infrastructure on 12th from College to Larch.	Planned	2025			\$ 1,302,452.00				\$ 1,302,452.00	90% State Transportation Improvement Board Grant, 10% City Streets Fund

SW 10th Street Retrofit (College to Bade)	5005	Medium	SW 10th from College to Bade.	Reconstruct 10th to include stormwater infrastructure to filter water into Garrison Creek.	Planned	2026								\$ 483,474.00		\$ 483,474.00	100% Move around money. Hardship money will cover staffing. Move freed up money to this project. (Freed up money via Stormwater Capacity Hardship Grant). Also, consider applying for Ecology Stormwater Grant.
SE 12th Street (Larch to Myra)	6039	Medium	SE 12th (Larch to Myra)	Replace storm infrastructure on 12th from Larch Avenue to Myra.	Planned	2027						\$ 1,365,100.00			\$ 1,365,100.00	90% State Transportation Improvement Board Grant, 10% City Streets Fund	
NE Cedar Ave Storm Improvements	6007.2	Low	NE Cedar from A to C Street	Stormwater Improvements along corridor.	Planned	2028							\$ 387,000.00	\$ 387,000.00		100% Hardship Grant Redirect or Legislative Appropriation.	
SE Date Ave (8th to 11th)	5018	Low	SE Date (8th to 11th)	Stormwater Retrofit on SE Date from 8th to 11th.	Planned	2028							\$ 456,000.00	\$ 456,000.00		100% Stormwater Utility.	
Total: Public Works Department - Stormwater							\$ 836,750.00	\$ 2,558,180.00	\$ 1,552,452.00	\$ 583,404.00	\$ 1,615,100.00	\$ 942,930.00	\$ 8,088,816.00				
Public Works Department - Streets																	
Chipseal Program	6018	High	2023: SW 6th, Cedar Bend Subdivision, SW 7th, SW 8th (College to Bade) (Davis to Evans), SW 9th, SW Evans (6th to 8th), SW Davis (6th to 8th) 2024: Autumn Meadows Subdivision, Country Estates Subdivision, Sherburne Addition, SW 10th (Birch to Date) 2025: Highland Park Subdivision 2026: NE C Street (Larch to Myra), Larch (C Street to SR 125) 2027 Sunset Villa	Planned annual chip seal program	Budgeted	2023	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 450,000.00	100% REET 1 Fund		
Block Resurfacing Program	6059	High	FY 2023 - SE 6th (College to Date) FY 2024 - SW 6th St (Davis to Evans) FY 2025 - SE Mockingbird Ln FY 2026 - SE Highland Park (North Leg) FY 2027 - NE Dawson St (Myra to Westfair) FY 2028 - NE Alden St (Criscola to Troutdale)	Resurface a block of deteriorated roadway every other year. Provides a ten year fix.	Budgeted	2023	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00	\$ 34,000.00	\$ 34,000.00	\$ 34,000.00	\$ 34,000.00	\$ 198,000.00	100% REET 1 Fund		
Safewalk College Place	6048	High - Dependent upon grants.	2023 SW 6th and SW 8th 2024 NW B Street, NE Ash 2025 SE 8th and SE Birch 2027 SE Central and Broadway	Install six-foot wide sidewalk on one side of road. Dependent on obtaining a Community Development Block Grant: General Purpose or State Transportation Improvement Board Active Transportation Grant	Budgeted	2023	\$ 364,000.00	\$ 752,112.00	\$ 750,000.00		\$ 750,000.00		\$ 2,616,112.00	85% CDBG General Purpose Grant or TIB ATP Funds and easement donation from Walla Walla University. 15% - City Streets			
Mojonnier Rd Reconstruction (Bluvue Ln to College Ave)	5006.2	High	Mojonnier Rd from Grandview to College Ave	Reconstruction of Mojonnier Rd from Bluvue Ct to College Ave. Engineering (2021 to 2022 with MPO STP Grant Money) Construction in 2023.	Budgeted	2023	\$ 711,000.00	\$ 4,301,468.50	\$ 4,301,468.50				\$ 9,313,937.00	7.6% Federal MPO 2021 Grant,15.5% Federal Transportation Earmark Grant, 23.2% State Transportation Improvement Board UAP Grant Proposed, 53.7% Local TIF or other fiscal resources.			
Crosswalk Improvements in front of CP Post Office	6058	High - Dependent upon grants.	500 S. College Avenue	Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.	Planned	2023	\$ 178,360.00						\$ 178,360.00	90.0% Attempt through State TIB ATP Grant Program, 10.0% City Streets Fund			
CP Downtown Parking Lot Project	6063	Medium	South College Avenue Corridor from 4th to 13th	Construct parking lot to encourage a dense mixed-use downtown that is walkable.	Planned	2023	\$ 61,954.00	\$ 712,468.00	\$ 50,240.00	\$ 577,758.00			\$ 1,402,420.00	100% - Tax Increment Financing			
Stone Creek Development Intersection Signalization on College Ave by CPHS	6035	Medium - Dependent on future development.	College Avenue, south side of College Place High School.	Installation of signals at College Ave and arterial for the Stone Creek Development.	Planned	2023	\$ 72,099.00	\$ 1,045,437.00					\$ 1,117,536.00	50% Tax Increment Financing, 50% Charge back with Developer Impact Fees on Lakeside			
East-West Road to Connect to Lakeside and New School	6063	Medium - Dependent on future development.	East West Road south of Mojonnier	New East-West Road to connect College Avenue High School to Teal Rd and New School	Planned	2023	\$ 569,557.00	\$ 3,275,452.00	\$ 3,275,452.00				\$ 7,120,461.00	50% - Tax Increment Financing, 50% Charge back with Developer Impact Fees on Lakeside, CPPS, and others.			

Northeast College Place Active Transportation Project	6014	Medium - Dependent Upon grants.	NE Damson (Rose to Cargill), Street Lamps on NE Rose (Carey to Ash) every 360 feet,	Resurface and add sidewalk on NE Damson (Rose to Cargill). RFB at Rose/Damson. Ped streetlamps on south side of roadway of NE Rose every 360 feet from Carey to Ash.	Planned	2023	\$ 800,000.00							\$ 800,000.00	95.0% TIB UAP Grant, Federal S4 Grant, or TIB Complete Street Grant, 5% - City match from Streets.
Public Works Yard Improvements	6032	High	218 SE 4th St	FY 2023: Replace furnace and building controls. Also, upgrade lighting. Heat pump, etc Also, future needs assessment. FY 2025: Engineering and Architecture Plans for upgraded facility. FY 2028: Construction for facility.	Planned	2023	\$ 892,797.00		\$ 500,000.00				\$ 5,000,000.00	\$ 6,392,797.00	25% FEMA HMA Grnt/Homeland Security Grant, 10% Pac Power Rebates, 21.7% Water, 21.7% Wastewater, 21.7% Storm
9th Street	6062	Low- Dependent on CDBG Grant Funds.	9th (College Ave to Alleyway)	Convert gravel road to pavement with curb and gutter.	Planned	2024		\$ 585,200.00						\$ 585,200.00	100 % Street Improvement Fund via CDBG - General Purpose Grant, LID, or State Grant.
Pedestrian signalization at Myra Rd & Garrison Village Way	6054	Low - Dependent on WSDOT Grant and Developers	Myra Rd at Garrison Village Way	Pedestrian crossing beacon with pedestrian refuge island so folks can get to Fort Walla Walla.	Planned	2024		\$ 580,289.26						\$ 580,289.26	Likely Scenario: 20% City of WW, 20% City of CP Street Fund, 30% Developer Contrib, 30% State Grant
Autumn Meadows Road Improvements	6019	Medium	Road and Sidewalk improvements per assumption of private infrastucture	Overall and ADA Ramps	Planned	2023	\$ 219,656.00							\$ 219,656.00	\$64,000 HOA Funds, balance in future HOA load, Expenditures in REET 1
SE 12th Street (College to Larch)	6010.2	Medium - Dependent on grant funds.	SE 12th Street from College to Larch	Street grind and overlay with water and sewer improvements on SE 12th Street from College to Larch.	Planned.	2025				\$ 2,518,242.82				\$ 2,518,242.82	90% TIB or MPO Funding, 10% Street Improvement Fund.
Larch & Whitman Intersection	6015	Medium	Larch & Whitman Intersection	Intersections need to be improved for safe traffic.	Planned	2026					\$ 323,264.69			\$ 323,264.69	40% Developer Impact Fees, 40% WSDOT Safety Grants, 20% Street Improvement Fund
NE Cedar Avenue ("A" to "C" Street)	6007.2	Medium	NE Cedar Avenue from "A" to "C" Street	Resurface Cedar Avenue	Planned	2028							\$ 358,520.76	\$ 358,520.76	100% Legislative Appropriation
12th & Larch Intersection	6011	Medium	The 12th and Larch Avenue intersection.	Identify, design and construct preferred intersection configuration.	Planned.	2027						\$ 2,181,930.00		\$ 2,181,930.00	50 % Local (City) funds from Street Improvement Fund (funded by the street fund) with 50% WSDOT or MPO Grant.
SE 12th Street (Larch to Myra)	6039	Medium - Dependent on grant funds.	SE 12th Street from Larch to Myra Rd.	Reconstruction of 12th Street from Myra Rd to Larch Ave.	Planned	2027						\$ 3,353,877.93		\$ 3,353,877.93	90% TIB or MPO Funding, 10% Street Improvement Fund.
Whitman Dr Reconstruction	6043	Low - Dependent on future development.	Whitman Drive & Maple Ave	Reconstruct roadway from Academy Way to Martin Airfield to Arterial Standards. Also, includes conversion of Academy & Whitman intersection to four way stop.	Planned	2027						\$ 1,048,616.70		\$ 1,048,616.70	50% Developer Fees; 50% State TIB or Public Works Trust Fund Grants
Whitman Dr Multiuse Path Completion	6006	Low	Whitman Drive between Evans and Academy.	Assemble right of way to complete gap in multi-use path between Evans and Academy Way.	Planned	2027						\$ 200,000.00		\$ 200,000.00	90.0% MPO STP Funds and/or State RCO, 10% Local Match
SE Dewey Dr	6022	Low	SE Dewey Drive.	Full street and sidewalk reconstruction on Dewey Drive to include water and sewer improvements.	Planned.	2028							\$ 721,092.30	\$ 721,092.30	100% Street Improvement Fund
Total: Public Works Department - Streets								\$ 3,976,423.00	\$ 11,359,426.76	\$ 11,502,403.32	\$ 1,010,022.69	\$ 7,643,424.63	\$ 6,188,613.06	\$ 41,680,313.46	
Public Works Department - Wastewater (From Adopted Wastewater Plan)															
WWTP Improvements - Implementation Phase 1:	7004	High - Mandated by our Wastewater Permit, also dependent on grants.	WWTP - 501 Owens Rd	WWTP Wastewater Treatment Plant Improvements: - 2023: Either WWTP Phase 1 Improvements (Whats shown) or we proceed with Regionalization if workable	Budgeted	2023	\$ 26,000,000.00							\$ 26,000,000.00	13.5% Federal Earmark Grant, 38.5% State Ecology Hardship Grant, 48.0% State Ecology Subsidized Loan/City Wasteater Fund
Life Station #5 Replacement	7019	High - Over Capacity and Tripping Hazard	SW 1st	Replace over capacity wastewater lift station. Engineering in FY 2022. Construction in FY 2023.	Budgeted	2023	\$ 1,740,000.00							\$ 1,740,000.00	100% Public Works Trust Fund (State)

Neighborhood Sewer Lining	7016	High	Across Community.	Refer to Wastewater Fiscal Sustainability Plan for Period Phasing.	Planned	2023		\$ 379,000.00		\$ 370,000.00		\$ 400,000.00	\$ 1,149,000.00	100% Wastewater Capital Reserve Fund.
12th Street Wastewater Replacement Project	6010.3	Medium	12th Street from College to Larch.	Wastewater replacement project below 12th Street project.	Planned	2025			\$ 237,005.00				\$ 237,005.00	100% Wastewater Capital Reserve Fund.
12th Street Wastewater Replacement Project (Larch to Myra)	6039.3	Medium	12th Street from Myra Rd to Larch St	Wastewater Replacement Project under 12th Street project.	Planned.	2027					\$ 426,974.92		\$ 426,974.92	100% Wastewater Capital Reserve Fund.
Central Avenue Wastewater Line Project (ScenicView to Valley)	7020	Low	Central Avenue from ScenicView to Valley.	Install new sewer line to replace private line in corridor.	Planned	2027					\$ 455,942.00		\$ 455,942.00	100% Wastewater Capital Reserve Fund.
SE Dewey Dr Sewer		Low			Planned	2028						\$ 410,241.00	\$ 410,241.00	100% Wastewater Capital Reserve Fund.
Total: Public Works Department - Wastewater							\$ 27,740,000.00	\$ 379,000.00	\$ 237,005.00	\$ 370,000.00	\$ 882,916.92	\$ 810,241.00	\$ 30,419,162.92	
Public Works Department - Water (From Adopted Water Plan)														
High Priority Water Main Replacement Program	8011	High	Spots Identified in Water System Plan - 2023 6th Street from College to Date. - 2025/2026 4th & 5th Date Design in 2025 and construction in 2026. - 2027 and 2028 8th & Elm Design in 2027 and construction in 2028. FY 2023 construction part of project maybe punted to FY 2024.	Replace water main and services	Budgeted	2023	\$ 450,000.00		\$ 100,000.00	\$ 700,000.00	\$ 100,000.00	\$ 450,000.00	\$ 1,800,000.00	100% Water Capital Reserve Fund.
Well #7 Development	8017	High	Teal Rd City Property.	Develop a fourth well with School District due to increased population.	Budgeted	2022	\$ 200,000.00	\$ 1,000,000.00	\$ 2,836,000.00				\$ 4,036,000.00	10% Public Works Trust Fund, 20% City Water Fund, 60% FEMA HMA Grant, 10% Developer Contribution.
Western College Place Water Storage Tank Reservoir 4 (1,000,000 Gallons)	8018	High	Martin Airfield Area	Engineering and development of 1,000,000 water storage tank to serve all of west/southwest College Place.	Budgeted	2023	\$ 250,000.00	\$ 2,486,000.00					\$ 2,736,000.00	10.0% State Public Works Trust Fund, 50.0% FEMA HMA or Fed Inf Bill, 15.0% Water Capital Fund, 10.0% Dev Contribution
Reservoir 4 Transmission Main Project	8021	High	Mojonnier Rd	Transmission Main to connect tower to system.	Budgeted	2023	\$ 200,000.00	\$ 2,699,000.00					\$ 2,899,000.00	12.0% Public Works Trust Fund, 50.0% Department of Health Grant, 25.0% Developer Fees, 25.0% Water Capital Reserve Fund
Well #3 Electrical Generator	8024	Medium	Lamperti & Larch	Electrical Generator at Well #3	Planned	2024		\$ 311,400.00					\$ 311,400.00	75% FEMA HMA Grant, 25% City Water Fund
SE 12th St (College to Larch) Water Infrastructure Replacement Project	6010.4	Medium - Dependent on Grant Funds	SE 12th Street from College to Larch Ave.	Replace water infrastructure under SE 12th St project.	Planned	2025			\$ 617,381.00				\$ 617,381.00	100% Water Capital Reserve Fund.
Reservoir #1 Repaint, Overflow, and Seismic Retrofit	8020	High	Water Tank in Public Works Yard	Elevated water tower from 1947 needs to be repainted. Also, pursing FEMA Resiliency Grant to conduct seismic upgrades,	Budgeted	2023	\$ 250,000.00	\$ 1,524,000.00	\$ 1,275,361.01				\$ 3,049,361.01	75% FEMA HMA Grant, 25% City Water Fund
NE Lambert 12" Water Replacement	8025	Medium	NE Lambert Street (Rose to C).	Replace decayed 12" line.	Planned	2026				\$ 317,000.00			\$ 317,000.00	100% Water Capital Reserve Fund.
SE 12th St (Larch to Myra) Water Infrastructure Replacement Project	6039.4	Medium - Dependent on grant funds.	SE 12th Street from Myra Rd to Larch Ave.	Replacemen water infrastructure under SE 12th St project from Date to Myra Rd.	Planned	2027					\$ 916,113.00		\$ 916,113.00	100% Water Capital Reserve Fund.
SW 8th Street 8" Water Main Replacement	8026	Low	SW 8th (College to Bade)	Replace decayed line as cited in adopted City Water System Plan.	Planned	2027					\$ 10,000.00		\$ 10,000.00	100% Water Capital Reserve Fund.
SE Robin 8" Water Main Replacement	8027	Low	SE Robin Drive - Country Estates	Replace decayed line as cited in adopted City Water System Plan.	Planned	2028						\$ 63,000.00	\$ 63,000.00	100% Water Capital Reserve Fund.
Dewey Drive Water	6022.2	Low	Dewey Drive	Replace Water main & services	Planned	2028						\$ 286,000.00	\$ 286,000.00	100% Water Capital Reserve Fund.
Total: Public Works Department - Water							\$ 1,350,000.00	\$ 8,020,400.00	\$ 4,828,742.01	\$ 1,017,000.00	\$ 1,026,113.00	\$ 799,000.00	\$ 17,041,255.01	
Grand Total: All Capital Facility Projects							\$ 39,979,832.00	\$ 26,819,818.56	\$ 35,035,502.33	\$ 6,160,326.69	\$ 11,221,823.55	\$ 8,740,784.06	\$ 127,958,087.19	

City of College Place, Washington

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE PLACE, WASHINGTON ADOPTING A SIX-YEAR CITYWIDE CAPITAL FACILITY PLANS FOR THE YEARS 2023 THROUGH 2028

WHEREAS, the City of College Place is a non-charter code city with powers set forth in RCW Title 35A.24.010;

WHEREAS, the City formed a Capital Facility Technical Team which has assembled the proposed Capital Facility Plan of the City of College Place. It consists of capital improvements for years 2023 through 2028 identifying the proposed locations and capacities of expanded or new capital and a plan to finance such improvements within projected funding capacities (the “Six-Year Citywide Capital Facility Program” or “CFP”); and

WHEREAS, the City previously adopted the Six-Year Street Program (RCW 35.77.010) on May 10th, 2022 by Council Resolution 22-043, and that program is incorporated into the CFP; and

WHEREAS, the City’s Park, Arbor, and Recreation Board voted unanimously to recommend to City Council adoption of the park section of the Capital Facility Plan during its _____, 2022 meeting.

WHEREAS, the City’s Economic Development, Tourism, and Events Commission voted unanimously to recommend adoption of the Capital Facility Plan during its _____ meeting.

WHEREAS, the City’s Utilities & Transportation Advisory Commission voted unanimously to recommend adoption of the Capital Facility Plan during its _____ meeting.

WHEREAS, the College Place City Council held a public hearing on the 2023 to 2028 Capital Facility Plan on _____; and

WHEREAS, updates to the six-year Capital Facility Planning documents have been posted on the city budget portal website: https://www.cpwa.us/departments/finance/budget_2023.php

NOW THEREFORE, THE CITY COUNCIL OF COLLEGE PLACE DO ORDAIN AS FOLLOWS

Section 1. Ordinance No. _____ which adopts the 2023 to 2028 Capital Facility, Plan as shown in Exhibit 2 attached to this Ordinance.

Section 2. City staff is authorized to apply for state, federal, and private foundation grants in support of the projects identified in the Citywide Capital Facility Plan.

Section 3: Clerical Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5: Effective Date. This ordinance shall take effect and be in full force five days after its passage and publication as provided by law.

PASSED by the City Council of the City of College Place, Washington, this _____.

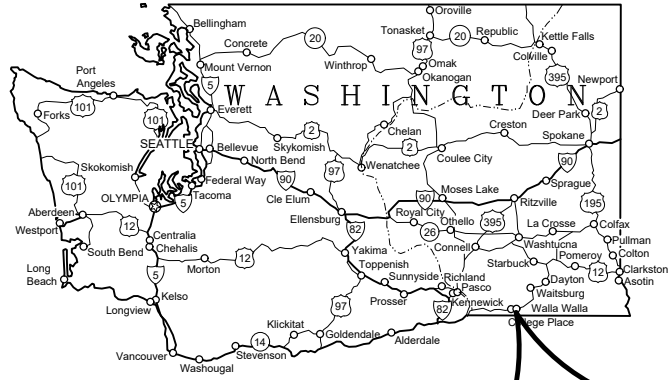
Norma L. Hernández, Mayor

Attest:

Approved as to form:

Sherri St. Clair, City Clerk

Rea Culwell, City Attorney



CITY OF COLLEGE PLACE, WASHINGTON LIONS PARK IMPROVEMENTS 2022



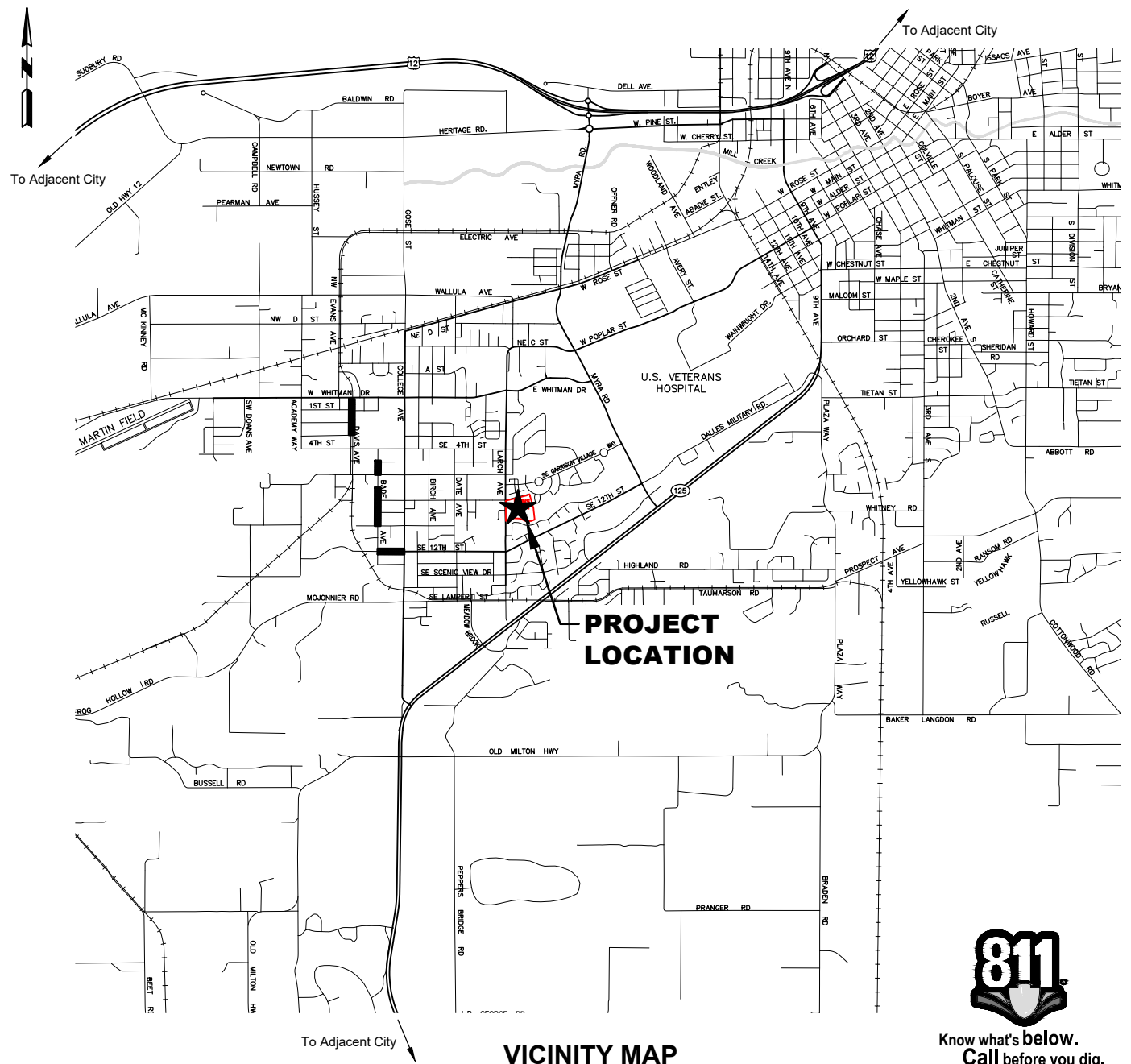
CITY COUNCIL

PAUL JESSUP
MICHAEL CLEVELAND
TITO ESPINOZA
LOREN PETERSON
MELODIE WILLIAMS
HEATHER SCHERMANN
MONICA BOYLE

CITY OFFICIALS

NORMA HERNANDEZ, MAYOR
MIKE RIZZITIELLO, CITY ADMINISTRATOR
JON RICKARD, COMMUNITY DEVELOPMENT DIRECTOR
ROBERT MCANDREWS, PUBLIC WORKS DIRECTOR

60% DESIGN PLANS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



VICINITY MAP
N.T.S.



Know what's below.
Call before you dig.

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anderson perry & associates, inc.
engineering • surveying • natural resources
214 E. Birch Street • Walla Walla, WA 99362 Ph: (509)829-9260 Fax: (509)829-8102
LA GRANDE, OR. WALLA WALLA, WA. REDMOND, OR. HERMISTON, OR.
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WATER
EXISTING PROPOSED

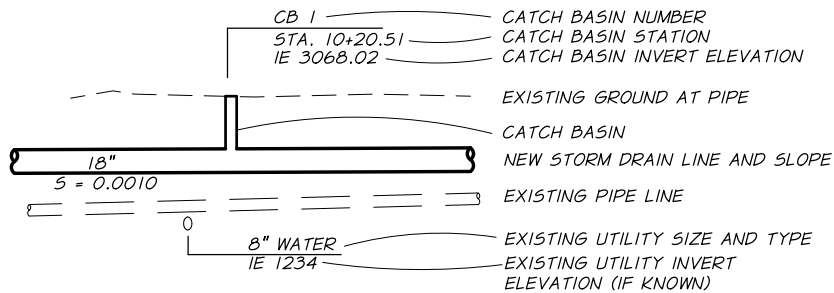
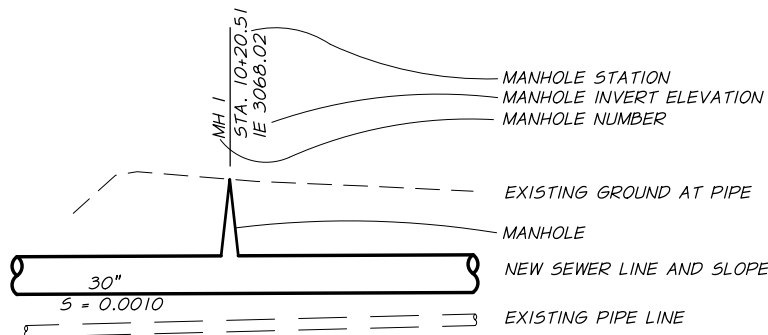
WATER LINE	--- W --- W ---	6"W *
VALVE	⊠	⊠
CAP	⌈	⌈
COUPLING	⌌	⌌
REDUCER	▷	▷
FIRE HYDRANT	⊙	⊙
WATER METER	⊞	⊞
AIR RELEASE VALVE	↑	↑
BLOW OFF	○	●

SEWER/STORM DRAIN

SEWER LINE	--- SS ---	6"S *
PRESSURE SEWER LINE	--- PS --- PS ---	6"PS *
STORM DRAIN	--- SD --- SD ---	6"SD *
CULVERT	⌈ ⌈ ⌈ ⌈ ⌈ ⌈ ⌈	⌈ ⌈ ⌈ ⌈ ⌈ ⌈ ⌈
PRESSURE SEWER MANHOLE	⊙	⊙
GRAVITY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
CATCH BASIN	□	■
CLEANOUT	◇	◇
AIR RELEASE VALVE	↑	↑

MISCELLANEOUS UTILITIES

BURIED POWER	--- P --- P --- P ---	--- P --- P --- P ---
OVERHEAD POWER	--- OHP --- OHP ---	--- OHP --- OHP ---
BURIED TELEPHONE	--- T --- T --- T ---	--- T --- T --- T ---
OVERHEAD TELEPHONE	--- OHT --- OHT ---	--- OHT --- OHT ---
GAS SERVICE	--- G --- G ---	--- G --- G ---
SIGNAL CABLE IN CONDUIT	--- SC ---	--- SC ---
IRRIGATION	--- IRR ---	--- IRR ---
UTILITY POLE	○	●
GUY WIRE	⌒	⌒
POWER VAULT	⌈ P ⌈	⌈ P ⌈
TELEPHONE RISER	◇	◇
TELEPHONE VAULT	⌈ T ⌈	⌈ T ⌈
STREET LIGHT	⊙	⊙



* WHEN MORE THAN ONE NEW UTILITY LINE IS PRESENT, USE DIFFERENT LINETYPES FOR EACH NEW UTILITY.

PLAN LEGEND

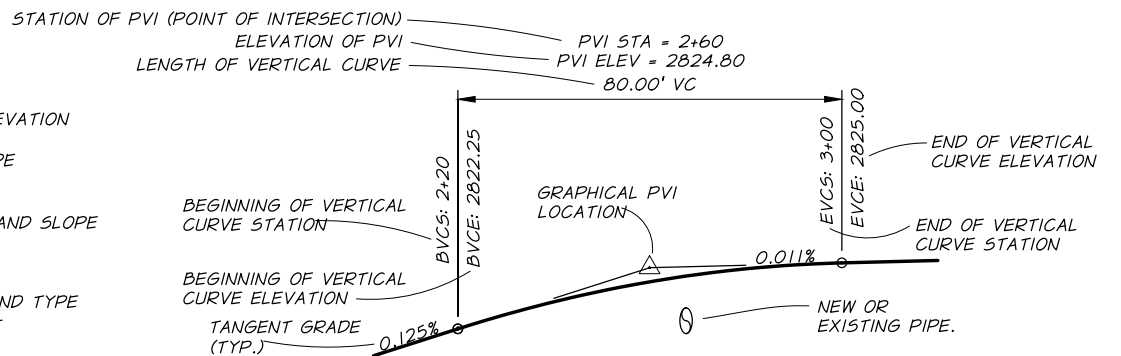
SITE SURVEY

EXISTING	PROPOSED
INDEX CONTOUR	750
INTERMEDIATE CONTOUR	749
PROPERTY LINE/ RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
SECTION LINE	
ANGLE POINT	△
BENCH MARK	⊕
MONUMENT	△
CONTROL POINT	⊙
TEST PIT	●
SPOT ELEVATION	FG 2147.0

GENERAL

FENCE LINE/GATE	✕ ✕ ✕
CHAINLINK FENCE	— — — — —
CREEK/DITCH CENTERLINE	— — — — —
RIVERBANK/ SHORELINE	— — — — —
RAILROAD	⌈ ⌈ ⌈ ⌈ ⌈ ⌈ ⌈
MAILBOX	□
SPRINKLER HEAD	⊙
SIGN	⌈
UTILITY MARKER POST	△
CONIFER TREE	⊙
DECIDUOUS TREE	⊙
SHRUB	⊙
BUILDING	⌈ ⌈ ⌈

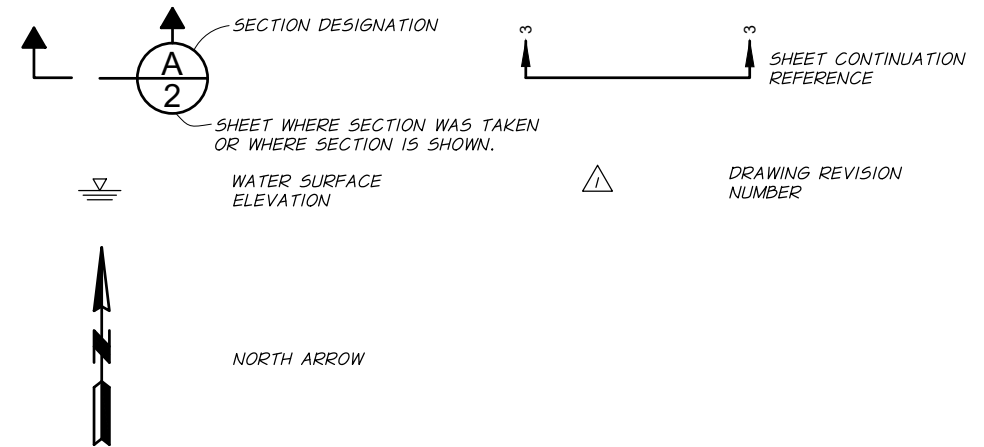
PROFILE LEGEND



STREET AND CURB

EXISTING	PROPOSED
CURB AND SIDEWALK	
PAVED STREET	1ST ST.
GRAVEL DRIVEWAY/STREET	
ACCESS RAMP/ DRIVEWAY WITH WARNING STRIP	
TRAFFIC CONTROL ARROWS	
TRAFFIC CONTROL SYMBOLS	
TRAFFIC DIVIDER LINES	
FOG LINE	

DRAFTING



REVISION	BY	DATE	JOB NUMBER 663-147	DATE 2022	60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION	anderson perry & associates, inc. engineering • surveying • natural resources	CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	SHEET
DESIGNED BY J. PENINGER			ACAD FILE: 663-147-G-001.dwg				LEGEND	G-001
DRAWN BY G. SAURBIER								2 OF 31
REVIEWED BY								

X:\Clients\College Place WA\663-147 Lions Park\CAD\663-147-G-002.dwg, Layout, 10/19/2022, 1:53 PM, gsaurbier

GENERAL CONSTRUCTION NOTES

STANDARD PLAN 010.00

1.

ALL PROJECTS SHALL BE CONSTRUCTED PER THE LATEST EDITION OF THE WASHINGTON DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (SSRB&MC) AS AMENDED AND SUPPLEMENTED BY THE APWA SUPPLEMENT, THE CITY OF COLLEGE PLACE STANDARD SPECIFICATIONS AND THESE DRAWINGS. WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL CODES.
2.

THE OWNER & CONTRACTOR SHALL PROVIDE PROPER SAFETY MEASURES IN ACCORDANCE WITH STATE AND FEDERAL SAFETY LAWS (WISHA, OSHA) AND SHALL PROTECT EMPLOYEES AND THE PUBLIC.
3.

THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR AT THE JOB SITE DURING ALL WORKING HOURS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THESE APPROVED PLANS STAMPED "FOR CONSTRUCTION" AND SIGNED BY THE CITY ENGINEER ON THE CONSTRUCTION SITE AT ALL TIMES.
4.

THE CONTRACTOR SHALL INVESTIGATE THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS REQUIRING MODIFICATION PRIOR TO PROCEEDING.
5.

ANY CHANGES TO THE DESIGN MUST BE APPROVED BY THE CITY OF COLLEGE PLACE CITY ENGINEER OR HIS DESIGNEE AND THE OWNER PRIOR TO IMPLEMENTING/CONSTRUCTING THE CHANGE.
6.

THE CONTRACTOR SHALL TAKE PREVENTATIVE MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER OR THE CITY OF COLLEGE PLACE, REPLACE ANY IMPROVEMENTS SO DAMAGED.
7.

THE LOCATIONS OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR TO EXISTING UTILITIES AS WELL AS DAMAGES OCCURRING AS A RESULT OF DAMAGES TO UTILITIES. PRIOR TO DIGGING, VERIFY LOCATION AND DEPTH OF UTILITIES AND ANY OTHER UNDERGROUND INTERFERENCE.CALL 1-800-425-5555 OR 811 TWO BUSINESS DAYS BEFORE YOU DIG. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND THE CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER AND THE CITY OF COLLEGE PLACE PUBLIC WORKS DIRECTOR OR CITY ENGINEER.
8.

THE OWNER AND CONTRACTOR SHALL OBTAIN A CONSTRUCTION STORMWATER GENERAL PERMIT FROM THE DEPARTMENT OF ECOLOGY AND SHALL COMPLY WITH THE NPDES GCP (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL CONSTRUCTION PERMIT) . THIS INCLUDES USING BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT DISCHARGE OF STORM WATER AND SEDIMENTATION FROM THIS SITE DURING CONSTRUCTION. THE IMPLEMENTATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE BMP'S IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED.
9.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (PERMIT OF ENTRY, GRADING, SEWER, WATER, ETC) BEFORE COMMENCING WORK. WORK IN THE RIGHT-OF-WAY OR WORK IMPACTING CITY EASEMENTS REQUIRES A RIGHT-OF-WAY OR ENTRY PERMIT FROM THE JURISDICTION OWNING THE RIGHT-OF-WAY.
10.

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO BEGINNING WORK IN THE RIGHT-OF-WAY. TEMPORARY TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL COORDINATE THE WORK SCHEDULE SO AS TO HAVE A MINIMUM IMPACT TO EXISTING TRAFFIC. PROVISION SHALL BE MADE FOR ACCESS BY RESIDENTS IMPACTED BY PROJECT AND EMERGENCY AND GARBAGE COLLECTION VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES.
11.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT FUTURE LAND CORNERS. DISTURBED PROPERTY MARKERS, BENCHMARKS ETC. SHALL BE REPLACED AT THE CONTRACTOR'S COST USING THE SERVICES OF A REGISTERED SURVEYOR LICENSED IN THE STATE OF WASHINGTON.
12.

AMERICAN DISABILITY ACT REQUIREMENTS SHALL BE OBSERVED WHETHER OR NOT THEY ARE SPECIFICALLY CALLED OUT ON PLANS OR DETAILS. WHERE THE CONTRACTOR DEEMS PLANS ARE INADEQUATE TO CONSTRUCT FACILITIES TO ADA STANDARDS, THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER WHO SHALL BE RESPONSIBLE TO OBTAIN ANY NECESSARY CLARIFICATION FROM THE ENGINEER OF ANY CHANGES OR MODIFICATIONS TO APPROVED PLANS SHALL BE APPROVED IN ADVANCE BY THE CITY.
13.

WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.

14.

BACKFILLING OF ALL MAINS, SERVICES, APPURTENANCES, AND COMPACTED LIFTS SHALL BE OBSERVED BY THE CITY OF COLLEGE PLACE. OBSERVATION OF SUCH WORK SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY FOR THE REQUIRED OBSERVATIONS AT LEAST 24 HOURS PRIOR TO INSPECTION
15.

PERMANENT CONTROL MONUMENTS SHALL BE ESTABLISHED AT
 - ALL CONTROLLING CORNERS ON THE BOUNDARIES OF A SUBDIVISION
 - THE INTERSECTIONS OF CENTERLINES OF STREETS
 - THE BEGINNING AND ENDS OF CURVES ON CENTERLINES
 - RADIUS POINTS OF TURNAROUNDS
 - ALL BLOCK CORNERS.
16.

DURING CONSTRUCTION, THE OWNER OR HIS AGENT SHALL MAINTAIN ON-SITE AND MAKE AVAILABLE TO CITY PERSONNEL, A "RED-LINED" COPY OF PLANS SHOWING ALL VARIATIONS BETWEEN APPROVED PLANS AND CONSTRUCTED FACILITIES.
17.

UPON COMPLETION AND PRIOR TO FINAL APPROVAL OF THE WORK, THE OWNER OR HIS AGENT SHALL PROVIDE THE CITY WITH AS-BUILT DRAWINGS CONFORMING TO CITY REQUIREMENTS (SEE "RECORD DRAWING REQUIREMENTS" DOCUMENT).
18.

THE ENGINEER OF RECORD SHALL PROVIDE THE CITY OF COLLEGE PLACE WITH WRITTEN, STAMPED CONFIRMATION THAT, "THE STORM DRAINAGE FACILITIES, AS CONSTRUCTED, WILL FUNCTION AS DESIGNED." THE STAMPED CERTIFICATION SHALL ALSO APPEAR ON THE RECORD DRAWINGS.
19.

WHERE A STORMWATER DESIGN HAS BEEN REQUIRED, FINAL LOT GRADING FOR LOTS COVERED BY THE DESIGN SHALL BE CONSISTENT WITH THE APPROVED STORMWATER DESIGN. TEST PITS EXCAVATED WITHIN THE LIMITS OF THE SITE SHALL BE REEXCAVATED AND REPLACED WITH COMPACTED STRUCTURAL FILL AND CERTIFIED BY A LICENSED GEOTECHNICAL ENGINEER. UNLESS OTHERWISE SPECIFIED, CONCRETE USED IN PROJECTS APPROVED FOR CONSTRUCTION BY THE CITY OF COLLEGE PLACE SHALL MEET OR EXCEED 4000 PSI.
20.

THE CONTRACTER SHALL BE RESPONSIBLE TO MAINTAIN AND CONTROL DUST ON-SITE AS A CONDITION FOR CONTINUING PROJECT APPROVAL.
21.

THE CONTRACTOR SHALL OBSERVE THE CURRENT CITY NOISE ORDINANCE (11 P.M. -7 A.M.)

GENERAL STREET CONSTRUCTION NOTES

STANDARD PLAN 110.00

1.

STREET BASE ROCK LIFTS SHALL BE IMPORTED CRUSHED ROCK, COMPACTED TO A 95% RELATIVE DENSITY WITH A VIBRATING COMPACTION SLED, UPRIGHT HAMMERING COMPACTOR, HOEPACK, OR VIBRATORY COMPACTION ROLLER.
*** NATIVE/EXCAVATED MATERIAL SHALL NOT BE USED FOR BACKFILL ***
2.

STREET BASE ROCK LIFTS SHALL BE NO MORE THEN 12" IN HEIGHT IN ORDER TO ASSURE PROPER COMPACTION. APPROPRIATE MOISTURE SHALL BE ADDED TO THE ROCK FOR OPTIMIZING COMPACTION. ROCK IS NOT TO BE COMPACTED OR GRADED DRY.
3.

THE LAST OR TOP LIFT, PRIOR TO PAVING THE CUT, MAY EITHER BE COMPACTED CRUSHED ROCK OR A CONTROLLED DENSITY CONCRETE FILL. CONTROLLED DENSITY CONCRETE FILL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO USE.
4.

A COAT OF CSS-1 TACK SHALL BE APPLIED TO THE ADJOINING EDGES OF ALL ASPHALT STREET CUTS. THE ONLY EXCEPTION TO THIS IS WHERE CONCRETE IS BEING USED AS THE RESURFACING MATERIAL.
5.

ASPHALT FINAL TOP COURSE LIFTS SHALL BE CONSTRUCTED OF CLASS A PG 64-28 HMA OR EQUIVALENT SUPERPAVE SPECIFICATION NO LESS THEN 3" THICK AND SHALL SLOPE FROM CENTERLINE TO THE EDGE OF THE STREET AT A 2% SLOPE. THE ONLY EXCEPTION IN PAVEMENT THICKNESS IS SURFACE REPLACEMENT FOR LOW GRADE FLEXIBLE PAVEMENT WHICH ONLY REQUIRES A MINIMUM 2" LIFT. (SEE STANDARD PLAN 110.10)
6.

THE FOLLOWING TESTS SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE AND SHALL MEET WSDOT SPECIFICATIONS PRIOR TO ROADWAY CONSTRUCTION:
 - CURRENT WSDOT PIT CERTIFICATION
 - T-606/T-911 (SUBGRADE MAX. DENSITY) NOTE: PROVIDE ADDITIONAL TEST FOR SUBGRADE EXCAVATIONS 2' OR MORE BELOW EXISTING GRADE.
 - T-606 (CSTC MAX. DENSITY)
 - T-27/11 CSTC SIEVE ANALYSIS
 - T-176 CSTC SAND EQUIVALENT (SE)
 - T-606 (CSBC MAX. DENSITY)
 - T-27/11 CSBC SIEVE ANALYSIS
 - T-176 CSBC SAND EQUIVALENT (SE)
 - APPROVED ASPHALT MIX DESIGN
 - THEORETICAL MAXIMUM ASPHALT DENSITY (RICE)

7.

THE FOLLOWING HMA PLANT PRODUCTION TESTS SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE AND SHALL MEET WSDOT SPECIFICATIONS PRIOR TO HMA APPROVAL AND PAVING:
 - ASPHALT CONTENT
 - GRADATION
 - SAND EQUIVALENT
 - WSDOT DEGRADATION
 - LA WEAR TEST

8.

THE FOLLOWING TESTS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE TO WSDOT SPECIFICATIONS FOR CITY REVIEW AND APPROVAL DURING CONSTRUCTION:
 - DENSITY TESTS. FIVE MINIMUM PER FIRST 1000 FEET WITH ONE TEST PER 200' OR FRACTION THEREOF THEREAFTER FOR:

A.

SUBGRADE BELOW 2 FEET -- MINIMUM DENSITY SHALL BE 95% OF THE MAXIMUM DENSITY AND + 2% OF THE OPTIMUM MOISTURE AS DETERMINED BY THE APPROPRIATE WSDOT TEST METHOD.

B.

SUBGRADE AT GRADE---SAME AS ABOVE.

C.

CSBC - TESTS REQUIRED PER 12 INCHES OR FRACTION THEREOF. MINIMUM DENSITY SHALL BE 95% BASED ON THE WSDOT 606 TEST METHOD.

D.

CSTC -- TESTS REQUIRED PER 6" OR FRACTION THEREOF. MINIMUM DENSITY SHALL BE 95% BASED ON THE APPLICABLE WSDOT TEST METHOD.
 - FIVE ASPHALT DENSITIES PER 400 TON OF ASPHALT.
 - CORES-- TO BE DETERMINED BY CITY.

TEST LOCATIONS TO BE DETERMINED BY THE CITY AND WILL GENERALLY CONFORM TO WSDOT TEST METHOD T 716.

9.

THE FOLLOWING TESTS AND INFORMATION SHALL BE PROVIDED FOR CITY REVIEW AND APPROVAL PRIOR TO PLACEMENT OF CONCRETE:
 - BATCH PLANT PRE-CERTIFICATION (NRMCA)
 - MIX DESIGN
 - AIR CONTENT (4.5% - 7.5%)
 - CYLINDERS---SEE WSDOT REQUIREMENTS.

10.

ALL UTILITIES SHALL BE RAISED PRIOR TO PLACEMENT OF FINAL LIFT OF HMA. ANY GAPS AROUND UTILITIES SHALL BE FILLED WITH CONCRETE TO TOP OF BASE LIFT/GRADE PRIOR TO PAVING FINAL LIFT.

11.

CURB RAMP TRANSITIONS SECTIONS SHALL BE NO STEEPER THAN A 12:1 SLOPE AS PER THE AMERICANS WITH DISABILITIES ACT (A.D.A.)

12.

CURB RAMPS SHALL NOT BE PLACED INTEGRAL WITH THE SIDEWALK OR CURB AND SHALL BE ISOLATED WITH EXPANSION JOINT MATERIAL.

13.

DRIVEWAY/ALLEY APPROACH LIP SHALL BE NO LESS THAN 1". WHEELCHAIR RAMP LIP SHALL BE FLUSH.

14.

ALL SIDEWALK EDGES SHALL HAVE A ¾" RADIUS.

15.

ALL RETROFIT CURB, GUTTER & SIDEWALK WORK SHALL BE SAW CUT SMOOTHLY AND EVENLY AT THE ADJOINING EDGES. COMPLETELY REMOVE THE WHOLE CURB AND GUTTER. CURB, GUTTER, DRIVEWAY & GUTTER SHALL NOT BE POURED AS ONE SECTION. EXCEPTION: PEDESTRIAN CURBS MAY BE MONOLITHICALLY POURED WITH THEIR ASSOCIATED SIDEWALK PANEL.

16.

1/2" FELT EXPANSION MATERIAL SHALL BE PLACED AT JOINTS AT ANY CHANGE IN DIRECTION, PROFILE, OR OTHER SIGNIFICANT CHANGE IN THE DESIGN OR CONFIGURATION OF THE SIDEWALK AND/OR CURB OCCURS AND AT REGULAR 100' INTERVALS. EXAMPLES OF THIS ARE AS FOLLOWS:

- DRIVEWAY/ALLEY APPROACHES
- OBSTRUCTIONS SUCH AS MANHOLES, WATER VALVE BOXES, POWER POLES, PHONE
- PEDESTALS,
- BEFORE AND AFTER ANY CHANGE IN DIRECTION SUCH AS SWEEPS OR CORNERS.
- WHEEL CHAIR RAMPS

17.

CURB, GUTTER AND SIDEWALKS SHALL BE POURED AS SEPARATE UNITS EXCEPT THAT PEDESTRIAN CURBS MAY BE POURED WITH THEIR ASSOCIATED SIDEWALK PANEL.

MONOLITHICALLY CONSTRUCTED WORK SHALL NOT BE ALLOWED

						60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	SHEET		
									G-002		
REVISION			BY	DATE				GENERAL NOTES			3 OF 31
DESIGNED BY J. PENINGER								JOB NUMBER 663-147	DATE 2022		
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS

GENERAL WATER UTILITY NOTES

STANDARD PLAN 210.00

- 1. ALL VALVE OPERATIONS AND OTHER ACTIVITIES IMPACTING THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED BY THE CITY OF COLLEGE PLACE PUBLIC WORKS. 24-HOUR NOTIFICATION OF ANY INTERRUPTION IN WATER SERVICE IS REQUIRED TO ALL AFFECTED CUSTOMERS.
- 2. NEW WATER LINE INSTALLATIONS SHALL BE PRESSURE TESTED AND MEET MINIMUM LEAKAGE STANDARDS IN CONFORMANCE WITH SSRB&MC.
- 3. WATER MAINS AND SERVICE LINES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 30" TO OUTSIDE CROWN OF PIPE.
- 4. CORPORATION STOPS SHALL BE MALE IRON PIPE THREAD (MIPT) X COPPER TUBE SIZE COMPRESSION FITTINGS.
- 5. SINGLE STRAP SADDLES SHALL BE ROMAC 101S. DOUBLE STRAP SADDLES SHALL BE ROMAC 202S OR APPROVED EQUAL.
- 6. SERVICE LINES SHALL BE NO LESS THAN 1" DIAMETER TYPE K COPPER TUBE OR CTS POLYETHYLENE PIPE. SERVICE LINES LARGER THEN 1" SHALL BE CONSTRUCTED WITH CTS POLYETHYLENE. USE OF POLYETHYLENE PIPE SHALL REQUIRE INSPECTION AT THE TIME ALL COMPRESSION FITTINGS ARE INSTALLED. A STAINLESS STEEL INSERT WILL BE PLACED AT ALL COMPRESSION JOINTS. FAILURE TO OBTAIN AN INSPECTION WILL RESULT IN REMOVAL OF ALL OR A PORTION OF THE WORK IN ORDER TO FACILITATE A PROPER INSPECTION.
- 7. WATER METERS SHALL BE METRON FARNIER SPECTRUM SERIES INNOV 8 RADIO REGISTER METERS REGISTERING IN 1000 GALLONS. MINIMUM SIZE SHALL BE FULL ¾" SHORT BODY FOR RESIDENTIAL WATER SERVICES.
- 8. A MINIMUM DEPTH OF 16" SHALL BE MAINTAINED BETWEEN THE TOP OF THE METER SETTER AND FINISHED GRADE.
- 9. TOTAL DEPTH OF METER BOX BURY SHALL BE 30" MINIMUM. ALL METER BOXES USED SHALL BE CONSTRUCTED OF PLASTIC. THE SET SHALL CONSIST OF ONE 12" TOP SECTION AND ONE 18" BOTTOM SECTION. NO PIPE SLOTS ARE ALLOWED. METER BOXES SHALL BE MID-STATES 1324 OR APPROVED EQUAL FOR 1" OR SMALLER METERS.

METER BOXES FOR 1 ½" AND 2" METERS SHALL BE MID-STATES 1730. LID/COVER SHALL BE BROOKS #66 CONCRETE.
- 10. ALL WATER PIPE SHALL HAVE 6-IN. OF CRUSHED ROCK ABOVE AND 4-IN. OF CRUSHED ROCK UNDERNEATH FOR BEDDING.
- 11. NATIVE FILL MAY BE USED FOR BACKFILL UNLESS DEEMED UNSUITABLE BY THE ENGINEER. COMPACT TO 95% MODIFIED PROCTOR DENSITY BEFORE PROCEEDING TO PLACEMENT OF BASE ROCK AND PAVING. LABORATORY TESTING SHALL BE PERFORMED TO DETERMINE MAXIMUM MODIFIED PROCTOR DENSITY FOR NATIVE IMPORT FILL REQUIRES SUPPLIER PROCTOR TEST RESULTS. IF NATIVE FILL IS UNSUITABLE AS DETERMINED BY THE CITY ENGINEER, BANK RUN GRAVEL PER THE STANDARD SPECIFICATIONS 9-03.19 OR OTHER GRANULAR MATERIAL APPROVED BY THE CITY ENGINEER SHALL BE USED. THIS BACKFILL REQUIREMENT APPLIES TO ALL WATER MAINS AND SERVICE LINES.
- 12. ALL WATER MAINS AND SERVICE LINES SHALL BE MARKED WITH A NO. 12 SOLID COPPER LOCATOR WIRE FASTENED TO THE PIPE WITH DUCT TAPE AT EACH JOINT. LOCATOR WIRE SHALL EXTEND TO ALL SERVICE LINES AND VALVES INCLUDING PLACEMENT WITHIN ALL VALVE RISERS. FOR THE PURPOSE OF PIPE LINE DETECTION, LOCATOR WIRE WITHIN THE VALVE RISERS SHALL BE LONG ENOUGH TO REACH THE TOP TO THE RISER WHEN EXTENDED. SERVICE LINE LOCATING WIRE SHALL EXTEND INTO THE METER BOX TERMINATING AT THE TOP OF THE METER SET.

GENERAL SANITARY & STORM SEWER NOTES

STANDARD PLAN 310.00

- 1. ALL MANHOLES AND CURB INLETS SHALL BE PRE-CAST CONCRETE UNITS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 2. MANHOLE PIPE CONNECTORS SHALL BE CAPABLE OF A 10 DEEGRE DEFLECTION IN ANY ONE DIRECTION AND SHALL BE INSTALLED AS REQUIRED BY THE MANUFACTURER. SANITARY MANHOLES (AND STORM SEWER MANHOLES WITH PVC PIPE CONNECTIONS) SHALL USE THE A-LOK PIPE CONNECTOR, MANUFACTURED BY A-LOK PRODUCTS OR PSX, MANUFACTURED BY PRESS-SEAL GASKETS CORP. OR APPROVED EQUAL. ALL OTHER CONNECTION SYSTEMS MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO STORM SEWER MANHOLES WITH HDPE PIPE CONNECTIONS MAY BE GROUTED (ALOK NOT REQUIRED).
- 3. ANY GAPS, HOLES, ROUGH SPOTS, ETC., IN THE CHANNELS, AT PIPE CONNECTIONS, AND JOINTS, SHALL BE FILLED OR REPAIRED IN THE FIELD.
- 4. MANHOLES SHALL BE SET A MINIMUM OF 8 INCHES AND NOT MORE THAN 12" BELOW FINISH GRADE AND THEN ADJUSTED TO GRADE WITH RISER RINGS AS REQUIRED.
- 5. MANHOLE CONE SECTION SHALL BE ECCENTRIC.
- 6. IN MANUFACTURING THE MANHOLES, THE CONTRACTOR IS ADVISED TO REVIEW THE DETAILS AS OUTLINED IN ANY TECHNICAL SPECIFICATIONS AND/OR PLANS, WHICH SHOW THE SEWER PIPE SLOPE CALCULATED TO THE CENTERLINE OF THE MANHOLE.
- 7. MASTIC JOINT SEAL SHALL BE PLACED AT EVERY JOINT BETWEEN BARREL SECTIONS, RISER SECTIONS, AND THE CAST IRON TOP.
- 8. MANHOLE RING & COVER SHALL BE INLAND FOUNDRY COMPANY INC. #817 WITH A SOLID COVER LABELED "SEWER" OR "STORM".
- 9. PRE-CAST MANHOLE BASE SHALL BE NO LESS THAN 24" IN HEIGHT. A THICKNESS OF 6" SHALL BE MAINTAINED BETWEEN THE FLOW CHANNEL AND BASE ROCK.
- 10. SANITARY BASE SECTIONS SHALL BE PRE-CAST, CUSTOM UNITS FITTED WITH "A-LOK", PSX GASKETS (OR APPROVED EQUAL) AROUND ALL ATTACHED PIPE SECTIONS. WHERE A "KNOCK OUT" VS. A "PRE-CAST" HOLE MUST BE PLACED, A SAND COLLAR OR AN APPROVED EQUAL SHALL BE USED FOR PIPE CONNECTION. THE SAND COLLAR SHALL BE PROPERLY SEALED INSIDE AND OUTSIDE WITH NON-SHRINK, QUICK SET GROUT.
- 11. BARREL SECTIONS SHALL BE NO LESS THAN 12" IN HEIGHT. BARREL SECTIONS FOR THE SHALLOW TYPE MANHOLE SHALL BE NO LESS THAN 12" AND NO MORE THAN 30" IN HEIGHT. IF GRADE REQUIRES MORE THAN A 30" BARREL HEIGHT, AN ECCENTRIC CONE SECTION SHALL BE USED.
- 12. RISER RINGS VARY IN HEIGHT FROM 1" TO 6". ANY NEED FOR ADJUSTMENT OVER 12" AT THE TOP SHOULD BE SATISFIED BY USING A 12" BARREL SECTION UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. A MINIMUM 2" OF RISERS SHALL BE USED ON ALL MANHOLES. USE THE LEAST NUMBER OF RISER RINGS TO ACHIEVE THE REQUIRED RISER RINGS SHALL BE PRE-CAST 3000 PSI CONCRETE OR HDPE (HIGH DENSITY POLYETHYLENE) MANHOLE ADJUSTING RINGS. ALL RISERS SHALL HAVE BUTYL OR MASTIC SEALER APPLIED TO BOTH THE TOP AND BOTTOM SURFACES. RISER STACKS SHALL BE WATER TIGHT.
- 13. MANHOLE STEPS SHALL BE LANE BRAND, POLYPROPYLENE MANHOLE STEPS MODEL P-13938E OR AN APPROVED EQUAL.
- 14. ALL SANITARY AND STORMWATER SEWER PIPE SHALL BE FULLY BEDDED WITH A MINIMUM OF 4-IN. UNDER THE PIPE AND A MINIMUM OF 6-IN. OVER ANY PIPE. BEDDING MATERIALS SHALL BE CRUSHED ROCK AS PER THE STANDARD SPECIFICATION. THE CITY ENGINEER SHALL APPROVE ALL OTHER BEDDING MATERIALS PRIOR TO USE.
- 15. PRE-CAST MANHOLE BASES SHALL BE SET LEVEL ON A MINIMUM OF 6-IN. OF WELL COMPACTED CRUSHED AGGREGATE. SANITARY AND STORMWATER SEWER PIPE AND MANHOLES SUBJECTED TO GROUNDWATER SHALL BE PLACED ON 4-IN. OF CRUSHED ROCK BEDDING OVER 12" OF CLASS B FOUNDATION ROCK SEPARATED BY FILTER FABRIC AS PER STANDARD SPECIFICATION 9-03.17 AND CITY STANDARD PLAN 310, SECTIONS 16 & 17.
- 16. THE BEDDING UNDER SANITARY AND STORMWATER SEWER PIPE AND MANHOLES SHALL BE COMPACTED PRIOR TO PIPE AND MANHOLE PLACEMENT TO PROVIDE UNIFORM SUPPORT ALONG THE ENTIRE LENGTH OF THE PIPE AND UNDER MANHOLES. ONLY PIPE BEDDING MATERIAL

SHALL BE IN CONTACT WITH SANITARY OR STORMWATER SEWER PIPE OR MANHOLES. ANY DITCH RUN GRAVEL, ASPHALT OR CONCRETE CHUNKS OR SIMILAR MATERIALS SHALL BE REMOVED.

- 17. ELEVATIONS AND DISTANCES BETWEEN ELEVATIONS SHALL BE PROVIDED TO THE CITY BY A REGISTERED SURVEYOR OR PROFESSIONAL ENGINEER AFTER BEDDING PIPE ON COMPACTED BEDDING, PRIOR TO BACKFILL, AT A MINIMUM OF EVERY 100' AND AT MANHOLE TERMINATIONS. SEWER AND STORM PIPE GRADE SHALL CORRESPOND TO APPROVED PLANS AND IN NO CASE SHALL BE LESS THAN 0.4% WITHOUT BELLIES OR RISES.
- 18. NATIVE FILL MAY BE USED FOR BACKFILL UNLESS DEEMED UNSUITABLE BY THE ENGINEER. COMPACT TO 95% MODIFIED PROCTOR DENSITY BEFORE PROCEEDING TO PLACEMENT OF BASE ROCK AND PAVING. LABORATORY TESTING SHALL BE PERFORMED TO DETERMINE MAXIMUM MODIFIED PROCTOR DENSITY FOR NATIVE IMPORT FILL REQUIRES SUPPLIER PROCTOR TEST RESULTS. IF NATIVE FILL IS UNSUITABLE AS DETERMINED BY THE CITY ENGINEER, BANK RUN GRAVEL PER THE STANDARD SPECIFICATIONS 9-03.19 OR OTHER GRANULAR MATERIAL APPROVED BY THE CITY ENGINEER SHALL BE USED.
- 19. MANHOLE BARREL SECTIONS AND RISER RINGS SHALL BE SEALED WATERTIGHT WITH IN ADDITION, ALL SANITARY MANHOLES SUBJECTED TO GROUNDWATER SHALL BE SHALL BE SEALED WITH CITY-APPROVED SEALANT ON THE EXTERIOR FROM THE BASE TO 3' ABOVE THE SEASONAL HIGH GROUNDWATER LEVEL AND SHALL BE VACUUM TESTED PER ASTM C-1244 WHEN SEASONAL HIGH GROUNDWATER IS OVER 3' HIGH FROM THE BASE.
- 20. ALL SANITARY SEWER AND STORM PIPE SHALL BE TESTED BY APPLICATION OF AN AIR PRESSURE TEST IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (7-17.3(2)E OR F AS APPLICABLE). CLEANING AND REMOVAL OF ANY ROCK IN THE PIPE AND MANHOLES IS REQUIRED. AFTER CLEANING, THE CITY SHALL BE NOTIFIED FOR TV INSPECTION OF ALL LINES 6-IN. AND LARGER. ANY WORK FAILING AIR TEST AND OR TV INSPECTION MUST BE REPAIRED AND RE-TESTED FOR CITY APPROVAL. THE CITY ENGINEER OR HIS DESIGNEE MUST WITNESS, VERIFY, AND RECORD ALL TESTS.
- 21. LATERAL SIDE SEWER SERVICES MUST BE MARKED WITH A NO. 12 SOLID COPPER LOCATOR WIRE AND THE ENDS, MARKED WITH A BURRIED STEEL FENCE POST EXTENDED ABOVE THE GROUND AT LEAST 6-IN. IN URBAN AREAS AND 4 FT. IN RURAL THE LOCATOR WIRE SHALL BE TIED AROUND THE MAIN LINE AND EXTENDED ALONG THE SIDE SEWER AND UP THE MARKER POST.
- 22. SEWER SERVICE LATERAL SHALL BE LAID AT A MINIMUM 2.0% SLOPE.
- 23. PRE-CAST CURB INLET BOX (CATCH BASIN) SHALL BE NO LESS THAN 48" IN HEIGHT. A THICKNESS OF 6" SHALL BE MAINTAINED BETWEEN THE INSIDE BASE AND BASE ROCK. CURB INLET BOXES SHALL BE PRE-CAST CUSTOM UNITS CONSTRUCTED WITH A REINFORCEMENT CAGE AND PUNCH OUT SECTIONS NO LESS THAN 2" THICK ON ALL FOUR VERTICAL SIDES AS INDICATED IN STANDARD PLAN 311.02. INSTALLATION SHALL BE PER STANDARD PLAN 311.05.
- 24. CURB INLET BOXES (CATCH BASINS) WITH PVC LINE CONNECTIONS SHALL USE SAND COLLARS WITH GROUT SEAL ("A-LOK" ALSO ACCEPTABLE). SIMILAR TRANSITIONS MAY BE USED WITH CITY ENGINEER APPROVAL. HDPE PIPE CONNECTIONS TO CURB INLET BOXES MAY BE GROUTED (SAND COLLARS NOT REQUIRED).
- 25. THE CAST IRON CURB INLET GRATE SHALL BE UNI-DIRECTIONAL OR BI-DIRECTIONAL GRATES ONLY. INLAND FOUNDRY COMPANY #571-3 OR #571-5 OR AN APPROVED EQUAL.
- 26. THE DIRECTIONAL CONFIGURATION OF THE CURB INLET GRATE SHALL BE DETERMINED AT THE TIME OF DESIGN. CLOSE ATTENTION SHOULD BE PAID TO THIS DETAIL WHEN ORDERING THE GRATE FROM THE MANUFACTURER. REFER TO STANDARD PLAN 311.01.

ABBREVIATIONS

BOW	BACK OF SIDEWALK
CONT.	CONTINUATION
FF	FINISH FLOOR
FL	XXX
TBC	TOP BACK OF CURB
TYP.	TYPICAL

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									G-003	
								GENERAL WATER, SANITARY AND STORM NOTES		4 OF 31
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NOTE

1. PRESERVE AND PROTECT SURVEY CONTROL POINTS TO MAXIMUM EXTENT POSSIBLE.



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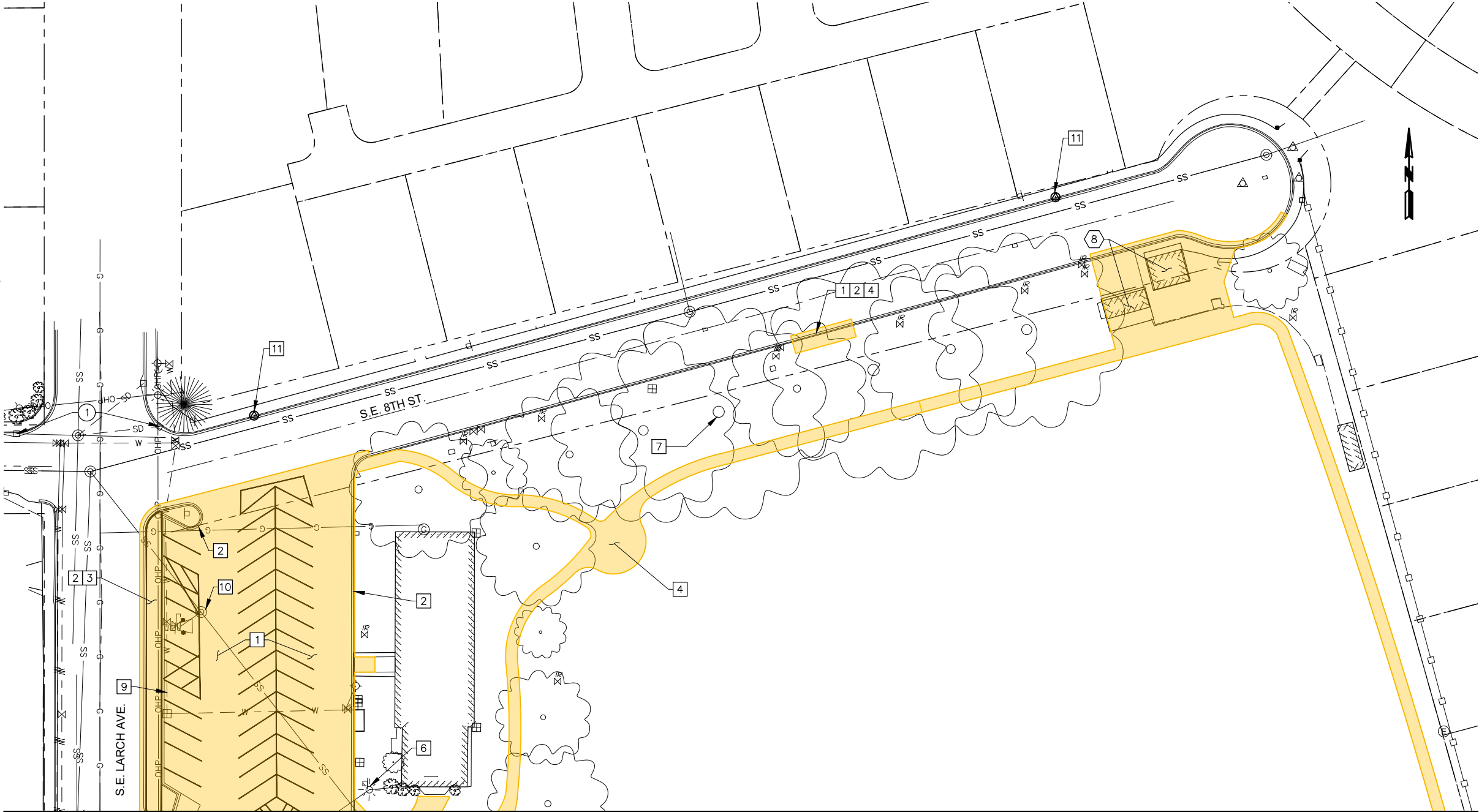


CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS
DEMOLITION SHEET INDEX

SHEET
D-100
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EROSION SEDIMENT
CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL BMP'S AS APPLICABLE TO PREVENT DEBRIS, OILS, SEDIMENTS, ETC. FROM ENTERING SURFACE AND/OR GROUNDWATER.
2. CONTRACTOR TO DESIGNATE AND USE A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT TRACK OUT. EXACT LOCATION OF CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO CONSTRUCTION. ANY DISTURBANCE TO CITY RIGHT-OF-WAY FEATURES SHALL BE RESTORED TO THEIR EXISTING CONDITION PRIOR TO COMPLETION. SEE SHEET C-501 FOR CONSTRUCTION ENTRANCE DETAILS.
3. PRESERVE EXISTING VEGETATION WHEN PRACTICAL. RE-VEGETATE OPEN AREAS WHEN PRACTICAL BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED.
4. AT THE END OF EACH WORKDAY, SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AS APPLICABLE, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGE TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS.
5. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND ACTIVITIES DURING WET WEATHER.
6. SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITH IN THE SAME 24 HOURS.
7. INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS SHALL NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP SHOULD BE USED TO CLEAN UP RELEASED SEDIMENT.
8. SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER.



MATCH LINE, SHEET D-102 FOR CONT.

DEMOLITION KEY NOTES

- 1

SAW CUT AND REMOVE EXISTING ASPHALT AND CONCRETE.
- 2

SAW CUT AND REMOVE EXISTING CURB AND GUTTER.
- 3

SAW CUT AND REMOVE EXISTING CONCRETE SIDEWALK.
- 4

CUT AND REMOVE EXISTING SOD TO A DEPTH NOT LESS THAN 6 INCHES TO REMOVE ALL GRASS ROOTS AND ORGANIC SOIL AS NEEDED TO CONSTRUCT IMPROVEMENTS.
- 5

CONTRACTOR TO REMOVE EXISTING IRRIGATION VALVES, VALVE BOXES, IRRIGATION PIPE AND SPRINKLER HEADS THAT IMPACT CONSTRUCTION.
- 6

REMOVE AND DISPOSE OF EXISTING LIGHT POLE.
- 7

PROTECT EXISTING TREE, TYP.
- 8

REMOVE EXISTING STRUCTURE.
- 9

EXISTING CONDUIT FOR WATER SERVICE TO REMAIN.
- 10

REMOVE AND REPLACE EXISTING MANHOLE RIM AND COVER.
- 11

PRESERVE AND PROTECT SURVEY CONTROL POINT TO MAXIMUM EXTENT POSSIBLE.

EROSION CONTROL KEY NOTES

- 1

INSTALL INLET PROTECTION. SEE DETAIL, SHEET C-501.
- 2

PROTECT INLETS FOR 500 FEET BEYOND PROJECT LIMITS IN ALL DIRECTIONS.
- 3

INSTALL SILT FENCE. SEE DETAIL, SHEET C-501.

 DEMOLITION AREA

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								DEMOLITION AND EROSION CONTROL PLAN - AREA 1		D-101
										6 OF 31
REVISION		BY	DATE	JOB NUMBER 663-147				DATE 2022		
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EROSION SEDIMENT
CONTROL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL BMP'S AS APPLICABLE TO PREVENT DEBRIS, OILS, SEDIMENTS, ETC. FROM ENTERING SURFACE AND/OR GROUNDWATER.
- 2. CONTRACTOR TO DESIGNATE AND USE A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT TRACK OUT. EXACT LOCATION OF CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO CONSTRUCTION. ANY DISTURBANCE TO CITY RIGHT-OF-WAY FEATURES SHALL BE RESTORED TO THEIR EXISTING CONDITION PRIOR TO COMPLETION. SEE SHEET C-501 FOR CONSTRUCTION ENTRANCE DETAILS.
- 3. PRESERVE EXISTING VEGETATION WHEN PRACTICAL. RE-VEGETATE OPEN AREAS WHEN PRACTICAL BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED.
- 4. AT THE END OF EACH WORKDAY, SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AS APPLICABLE, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGE TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS.
- 5. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND BARE GROUND ACTIVITIES DURING WET WEATHER.
- 6. SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITH IN THE SAME 24 HOURS.
- 7. INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS SHALL NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP SHOULD BE USED TO CLEAN UP RELEASED SEDIMENT.
- 8. SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE, THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER.



MATCH LINE, SHEET D-101 FOR CONT.

DEMOLITION KEY NOTES

- 1

SAW CUT AND REMOVE EXISTING ASPHALT AND CONCRETE.
- 2

SAW CUT AND REMOVE EXISTING CURB AND GUTTER.
- 3

SAW CUT AND REMOVE EXISTING CONCRETE SIDEWALK.
- 4

CUT AND REMOVE EXISTING SOD TO A DEPTH NOT LESS THAN 6 INCHES TO REMOVE ALL GRASS ROOTS AND ORGANIC SOIL AS NEEDED TO CONSTRUCT IMPROVEMENTS.
- 5

CONTRACTOR TO REMOVE EXISTING IRRIGATION VALVES, VALVE BOXES, IRRIGATION PIPE AND SPRINKLER HEADS THAT IMPACT CONSTRUCTION.
- 6

REMOVE AND DISPOSE OF EXISTING LIGHT POLE.
- 7

PROTECT EXISTING TREE, TYP.
- 8

REMOVE EXISTING STRUCTURE.
- 9

CAP EXISTING WATER SERVICE AND ABANDON IN PLACE.
- 10

REMOVE PEDESTRIAN BRIDGE AND ABUTMENTS.
- 11

REMOVE EXISTING DAM.
- 12

REMOVE EXISTING OUTFALL.
- 13

REMOVE EXISTING PLAY GROUND AND ASSOCIATED EQUIPMENT.
- 14

REMOVE AND RELOCATE EXISTING SCULPTURE. SEE SHEET L-201.
- 15

REMOVE AND REPLACE EXISTING CATCH BASIN.
- 16

PRESERVE AND PROTECT SURVEY CONTROL POINT TO MAXIMUM EXTENT POSSIBLE.

EROSION CONTROL KEY NOTES

- 1 INSTALL INLET PROTECTION. SEE DETAIL, SHEET C-501.
- 2 PROTECT INLETS FOR 500 FEET BEYOND PROJECT LIMITS IN ALL DIRECTIONS.
- 3 INSTALL SILT FENCE. SEE DETAIL, SHEET C-501.

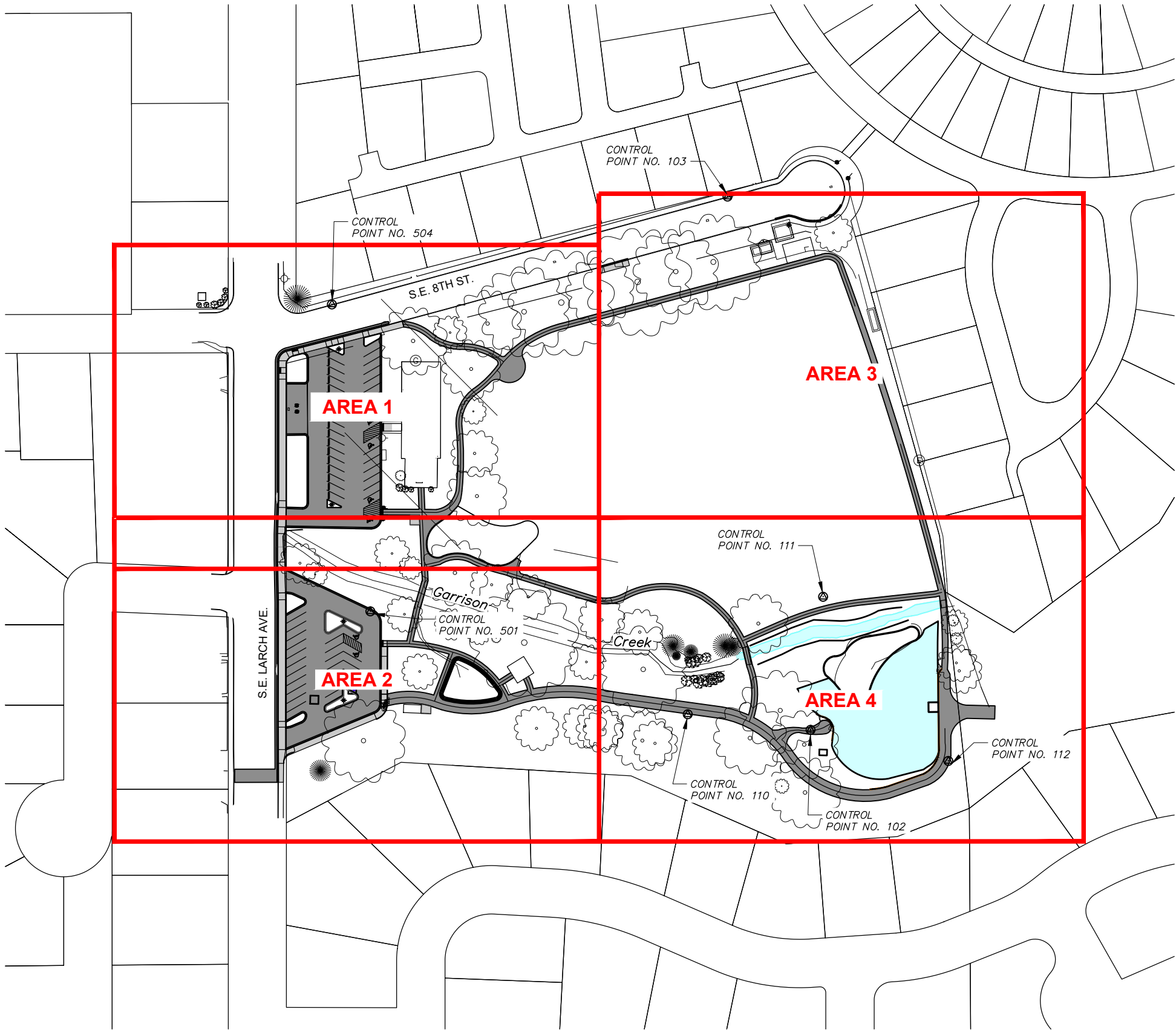
DEMOLITION AREA

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								DEMOLITION AND EROSION CONTROL PLAN - AREA 2	7 OF 31

NOTES

1. DO TO THE REQUIRED ADA SLOPES AND TYING INTO EXISTING CONDITIONS REVIEW FORMS PRIOR TO PLACEMENT.
2. PROPOSED CURB IS INTENDED TO MATCH THE EXISTING ROAD CONDITION. SOME FIELD ADJUSTMENTS MAY BE REQUIRED.
3. PROVIDE SMOOTH TRANSITIONS AND GRADE ALONG HMA PATH.
4. PRESERVE AND PROTECT CONTROL POINTS TO MAXIMUM EXTEND POSSIBLE.



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CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS
SITE PLAN AND GRADING SHEET INDEX

SHEET
C-100
8 OF 31

SITE IMPROVEMENT KEY NOTES

- 1 CURB, GUTTER, AND SIDEWALK PER CITY STD PLAN 110.14.
- 2 CURB AND GUTTER ONLY PER CITY STD PLAN 110.14.
- 3 PARKING LOT CURB SEE DETAIL, SHEET C-502.
- 4 DRIVEWAY APPROACH PER CITY STD PLAN 110.11 AND 110.16.
- 5 ADA SIDEWALK RAMP TYPE A PER CITY STANDARD PLAN 110.30.
- 6 MANHOLE RIM AND COVER PER CITY STD PLAN 310.06.
- 7 CURB INLET FRAME, GRATE, AND HOOD, PER CITY STD PLAN 311.01 AND 311.05.
- 8 HMA PAVEMENT RESTORATION FOR ARTERIAL STREETS PAR CITY STD PLAN 110.09.
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- 10 6' HMA LIGHT DUTY PEDESTRIAN PATH SEE DETAIL 1, SHEET SP-501.
- 11 12' HMA HEAVY DUTY PEDESTRIAN PATH AND MAINTENANCE ACCESS SEE DETAIL 2, SHEET SP-501.
- 12 4" WIDE PAVEMENT STRIPING.
- 13 ADA PAVEMENT MARKINGS AND SIGN, SEE DETAIL, SHEET C-502.
- 14 PARKING BUMPER, SEE DETAIL SHEET 502
- 15 PEDESTRIAN RAILING, SEE DETAIL XXX SHEET SP-503.
- 16 PLAYGROUND FACILITY, SEE LANDSCAPING PLANS.
- 17 SPLASH PAD, SEE LANDSCAPING PLANS.
- 18 PUBLIC RESTROOM, SEE LANDSCAPING PLANS.
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- 22 BACK STOP AND FENCE, SEE LANDSCAPING PLANS.
- 23 20'x20' PICNIC SHELTER, SEE LANDSCAPING PLANS.
- 24 SANITATION ENCLOSURE, SEE LANDSCAPING PLANS.

NOTES

- 1. DO TO THE REQUIRED ADA SLOPES AND TYING INTO EXISTING CONDITIONS REVIEW FORMS PRIOR TO PLACEMENT.
- 2. PROPOSED CURB IS INTENDED TO MATCH THE EXISTING ROAD CONDITION. SOME FIELD ADJUSTMENTS MAY BE REQUIRED.
- 3. PROVIDE SMOOTH TRANSITIONS AND GRADE ALONG HMA PATH.
- 4. PRESERVE AND PROTECT CONTROL POINTS TO MAXIMUM EXTEND POSSIBLE.



MATCH LINE, SHEET C-102 FOR CONT.

MATCH LINE, SHEET C-103 FOR CONT.

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REVISION		BY	DATE	20 0 20 40 60 SCALE IN FEET		60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION	 engineering • surveying • natural resources	CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	SHEET C-101 9 OF 31
DESIGNED BY J. PENINGER				JOB NUMBER 663-147 DATE 2022					
DRAWN BY G. SAURBIER				ACAD FILE: 663-147-C-101.dwg					
REVIEWED BY				COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.					
								SITE PLAN - AREA 1	

SITE IMPROVEMENT KEY NOTES

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CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS
SITE PLAN - AREA 2

SHEET
C-102
10 OF 31

SITE IMPROVEMENT KEY NOTES

- 1 CURB, GUTTER, AND SIDEWALK PER CITY STD PLAN 110.14.
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MATCH LINE, SHEET C-101 FOR CONT.



MATCH LINE, SHEET C-104 FOR CONT.

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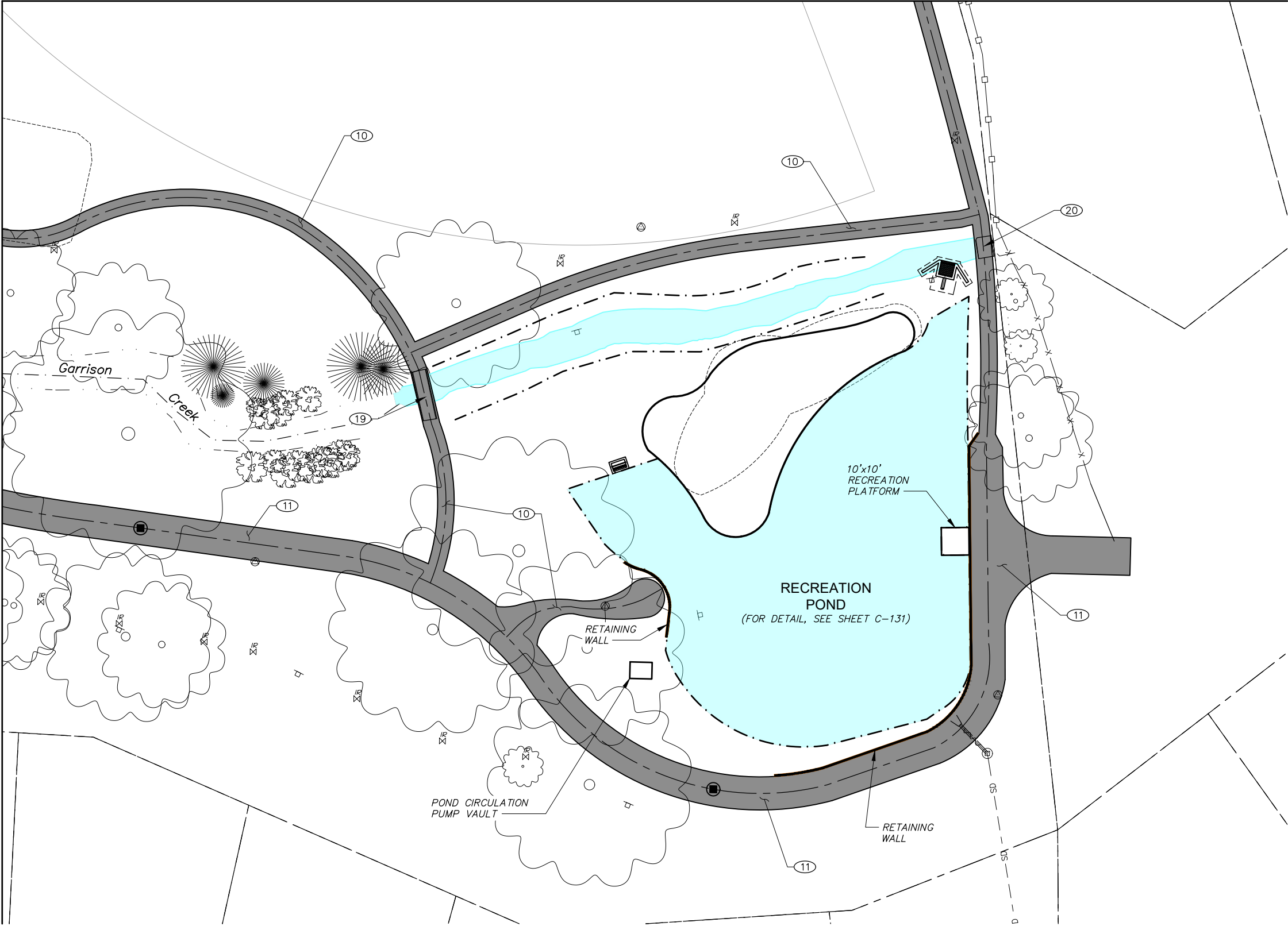
CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS
SITE PLAN - AREA 3

SHEET
C-103
11 OF 31

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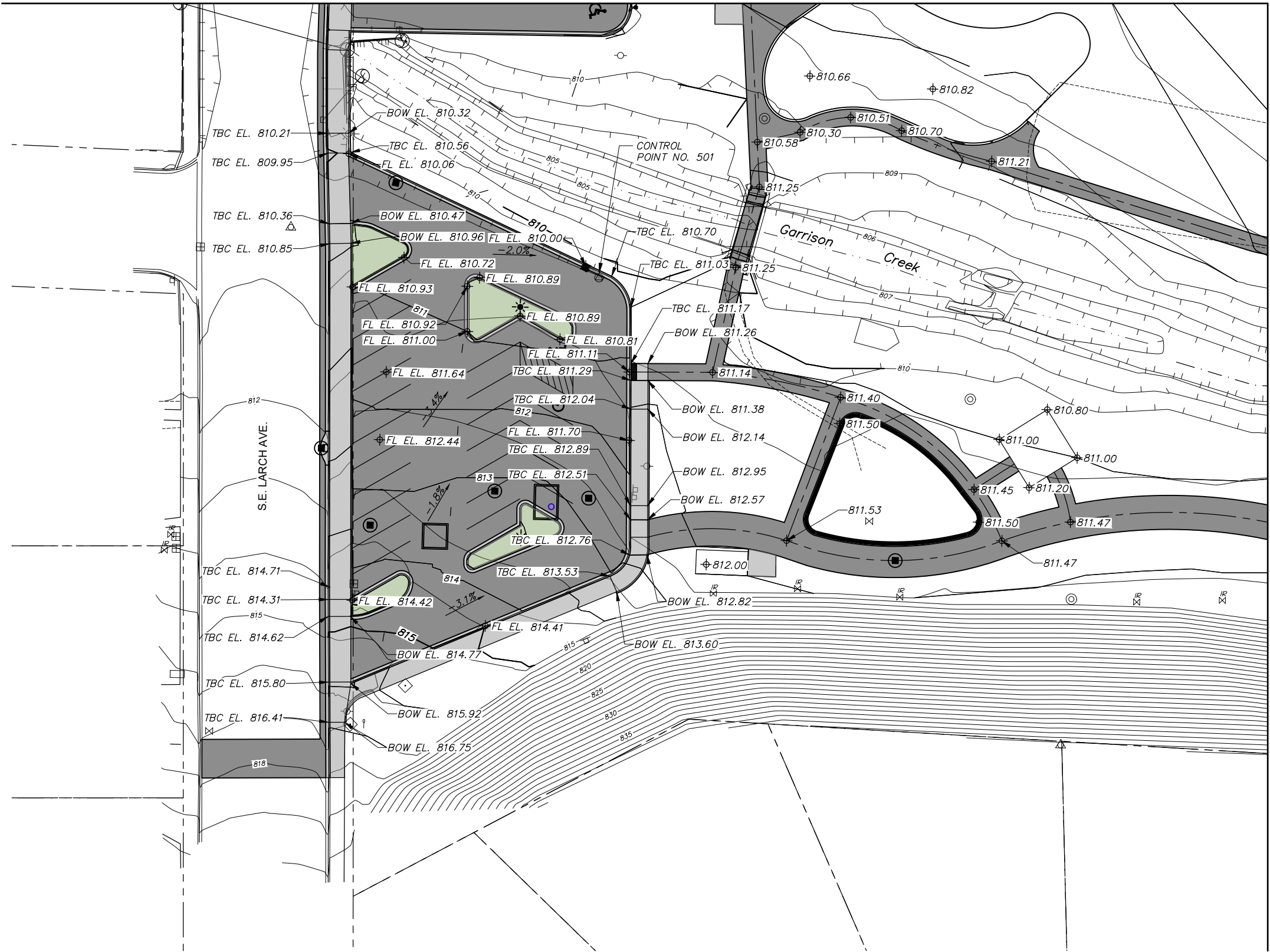
REVISION <table><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>														BY <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>										DATE <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>										DESIGNED BY <table><tr><td>J. PENINGER</td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		J. PENINGER								DRAWN BY <table><tr><td>G. SAURBIER</td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		G. SAURBIER								REVIEWED BY <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>										JOB NUMBER <table><tr><td>663-147</td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		663-147								DATE <table><tr><td>2022</td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		2022								ACAD FILE: <table><tr><td>663-147-C-104.dwg</td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		663-147-C-104.dwg								COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.		20 0 20 40 60 SCALE IN FEET		60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION		anderson perry & associates, inc. engineering • surveying • natural resources		CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS		SITE PLAN - AREA 4		SHEET C-104 12 OF 31	
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2. THE NATIVE SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
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8. PRESERVE AND PROTECT SURVEY CONTROL POINTS TO MAXIMUM EXTENT POSSIBLE.

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EARTHWORK NOTES

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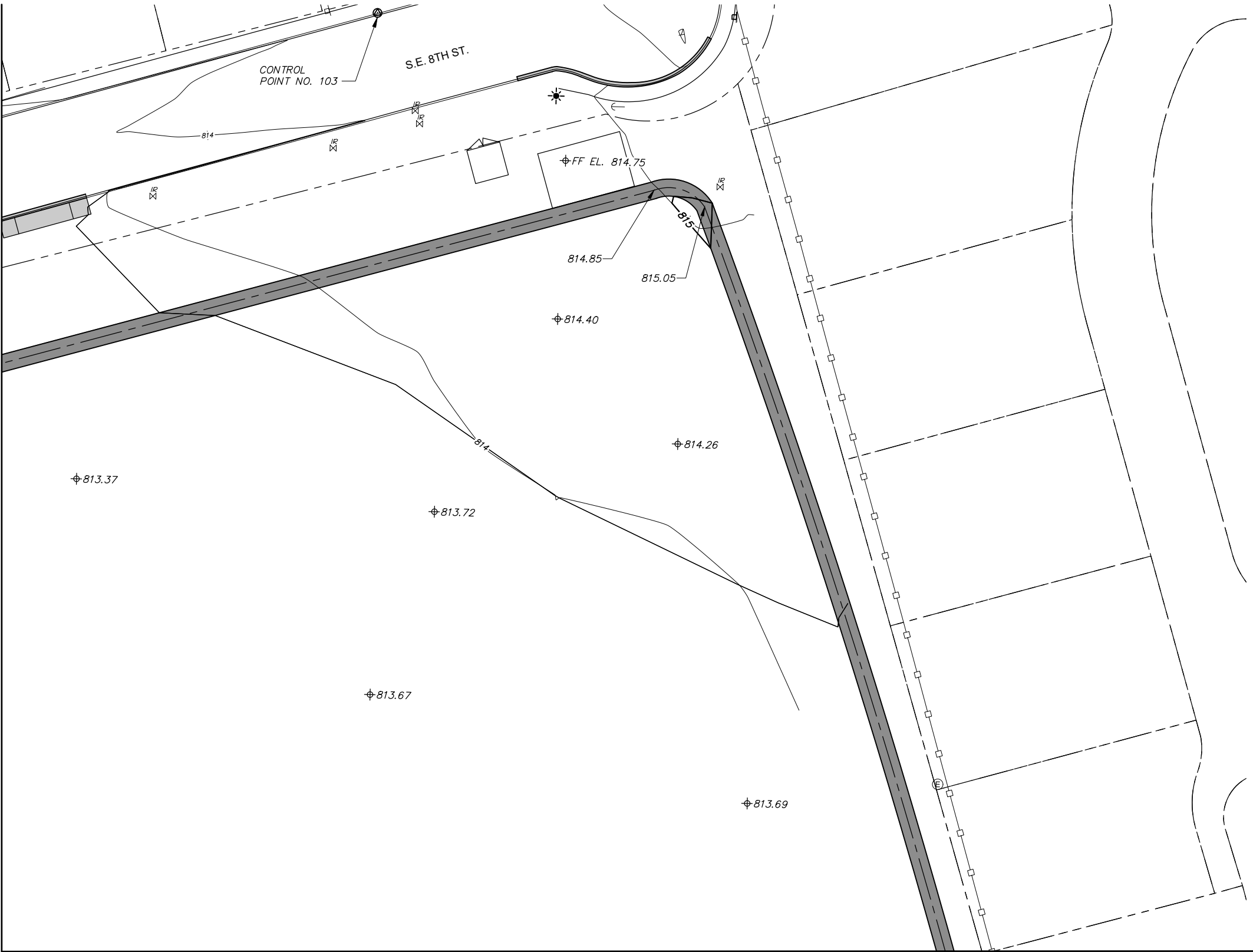
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						60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	SHEET
									C-112
REVISION			BY	DATE					
DESIGNED BY J. PENINGER					JOB NUMBER 663-147	DATE 2022			
DRAWN BY G. SAURBIER					ACAD FILE: 663-147-C-112.dwg				
REVIEWED BY					COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.			GRADING PLAN - AREA 2	14 OF 31

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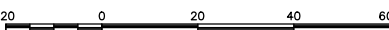
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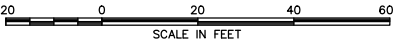


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REVISION			BY	DATE
DESIGNED BY			J. PENINGER	
DRAWN BY			G. SAURBIER	
REVIEWED BY				

 A horizontal scale bar with tick marks at 20, 0, 20, 40, and 60 feet. The text "SCALE IN FEET" is centered below the bar.			
JOB NUMBER	663-147	DATE	2022
ACAD FILE:	663-147-C-113.dwg		
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS

GRADING PLAN - AREA 3

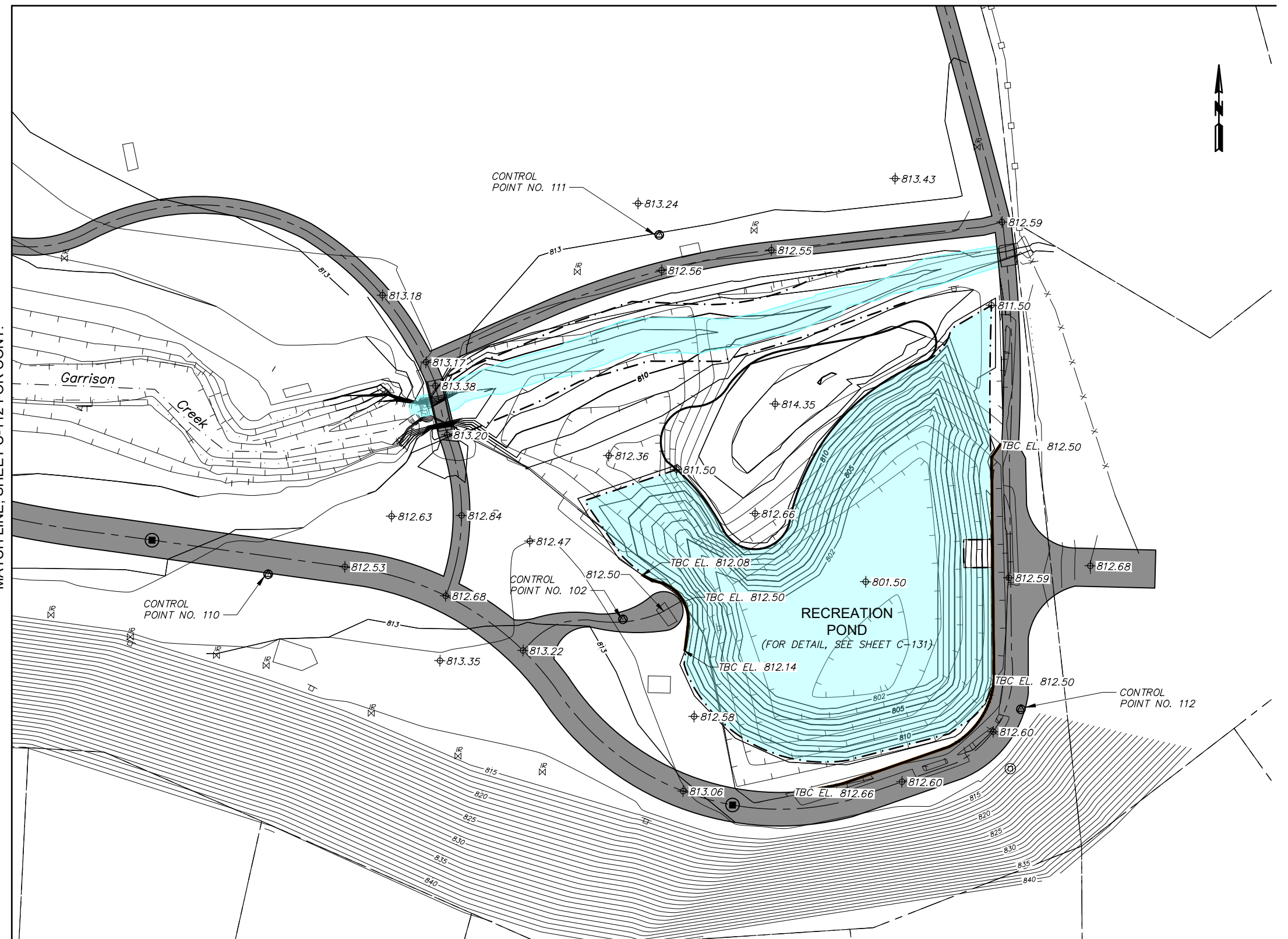
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C-113

15 OF 31

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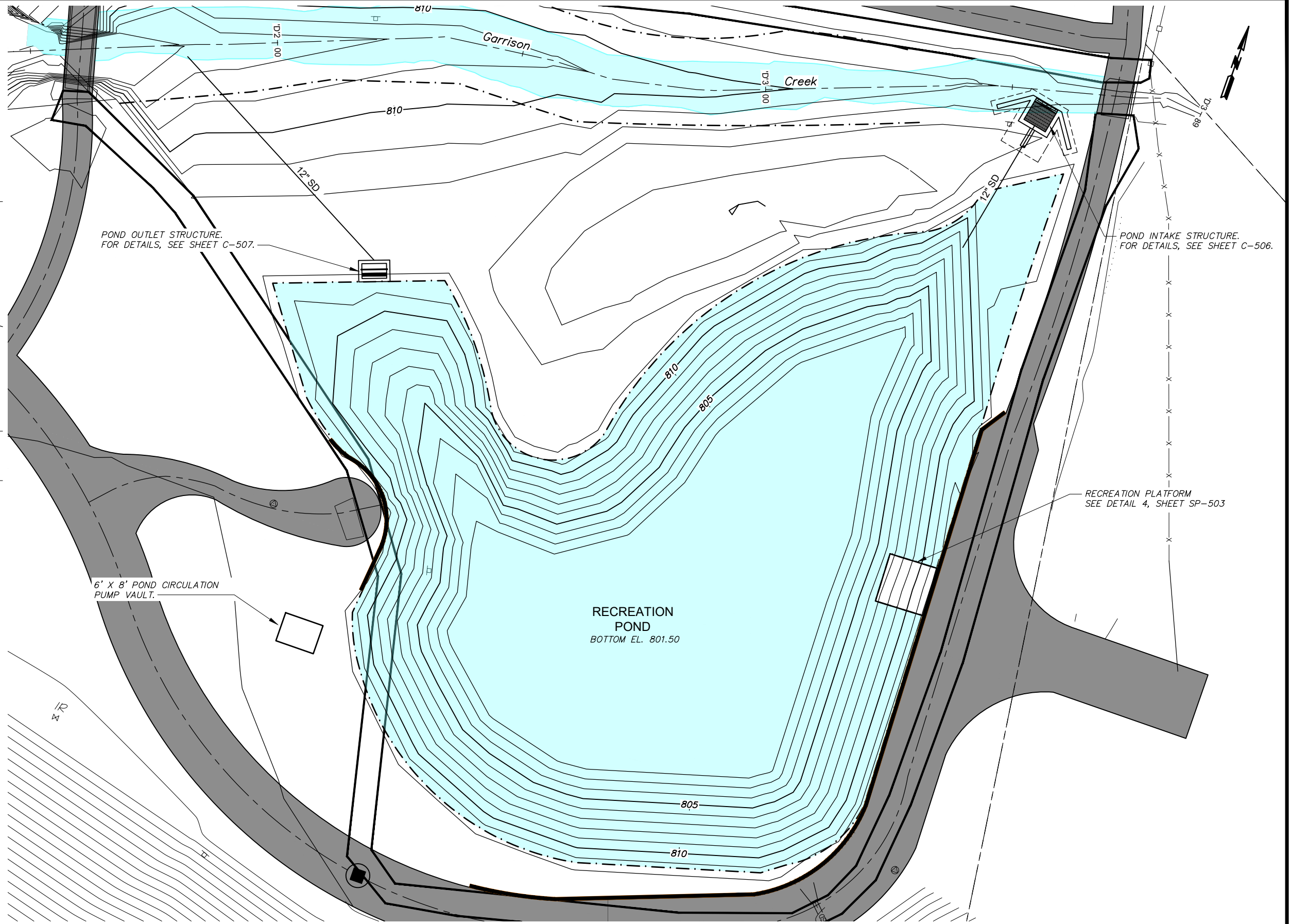
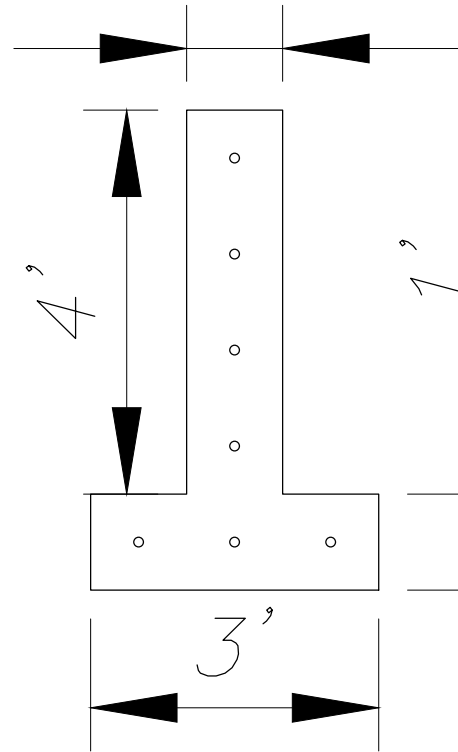
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						60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION	 anderson perry & associates, inc. engineering • surveying • natural resources	CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	C-131
				SCALE IN FEET					
REVISION		BY	DATE	JOB NUMBER 663-147 DATE 2022					
DESIGNED BY J. PENINGER				ACAD FILE: 663-147-C-131.dwg					
DRAWN BY G. SAURBIER				COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.		RECREATION POND GRADING PLAN		18 OF 31	
REVIEWED BY									



'C' ALIGNMENT

'A' ALIGNMENT

'B' ALIGNMENT

S.E. 8TH ST.

LIONS PARK

Garrison

Creek

SHEET U-103

SHEET U-104

SHEET U-102

SHEET U-101

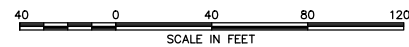
S.E. LARCH AVE.

'C'1+63
'C'1+00
00+1.4

'A'3+20
'A'3+00
'B'1+00

'B'2+00
'B'3+00
'B'4+00

'B'5+00
'B'6+00
'B'7+00
'B'7+54



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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS

DRAINAGE PLAN AND PROFILE
INDEX

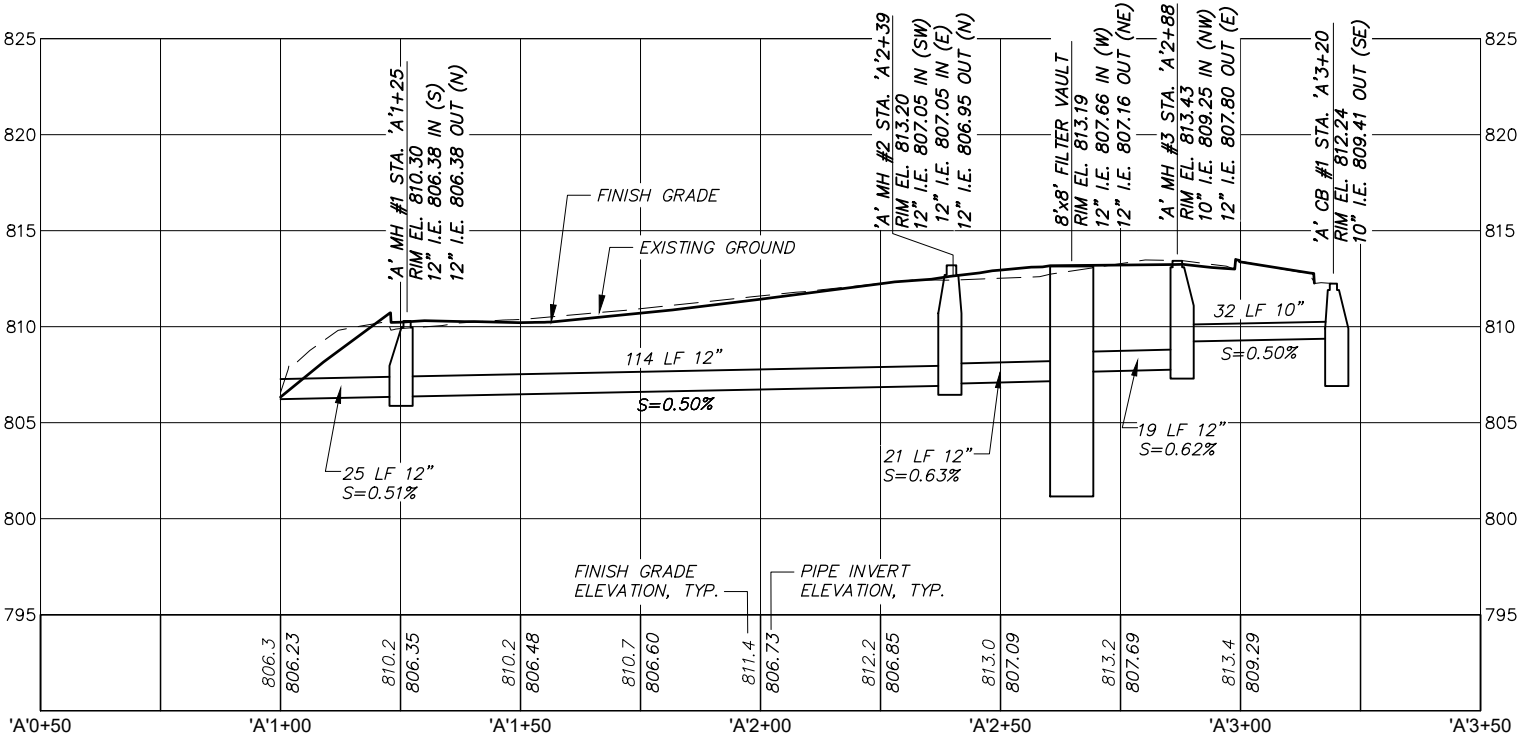
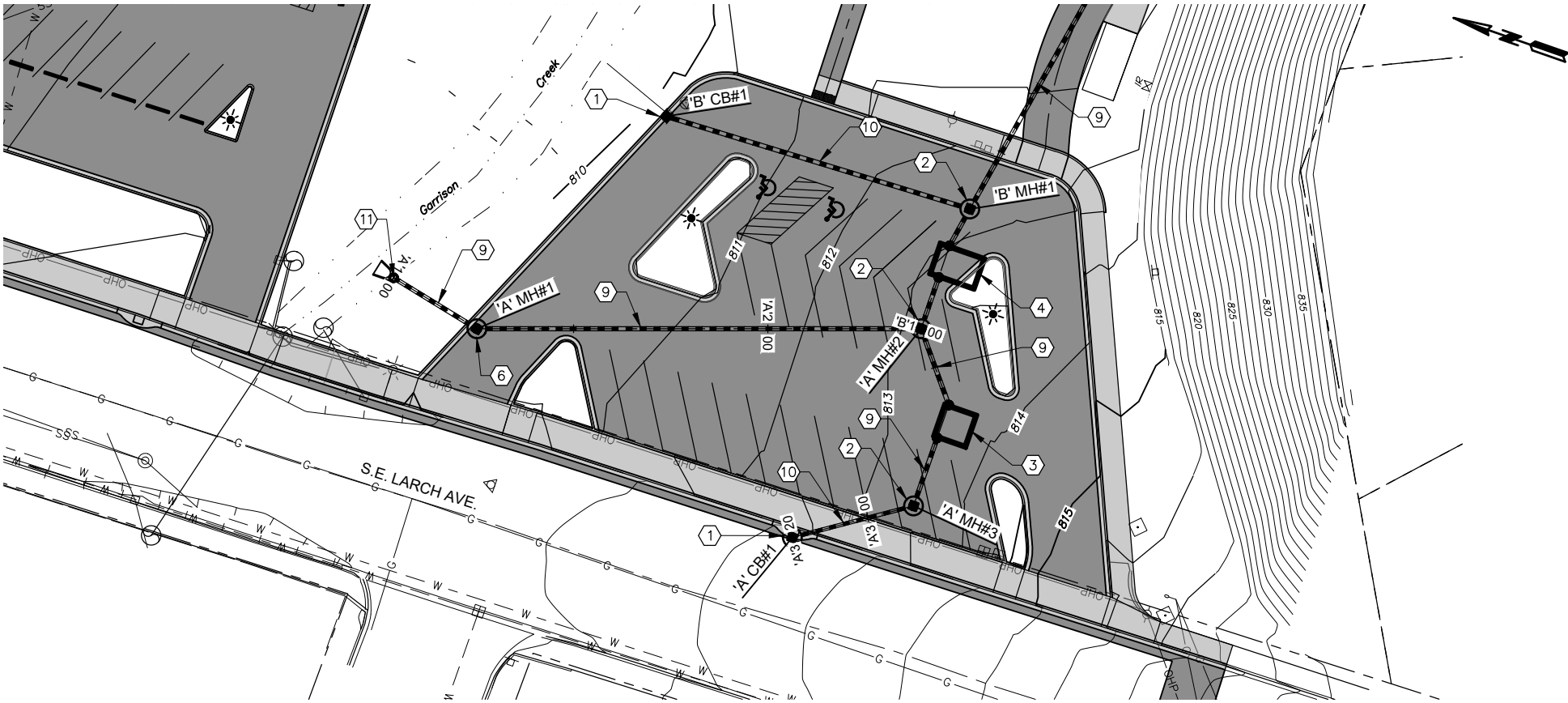
SHEET
U-100
19 OF 31

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DRAWN BY: G. SAURBIER		
REVIEWED BY:		

JOB NUMBER: 663-147	DATE: 2022
ACAD FILE: 663-147-U-100.dwg	
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STORMWATER KEY NOTES

- 1 INSTALL CATCH BASIN PER CITY STANDARD PLAN 311.02.
- 2 INSTALL 48" MH PER CITY STANDARD PLAN 311.04
- 3 INSTALL PRE-MANUFACTURED CONTECH JELLYFISH JFPD0808 54" CARTRIDGE, PER MANUFACTURES INSTRUCTIONS, SEE DETAIL SHEET C-504.
- 4 INSTALL PRE-MANUFACTURED CONTECH JELLYFISH JFPD0812 40" CARTRIDGE, PER MANUFACTURES INSTRUCTIONS, SEE DETAIL SHEET C-505.
- 5 INSTALL PRE-MANUFACTURED CONTECH JELLYFISH JF6 40" CARTRIDGE, PER MANUFACTURES INSTRUCTIONS, SEE DETAIL SHEET C-503.
- 6 INSTALL 48" ENERGY DISPERSION STRUCTURE PER CITY STANDARD PLAN 311.04.
- 7 INSTALL POND INTAKE STRUCTURE, SEE DETAIL SHEET C-506.
- 8 INSTALL POND OUTLET STRUCTURE, SEE DETAIL SHEET C-507.
- 9 INSTALL 12" 3034 PVC STORM DRAINPIPE, LENGTHS AS INDICATED IN PROFILE.
- 10 INSTALL 10" 3034 PVC STORM DRAINPIPE, LENGTHS AS INDICATED IN PROFILE.
- 11 INSTALL FLARED END SECTION PER WSDOT STANDARD PLAN B-70.60-01.
- 12 CONNECT TO EXISTING MANHOLE.

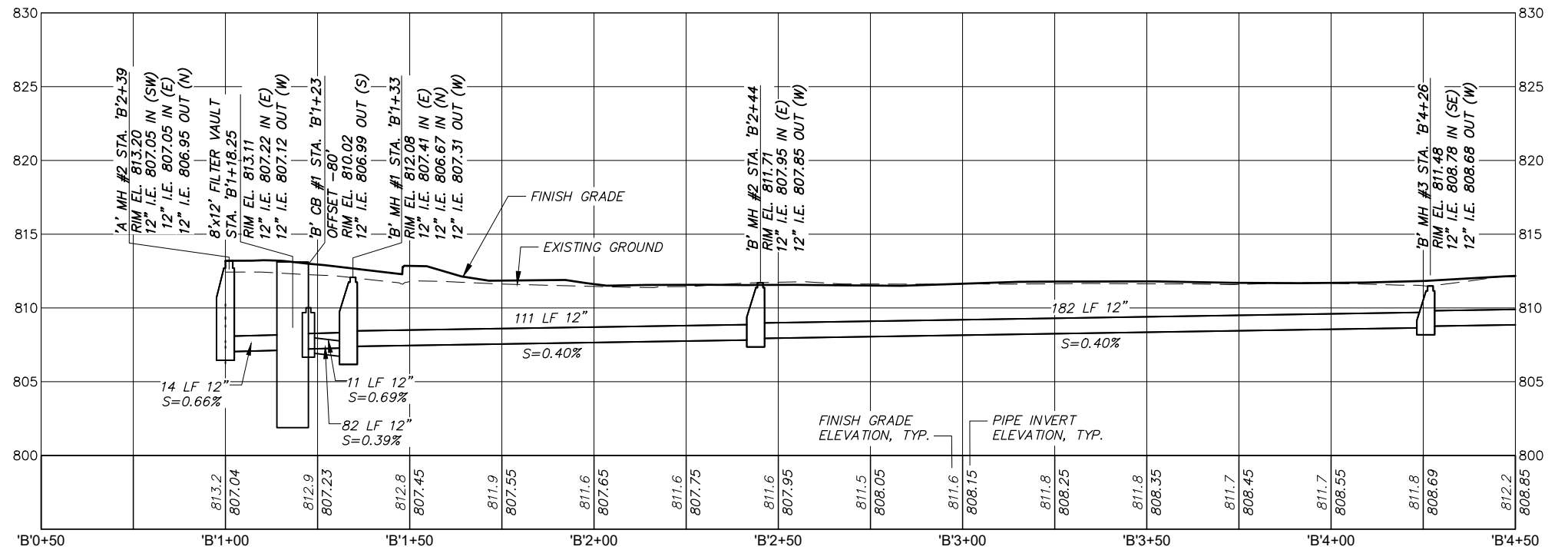
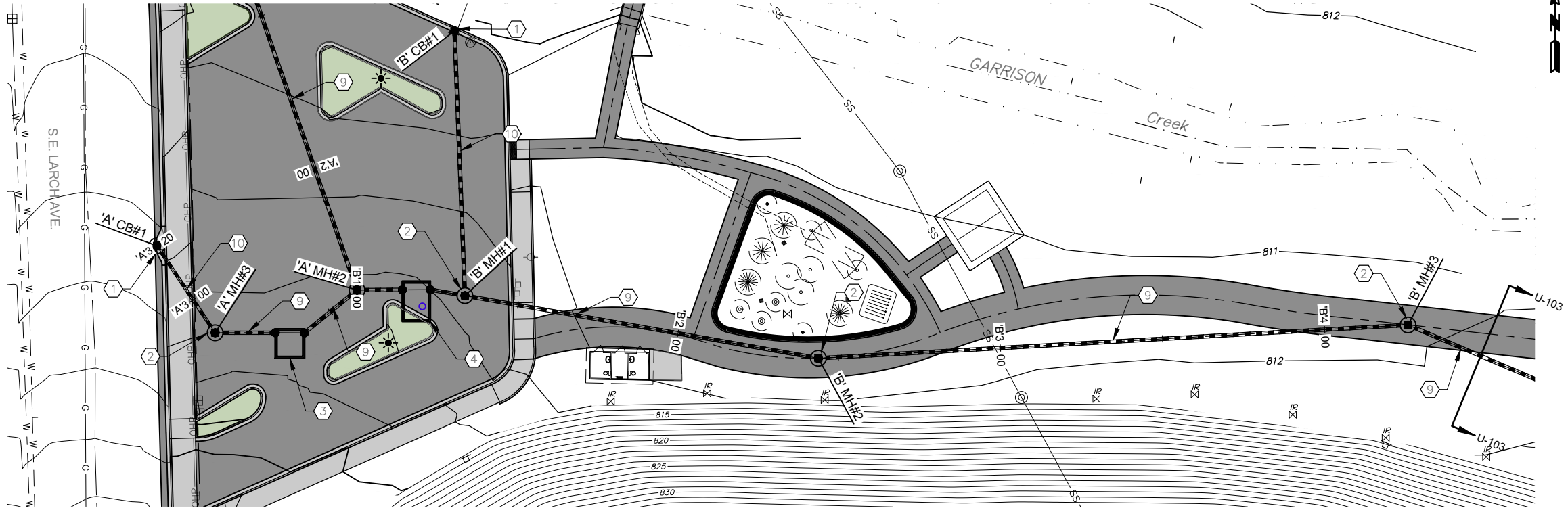


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REVISION		BY	DATE	20 0 20 40 60 SCALE IN FEET		60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION	 engineering • surveying • natural resources	CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	SHEET U-101 20 OF 31	
DESIGNED BY J. PENINGER				JOB NUMBER 663-147 DATE 2022						
DRAWN BY G. SAURBIER				ACAD FILE: 663-147-U-101.dwg						
REVIEWED BY				COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.						
								DRAINAGE PLAN AND PROFILE 'A' LINE STA. 'A'1+00 TO STA. 'A'3+20		

STORMWATER KEY NOTES

- 1 INSTALL CATCH BASIN PER CITY STANDARD PLAN 311.02.
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- 11 INSTALL FLARED END SECTION PER WSDOT STANDARD PLAN B-70.60-01.
- 12 CONNECT TO EXISTING MANHOLE.



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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS

DRAINAGE PLAN AND PROFILE
'B' LINE STA. 'B'1+00 TO STA. 'B'4+50

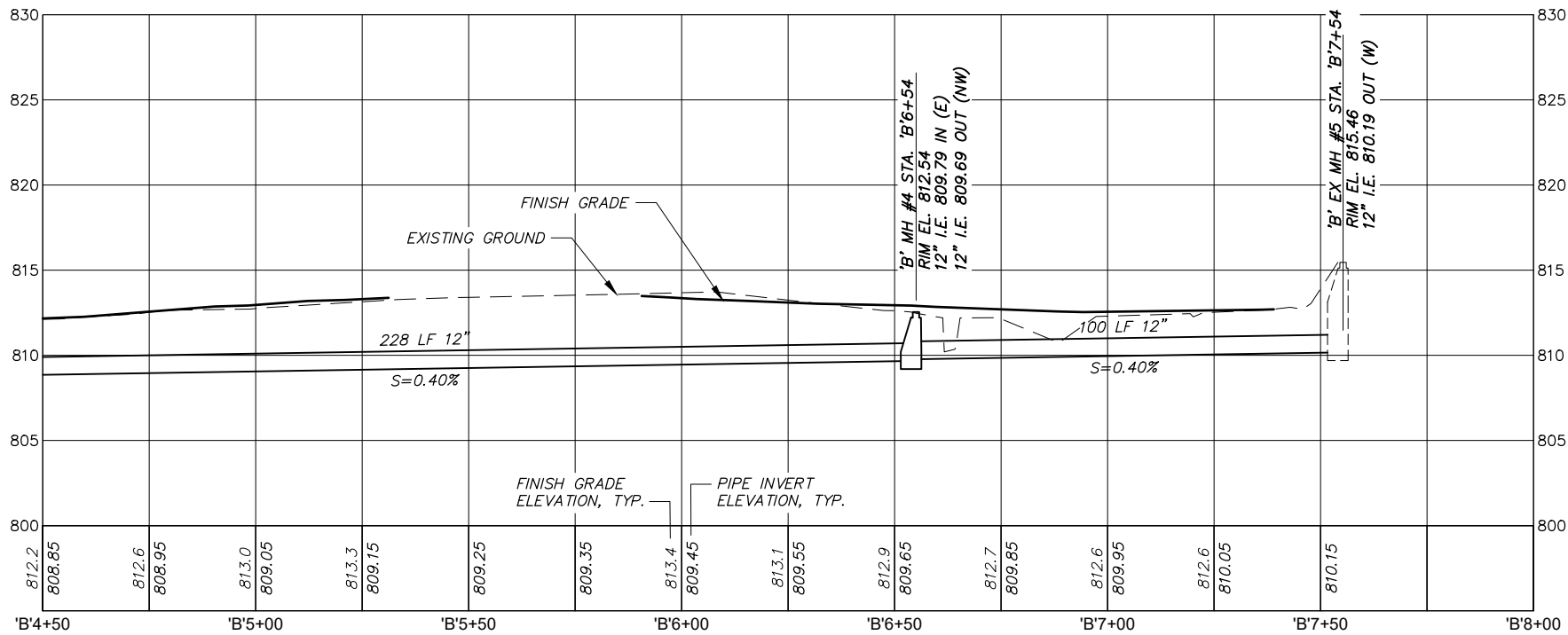
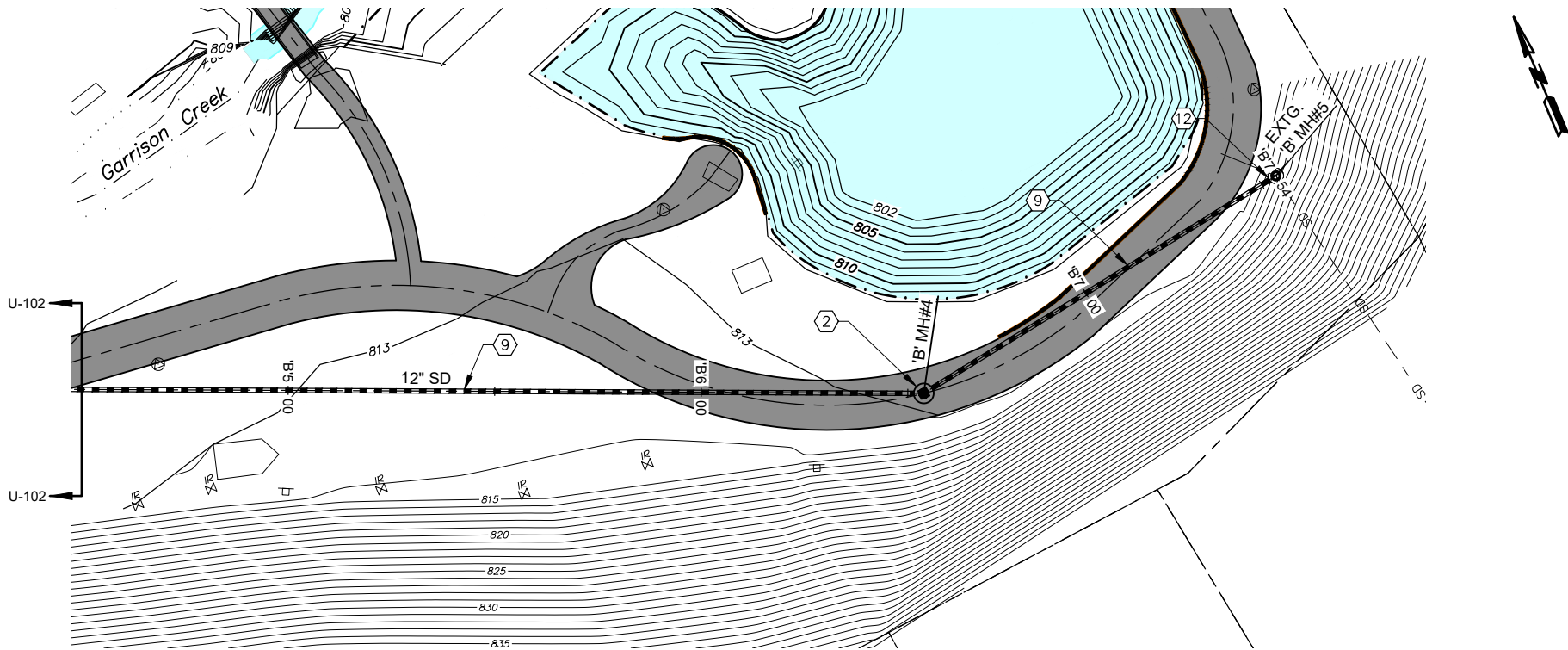
SHEET

U-102

21 OF 31

STORMWATER KEY NOTES

- 1 INSTALL CATCH BASIN PER CITY STANDARD PLAN 311.02.
- 2 INSTALL 48" MH PER CITY STANDARD PLAN 311.04
- 3 INSTALL PRE-MANUFACTURED CONTECH JELLYFISH JFPD0808 54" CARTRIDGE, PER MANUFACTURES INSTRUCTIONS, SEE DETAIL SHEET C-504.
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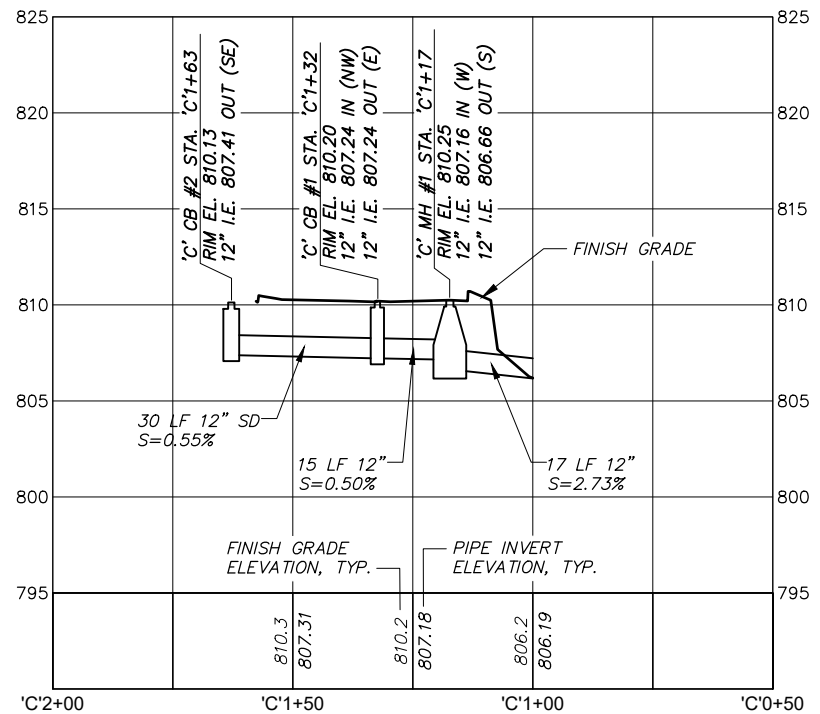
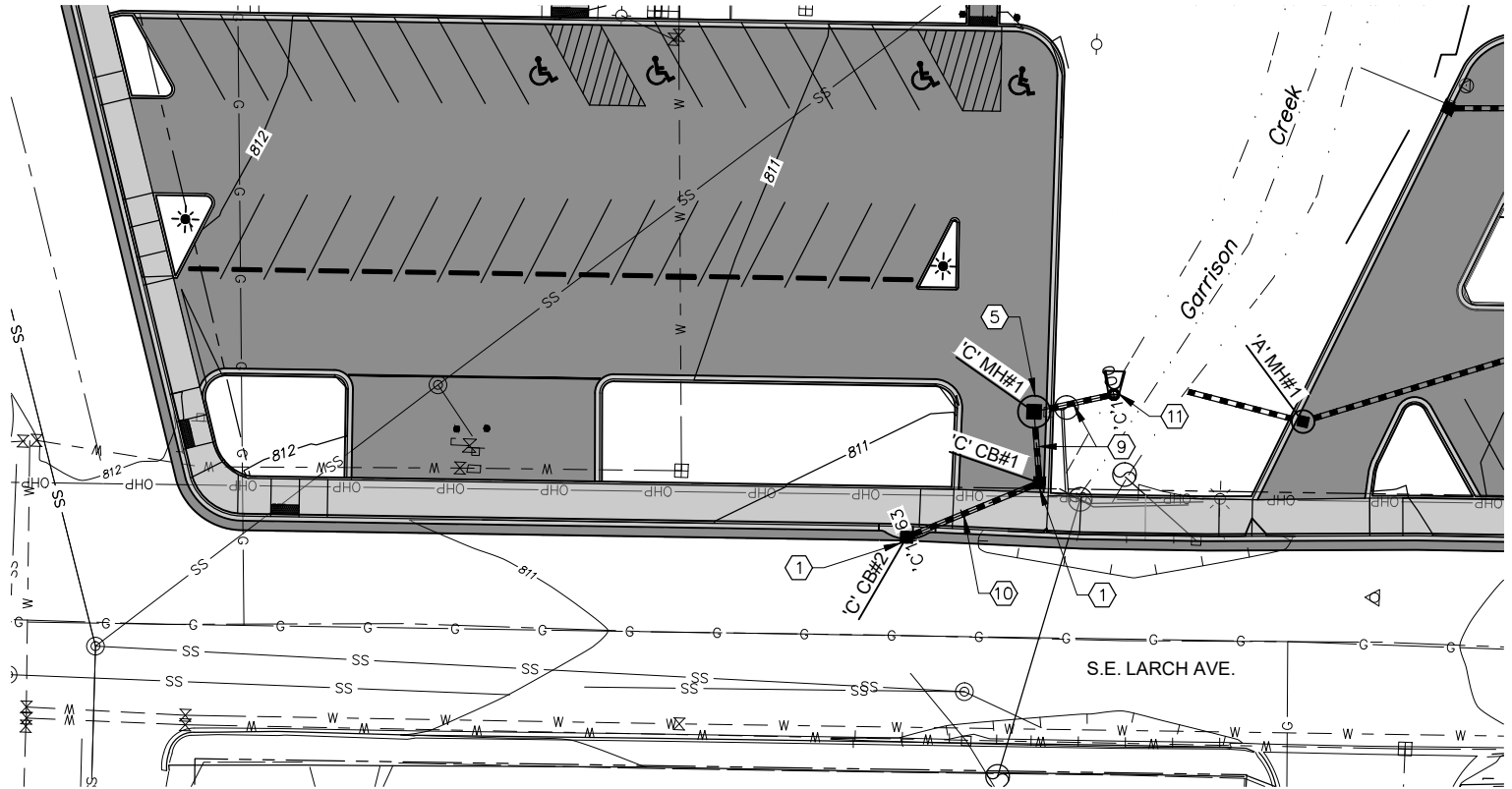


CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS
DRAINAGE PLAN AND PROFILE "B" LINE STA. "B"4+50 TO STA. "B"7+54

SHEET
U-103
22 OF 31

STORMWATER KEY NOTES

- 1 INSTALL CATCH BASIN PER CITY STANDARD PLAN 311.02.
- 2 INSTALL 48" MH PER CITY STANDARD PLAN 311.04
- 3 INSTALL PRE-MANUFACTURED CONTECH JELLYFISH JFPD0808 54" CARTRIDGE, PER MANUFACTURES INSTRUCTIONS, SEE DETAIL SHEET C-504.
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- 11 INSTALL FLARED END SECTION PER WSDOT STANDARD PLAN B-70.60-01.
- 12 CONNECT TO EXISTING MANHOLE.



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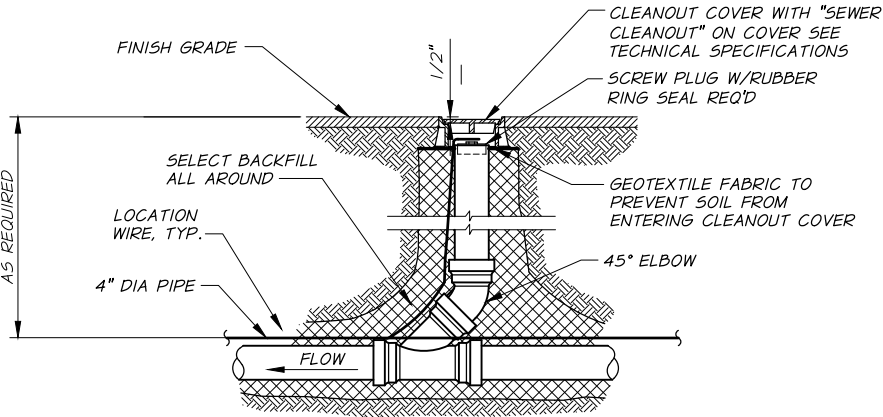
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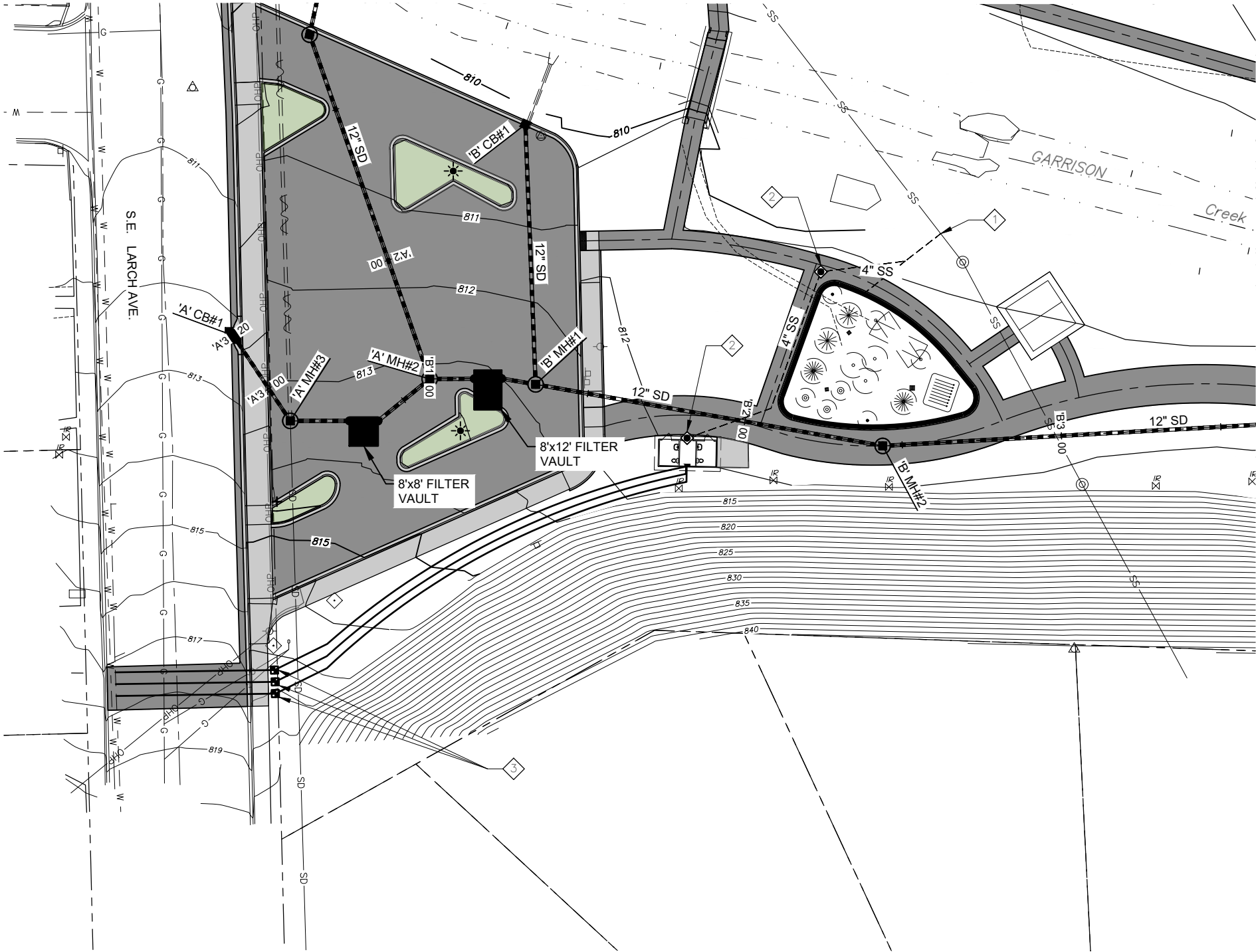
CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	SHEET
DRAINAGE PLAN AND PROFILE 'C' LINE STA. 'C'1+00 TO STA. 'C'1+63	U-104
	23 OF 31

SEWER AND WATER KEY NOTES

- 1
- PROVIDE NEW 4" 3034 PVC SANITARY SEWER CONNECTION TO EXISTING MAIN, MAINTAIN MINIMUM 2.0% SLOPE AND CONNECT TO NEW SPLASH PAD AND RESTROOM, PER CITY STANDARD PLAN 310.05.
- 2
- SANITARY SEWER CLEANOUT AND COVER. SEE DETAIL THIS SHEET.
- 3
- PROVIDE NEW 1" HPED DOMESTIC WATER SERVICE AND METER WITH BACKFLOW ASSEMBLY, PER CITY STANDARD PLAN 210.05, 210.06, AND 220.03.



SEWER SERVICE LINE CLEANOUT AND COVER
N.T.S.

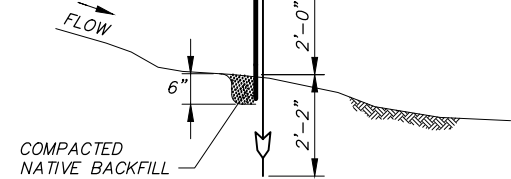


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REVISION		BY	DATE	20 0 20 40 60 SCALE IN FEET		60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION	 engineering • surveying • natural resources	CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	SHEET U-110 24 OF 31
DESIGNED BY J. PENINGER				JOB NUMBER 663-147 DATE 2022					
DRAWN BY G. SAURBIER				ACAD FILE: 663-147-U-110.dwg					
REVIEWED BY				COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.					
								WATER AND SANITARY SEWER PLAN	

DOE OR WSDOT
APPROVED SEDIMENT
FENCE GEOTEXTILE

STEEL LINE POST OR 1-1/2"
SQUARE WOOD POST AT 6' O.C.

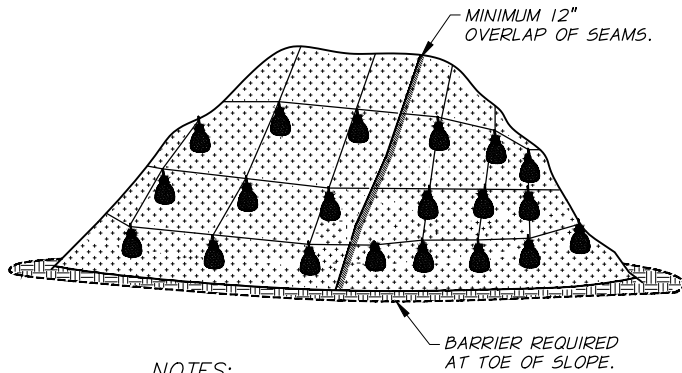


NOTES:

1. INSTALL SILT FENCE CONTINUOUS WITHOUT GAPS FOR LENGTH OF SEDIMENTATION CONTROL FACILITIES SHOWN.
2. LEAVE SEDIMENT FENCE IN PLACE UNTIL VEGETATION IS ESTABLISHED.

SEDIMENT FENCE, UNSUPPORTED

N.T.S.

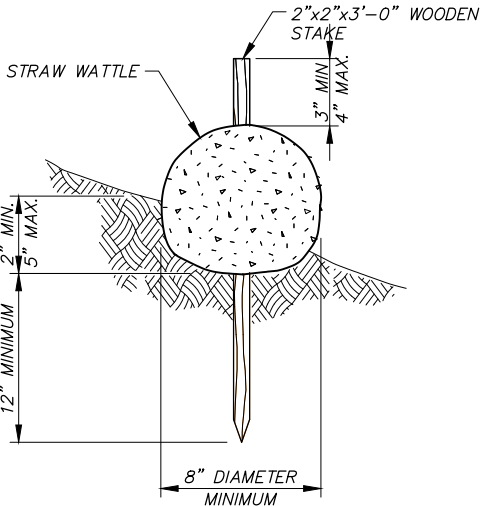


NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. INSPECT DAILY FOR WIND DAMAGE AND IMMEDIATELY REPAIR ANY TEARS OR RIPS IN SHEETING.

**PLASTIC SHEETING
STOCKPILE COVERING**

N.T.S.

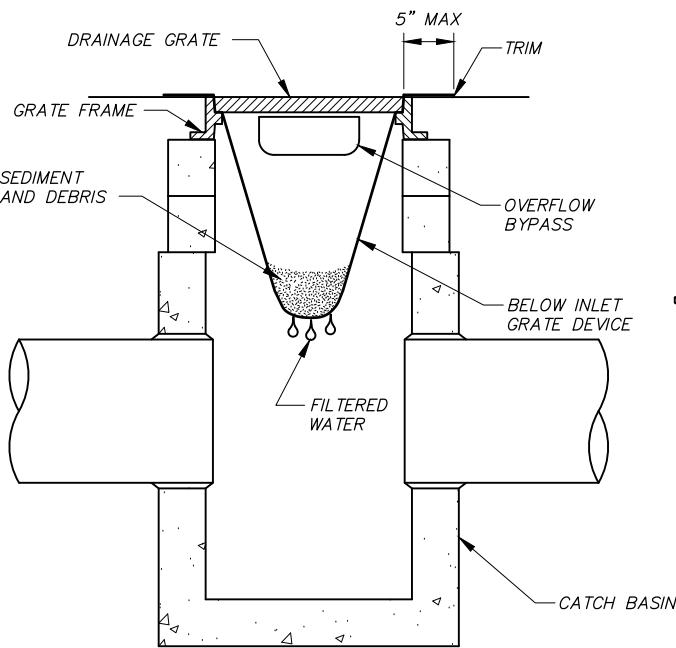


NOTES:

1. STRAW WATTLES SHALL BE 9" TO 12" DIAMETER STRAW FILLED TUBES MADE WITH JUTE, NYLON, OR OTHER PHOTO-DEGRADABLE MATERIALS AND FILLED WITH WEED-FREE STRAW.

WATTLE DETAIL

N.T.S.

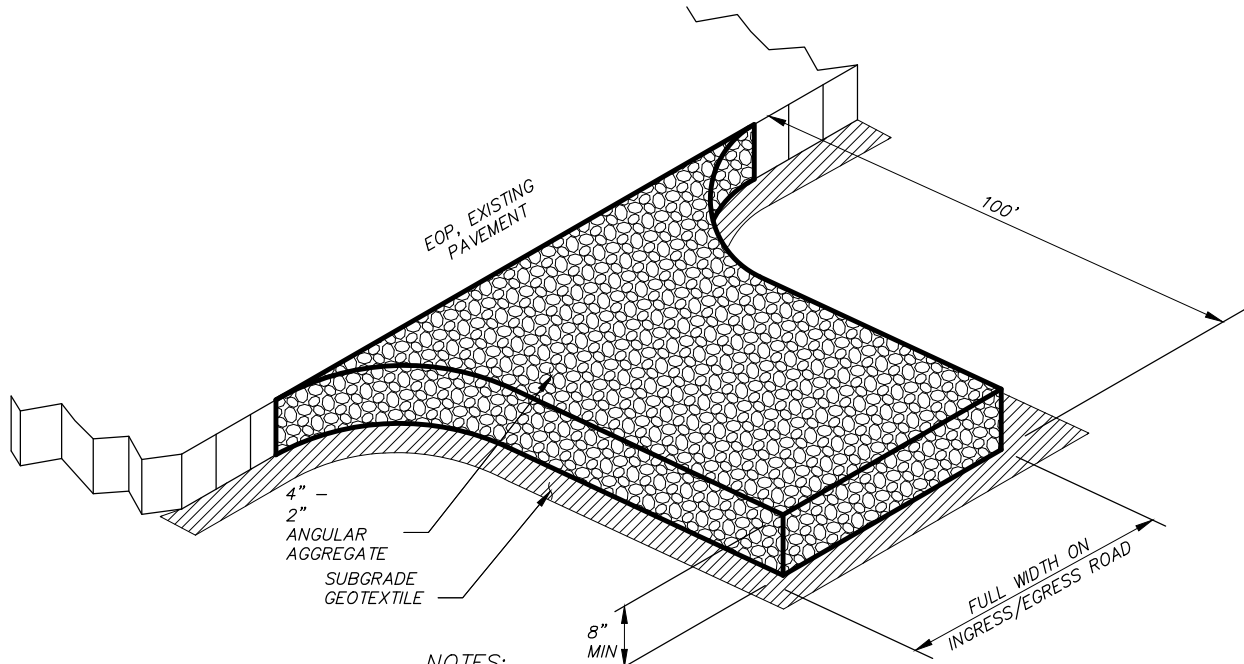


NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL EXISTING CATCH BASINS WITHIN THE DRAINAGE AREA OF THE PROJECT SHALL BE FILLED WITH A BELOW INLET GRATE DEVICE TO PROTECT THE EXISTING STORM DRAINAGE SYSTEM.
2. NEW CATCH BASINS SHALL IMMEDIATELY BE FITTED WITH BELOW INLET GRATE DEVICES FOLLOWING INSTALLATION.
3. THE BELOW INLET GRATE DEVICES SHALL NOT BE REMOVED UNTIL APPROVED BY THE PUBLIC WORKS DIRECTOR.
4. TO FURTHER PREVENT CONTAMINATION OF STORM DRAIN SYSTEMS, ALL SOIL TRACKED ONTO STREETS SHALL BE CLEANED OFF/SWEPT DAILY.
5. OTHER EROSION CONTROL METHODS MAY BE NECESSARY DURING CONSTRUCTION AND GRADING DEPENDING ON THE CONTRACTOR'S CONSTRUCTION TECHNIQUES.
6. THE OWNER MAY REQUIRE THE CONTRACTOR TO CLEAN OR REPLACE THE STORM DRAINAGE SYSTEM(S) IF THEY BECOME CONTAMINATED DURING CONSTRUCTION.

STORM DRAIN INLET PROTECTION

N.T.S.

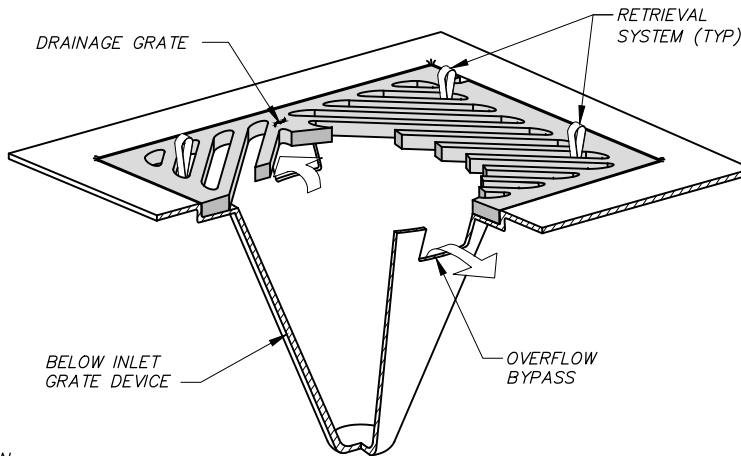


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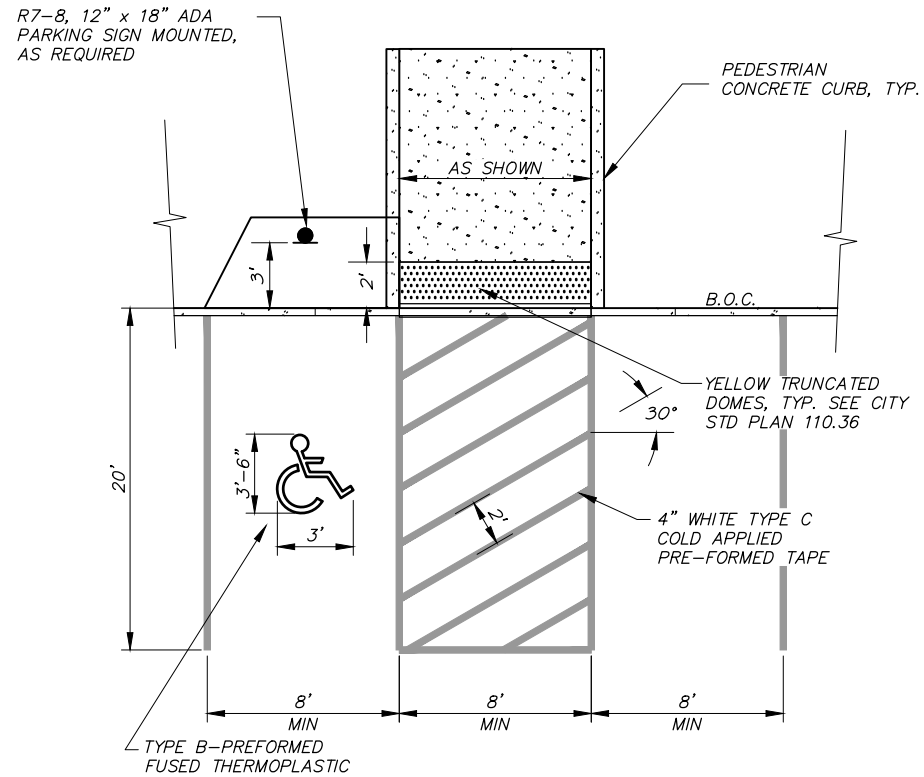
1. USE WHERE ACCESSING PAVED ROADS AS REQUIRED TO PREVENT TRACKING.

CONSTRUCTION ENTRANCE

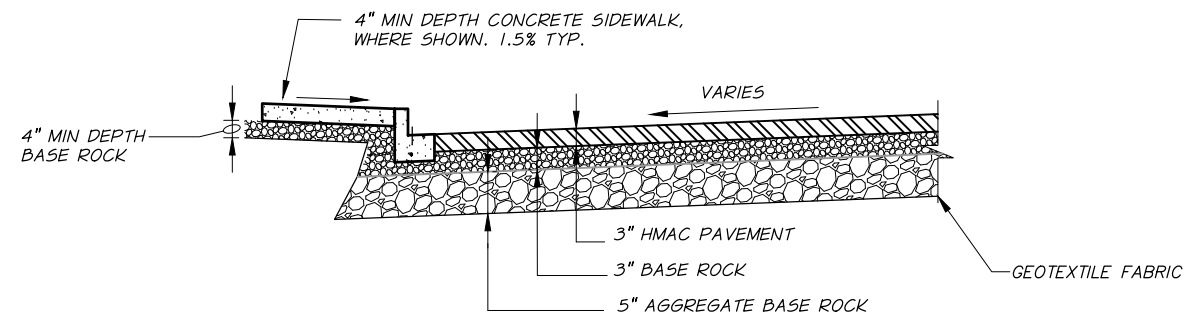
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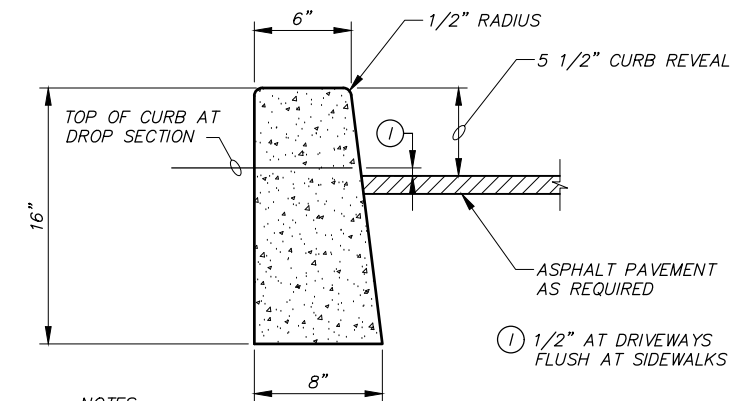


ADA PARKING STALL
N.T.S.



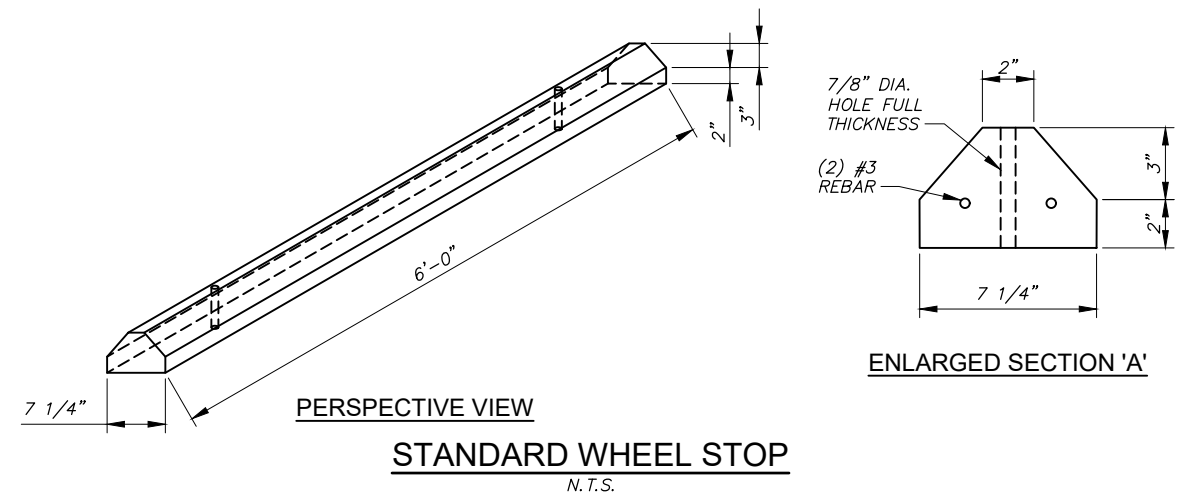
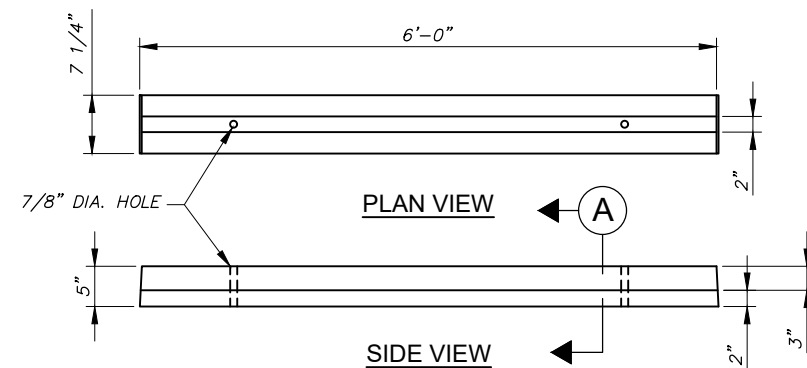
- NOTES:**
1. COMPACT SUBGRADE TO MINIMUM 95% TO THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (AASHTO T99).
 2. GEOTEXTILE SHALL MEET THE REQUIRMENTS OF WSDOT, STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, SECTION 9-33.2.
 3. COMPACT CRUSHED ROCK TO A MINIMUM 95% OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD 606.
 4. COMPACT HMAC PAVEMENT TO 91% OF THE MAXIMUM THEORETICAL DENSITY.

ASPHALT PAVEMENT SECTION DETAIL
(FOR PARKING LOTS)
N.T.S.



- NOTES:**
1. PROVIDE FULL SECTION EXPANSION JOINT AT 50' MIN SPACING FOR CONTINUOUS SECTIONS AND AT BEGINNING AND END OF CURVED SECTIONS.
 2. PROVIDE 1/2 INCH DEPTH CONTRACTION JOINTS AT 10' SPACING.

PARKING LOT CURB
N.T.S.



STANDARD WHEEL STOP
N.T.S.

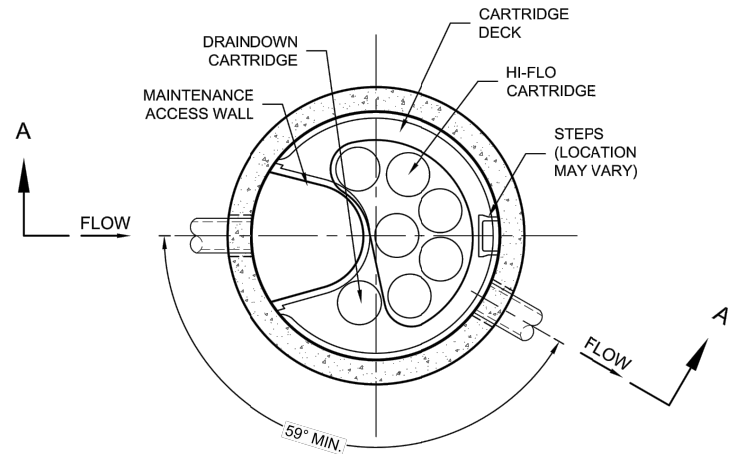
REVISION	BY	DATE	JOB NUMBER	DATE
DESIGNED BY	J. PENINGER		663-147	2022
DRAWN BY	G. SAURBIER		ACAD FILE: 663-147-C-502.dwg	
REVIEWED BY			COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.	

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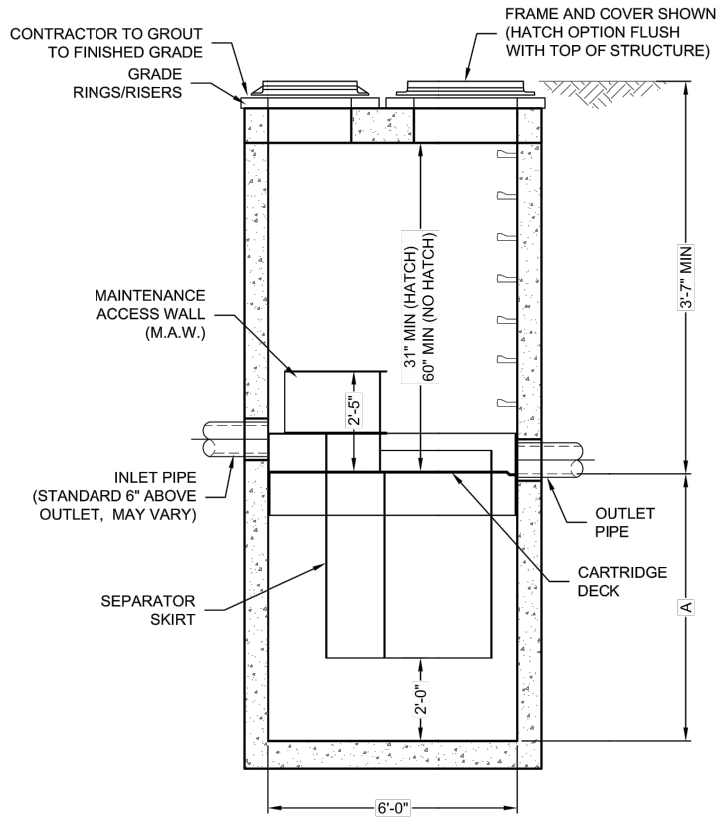
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS
STREET CONSTRUCTION DETAILS

SHEET
C-502
26 OF 31



PLAN VIEW



SECTION A-A

Jellyfish® Filter

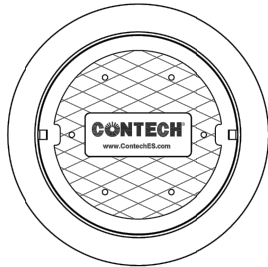
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENT NO. 8,287,726, 8,221,618 & US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

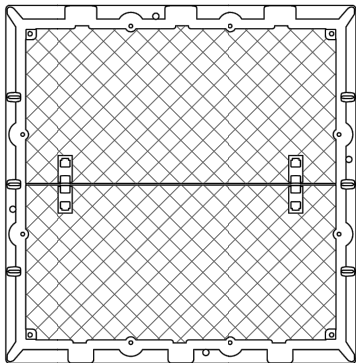
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø72" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 1.16 CFS. IF THE SITE CONDITIONS EXCEED 1.16 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-5"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	6 / 1			



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



HATCH
(48" x 48" CAST INTO SLAB)
N.T.S.

SITE SPECIFIC
DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	* / *
CARTRIDGE SIZE	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*
---------------	---

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
- JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
- CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

CONTECH
ENGINEERED SOLUTIONS LLC

www.ContechES.com

9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JF6
STANDARD DETAIL
OFFLINE CONFIGURATION

REVISION	BY	DATE
DESIGNED BY J. PENINGER		
DRAWN BY G. SAURBIER		
REVIEWED BY		

JOB NUMBER 663-147	DATE 2022
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS

CONTECH JF6 DETAIL

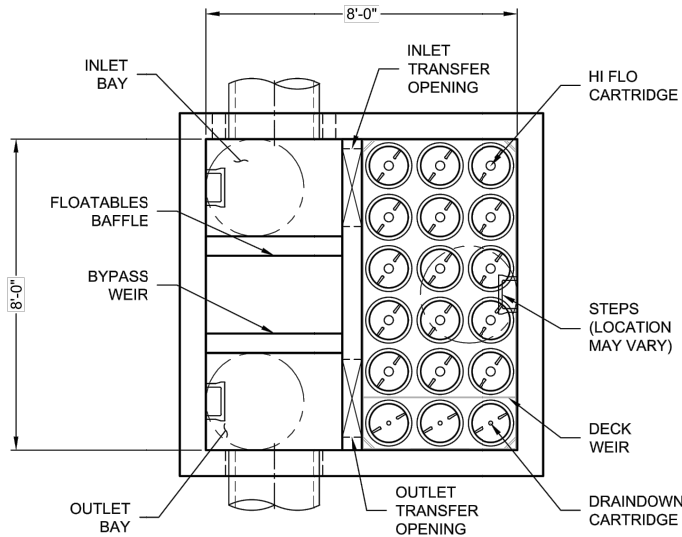
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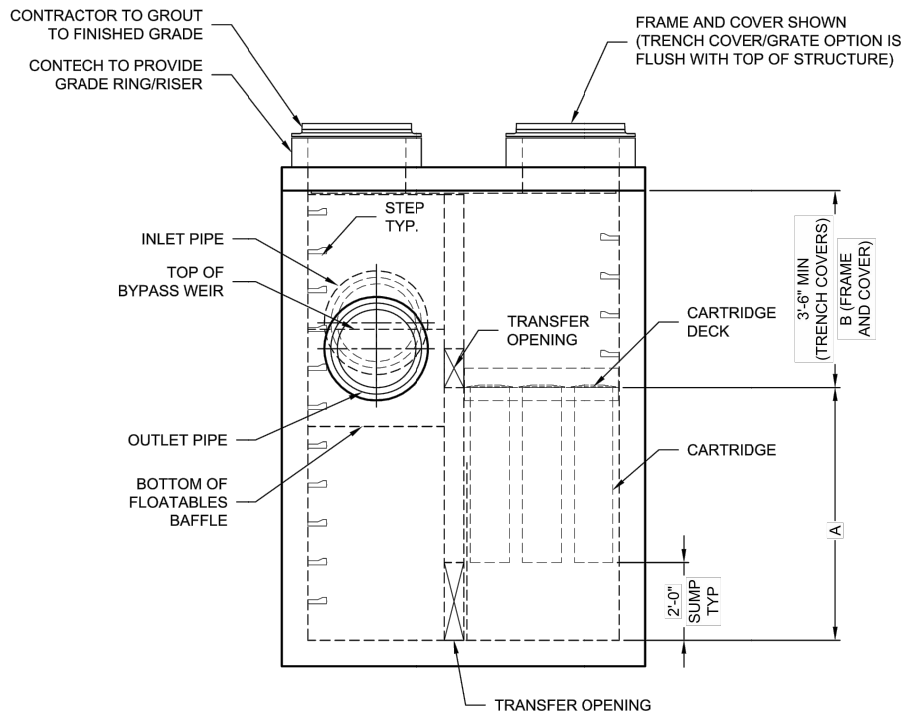
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I:\COMMON\CAD\TREATMENT\13 JELLYFISH FILTER\40 STANDARD DRAWINGS\JFPD0808-DTL NEW.DWG 1/29/2018 10:50 AM



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

Jellyfish® Filter

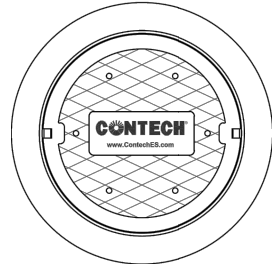
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,818; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

JELLYFISH DESIGN NOTES

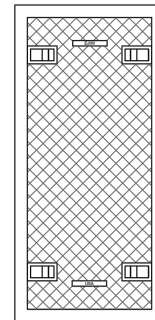
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	2.94	2.21	1.47	0.81
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24"
TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*
---------------	---

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
- JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
- STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
- OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
- NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
- CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
- CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0808
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

REVISION	BY	DATE
DESIGNED BY J. PENINGER		
DRAWN BY G. SAURBIER		
REVIEWED BY		

JOB NUMBER 663-147	DATE 2022
ACAD FILE: 663-147-C-504.dwg	
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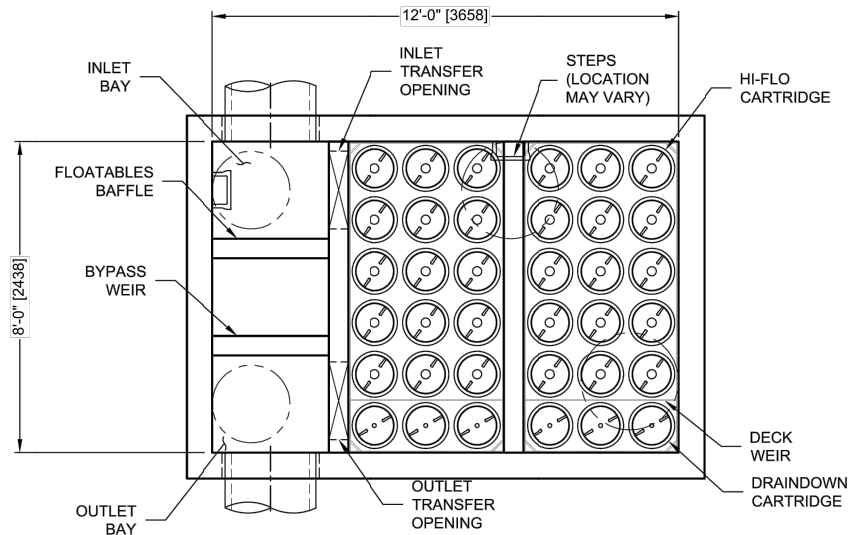
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS

CONTECH JFD0808 DETAIL

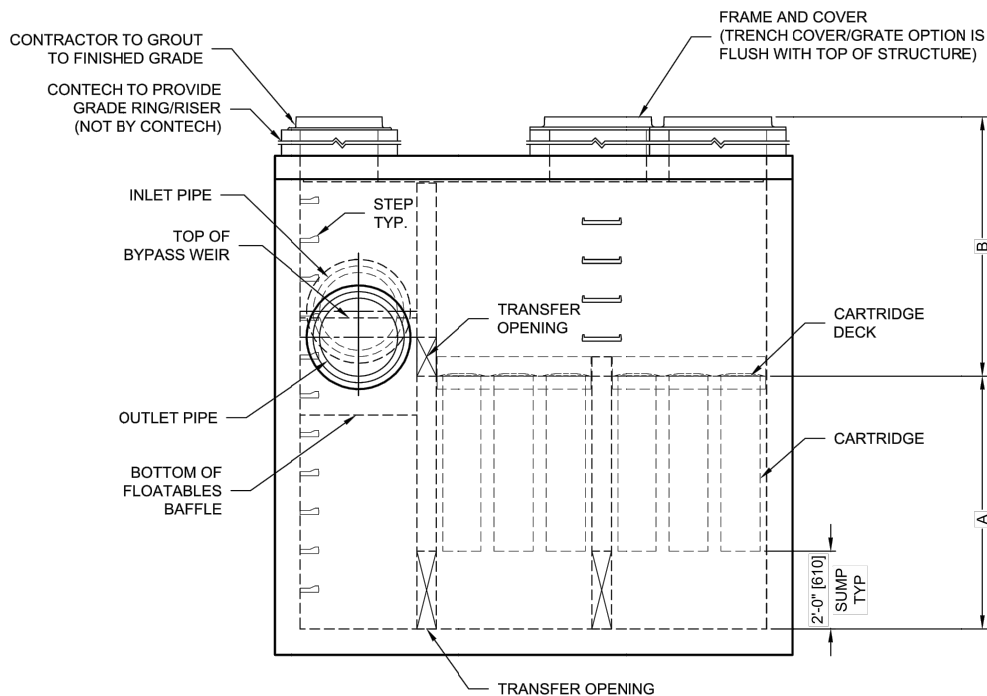
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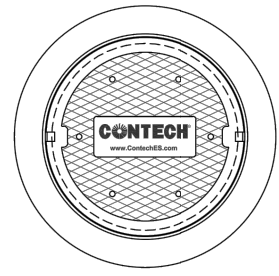
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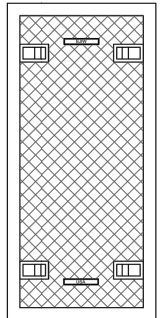
PLAN VIEW
TOP SLAB NOT SHOWN



ELEVATION VIEW



FRAME AND COVER
STANDARD TOP
SLAB CONFIGURATION
(DIAMETER VARIES)
NOT TO SCALE



24"
TRENCH COVER
SHALLOW TOP
SLAB CONFIGURATION
(LENGTH VARIES)
NOT TO SCALE

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SIZE, TYPE AND QUANTITY. THE STANDARD PEAK DIVERSION VAULT STYLE WITH PRECAST TOP SLAB IS SHOWN. THE 8' x 12' [2438 x 3658] JELLYFISH PEAK TREATMENT CAPACITY IS 5.88 CFS [166.50 L/s]. MAXIMUM BYPASS CAPACITY IS DETERMINED BY CONTECH ENGINEERED SOLUTIONS. IF THE SITE CONDITIONS EXCEED THE TOTAL BYPASS CAPACITY OF THE SYSTEM, AN UPSTREAM DIVERSION STRUCTURE IS REQUIRED.

CARTRIDGE SIZE	54	40	27	15
FLOW RATE HIGH-FLO / DRAINDOWN (cfs [L/s])	0.178/0.089 [5.10/2.55]	0.133/0.065 [3.68/1.84]	0.089/0.045 [2.55/1.28]	0.049/0.025 [1.42/0.71]
MAXIMUM CARTRIDGE QUANTITY, HI-FLO / DRAINDOWN		30/6		
MAXIMUM TREATMENT	5.88 [166.50]	4.41 [124.88]	2.94 [83.25]	1.62 [45.87]
OUTLET INVERT TO STRUCTURE INVERT (A) (ft. [mm])	6.50 [1981]	5.33 [1625]	4.25 [1295]	3.25 [991]
FINISHED GRADE TO OUTLET INVERT (SHALLOW) (B)	DETERMINED BY CONTECH			
FINISHED GRADE TO OUTLET INVERT (STANDARD) (B) (ft. [mm])	5.67 [1727]		4.58 [1396]	

**SITE SPECIFIC
DATA REQUIREMENTS**

STRUCTURE ID						
WATER QUALITY FLOW RATE (cfs [L/s])						
PEAK FLOW RATE (cfs [L/s])						
RETURN PERIOD OF PEAK FLOW (yrs)						
NUMBER OF CARTRIDGES REQUIRED (HF / DD)						
CARTRIDGE SIZE (54, 40, 27, 15)						
RIM ELEVATION						
PIPE DATA:		INVERT	MAT'L	DIA	SLOPE %	HGL
INLET PIPE 1						
INLET PIPE 2						
OUTLET PIPE						
SEE GENERAL NOTES 7-8 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.						
NOTES / SPECIAL REQUIREMENTS:						

- GENERAL NOTES:
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 - ALTERNATE UNITS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10' [3048], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 - CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

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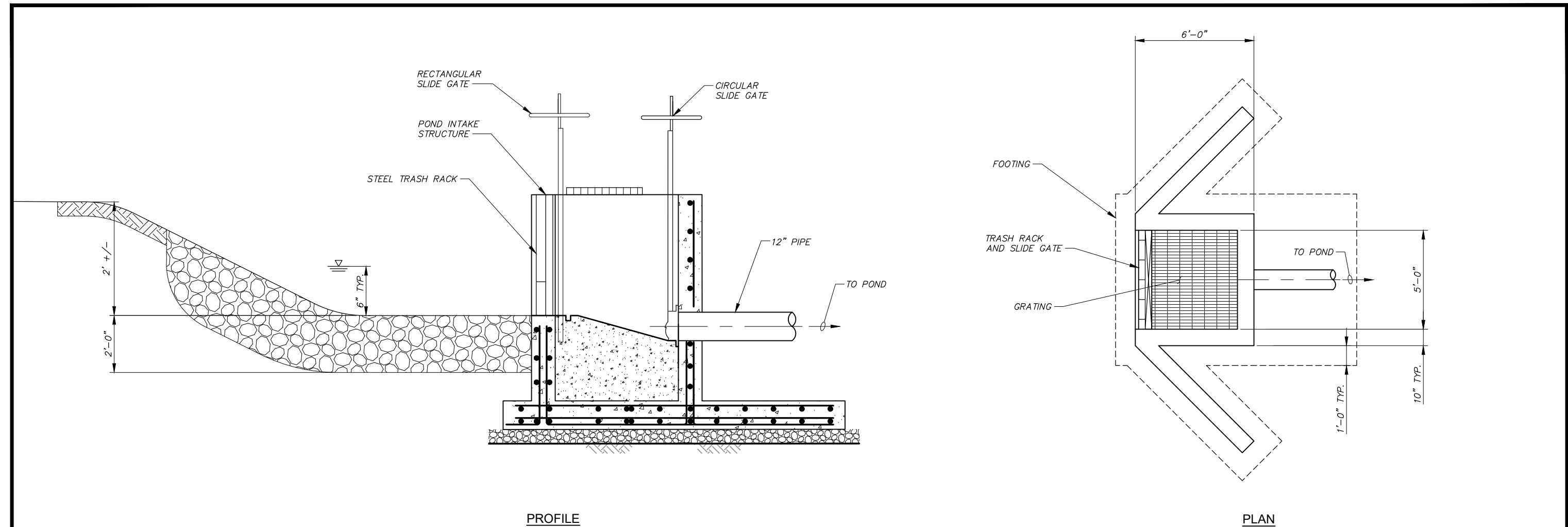
JELLYFISH JFPD0812
PEAK DIVERSION CONFIGURATION
STANDARD DETAIL

REVISION			BY	DATE	JOB NUMBER 663-147 ACAD FILE: 663-147-C-505.dwg DATE 2022 COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.	60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION		CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS	CONTECH JFD0812 DETAIL	SHEET C-505 29 OF 31
DESIGNED BY J. PENINGER										
DRAWN BY G. SAURBIER										
REVIEWED BY										

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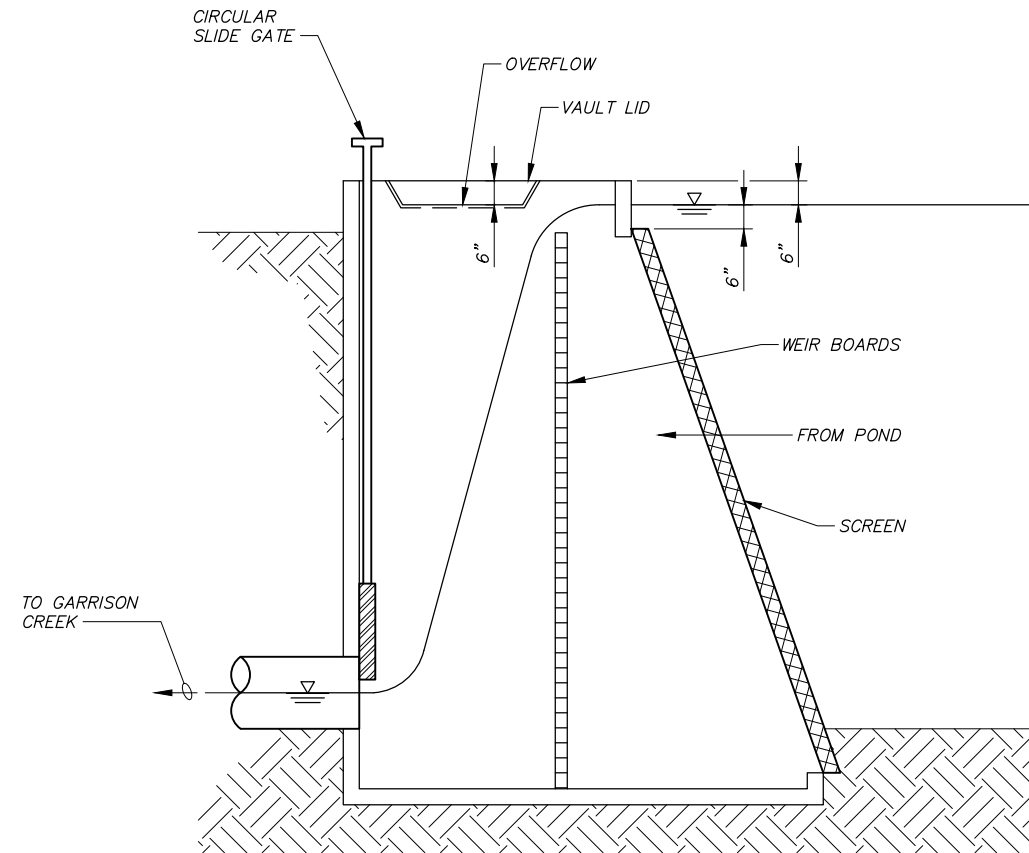
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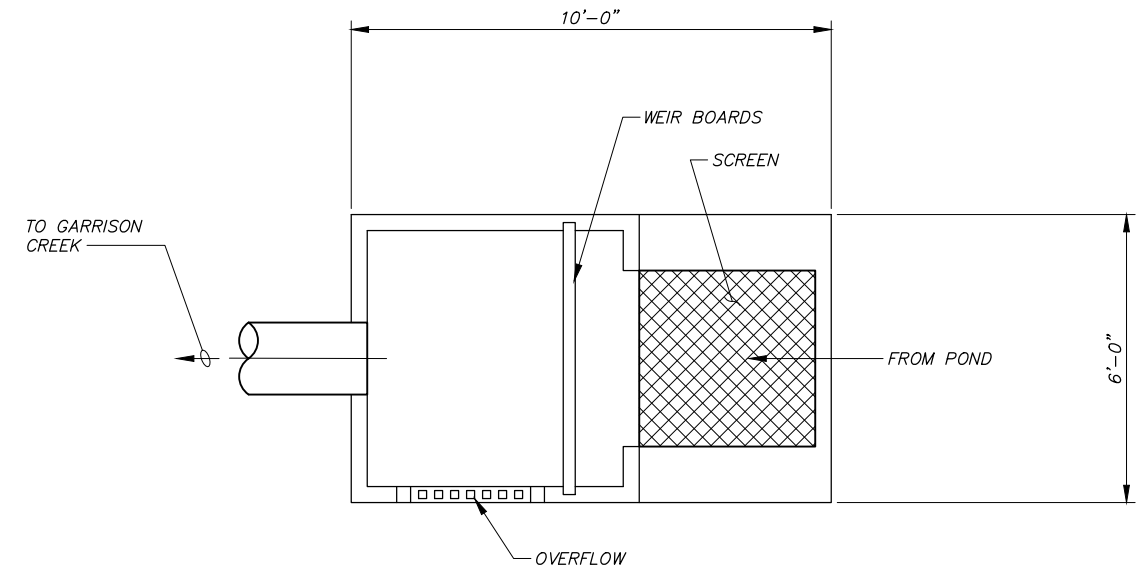


CONCRETE DIVERSION INTAKE STRUCTURE

					60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION	 engineering • surveying • natural resources	CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS		SHEET	
							C-506			
							POND INTAKE STRUCTURE DETAIL			
REVISION	BY	DATE	JOB NUMBER	DATE						
DESIGNED BY J. PENINGER			663-147	2022						
DRAWN BY G. SAURBIER			ACAD FILE: 663-147-C-506.dwg							
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PROFILE



PLAN

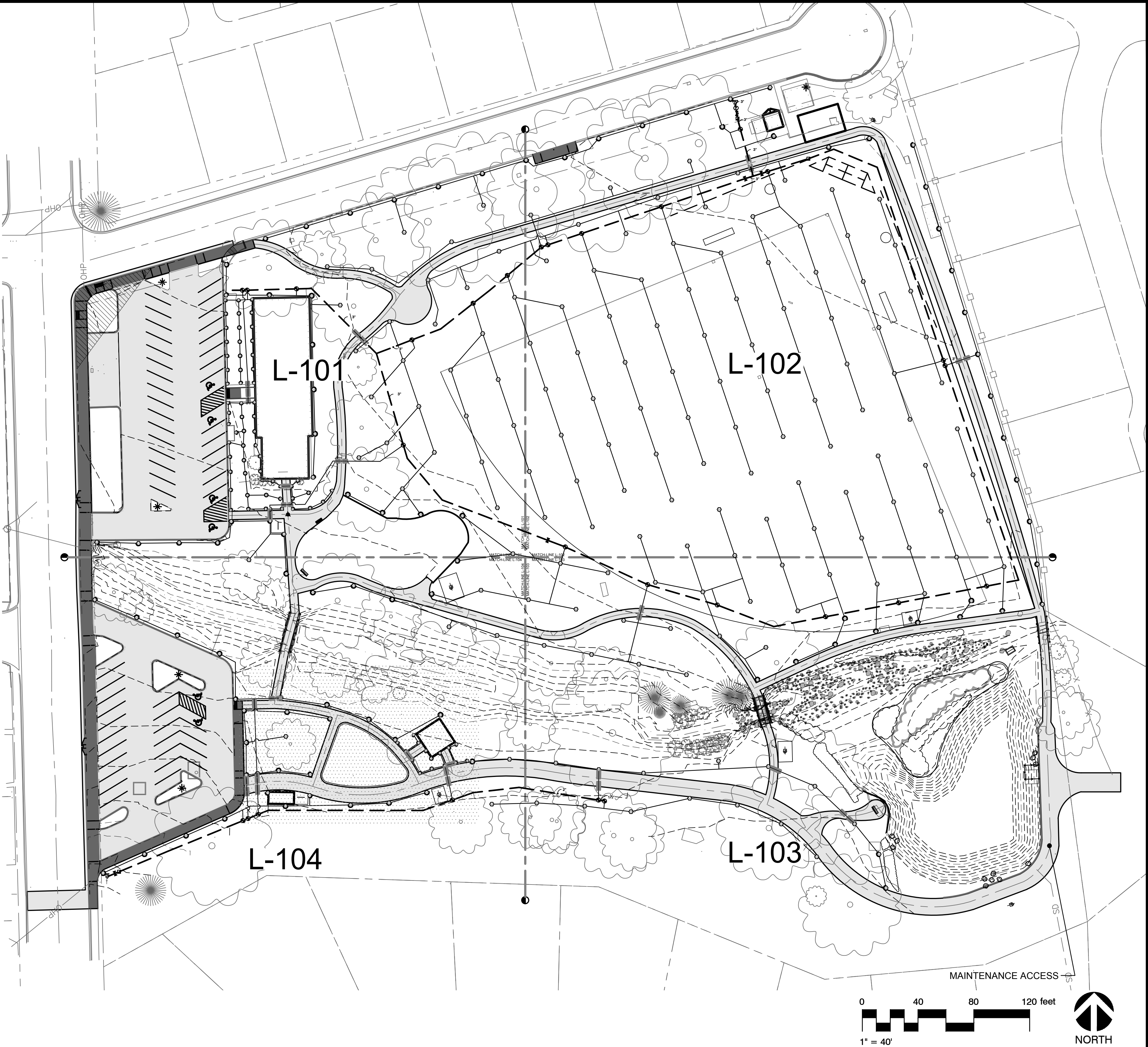
OUTLET STRUCTURE N. T.S.

X:\Clients\College Place WA\663-147 Lions Park\CAD\663-147-C-507.dwg, Layout, 10/19/2022 2:02 PM, gsaubier

					 SCALE IN FEET		60% DESIGN PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION	 anderson perry & associates, inc. engineering • surveying • natural resources	CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS		SHEET
REVISION		BY	DATE	JOB NUMBER 663-147 DATE 2022		C-507					
DESIGNED BY J. PENINGER				ACAD FILE: 663-147-C-507.dwg			POND OUTLET DETAILS				
DRAWN BY G. SAURBIER				COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.					31 OF 31		
REVIEWED BY											

IRRIGATION NOTES:

1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT.
2. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
3. IRRIGATION SYSTEM MATERIALS ARE OFTEN SHOWN OUTSIDE OF LANDSCAPE AREAS FOR CLARITY. ALWAYS PLACE IRRIGATION SYSTEM MATERIALS WITHIN LANDSCAPE AREAS. LOCATE VALVE BOXES NEXT TO CURBS, PAVED SURFACES, OR IN PLANTING BEDS WHERE POSSIBLE. DO NOT LOCATE VALVES OR VALVE BOXES IN THE BOTTOM OF DRAINAGE BASINS.
4. SUPPLY IRRIGATION CONTROLLER AS SPECIFIED AND LOCATE IRRIGATION CONTROLLER AS SHOWN ON PLANS AND DETAILS. COORDINATE LOCATION AND INSTALLATION OF CONTROLLER(S) WITH GENERAL CONTRACTOR. COORDINATE ELECTRICAL SUPPLY WITH ELECTRICAL OR GENERAL CONTRACTOR.
5. IRRIGATION SYSTEM DESIGN IS BASED ON 49 LBS. OF STATIC PRESSURE AT THE SOURCE. ALL SPRAY HEADS ARE TO BE OPERATED AT 30 LBS. OF WORKING PRESSURE. ALL GEAR DRIVEN HEADS ARE TO BE OPERATED AT 30 LBS. OF WORKING PRESSURE. CONTRACTOR TO VERIFY WORKING P.S.I. AT MAXIMUM OPERATING FLOW PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DEFICIENCIES PRIOR TO BEGINNING WORK.
6. SLEEVING SHALL BE PROVIDED UNDER ALL HARD SURFACES AND SHALL BE 4" CLASS 200 PVC FOR ALL PIPING UP TO 2.5"; AND 6" SLEEVES FOR ALL 3" AND LARGER PIPING. PROVIDE SEPARATE 2" SLEEVES UNDER ALL HARD SURFACES FOR IRRIGATION WIRING.
7. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO BEGINNING ANY WORK. UTILIZE THE LOCAL 'CALL BEFORE YOU DIG' UTILITY LOCATION SERVICES.
9. CONTRACTOR IS TO ADJUST IRRIGATION HEADS AS NECESSARY PRIOR TO SUBSTANTIAL COMPLETION, AND AGAIN AT FINAL COMPLETION.
10. COORDINATE THE INSTALLATION OF IRRIGATION SYSTEM WITH ALL OTHER TRADES.
11. CONTRACTOR TO COORDINATE IRRIGATION EQUIPMENT WITH LANDSCAPE MATERIALS TO AVOID CONFLICTS.
12. FOR ALL THREADED FITTINGS, ONLY USE JOINT SEALANTS AS APPROVED BY FITTING MANUFACTURER AND TIGHTEN FITTINGS PER MANUFACTURER'S INSTRUCTIONS, TAKING EXTREME CAUTION AGAINST OVER-TIGHTENING FITTINGS.



60% DESIGN
PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 11, 2022
ACAD FILE: 2037 IRRIGATION.DWG	
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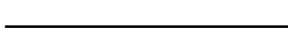
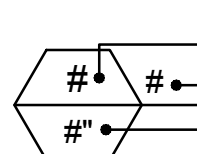
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

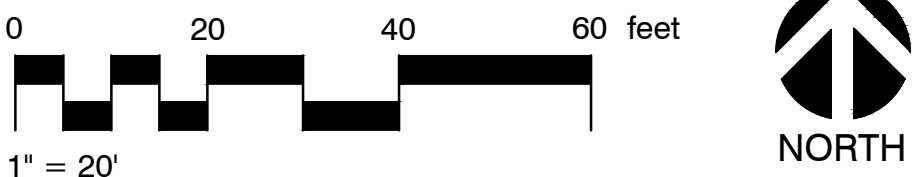
OVERALL IRRIGATION PLAN

SHEET

L-100

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL		
	RAIN BIRD 1804-SAM-PRS 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30	7/SP-500		
	RAIN BIRD 1804-SAM-PRS 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30	7/SP-500		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
	RAIN BIRD 5004-PC-SAM 2.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	1.81	36'	6/SP-500
	RAIN BIRD 5004-PC-SAM 2.5 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.17	37'	6/SP-500
	RAIN BIRD 5004-PC-SAM 3.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.71	38'	6/SP-500
	RAIN BIRD 5004-PC-SAM 4.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	3.5	40'	6/SP-500
	RAIN BIRD 5004-PC-SAM 5.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	4.47	41'	6/SP-500
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL			
	RAIN BIRD PGA ANGLE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, ANGLE.	9/SP-500			
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	5/SP-500			
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	4/SP-500			
	BOOSTER PUMP				
	POINT OF CONNECTION 2" SEE CIVIL PLANS FOR MORE INFORMATION				
	POINT OF CONNECTION 3" CONNECT TO EXISTING IRRIGATION SUPPLY				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1/SP-500			
	IRRIGATION MAINLINE: PVC CLASS 200	1/SP-500			
	PIPE SLEEVE: PVC CLASS 200	2/SP-500			
	Valve Callout Valve Number Valve Flow Valve Size				



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REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		
JOB NUMBER 663-145	DATE October 11, 2022	
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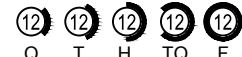
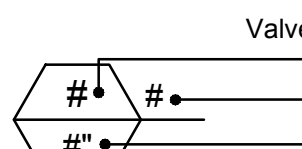
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

IRRIGATION PLAN - NW

SHEET

L-101

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL		
	RAIN BIRD 1804-SAM-PRS 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30	7/SP-500		
	RAIN BIRD 1804-SAM-PRS 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30	7/SP-500		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
	RAIN BIRD 5004-PC-SAM 2.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	1.81	36"	6/SP-500
	RAIN BIRD 5004-PC-SAM 2.5 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.17	37"	6/SP-500
	RAIN BIRD 5004-PC-SAM 3.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.71	38"	6/SP-500
	RAIN BIRD 5004-PC-SAM 4.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	3.5	40"	6/SP-500
	RAIN BIRD 5004-PC-SAM 5.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	4.47	41"	6/SP-500
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL			
	RAIN BIRD PGA ANGLE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, ANGLE.	9/SP-500			
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	5/SP-500			
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	4/SP-500			
	BOOSTER PUMP				
	POINT OF CONNECTION 2" SEE CIVIL PLANS FOR MORE INFORMATION				
	POINT OF CONNECTION 3" CONNECT TO EXISTING IRRIGATION SUPPLY				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1/SP-500			
	IRRIGATION MAINLINE: PVC CLASS 200	1/SP-500			
	PIPE SLEEVE: PVC CLASS 200	2/SP-500			
	Valve Callout Valve Number Valve Flow Valve Size				



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PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 11, 2022
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CITY OF COLLEGE PLACE
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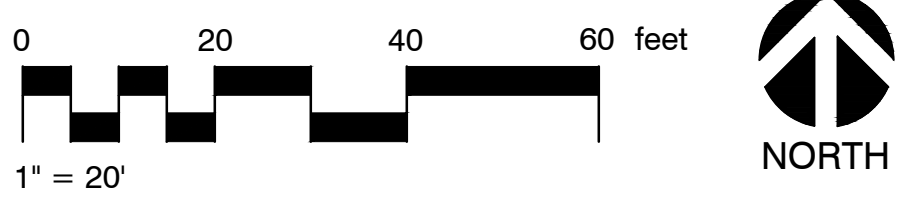
IRRIGATION PLAN - NE

SHEET

L-102

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL		
	RAIN BIRD 1804-SAM-PRS 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30	7/SP-500		
	RAIN BIRD 1804-SAM-PRS 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30	7/SP-500		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
	RAIN BIRD 5004-PC-SAM 2.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	1.81	36'	6/SP-500
	RAIN BIRD 5004-PC-SAM 2.5 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.17	37'	6/SP-500
	RAIN BIRD 5004-PC-SAM 3.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.71	38'	6/SP-500
	RAIN BIRD 5004-PC-SAM 4.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	3.5	40'	6/SP-500
	RAIN BIRD 5004-PC-SAM 5.0 TURF ROTOR, 4" POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	4.47	41'	6/SP-500
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL			
	RAIN BIRD PGA ANGLE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, ANGLE.	9/SP-500			
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	5/SP-500			
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	4/SP-500			
	BOOSTER PUMP				
	POINT OF CONNECTION 2" SEE CIVIL PLANS FOR MORE INFORMATION				
	POINT OF CONNECTION 3" CONNECT TO EXISTING IRRIGATION SUPPLY				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1/SP-500			
	IRRIGATION MAINLINE: PVC CLASS 200	1/SP-500			
	PIPE SLEEVE: PVC CLASS 200	2/SP-500			
	Valve Callout				
	Valve Number				
	Valve Flow				
	Valve Size				



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REVISION		BY	DATE	
DESIGNED BY K. VAN VOORHIS				JOB NUMBER 663-145
DRAWN BY KVV				DATE October 11, 2022
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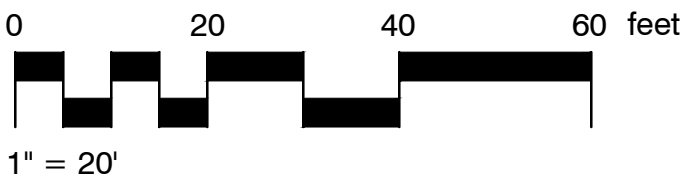
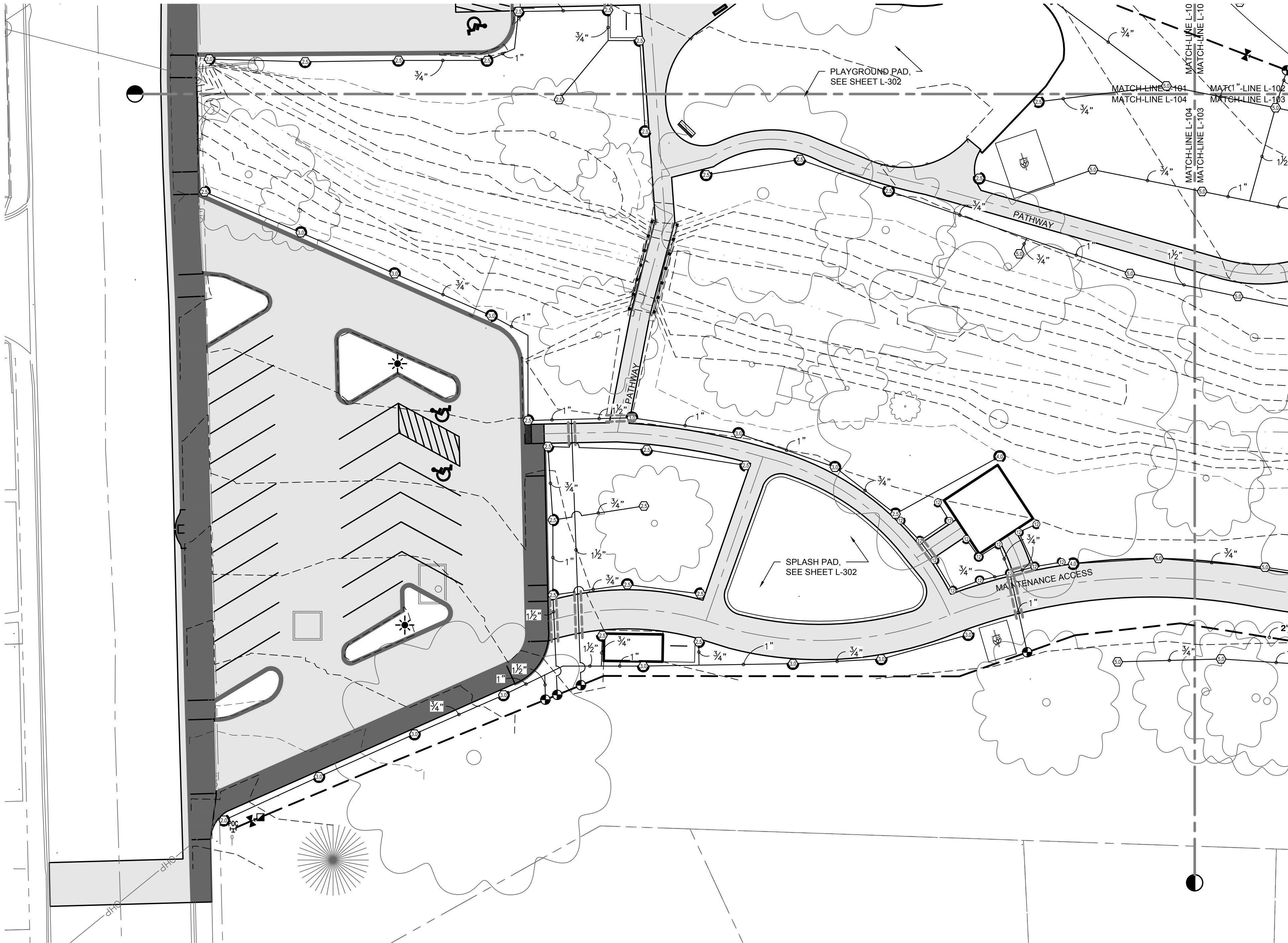
IRRIGATION PLAN - SE

SHEET

L-103

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI			DETAIL
	RAIN BIRD 1804-SAM-PRS 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30			7/SP-500
	RAIN BIRD 1804-SAM-PRS 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.	30			7/SP-500
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS	DETAIL
	RAIN BIRD 5004-PC-SAM 2.0 TURF ROTOR, 4" POP-UP. PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	1.81	36'	6/SP-500
	RAIN BIRD 5004-PC-SAM 2.5 TURF ROTOR, 4" POP-UP. PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.17	37'	6/SP-500
	RAIN BIRD 5004-PC-SAM 3.0 TURF ROTOR, 4" POP-UP. PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	2.71	38'	6/SP-500
	RAIN BIRD 5004-PC-SAM 4.0 TURF ROTOR, 4" POP-UP. PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	3.5	40'	6/SP-500
	RAIN BIRD 5004-PC-SAM 5.0 TURF ROTOR, 4" POP-UP. PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. WITH SEAL-A-MATIC CHECK VALVE.	35	4.47	41'	6/SP-500
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				DETAIL
	RAIN BIRD PGA ANGLE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, ANGLE.				9/SP-500
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.				5/SP-500
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"				4/SP-500
	BOOSTER PUMP				
	POINT OF CONNECTION 2" SEE CIVIL PLANS FOR MORE INFORMATION				
	POINT OF CONNECTION 3" CONNECT TO EXISTING IRRIGATION SUPPLY				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40				1/SP-500
	IRRIGATION MAINLINE: PVC CLASS 200				1/SP-500
	PIPE SLEEVE: PVC CLASS 200				2/SP-500
	Valve Callout				
	Valve Number				
	Valve Flow				
	Valve Size				



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REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 11, 2022
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CITY OF COLLEGE PLACE
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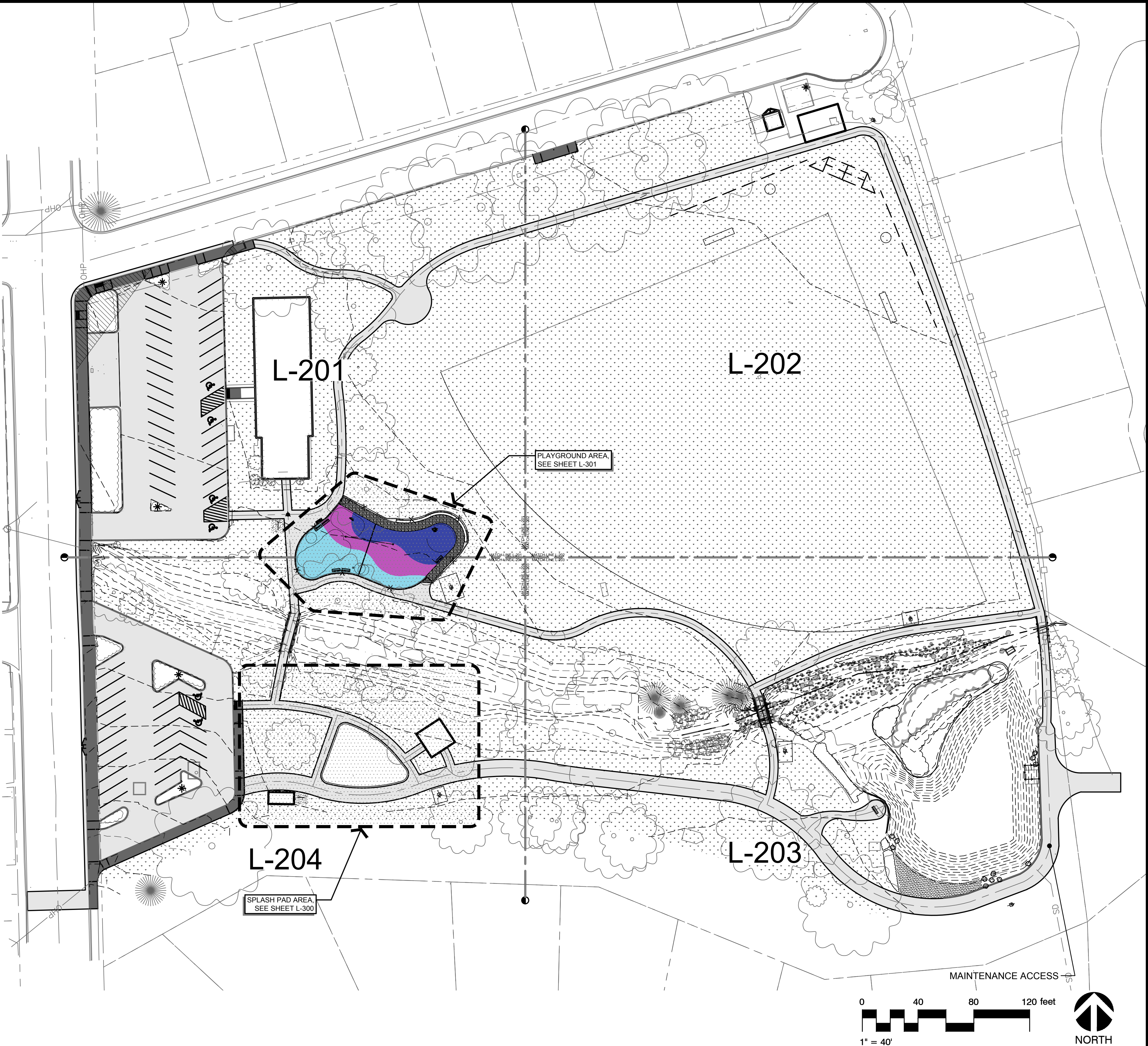
IRRIGATION PLAN - SW

SHEET

L-104

GENERAL PLANTING NOTES:

1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTION(S) DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT.
3. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
4. ALL WORK COMPLETED SHALL BE GUARANTEED PER SPECIFICATIONS.
5. LANDSCAPED AREAS TO RECEIVE 4" OF APPROVED TOPSOIL IN LAWN AREAS AND 6" IN ALL SHRUB PLANTING AREAS.
6. COORDINATE WITH GENERAL CONTRACTOR FOR THE PROTECTION AND WATERING OF EXISTING PLANT MATERIAL UNTIL THE NEW IRRIGATION SYSTEM IS OPERABLE.
7. SHRUB PLANTING AREAS SHALL BE MULCHED WITH 3" OF APPROVED BASALT CHIP MULCH UNLESS OTHERWISE NOTED. GROUND COVER AREAS SHALL BE DRESSED WITH 1" - 2" OF APPROVED BASALT CHIP MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
8. LAWN AREAS SHALL BE RESTORED AND SEEDED AS PER SPECIFICATIONS.
9. ALL NATIVE GRASS AREAS SHALL BE SEEDED AS PER SPECIFICATIONS.
10. PLANT SYMBOLS SHALL DICTATE COUNT.
11. WHERE DISCREPANCIES ARE FOUND BETWEEN PLAN AND SPECIFICATION INFORMATION, THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.



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REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 10, 2022
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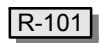
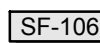
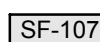
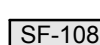
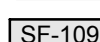
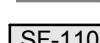
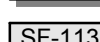
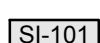
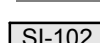
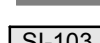
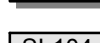
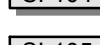
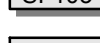
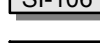
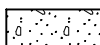
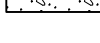


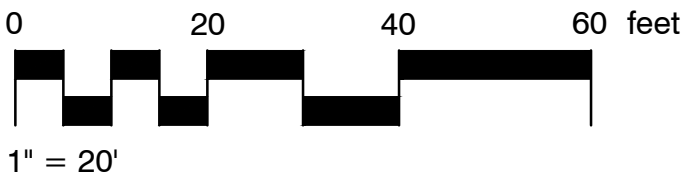
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

OVERALL SITE PLAN

SHEET
L-200

REFERENCE NOTES SCHEDULE

SYMBOL	WOOD DESCRIPTION	DETAIL
	48" HT. ADA HAND/GUARD RAIL	3/SP-503
SYMBOL	ROCK AND BOULDER DESCRIPTION	DETAIL
	BOULDER - 36X36X30	3/SP-501
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
	BASEBALL-BS, WING FENCES TO BE DETERMINED	1/SP-501
	MAGLIN MBR400-7-DB MBR400-7-DB SERIES DIRECT BURIAL BIKE RACK. 37.75" HEIGHT AND 61.63" LENGTH	
	PARK BENCH - 6"	
	INCLUSIVE PLAYGROUND SIGN	
	LEG PRESS, IN-GROUND MOUNT	1/SP-503
	LEG EXTENSION, IN-GROUND MOUNT	1/SP-503
	ADA ACCESSIBLE HAND CYCLE, IN-GROUND MOUNT	1/SP-503
	CHEST PRESS (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
	BENCH DIP STATION, IN-GROUND MOUNT	1/SP-503
	LAT PULL DOWN (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
	PARK SIGN	7/SP-501
SYMBOL	SITE IMPROVEMENTS DESCRIPTION	DETAIL
	10X10 ADA ACCESSIBLE FISHING PLATFORM	/
	6'X15' PEDESTRIAN BRIGE	3/SP-503
	6'X25' PEDESTRIAN BRIDGE	
	20'X20' PICNIC SHELTER; B.O.D. ROMTEC STRUCTURES INC.	2/SP-502
	ON SITE RESROOM STRUCTURE; B.O.D. ROMTECT INC.	1/SP-502
	20X30 STORAGE STRUCTURE; B.O.D. ROMTEC INC	3/SP-502
	RELOCATE EXISTING WIND SCULPTURE TO LOCATION SHOWN, MAINTAIN MIN. 7' CLEARANCE	
SYMBOL	ASPHALT DESCRIPTION	DETAIL
	LIGHTLY COMPACTED GRANULAR SAND 12" DEPTH SLOPING INTO THE POND BOTTOM	
SYMBOL	PLAYGROUND DESCRIPTION	DETAIL
	SKY BLUE PIP	
	DEEP BLUE PIP	
	LAVENDER PURPLE PIP	
	CONCRETE WALK	
SYMBOL	PLANTING DESCRIPTION	DETAIL
	TURF GRASS: IRRIGATION/RESTORATION	
	RIPIARIAN PLANTINGS:	
	SLOPE STABILIZATION PLANTINGS:	
	BUFFER PLANTING	



60% DESIGN
PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 10, 2022
ACAD FILE: 2037 LANDSCAPE.DWG	
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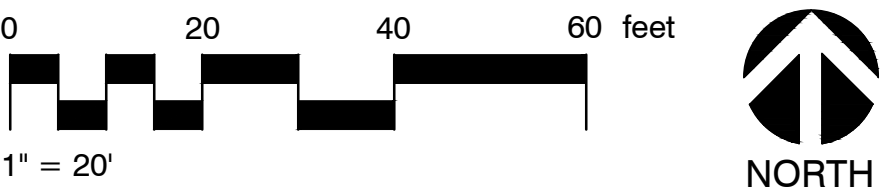
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

SITE PLAN - NW

SHEET
L-201

REFERENCE NOTES SCHEDULE

SYMBOL	WOOD DESCRIPTION	DETAIL
[R-101]	48" HT. ADA HAND/GUARD RAIL	3/SP-503
SYMBOL	ROCK AND BOULDER DESCRIPTION	DETAIL
[RB-101]	BOULDER - 36X36X30	3/SP-501
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
[SF-101]	BASEBALL-BS, WING FENCES TO BE DETERMINED	1/SP-501
[SF-102]	MAGLIN MBR400-7-DB MBR400-7-DB SERIES DIRECT BURIAL BIKE RACK. 37.75" HEIGHT AND 61.63" LENGTH	
[SF-103]	PARK BENCH - 6"	
[SF-104]	INCLUSIVE PLAYGROUND SIGN	
[SF-105]	LEG PRESS, IN-GROUND MOUNT	1/SP-503
[SF-106]	LEG EXTENSION, IN-GROUND MOUNT	1/SP-503
[SF-107]	ADA ACCESSIBLE HAND CYCLE, IN-GROUND MOUNT	1/SP-503
[SF-108]	CHEST PRESS (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
[SF-109]	BENCH DIP STATION, IN-GROUND MOUNT	1/SP-503
[SF-110]	LAT PULL DOWN (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
[SF-113]	PARK SIGN	7/SP-501
SYMBOL	SITE IMPROVEMENTS DESCRIPTION	DETAIL
[SI-101]	10X10 ADA ACCESSIBLE FISHING PLATFORM	/
[SI-102]	6'X15' PEDESTRIAN BRIGE	3/SP-503
[SI-103]	6'X25' PEDESTRIAN BRIDGE	
[SI-104]	20'X20' PICNIC SHELTER; B.O.D. ROMTEC STRUCTURES INC.	2/SP-502
[SI-105]	ON SITE RESROOM STRUCTURE; B.O.D. ROMTECT INC.	1/SP-502
[SI-106]	20X30 STORAGE STRUCTURE; B.O.D. ROMTEC INC	3/SP-502
[SI-107]	RELOCATE EXISTING WIND SCULPTURE TO LOCATION SHOWN, MAINTAIN MIN. 7' CLEARANCE	
SYMBOL	ASPHALT DESCRIPTION	DETAIL
[Pattern]	LIGHTLY COMPACTED GRANULAR SAND 12" DEPTH SLOPING INTO THE POND BOTTOM	
SYMBOL	PLAYGROUND DESCRIPTION	DETAIL
[Sky Blue]	SKY BLUE PIP	
[Deep Blue]	DEEP BLUE PIP	
[Lavender Purple]	LAVENDER PURPLE PIP	
[Concrete]	CONCRETE WALK	
SYMBOL	PLANTING DESCRIPTION	DETAIL
[Turf Grass]	TURF GRASS: IRRIGATION/RESTORATION	
[Riparian]	RIPARIAN PLANTINGS:	
[Slope]	SLOPE STABALIZATION PLANTINGS:	
[Buffer]	BUFFER PLANTING	



60% DESIGN
PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 10, 2022
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

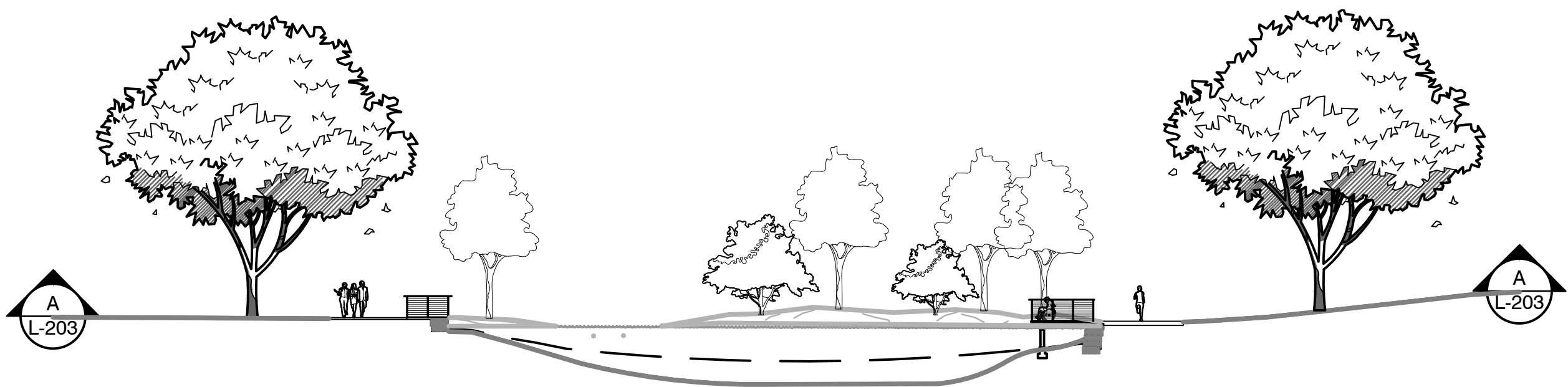
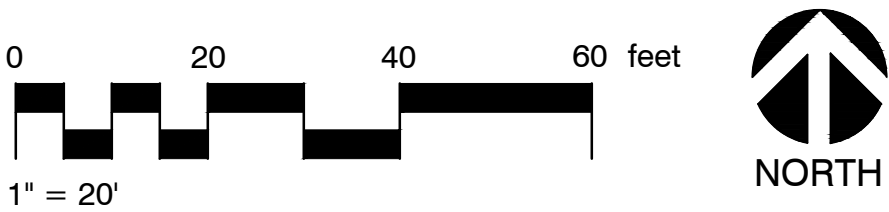
SITE PLAN - NE

SHEET

L-202

REFERENCE NOTES SCHEDULE

SYMBOL	WOOD DESCRIPTION	DETAIL
R-101	48" HT. ADA HAND/GUARD RAIL	3/SP-503
SYMBOL	ROCK AND BOULDER DESCRIPTION	DETAIL
RB-101	BOULDER - 36X36X30	3/SP-501
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
SF-101	BASEBALL-BS, WING FENCES TO BE DETERMINED	1/SP-501
SF-102	MAGLIN MBR400-7-DB MBR400-7-DB SERIES DIRECT BURIAL BIKE RACK. 37.75" HEIGHT AND 61.63" LENGTH	
SF-103	PARK BENCH - 6'	
SF-104	INCLUSIVE PLAYGROUND SIGN	
SF-105	LEG PRESS, IN-GROUND MOUNT	1/SP-503
SF-106	LEG EXTENSION, IN-GROUND MOUNT	1/SP-503
SF-107	ADA ACCESSIBLE HAND CYCLE, IN-GROUND MOUNT	1/SP-503
SF-108	CHEST PRESS (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
SF-109	BENCH DIP STATION, IN-GROUND MOUNT	1/SP-503
SF-110	LAT PULL DOWN (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
SF-113	PARK SIGN	7/SP-501
SYMBOL	SITE IMPROVEMENTS DESCRIPTION	DETAIL
SI-101	10X10 ADA ACCESSIBLE FISHING PLATFORM	/
SI-102	6'X15' PEDESTRIAN BRIGE	3/SP-503
SI-103	6'X25' PEDESTRIAN BRIDGE	
SI-104	20'X20' PICNIC SHELTER; B.O.D. ROMTEC STRUCTURES INC.	2/SP-502
SI-105	ON SITE RESROOM STRUCTURE; B.O.D. ROMTECT INC.	1/SP-502
SI-106	20X30 STORAGE STRUCTURE; B.O.D. ROMTEC INC	3/SP-502
SI-107	RELOCATE EXISTING WIND SCULPTURE TO LOCATION SHOWN, MAINTAIN MIN. 7' CLEARANCE	
SYMBOL	ASPHALT DESCRIPTION	DETAIL
	LIGHTLY COMPACTED GRANULAR SAND 12" DEPTH SLOPING INTO THE POND BOTTOM	
SYMBOL	PLAYGROUND DESCRIPTION	DETAIL
	SKY BLUE PIP	
	DEEP BLUE PIP	
	LAVENDER PURPLE PIP	
	CONCRETE WALK	
SYMBOL	PLANTING DESCRIPTION	DETAIL
	TURF GRASS: IRRIGATION/RESTORATION	
	RIPARIAN PLANTINGS:	
	SLOPE STABILIZATION PLANTINGS:	
	BUFFER PLANTING	



60% DESIGN
PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 10, 2022
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

SITE PLAN - SE

SHEET

L-203

REFERENCE NOTES SCHEDULE

SYMBOL	WOOD DESCRIPTION	DETAIL
R-101	48" HT. ADA HAND/GUARD RAIL	3/SP-503
SYMBOL	ROCK AND BOULDER DESCRIPTION	DETAIL
RB-101	BOULDER - 36X36X30	3/SP-501
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
SF-101	BASEBALL-BS, WING FENCES TO BE DETERMINED	1/SP-501
SF-102	MAGLIN MBR400-7-DB MBR400-7-DB SERIES DIRECT BURIAL BIKE RACK. 37.75" HEIGHT AND 61.63" LENGTH	
SF-103	PARK BENCH - 6"	
SF-104	INCLUSIVE PLAYGROUND SIGN	
SF-105	LEG PRESS, IN-GROUND MOUNT	1/SP-503
SF-106	LEG EXTENSION, IN-GROUND MOUNT	1/SP-503
SF-107	ADA ACCESSIBLE HAND CYCLE, IN-GROUND MOUNT	1/SP-503
SF-108	CHEST PRESS (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
SF-109	BENCH DIP STATION, IN-GROUND MOUNT	1/SP-503
SF-110	LAT PULL DOWN (ACCESSIBLE), IN-GROUND MOUNT	1/SP-503
SF-113	PARK SIGN	7/SP-501
SYMBOL	SITE IMPROVEMENTS DESCRIPTION	DETAIL
SI-101	10X10 ADA ACCESSIBLE FISHING PLATFORM	/
SI-102	6'X15' PEDESTRIAN BRIGE	3/SP-503
SI-103	6'X25' PEDESTRIAN BRIDGE	
SI-104	20'X20' PICNIC SHELTER; B.O.D. ROMTEC STRUCTURES INC.	2/SP-502
SI-105	ON SITE RESROOM STRUCTURE; B.O.D. ROMTECT INC.	1/SP-502
SI-106	20X30 STORAGE STRUCTURE; B.O.D. ROMTEC INC	3/SP-502
SI-107	RELOCATE EXISTING WIND SCULPTURE TO LOCATION SHOWN, MAINTAIN MIN. 7' CLEARANCE	
SYMBOL	ASPHALT DESCRIPTION	DETAIL
	LIGHTLY COMPACTED GRANULAR SAND 12" DEPTH SLOPING INTO THE POND BOTTOM	
SYMBOL	PLAYGROUND DESCRIPTION	DETAIL
	SKY BLUE PIP	
	DEEP BLUE PIP	
	LAVENDER PURPLE PIP	
	CONCRETE WALK	
SYMBOL	PLANTING DESCRIPTION	DETAIL
	TURF GRASS: IRRIGATION/RESTORATION	
	RIPARIAN PLANTINGS:	
	SLOPE STABALIZATION PLANTINGS:	
	BUFFER PLANTING	



60% DESIGN
PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 10, 2022
ACAD FILE: 2037 LANDSCAPE.DWG	
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

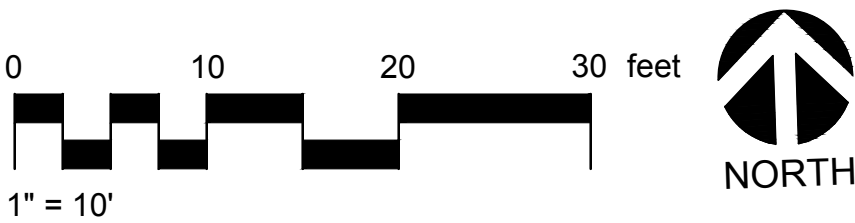
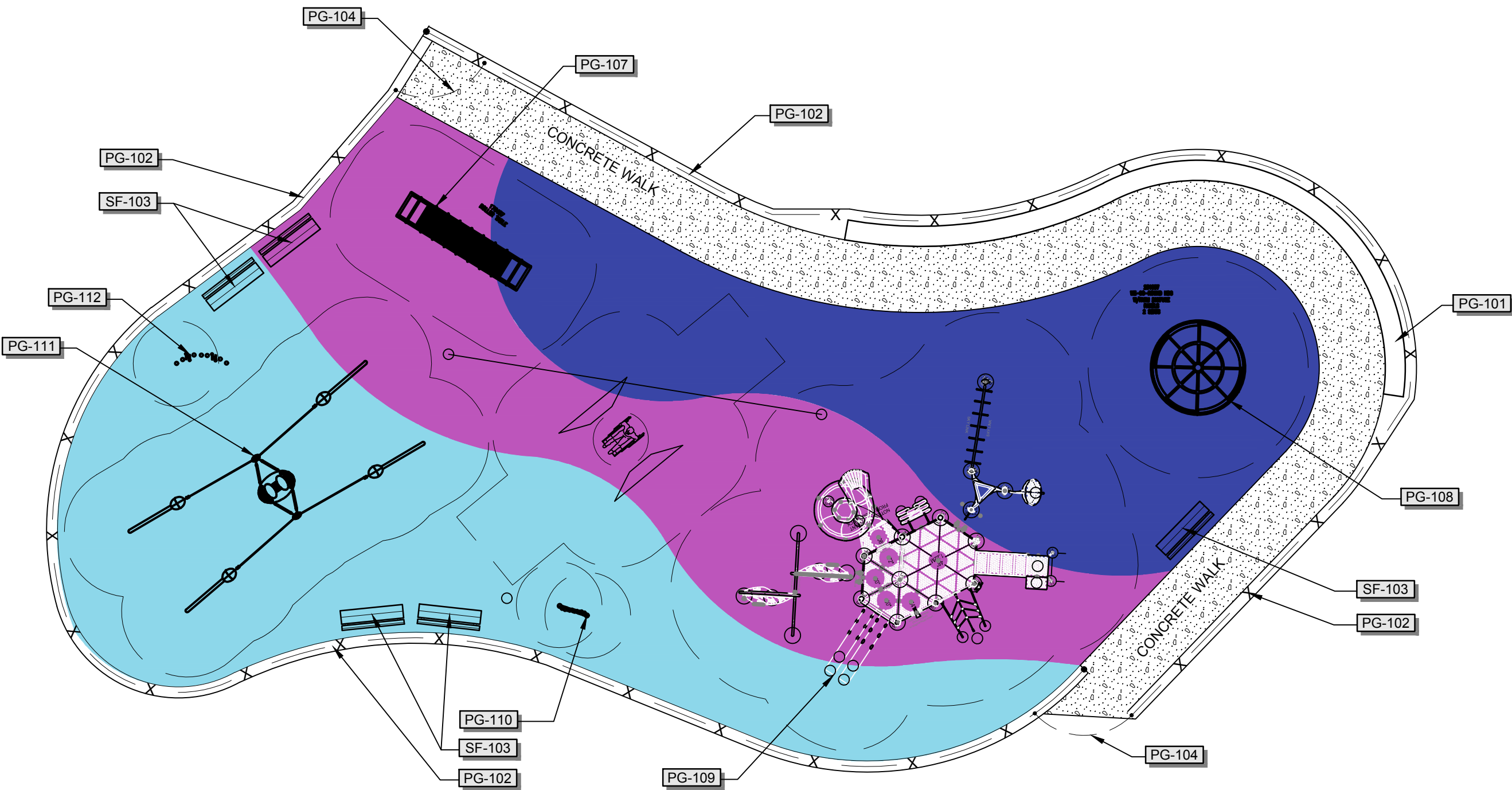
SITE PLAN - SW

SHEET

L-204

REFERENCE NOTES SCHEDULE

SYMBOL	PLAYGROUND DESCRIPTION	DETAIL
PG-101	CAST - IN - PLACE BENCH	
PG-102	4' TALL DECORATIVE FENCE	
PG-104	4' TALL DECORATIVE GATE	
PG-107	ROLLER TABLE, MODEL 176457	
PG-108	WE-GO-ROUND 248819	
PG-109	PLAYMAKERS 'LOOKOUT, MODEL 0103-02	
PG-110	SWIRL CHIMES, MODEL 0103-06	
PG-111	CRUISE LINE ASSEMBLY, MODEL 103-04	
PG-112	CONTRABASS CHIMES, MODEL 0103-05	
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
SF-102	PARK BENCH - 6'	
SYMBOL	PLAYGROUND DESCRIPTION	DETAIL
	SKY BLUE PIP	
	DEEP BLUE PIP	
	LAVENDER PURPLE PIP	



60% DESIGN
PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 7, 2022
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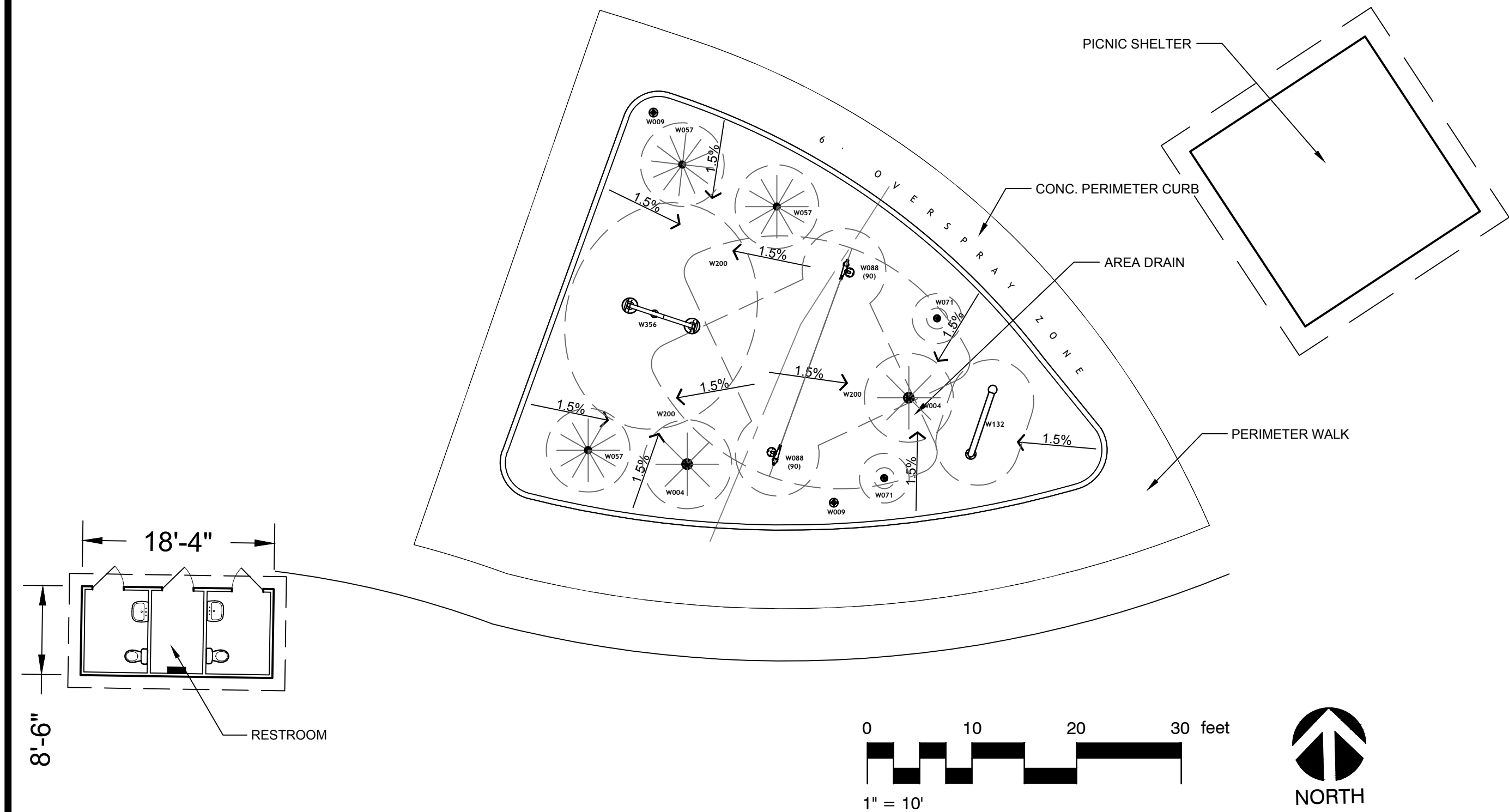


CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

PLAYGROUND

SHEET

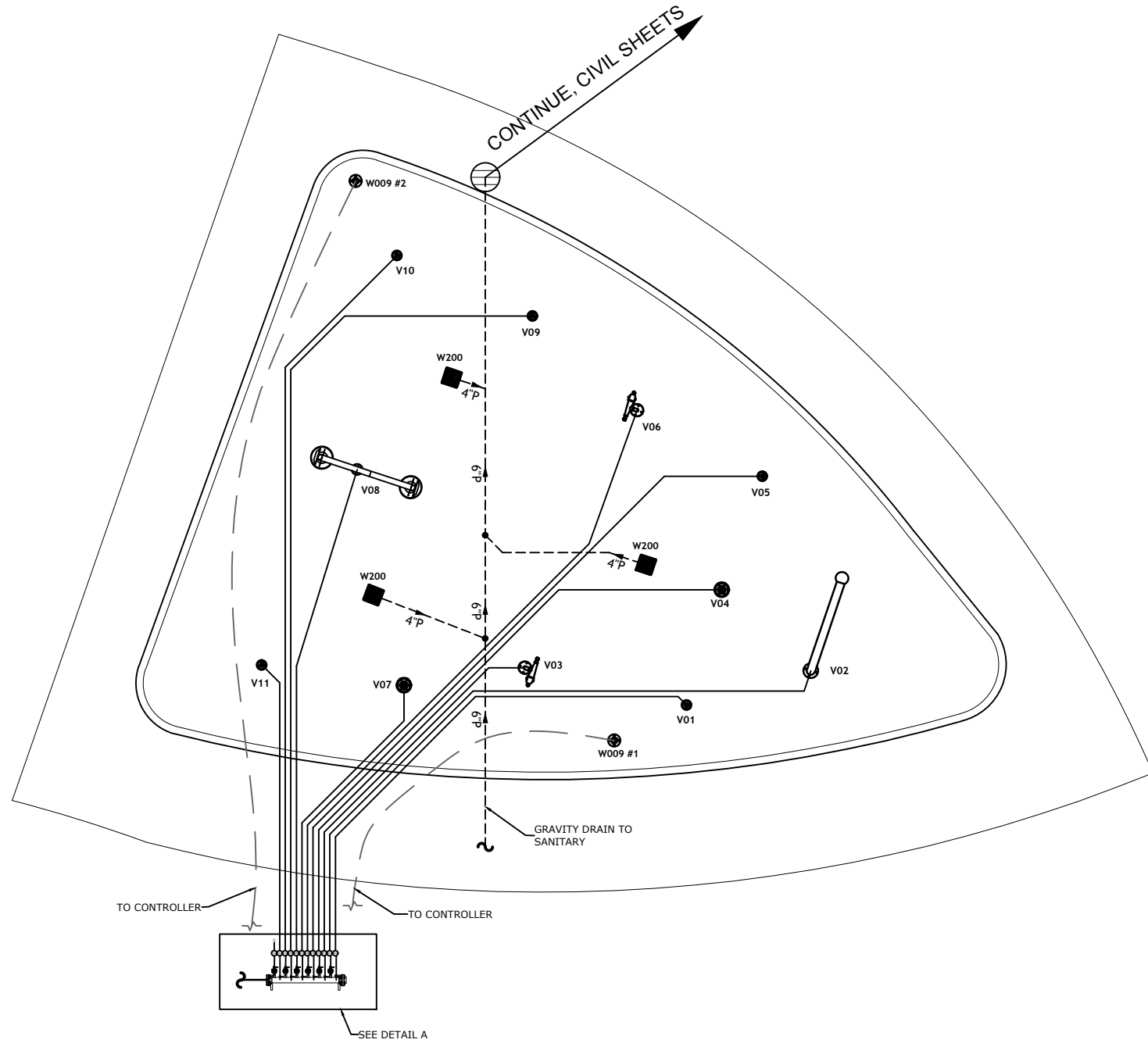
L-301



ITEM	FEATURE DESCRIPTION	
W004	DADDY LONG LEGS 7' HIGH 31 (61) GPM @ 5 PSI	2
W057	WATER SPROUT 2' HIGH - 6' SPREAD 4 (12) GPM @ 1 PSI	3
W071	WATER FLOWER 1' HIGH - 2' SPREAD 10 (20) GPM @ 1 PSI	2
W088 (90)	GRAVITY CANNON 15' THROW 12 (24) GPM @ 14 PSI	2
W132	SHIMMER SHEET 32-96 GPM @ 5 PSI	1
W356	DEW BUCKETS 5-15 GPM @ 6 PSI	1
W009	TOUCH N' GO HARD-WIRED	2
W200	PLAIN DRAIN 50 GPM FLOW RATE EA	3

TOTAL GPM 228

NOTES:
1. THIS DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS RECOMMENDED FOR PLAY COMPONENTS AND DRAINS ARE APPROXIMATE. PIPING AND CONDUIT RUNS ARE SCHEMATIC. JOB CONDITIONS AND LOCAL CODES MUST DETERMINE FINAL ROUTING.
2. WET DECK AREA MUST BE POURED AND FORMED SO THAT WATER SHED AREA SLOPES TOWARD DRAINS.

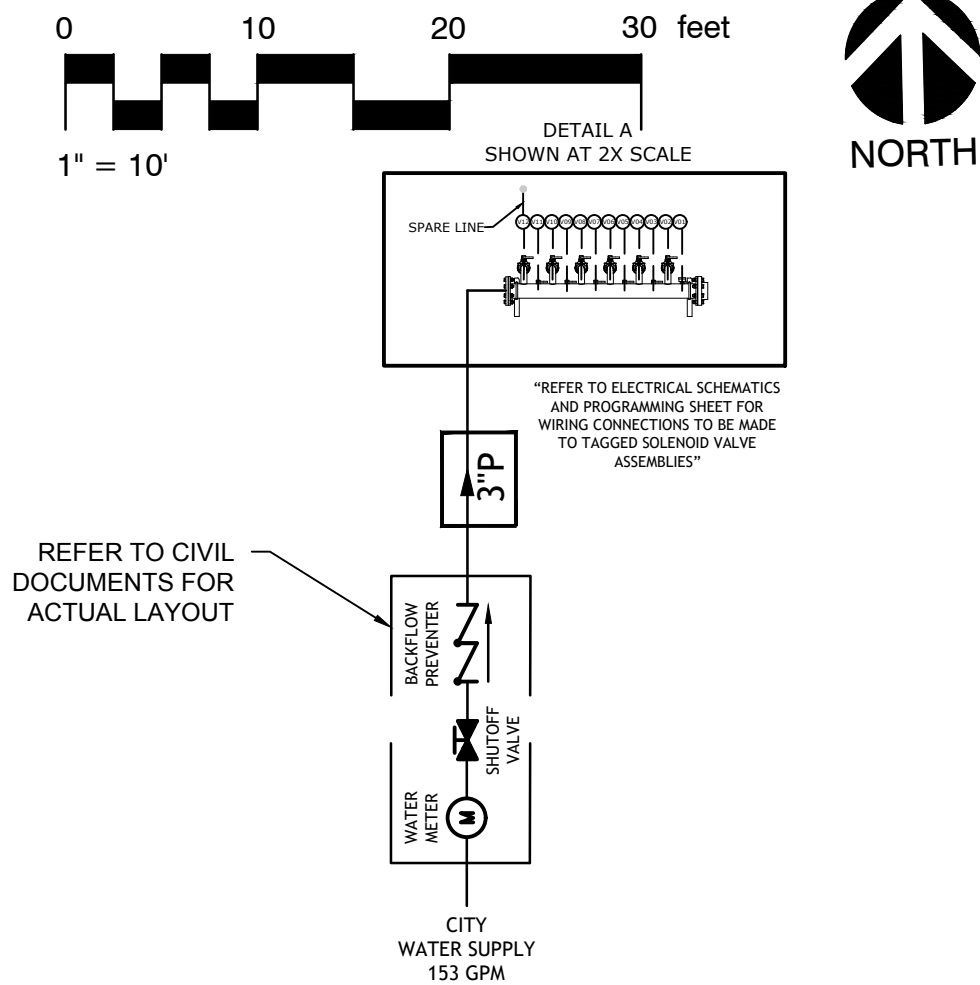


FEATURE CONTROL SCHEDULE							
VALVE	VALVE SIZE	FEATURE REF.	FEATURE	QTY	PIPE SIZE	GPM	PSI
W01	1" Std	W071	WATER FLOWER 1' HIGH - 2' SPREAD	1	1"	10	1
W02	1 1/2" Std	W132	SHIMMER SHEET	1	2"	64	5
W03	1" Std	W088 (90)	GRAVITY CANNON 15' THROW	1	1"	12	8
W04	1 1/2" Std	W004	DADDY LONG LEGS 7' HIGH	1	1 1/2"	31	5
W05	1" Std	W071	WATER FLOWER 1' HIGH - 2' SPREAD	1	1"	10	1
W06	1" Std	W088 (90)	GRAVITY CANNON 15' THROW	1	1"	12	8
W07	1 1/2" Std	W004	DADDY LONG LEGS 7' HIGH	1	1 1/2"	31	5
W08	1" Std	W356	DEW BUCKETS	1	1"	15	6
W09	1" Std	W057	WATER SPROUT 2' HIGH - 6' SPREAD	1	1"	4	1
W10	1" Std	W057	WATER SPROUT 2' HIGH - 6' SPREAD	1	1"	4	1
W11	1" Std	W057	WATER SPROUT 2' HIGH - 6' SPREAD	1	1"	4	1
TOTAL FLOW				228 GPM			

FEATURE		
PRODUCT REF.	PRODUCT	QTY
W009	TOUCH N' GO HARD-WIRED	2
W200	PLAIN DRAIN 50 GPM FLOW RATE EA	3

ACTIVATOR CONTROL SCHEDULE		
FROM (INPUT CHANNEL)	TO	# CONDUCTORS
1-01	W009 #1	3 (3/4" CONDUIT)
1-02	W009 #2	3 (3/4" CONDUIT)

NOTES:
1. THIS DRAWING IS SCHEMATIC IN NATURE. LOCATIONS RECOMMENDED FOR PLAY COMPONENTS AND DRAINS ARE APPROXIMATE. PIPING AND CONDUIT RUNS ARE SCHEMATIC.
2. CHECK LOCAL CODES FOR PIPING REQUIREMENTS. JOB CONDITIONS AND LOCAL CODES MUST DETERMINE FINAL ROUTING.
3. REFER TO THE INSTALLATION DRAWING OF EACH PLAY FEATURE AND EQUIPMENT VAULT OR UTILITY BOX FOR SPECIFIC INSTALLATION DETAILS.
4. PIPING, CONDUIT, AND WIRE ARE BY INSTALLER.
5. ANY REQUIRED BACKFLOW DEVICE OR WATER METER ON THE CITY WATER MAIN SHALL BE PROVIDED BY INSTALLER.
6. PIPE SIZES ASSUME 100' MAXIMUM RUNS. LONGER RUNS MUST BE EVALUATED BY WATER OUTPOST. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF PIPE SIZE BETWEEN DISCHARGE MANIFOLD AND FEATURES.
7. A MAXIMUM OF 50 PSI IS PROVIDED MANIFOLD.
8. SYMBOL "T" INDICATES THAT THE TEE MUST BE PLACED IN THE CENTER OF THE PIPING RUN TO ENSURE BALANCED FLOW.
9. WET DECK AREA MUST BE POURED AND FORMED SO THAT WATER SHED AREA SLOPES TOWARD DRAINS.
10. ALL PIPING TO FEATURES ARE RECOMMENDED TO HAVE 1:2% SLOPE FOR WINTERIZATION.



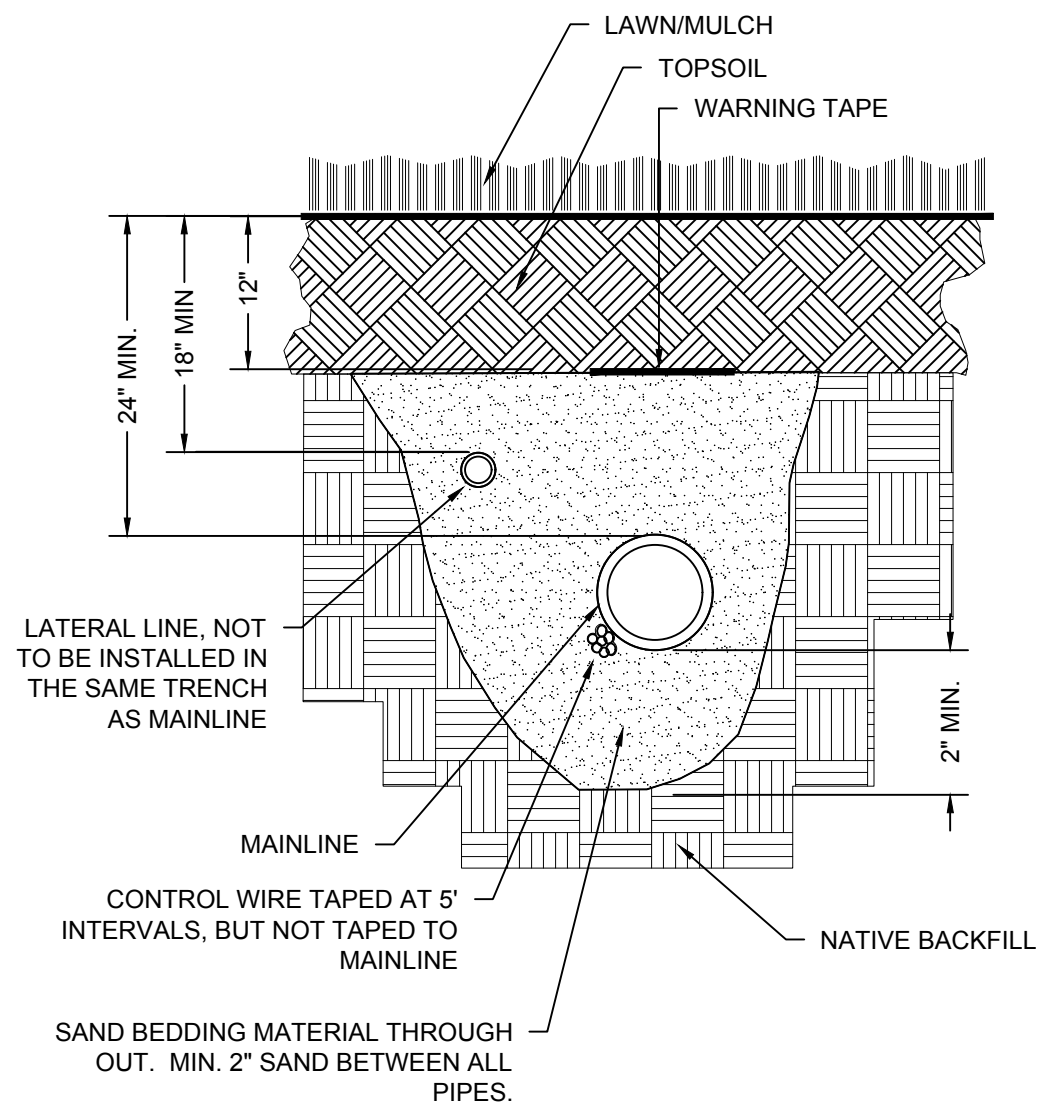
60% DESIGN
PRELIMINARY

REVISION	BY	DATE	JOB NUMBER	663-145	DATE	September 13, 2022
DESIGNED BY	K. VAN VOORHIS		ACAD FILE	2037 SPLASH PAD.DWG		
DRAWN BY	KVV					
REVIEWED BY						

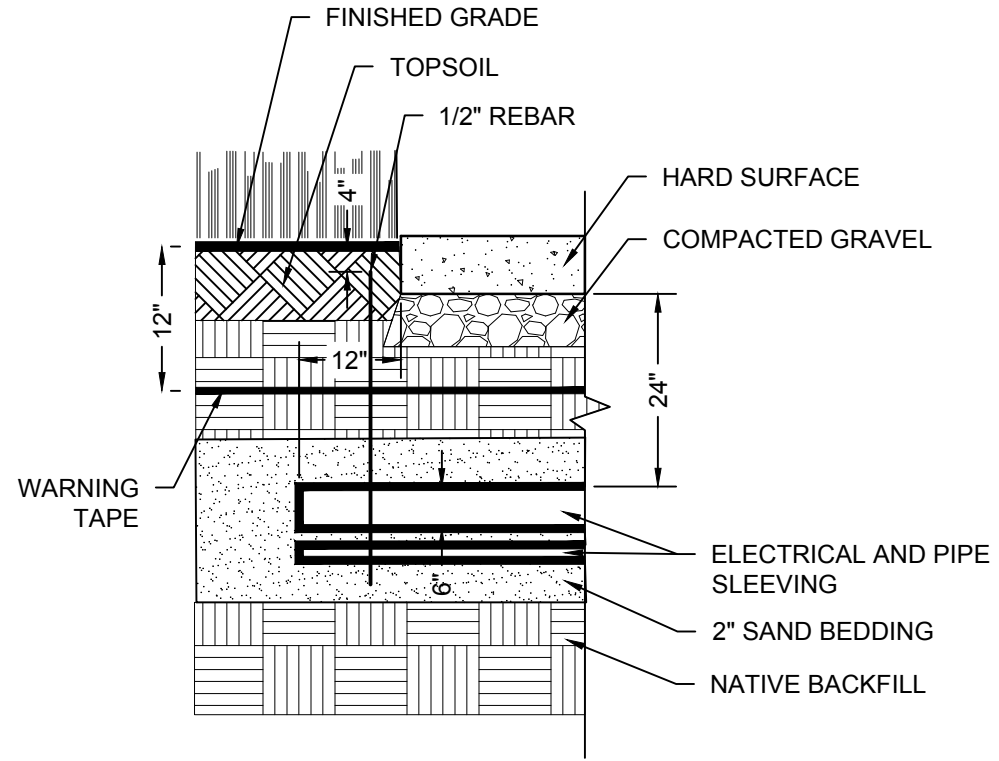


CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT
SPLASH PAD

SHEET
L-302

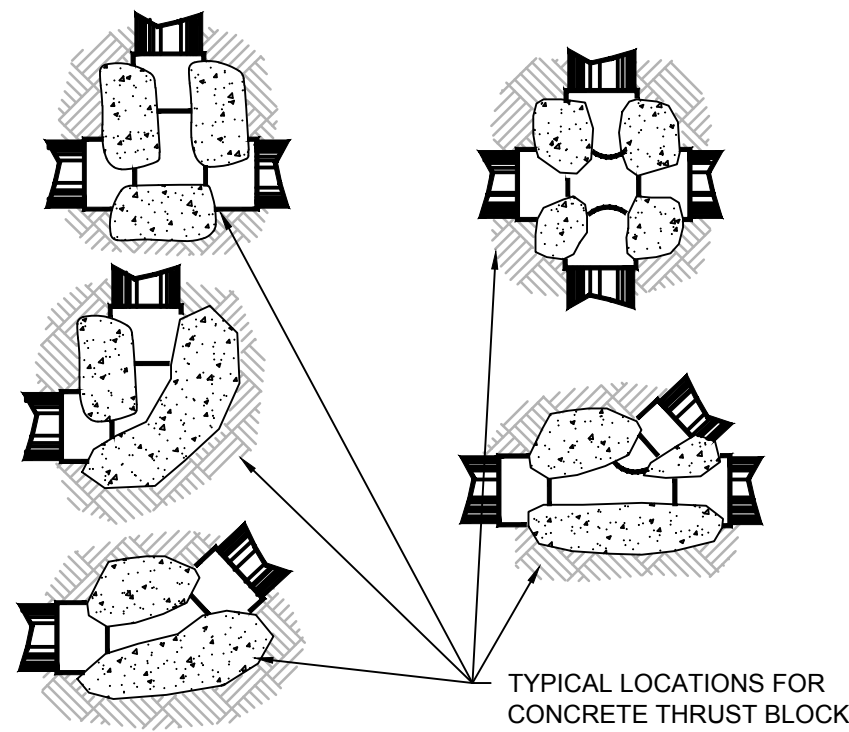


1 IRRIGATION MAINLINE TRENCH
NTS



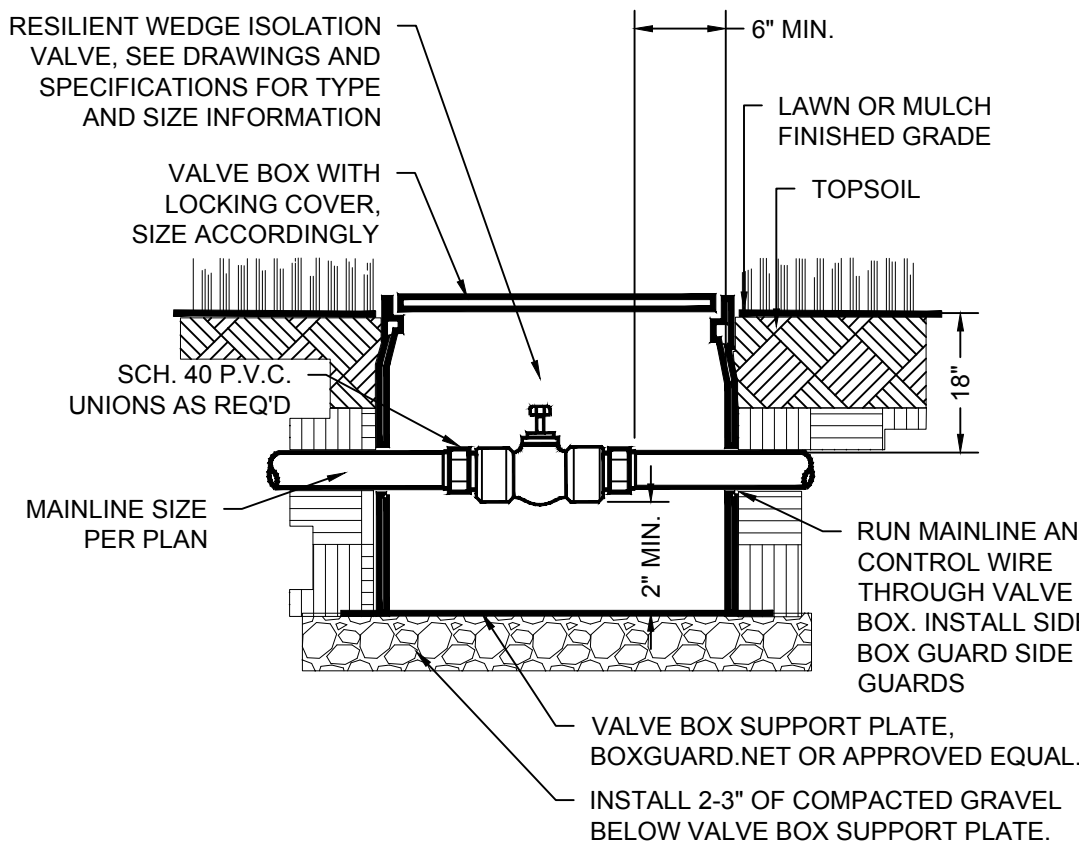
- NOTES:
- SLEEVE UNDER WALKS SHALL MATCH PROPOSED MAINLINE AND LATERAL DEPTHS.
 - INSTALL 1/2" REBAR ADJACENT TO SLEEVING FOR SLEEVE DETECTION.

2 TYPICAL IRRIGATION SLEEVING
NTS



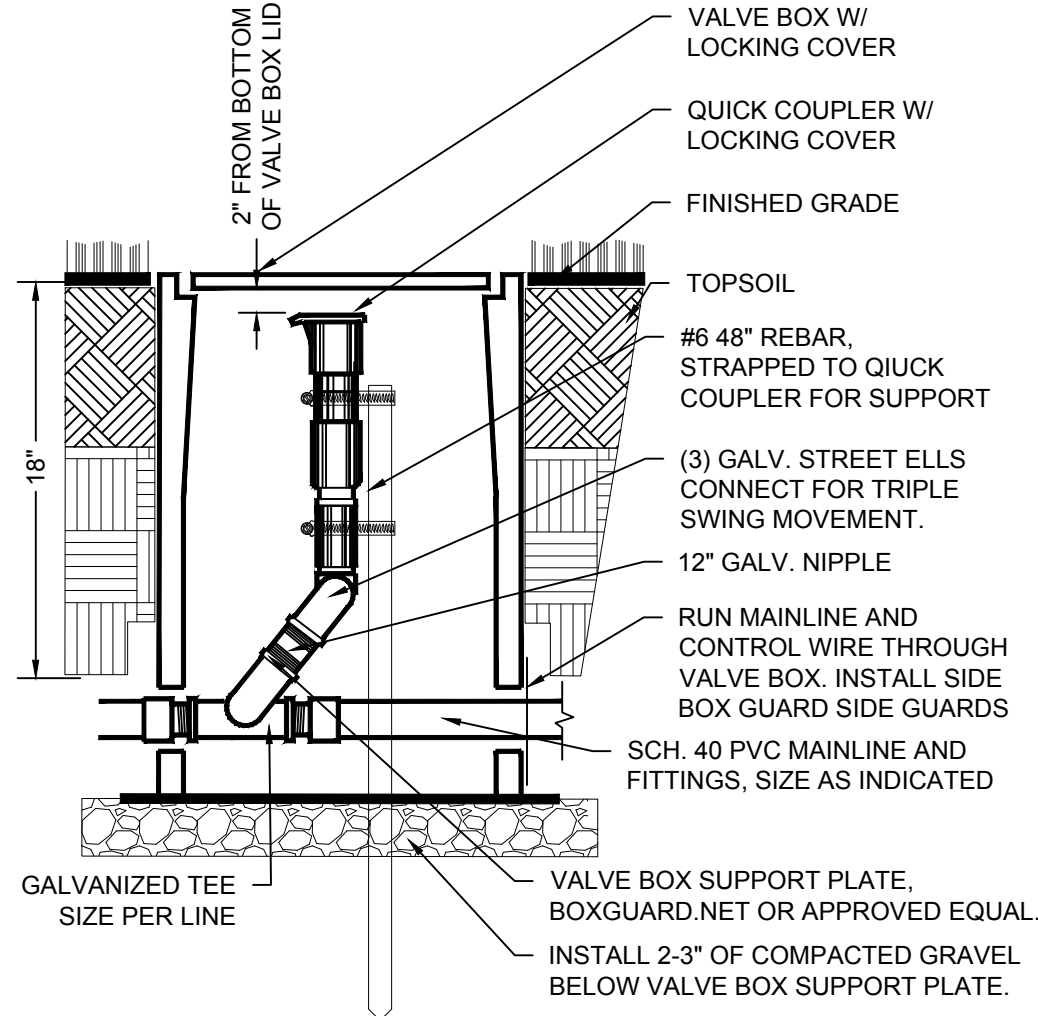
- NOTES:
- INSTALL THRUST BLOCKS AT ALL CHANGES IN DIRECTION ON MAINLINE ONLY.
 - ALL CONCRETE TO BE RATED AT 3000 PSI AT 28 DAYS.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - MINIMUM OF 5 GAL. VOLUME OF CONCRETE PER THRUST BLOCK.
 - AREA TO RECEIVE THRUST BLOCK SHALL BE WRAPPED WITH APPROVED FILTER FABRIC PRIOR TO PLACEMENT OF CONCRETE.
 - CONTRACTOR TO ADD 8MIL LAYER OR 2EA. 4MIL LAYERS OF POLYETHYLENE SHEETING BETWEEN JOINT AND CONCRETE.

3 CONCRETE THRUST BLOCK
NTS



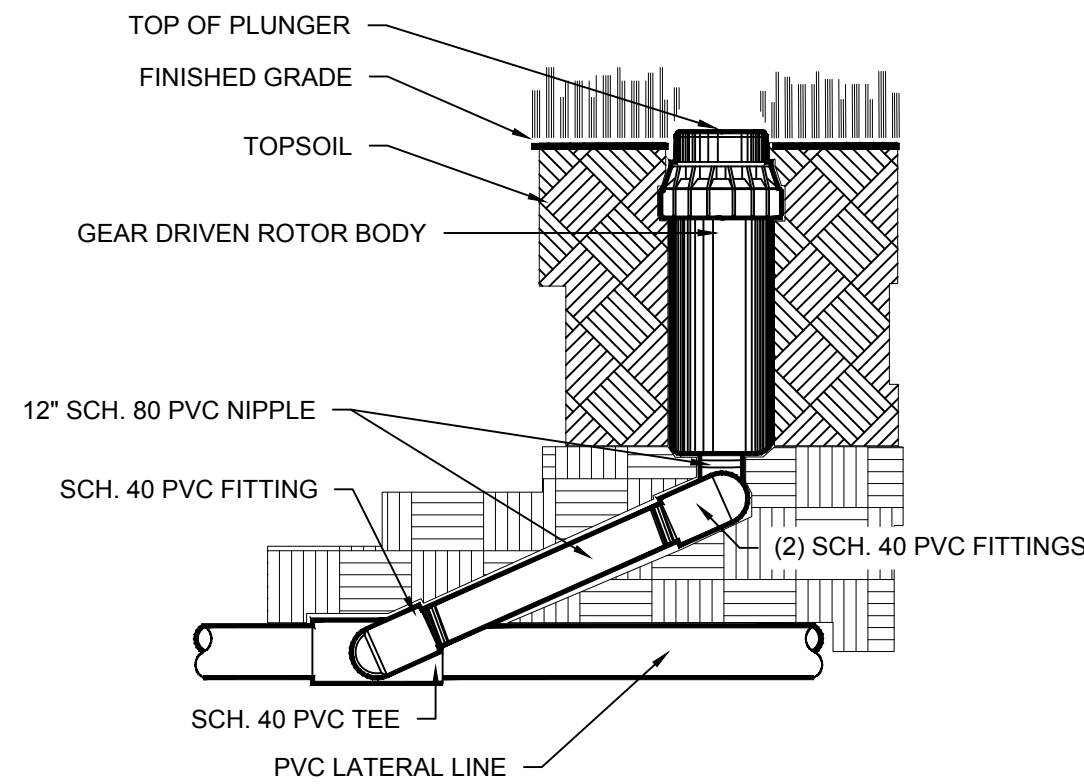
- NOTES:
- REFER TO IRRIGATION SHEET FOR LOCATIONS
 - REFER TO SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.

4 ISOLATION VALVE WITH BOX GUARD
NTS



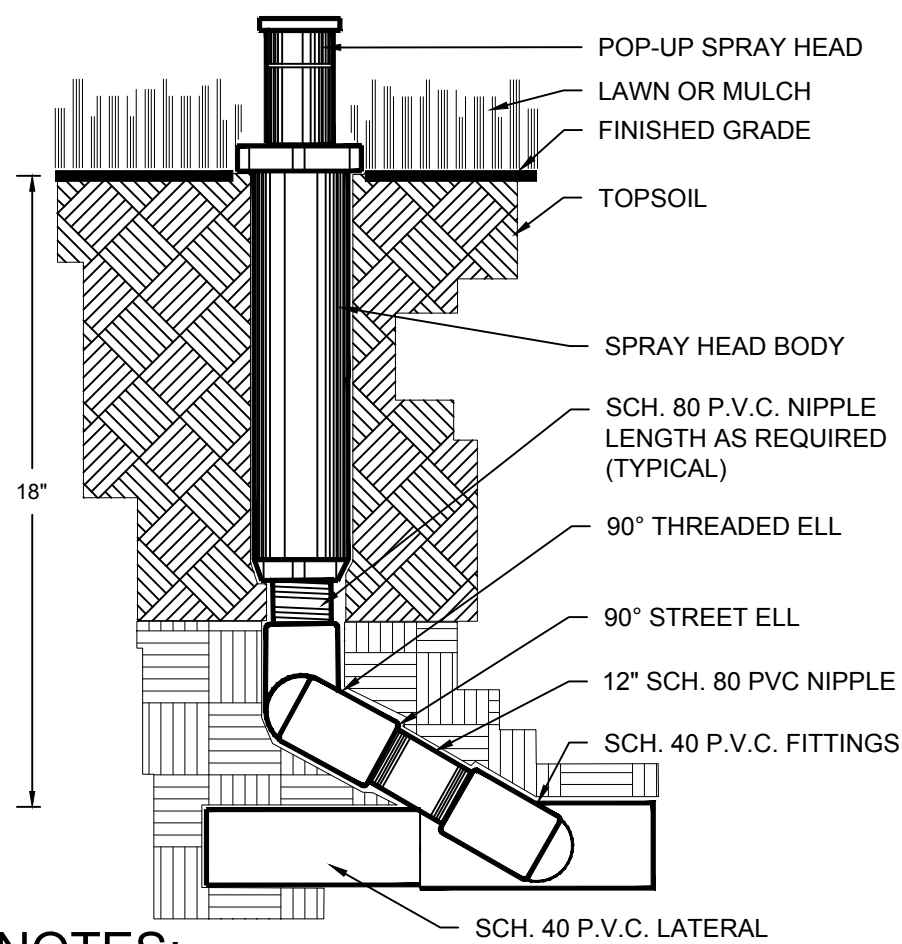
- NOTES:
- INSTALL LOCKING COVER ON QUICK COUPLER VALVE.

5 QUICK COUPLER WITH BOX GUARD
NTS



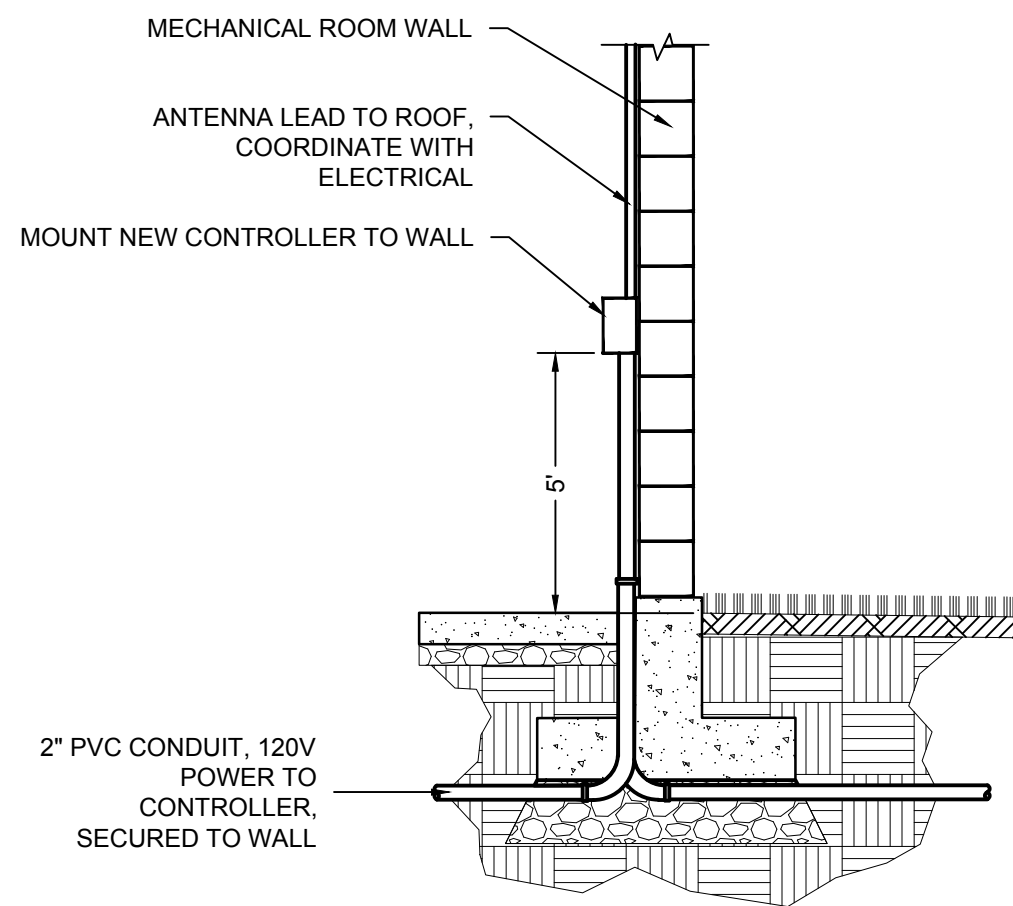
- NOTES:
- REFER TO PLANS FOR MORE INFORMATION.
 - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
 - ADJUST ARC ACCORDINGLY TO PROVIDE 100% COVERAGE.

6 GEAR DRIVEN HEAD
NTS



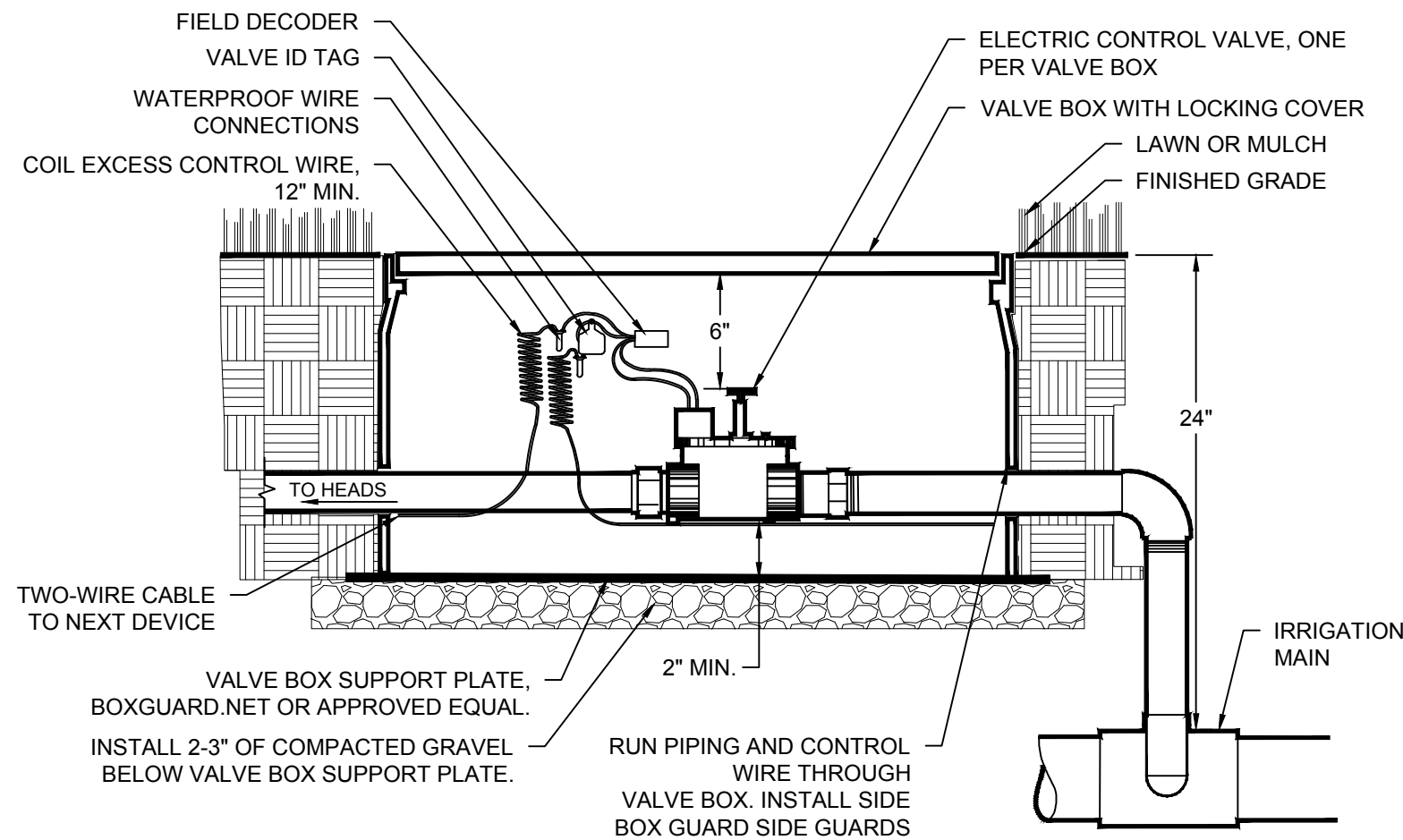
- NOTES:
- INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
 - ADJUST ARC ACCORDINGLY TO PROVIDE 100% COVERAGE.

7 SPRAY HEAD
NTS



- NOTES:
- REFER TO SPECIFICATIONS FOR MORE INFORMATION.
 - CONTROLLER TO BE HARDWIRED INTO SEPARATE JUNCTION BOX PROVIDED BY ELECTRICAL CONTRACTOR

8 INTERIOR WALL MOUNT CONTROLLER
NTS



- NOTES:
- TYPICAL ELECTRIC CONTROL VALVE VERIFY WITH VALVE SCHEDULE FOR SIZE, PRESSURE REGULATION AND TYPE.
 - PROVIDE SCHEDULE 40 UNIONS ON BOTH SIDES OF VALVE.
 - LATERAL LINE TO VALVE EXITS OUT OF THE SIDE OF THE MAINLINE.
 - ADD VALVE BOX EXTENSIONS AS NECESSARY TO MEET MINIMUM CLEARANCES.

9 TWO-WIRE DECODER VALVE WITH BOX GUARD
NTS

60% DESIGN
PRELIMINARY

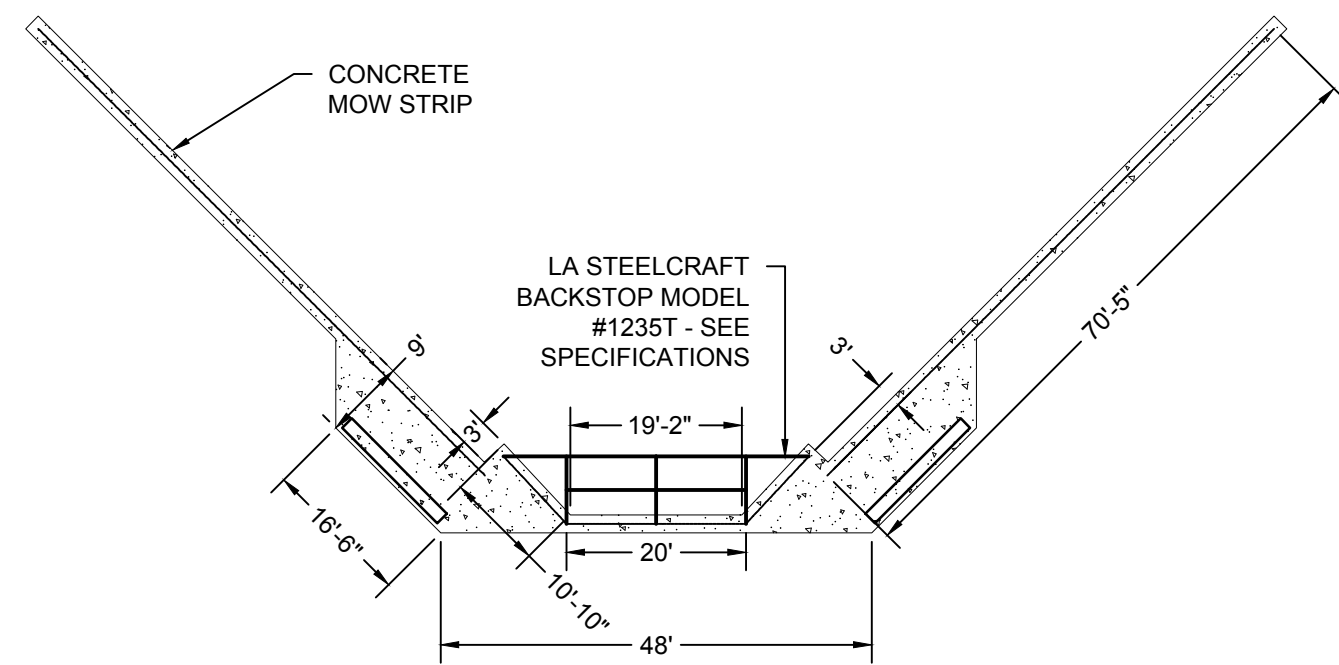
REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		
JOB NUMBER 663-145	DATE October 10, 2022	
ACAD FILE: 2037 DETAILS.DWG		
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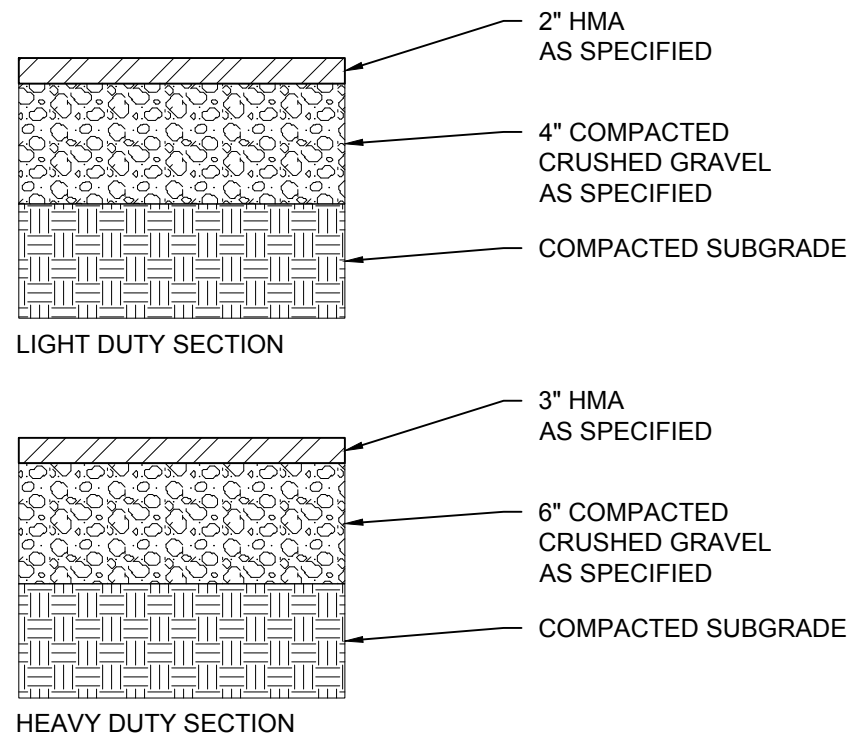
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

DETAILS - I

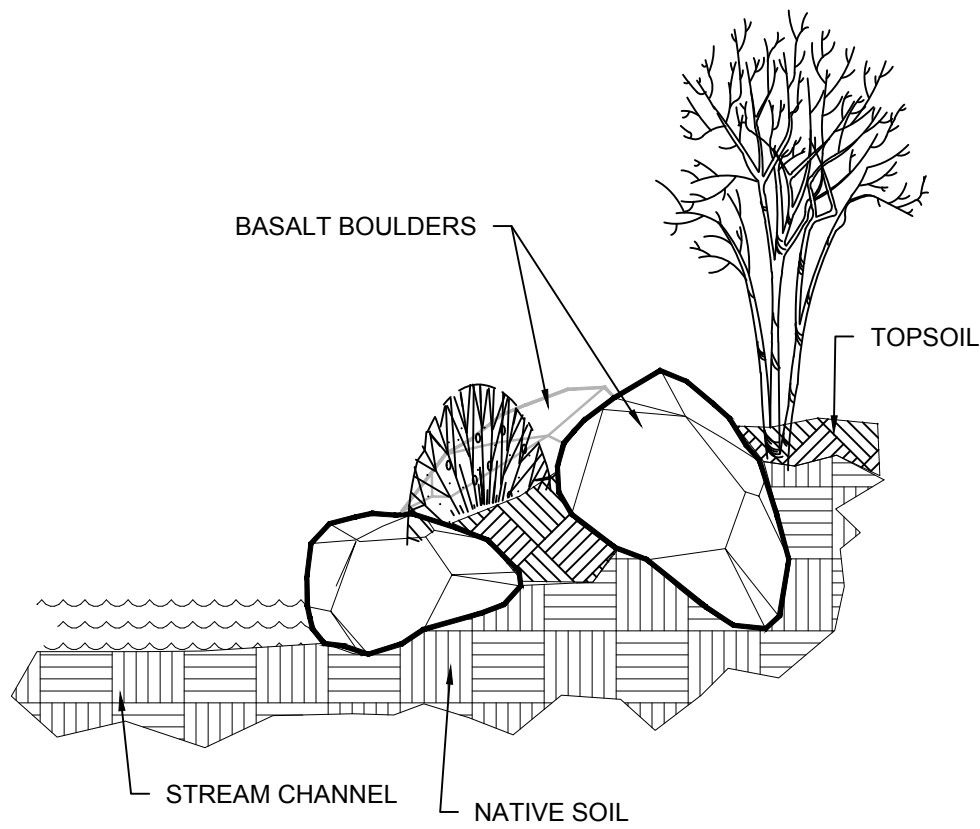
SHEET
SP-500



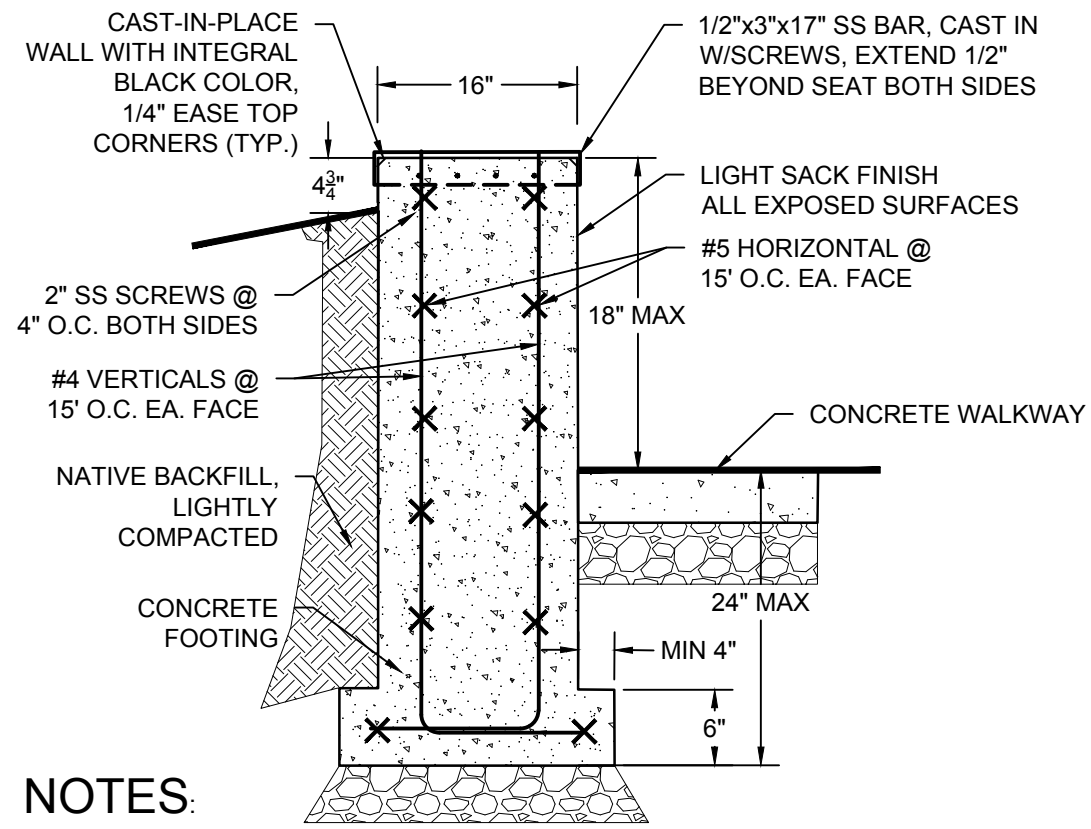
- NOTES:
1. INSTALL BACKSTOP PER MANUFACTURER'S SPECIFICATIONS.



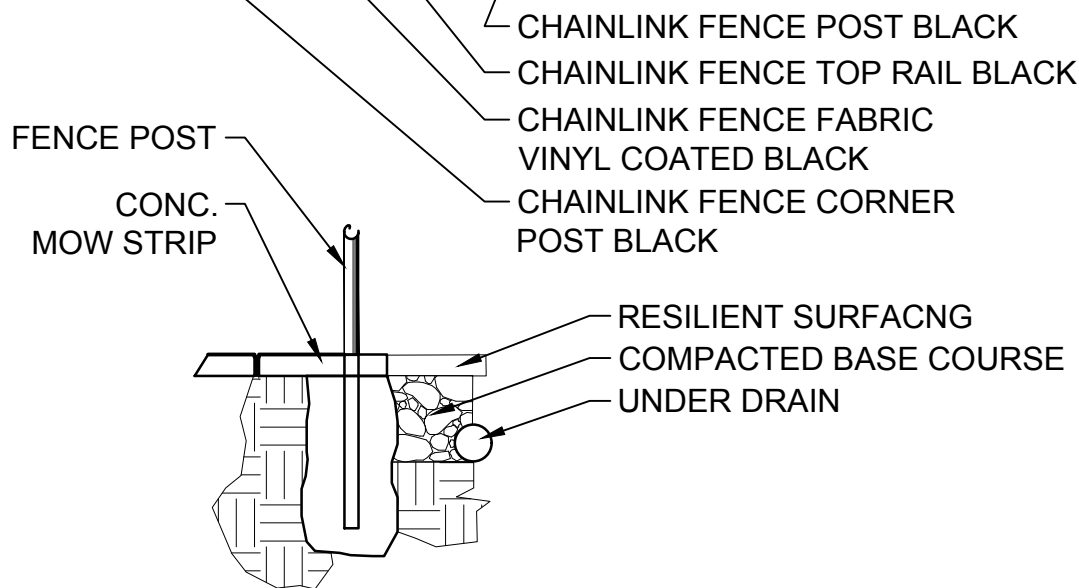
- NOTES:
1. PRIOR TO THE PLACEMENT OF ASPHALT OR SUB-BASE MATERIAL, SUB-BASE SHALL BE SCARIFIED 12" BELOW GRADE AND MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE AND BROUGHT TO A 95% COMPACTION OF THE STANDARD PROCTOR VALUE. (ASTM D-698)
 2. THE COMPACTION OF THE SUB-BASE AND 5/8" MINUS CRUSHED ROCK TOP COURSE SHALL ALSO BE 95% OF THE STANDARD PROCTOR VALUE. (ASTM D-698)
 3. ASPHALT SHALL BE COMPACTED TO 95% OF THE MARSHALL MIX DESIGN MAXIMUM DENSITY OR 92% OF THE THEORETICAL (RICE) DENSITY.



- NOTES:
1. BOULDERS TO BE BURIED TO 1/3 OF THEIR DEPTH.
 2. PROVIDE SUFFICIENT SOIL TO DEPTHS SPECIFIED.



- NOTES:
1. CONCRETE SEAT WALL -2800 PSI @ 28 DAYS.
 2. INTEGRAL COLORED CONCRETE SHALL BE COLORED WITH: WSU BLACK BY CENTRAL-PRE-MIX
 3. SEAT WALLS SHALL BE LOCATED AS SHOWN ON PLANS COORDINATE WALL FINISHES AND TOOLING WITH WALKWAY LAYOUT FINISHES AND TOOLING.
 4. COORDINATE LIGHT LOCATIONS WITH ELECTRICAL CONDUIT. SEE LIGHTING PLAN.



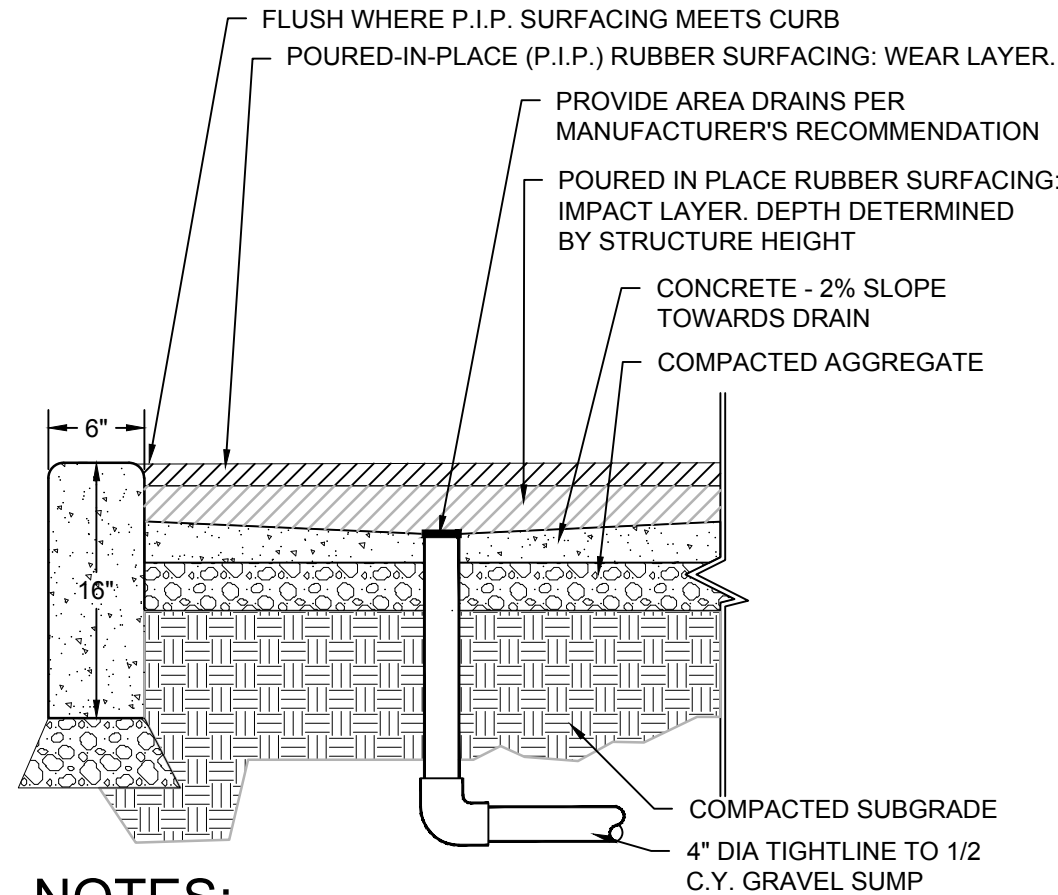
1 BASEBALL BACKSTOP

2 ASPHALT PAVEMENT SECTIONS

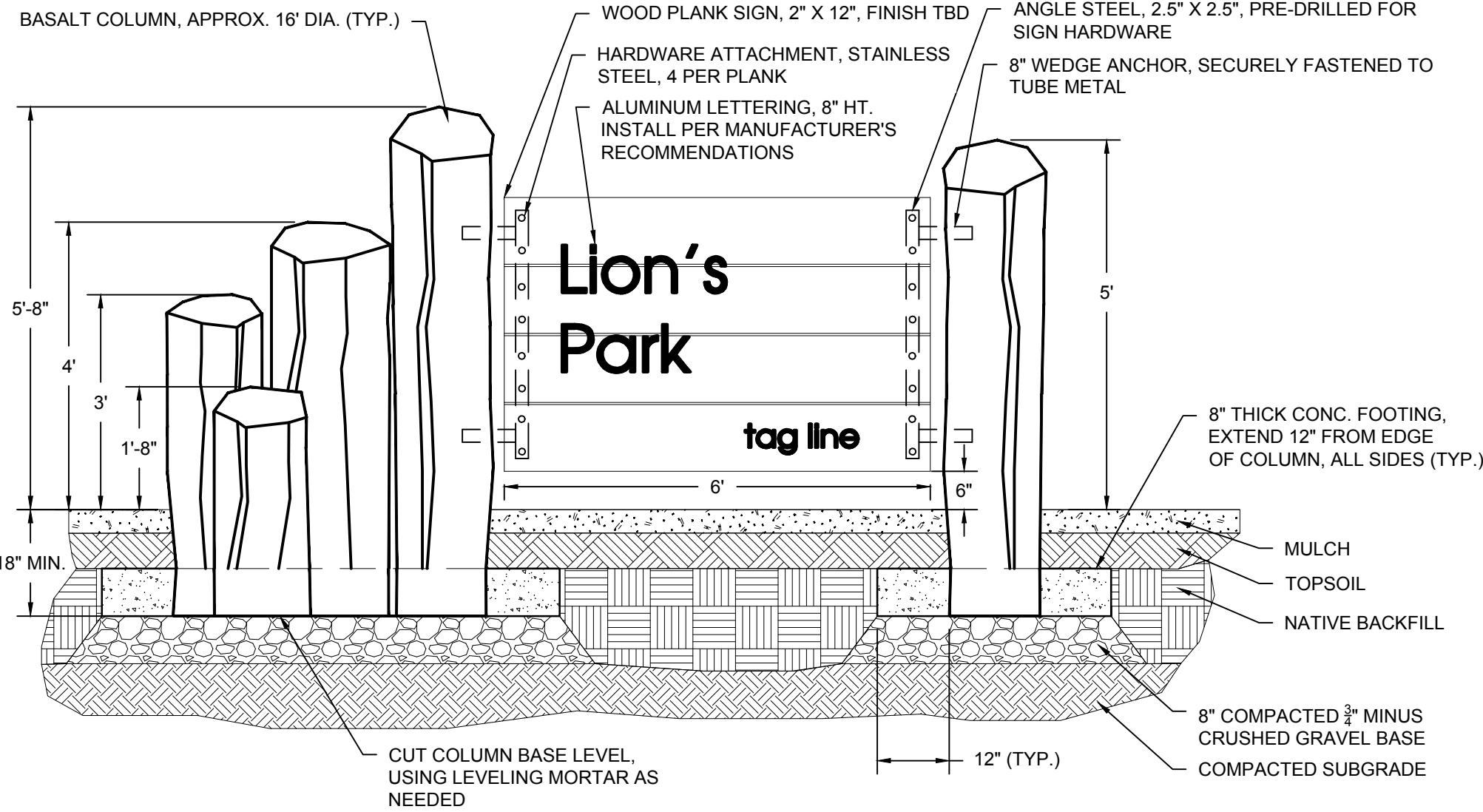
3 BOULDERS AT STREAM EDGE

4 SEAT WALL

5 PLAY AREA FENCE



- NOTES:
1. RESILIENT SURFACING SHALL BE INSTALLED OVER CONCRETE PAVING.
 2. RESILIENT SURFACE THICKNESS SHALL BE SELECTED TO PROVIDE ADEQUATE PROTECTION FOR SPECIFIC FALL HEIGHTS OF EACH PLAY STRUCTURE SELECTED.
 3. REFER TO MANUFACTURER'S SPECIFICATIONS FOR MORE INFORMATION.
 4. P.I.P. MUST MEET ASTM F1292. CONTRACTOR TO PROVIDE TEST DATA FROM MANUFACTURER CONFIRMING CRITICAL HEIGHT RATING.



6 POURED-IN-PLACE RESIL. SURFACE

7 PARK SIGN

60% DESIGN
PRELIMINARY

REVISION	BY	DATE
DESIGNED BY K. VAN VOORHIS		
DRAWN BY KVV		
REVIEWED BY		

JOB NUMBER 663-145	DATE October 10, 2022
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CITY OF COLLEGE PLACE
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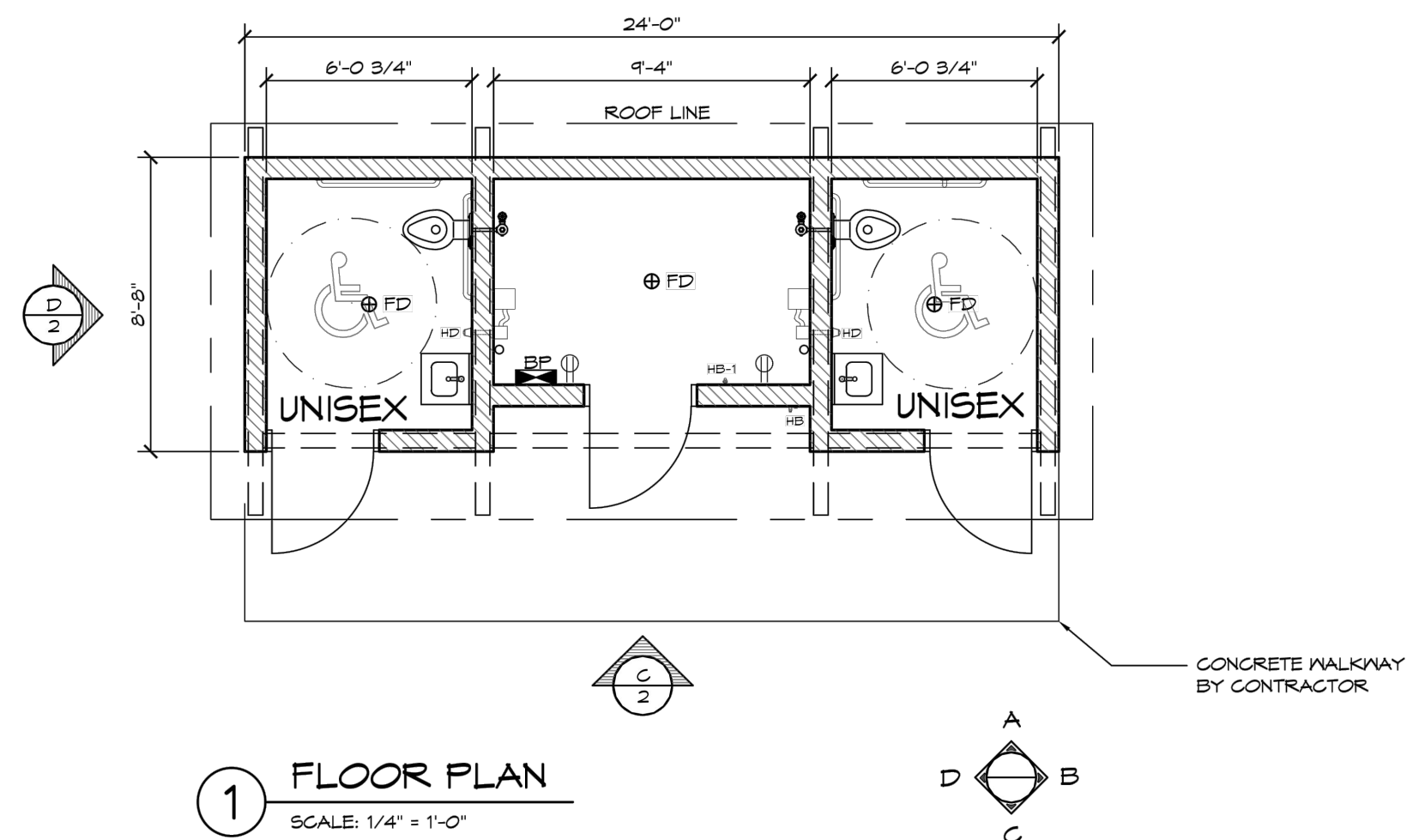
DETAILS - II

SHEET
SP-501

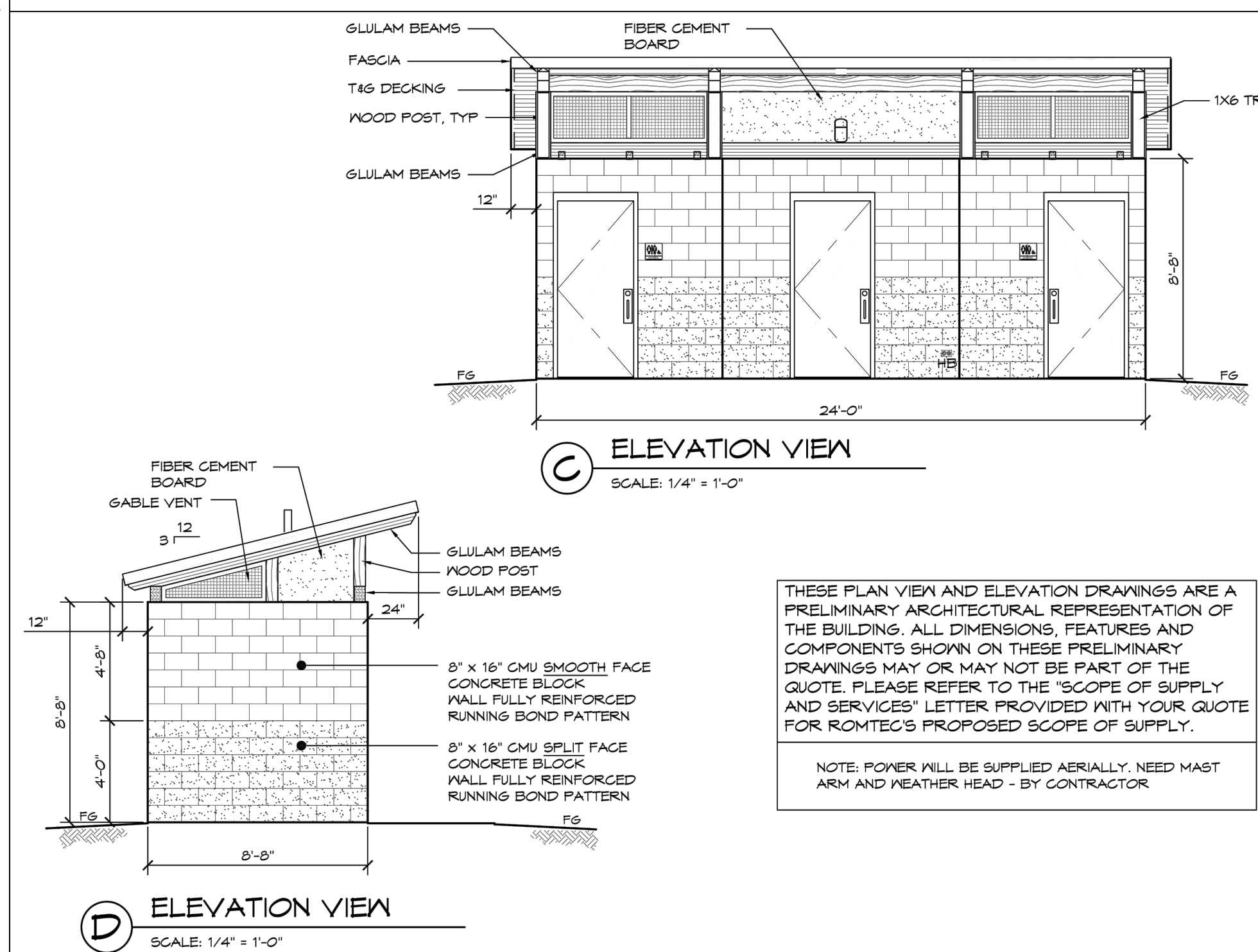
THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

NOTE: POWER WILL BE SUPPLIED AERIALLY. NEED MAST ARM AND WEATHER HEAD - BY CONTRACTOR

8" REINFORCED CONCRETE MASONRY
BLOCK WALL WITH MORTAR JOINTS,
GROUTED SOLID ALL CELLS RUNNING
BOND PATTERN.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



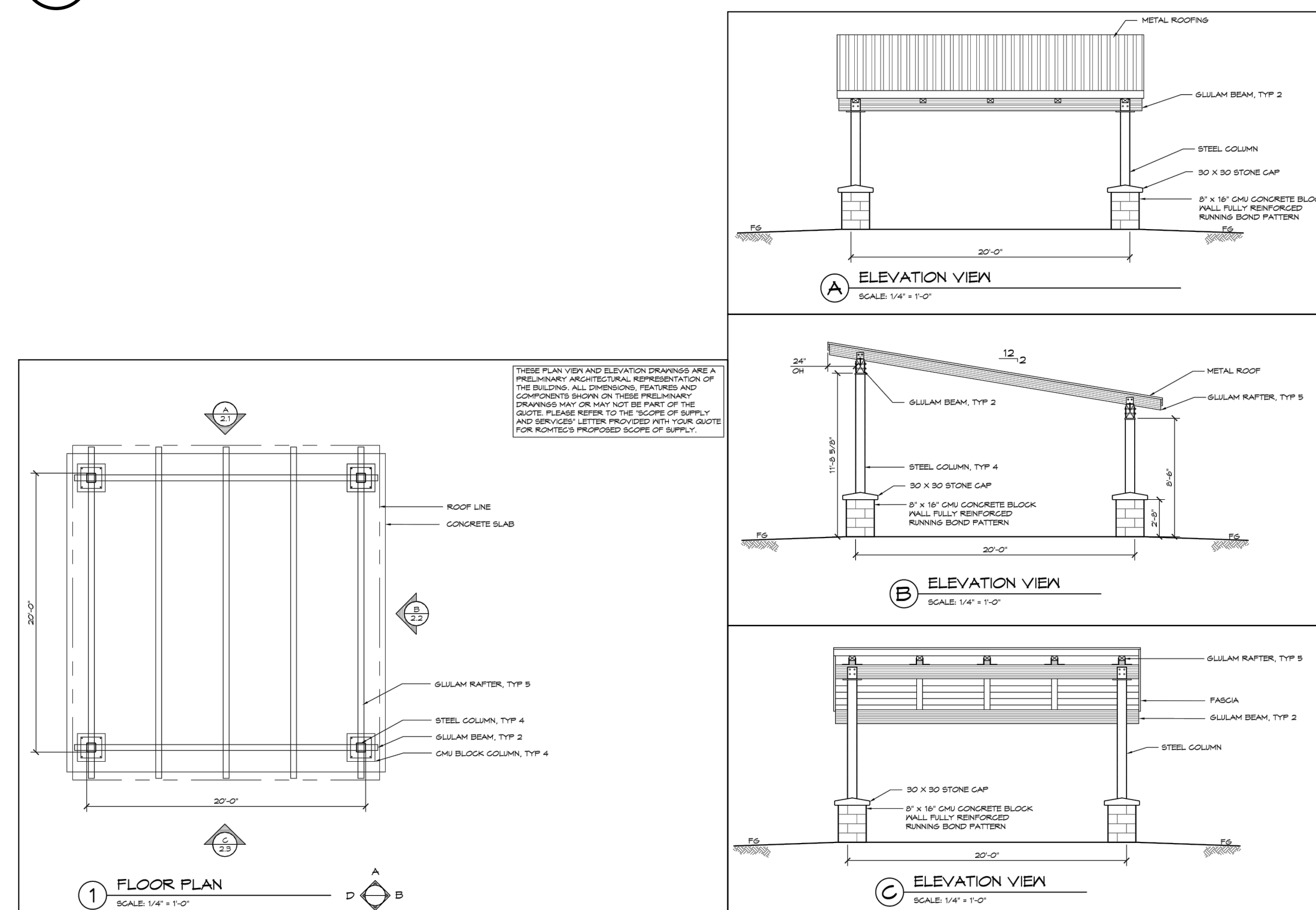
ELEVATION VIEW
SCALE: 1/4" = 1'-0"

D ELEVATION VIEW
SCALE: $1/4" = 1'-0"$

ADA RESTROOM

NTS

—SPVV—



1 FLOOR PLAN

PICNIC SHELTER

NTS

EXPOSED BEAM
SUPPORTS
W/ CLEAR
SEALER FINISH

T&G SOFFIT
W CLEAR
SEALER FINISH



PRECAST STONE VENEER,
MATCH STONE PATTERN,
COLOR, AND GROUT TO
EXISTING PARK STONE

CONSTRUCTION
CAST STRETCHER
RSE

NOTE:
ON SITE CONSTRUCTED RESTROOM: BASIS OF DESIGN;
ROMTEC BUILDING DESIGN, 18240 N Bank Rd, Roseburg, OR
97470.

② STORAGE STRUCTURE

NTS

—SPVV—

**60% DESIGN
PRELIMINARY**

REVISION	BY	DATE		
DESIGNED BY K. VAN VOORHIS			JOB NUMBER 663-145	DATE September 14, 2022
DRAWN BY KVV			ACAD FILE: 2037 DETAILS.DWG	
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CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

DETAILS - III

SHEET

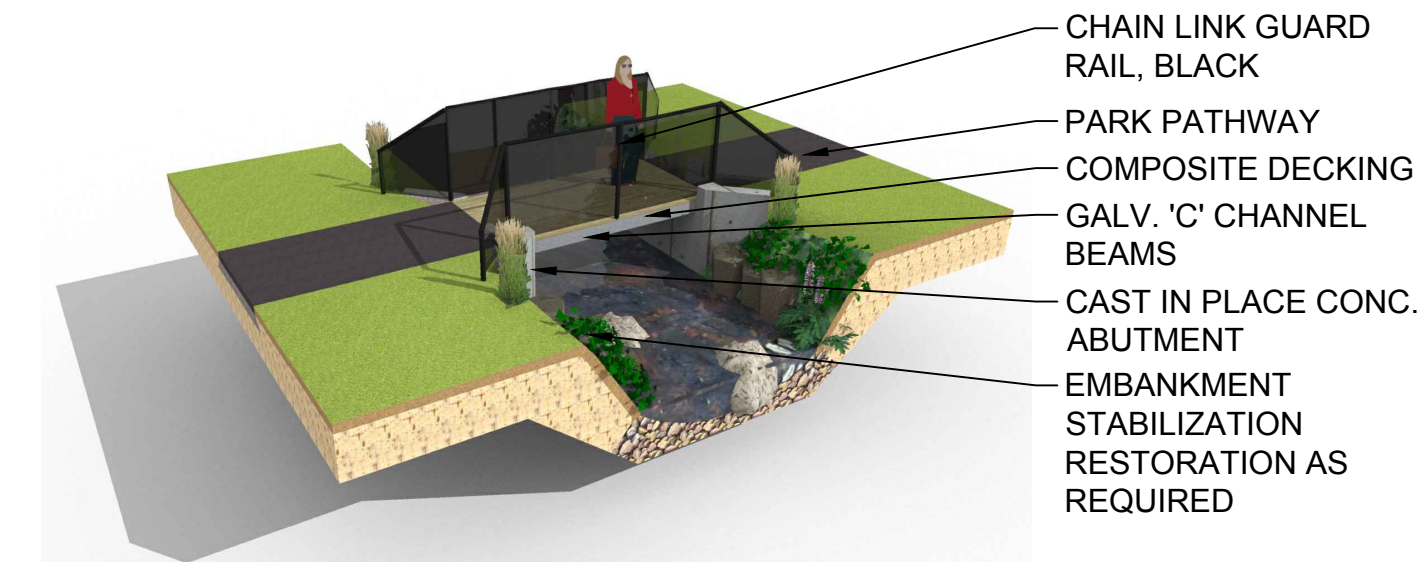
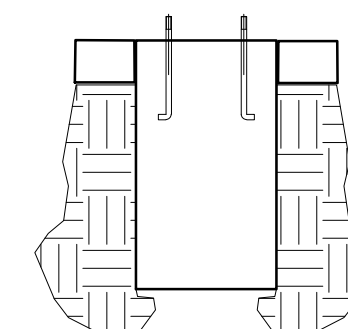
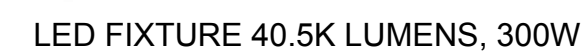
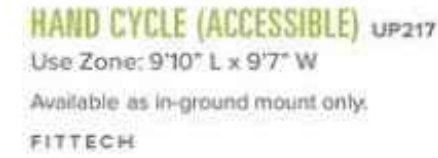
SP-502



LEG WORK OUT EQUIPMENT



BACK AND BICEP WORK OUT EQUIPMENT



PEDESTRIAN BRIDGE PERSPECTIVE



NOTES:
BRIDGE SHALL BE
ASSEMBLED OF CAST IN
PLACE CONCRETE
ABUTMENTS
BEAM SPAN SHALL NOT
EXCEED 9'6" WITH A MIN. 6"
BEARING SURFACE.
BEAMS TO BE SPACED AT
MAX. 14" - O.C.



TRICEP AND CHEST WORK OUT EQUIPMENT

NOTES:
SEE SITE PLAN FOR LOCATION OF EQUIPMENT.
SEE MANUFACTURERS REQUIREMENT FOR RESILIENT SURFACING AT
EQUIPMENT LOCATION.
ALL PRODUCTS ARE PROVIDED BY ULTRA SITE, 1675 LOCUST STREET,
RED BUD, IL 62278, WWW.ACTIONFITOUTDOORS.COM

 OUTDOOR EXERCISE EQUIPMENT

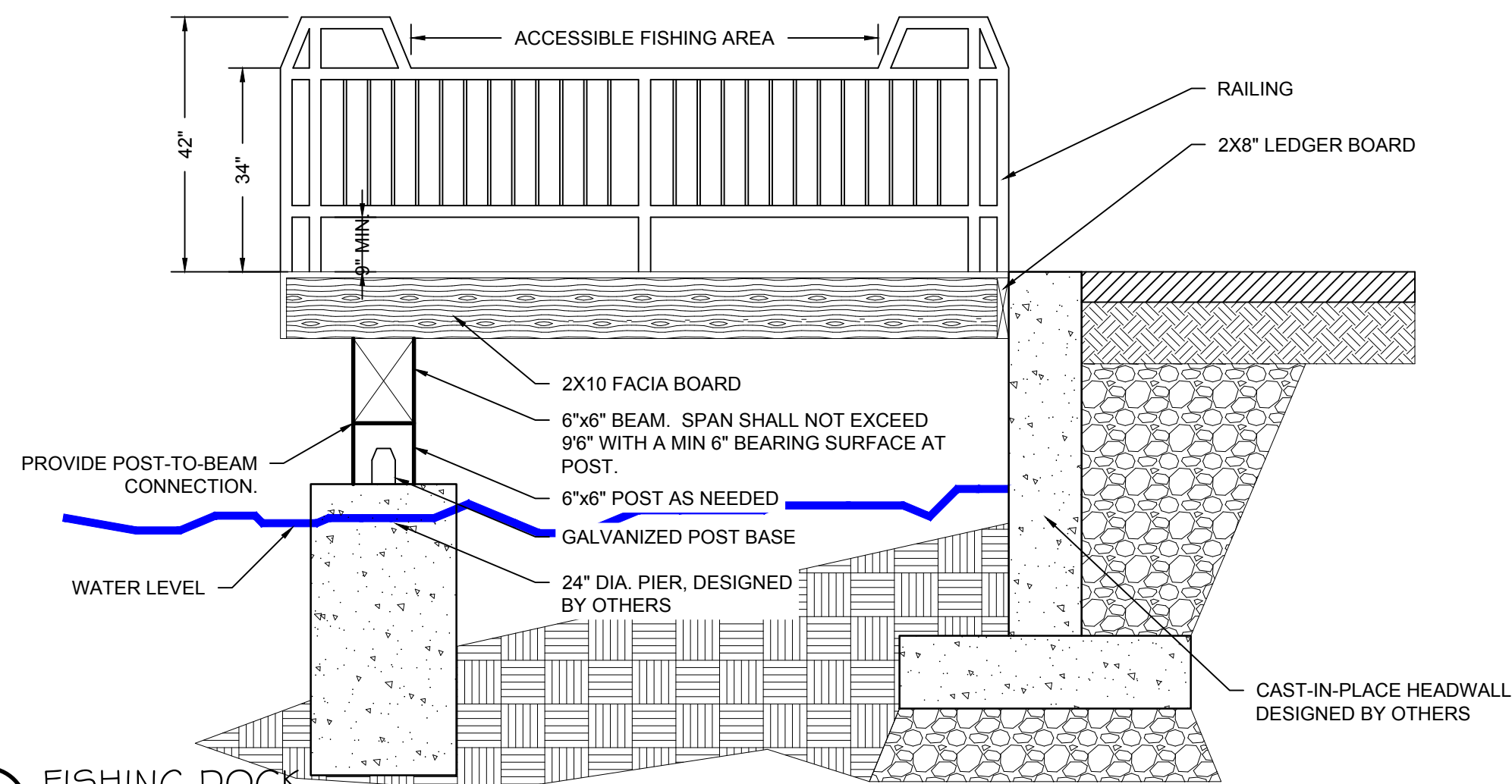
NTS

② PEDESTRIAN LIGHT POLE & FIXTURE

NTS

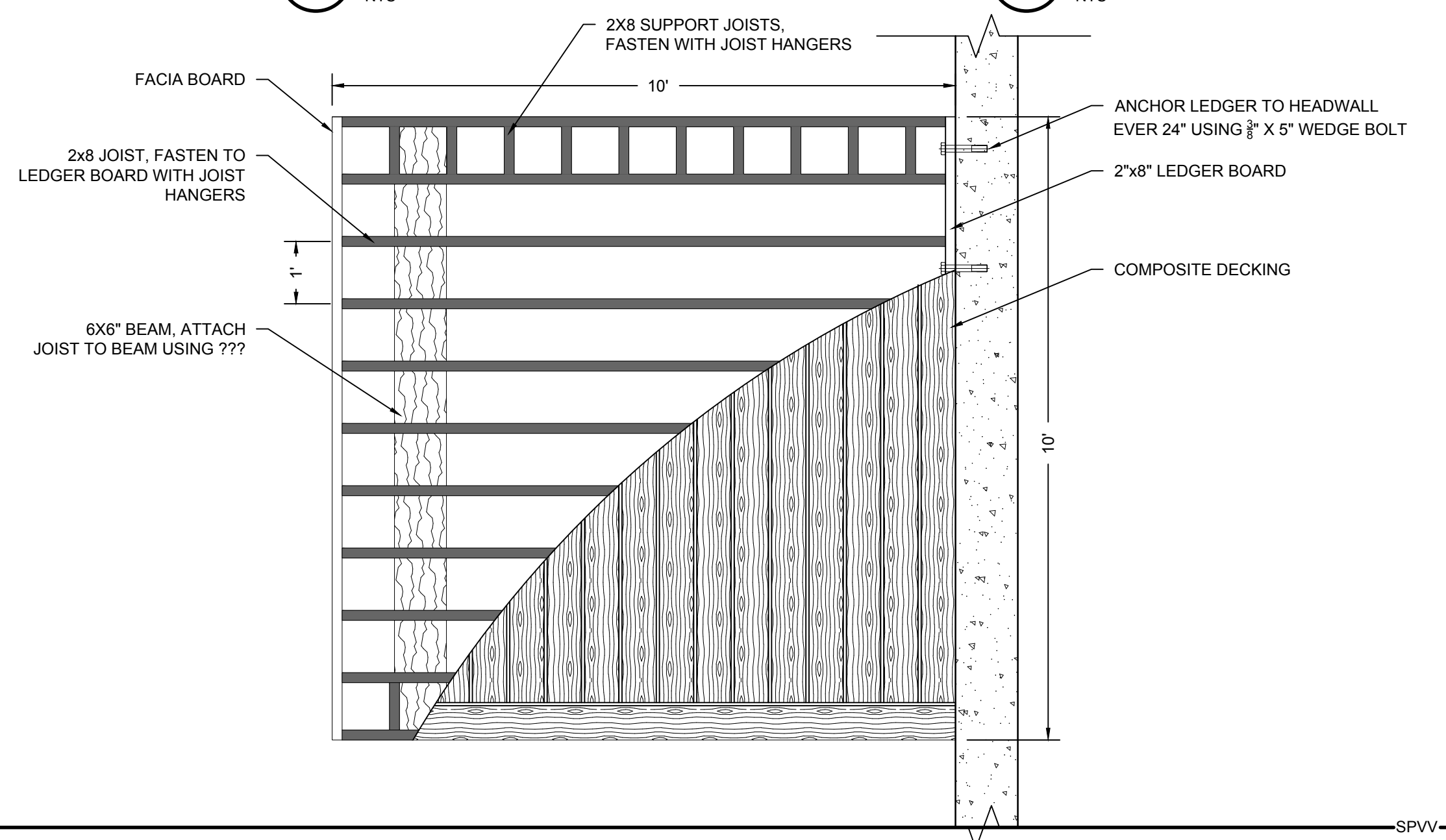
PEDESTRIAN BRIDGE

NTS



④ FISHING DOCK

NTS



—SPVV—

**60% DESIGN
PRELIMINARY**

REVISION		BY	DATE	
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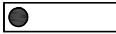
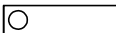
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

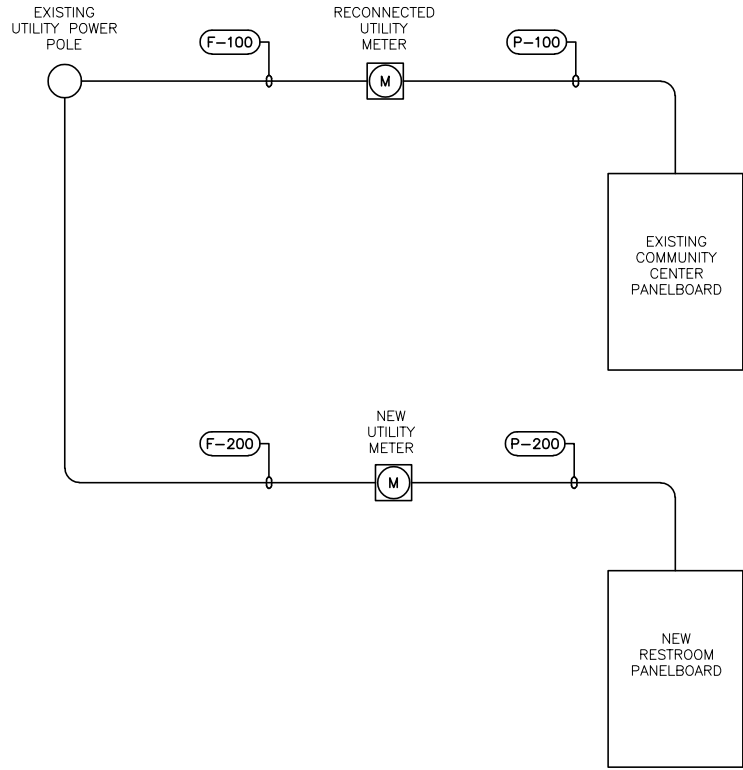
DETAILS - IV

SHEET

SP-503

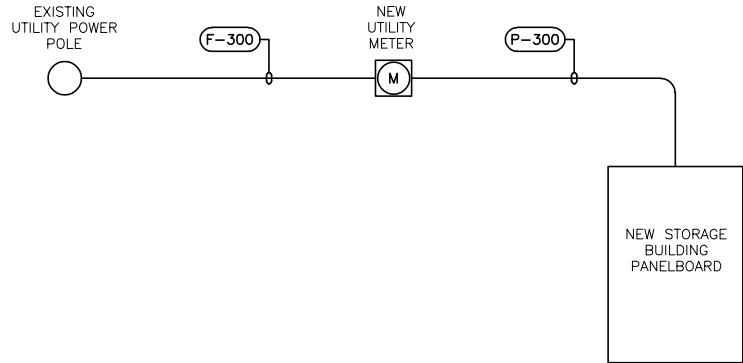
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SYMBOL		DESCRIPTION		SYMBOL		DESCRIPTION		ABBREVIATIONS		REFERENCE SYMBOLS		
                                       												



Panel: Community Center (Ex.)		Mains: 200		Voltage: 120/240 VAC, 1ø, 3w	
Mounting: SURFACE		Poles: 30		Min. A.I.C.: 10,000	
Use and/or Area Served	C/B	Cir. No.	Load		Use and/or Area Served
			Ø A	Ø B	
		1			
		3			
		5			
		7			
		9			
		11			
		13			
		15			
		17			
		19			
		21			
		23			
		25			
		27			
		29			
Total Connected Load (VA):					NOTES: 1.) VERIFY EXISTING LOADS PRIOR TO NEW WORK.
Total Code Load (VA):					
Total Code Load (Amps):					

Panel: New Storage Bldg		Mains: 200		Voltage: 120/240 VAC, 1ø, 3w	
Mounting: SURFACE		Poles: 30		Min. A.I.C.: 10,000	
Use and/or Area Served	C/B	Cir. No.	Load		Use and/or Area Served
			Ø A	Ø B	
		1			
		2			
		3			
		4			
		5			
		6			
		7			
		8			
		9			
		10			
		11			
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		24			
		25			
		26			
		27			
		28			
		29			
Total Connected Load (VA):					NOTES:
Total Code Load (VA):					
Total Code Load (Amps):					

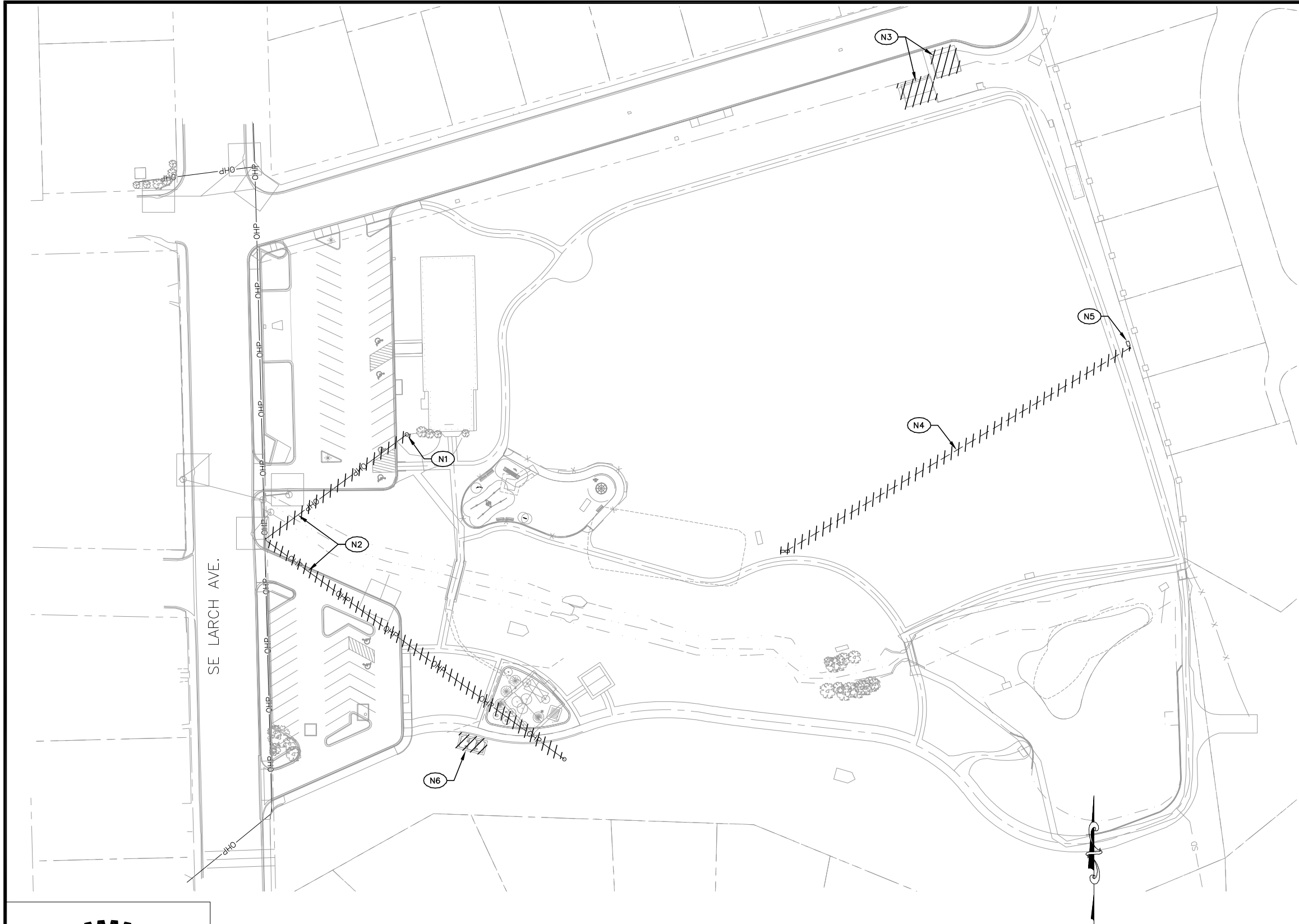


Panel: New Restroom		Mains: 200		Voltage: 120/240 VAC, 1ø, 3w	
Mounting: SURFACE		Poles: 30		Min. A.I.C.: 10,000	
Use and/or Area Served	C/B	Cir. No.	Load		Use and/or Area Served
			Ø A	Ø B	
		1			
		2			
		3			
		4			
		5			
		6			
		7			
		8			
		9			
		10			
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		29			
Total Connected Load (VA):					NOTES:
Total Code Load (VA):					
Total Code Load (Amps):					



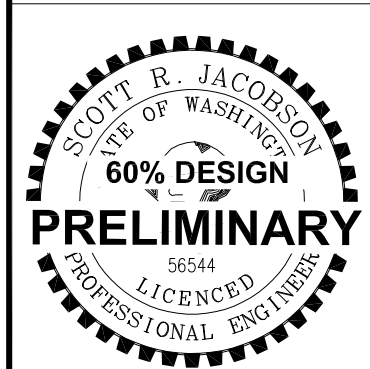
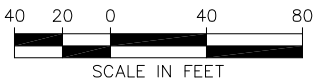
4.1 ONE-LINE DIAGRAM AND SCHEDULES
SCALE: 1"=40'

				AEI Engineering Incorporated 1038 W. Davidson Avenue Coeur d'Alene, ID 83814 (208) 666-4001 office (208) 666-4021 fax		apanderson perry & associates, inc. engineering • surveying • natural resources		CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS PROJECT		SHEET	
E-002											
REVISION		BY	DATE							ONE-LINE DIAGRAM AND SCHEDULES	
DESIGNED BY S. JACOBSON				JOB NUMBER M22113		DATE October 18, 2022					
DRAWN BY T. SCHAUWECKER				ACAD FILE: M22113-E-002.DWG							
REVIEWED BY R. WATKINS				COPYRIGHT 2022 BY ANDERSON PERRY & ASSOC., INC.							



NOTES: (for this sheet)

- N1 EXISTING POLE AND LIGHT TO BE REMOVED.
- N2 EXISTING OVERHEAD POWER TO BE REMOVED.
- N3 EXISTING STRUCTURES AND ELECTRICAL SERVICE TO BE DEMOLISHED. ELECTRICAL SERVICE TO BE RE-FED TO NEW BUILDING. SEE SHEET "E-101".
- N4 EXISTING ELECTRICAL METER, PANELS AND SERVICE FROM COLUMBIA REA TO BE DEMOLISHED.
- N5 EXISTING PAD MOUNT TRANSFORMER TO REMAIN.
- N6 EXISTING RESTROOM TO BE DEMOLISHED.



4.1 ELECTRICAL DEMOLITION PLAN
SCALE: 1"=40'

REVISION		BY	DATE
DESIGNED BY S. JACOBSON		JOB NUMBER M22113	DATE October 18, 2022
DRAWN BY T. SCHAUWECKER		ACAD FILE: M22113-E-100.DWG	
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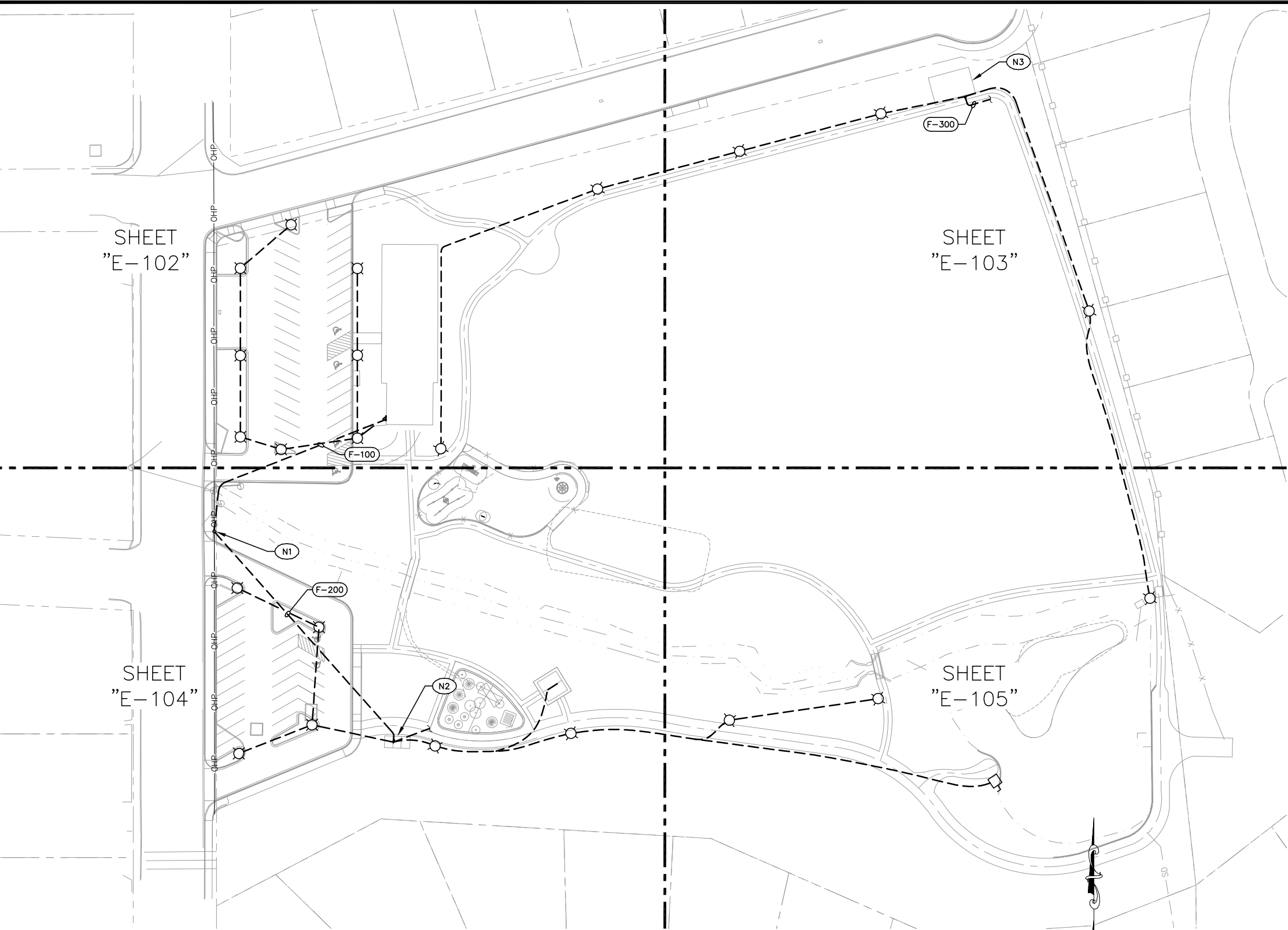
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

ELECTRICAL DEMOLITION PLAN

SHEET

E-100

OF



- NOTES: (for this sheet)**
- N1 EXISTING UTILITY POWER POLE.
 - N2 NEW RESTROOM BUILDING.
 - N3 NEW STORAGE STRUCTURE.



4.1 OVERALL ELECTRICAL SITE PLAN
SCALE: 1"=40'

REVISION	BY	DATE
DESIGNED BY S. JACOBSON		
DRAWN BY T. SCHAUWECKER		
REVIEWED BY R. WATKINS		

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Coeur d'Alene, ID 83814
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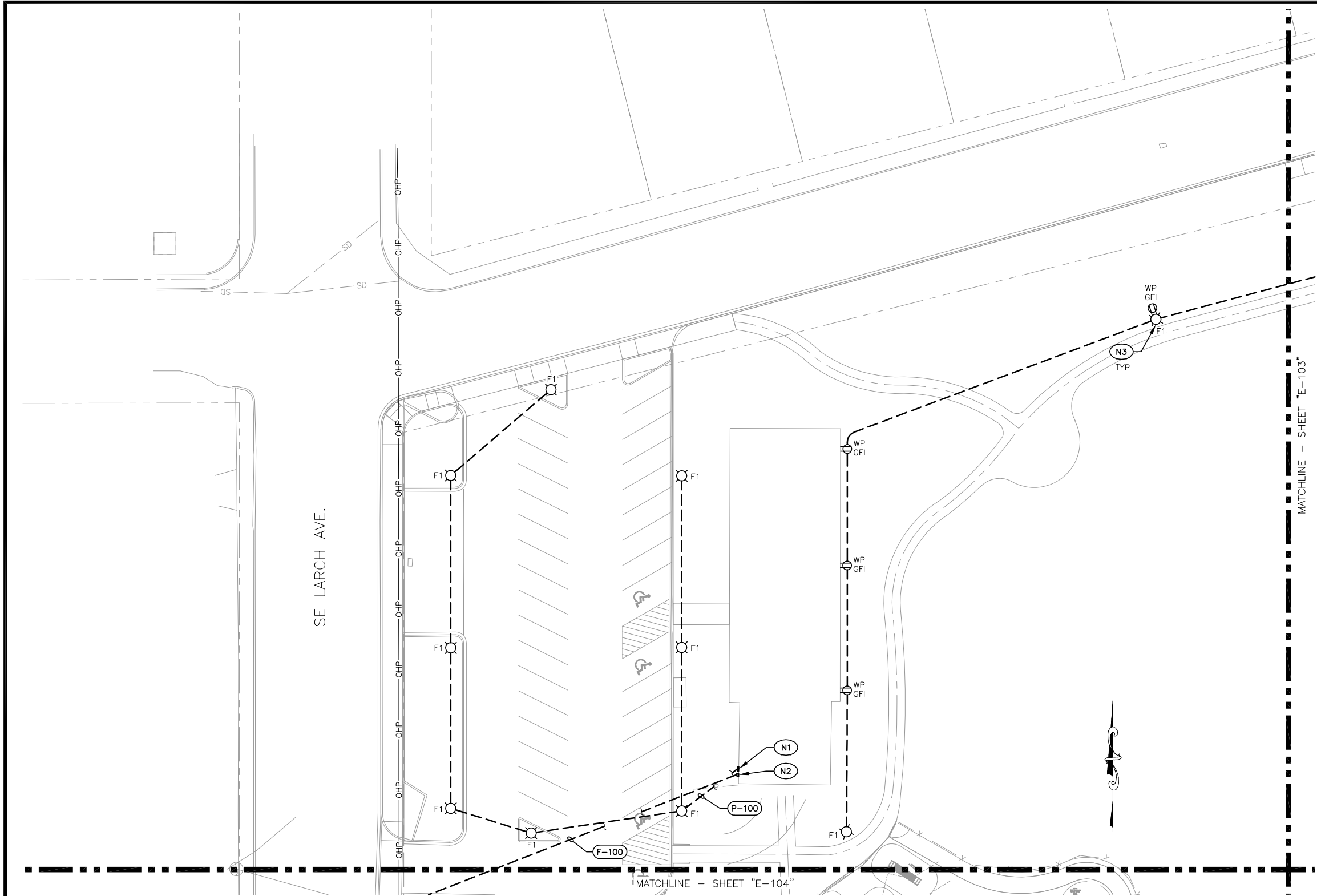
JOB NUMBER M22113 DATE October 18, 2022

ACAD FILE: M22113-E-101.DWG

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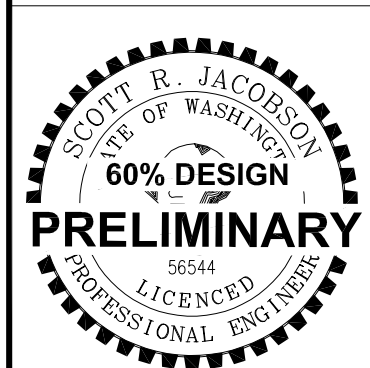


CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS PROJECT	SHEET E-101 OF
OVERALL ELECTRICAL SITE PLAN	



NOTES: (for this sheet)

- (N1)** EXISTING COMMUNITY CENTER PANELBOARD.
- (N2)** RECONNECTED UTILITY METER.
- (N3)** NEW PEDESTRIAN LIGHT POLE PER CITY OF COLLEGE PLACE STANDARDS.

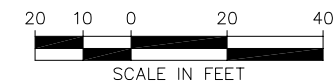


4.1 ENLARGED ELECTRICAL SITE PLAN - NW
SCALE: 1"=20'

REVISION	BY	DATE
DESIGNED BY S. JACOBSON		
DRAWN BY T. SCHAUWECKER		
REVIEWED BY R. WATKINS		

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1038 W. Davidson Avenue
Coeur d'Alene, ID 83814
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JOB NUMBER M22113
ACAD FILE: M22113-E-102-5.DWG
DATE October 18, 2022
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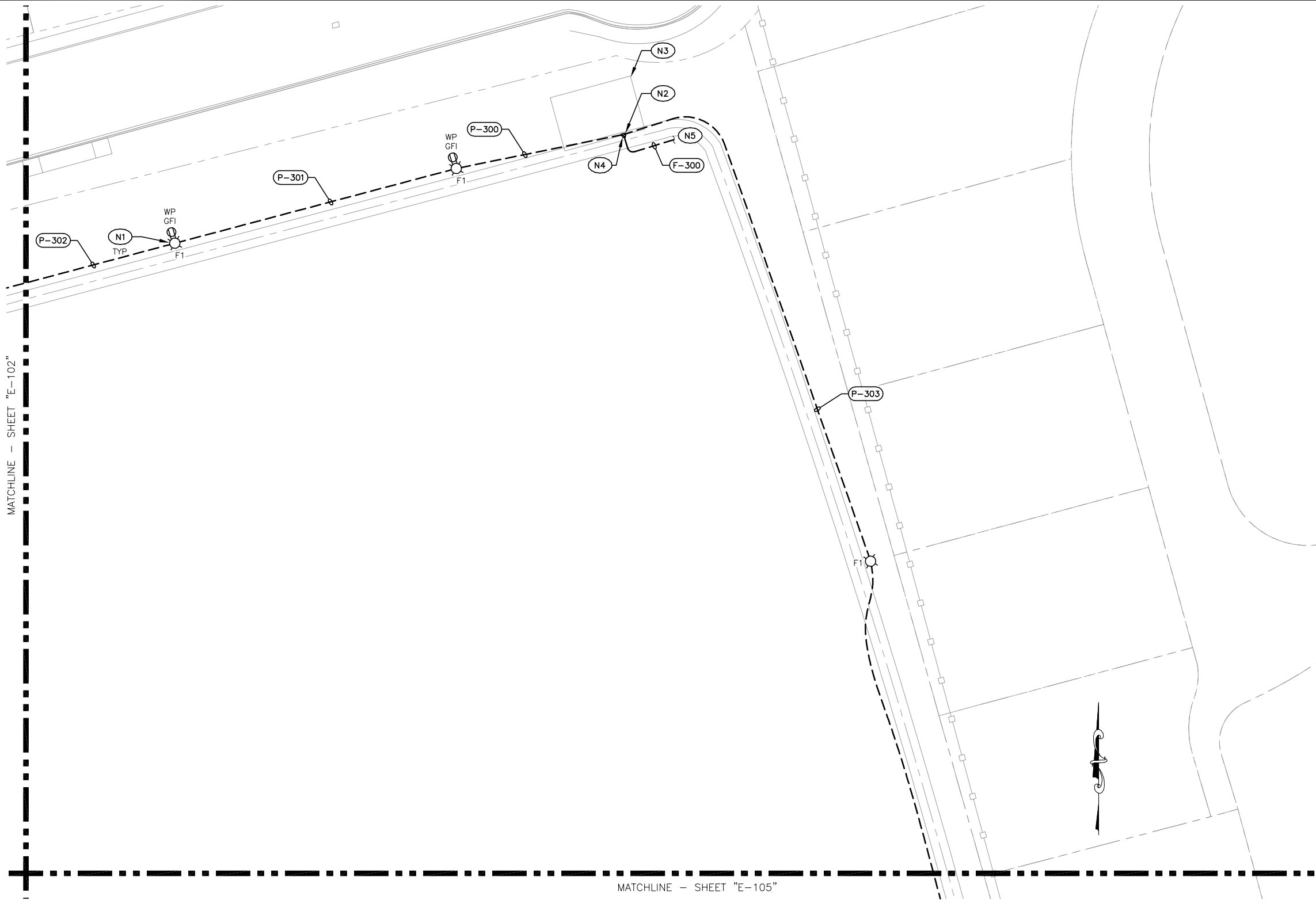
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

ENLARGED ELECTRICAL SITE PLAN - NW

SHEET
E-102
OF

NOTES: (for this sheet)

- N1 NEW PEDESTRIAN LIGHT POLE PER CITY OF COLLEGE PLACE STANDARDS. PROVIDE 20A RECEPTACLE ON LIGHT POLE WHERE NOTED.
- N2 NEW PANELBOARD.
- N3 NEW STORAGE STRUCTURE.
- N4 NEW UTILITY METER.
- N5 TO EXISTING UTILITY SERVICE. COORDINATE WITH PACIFIC POWER.



4.1 ENLARGED ELECTRICAL SITE PLAN - NE
SCALE: 1"=20'

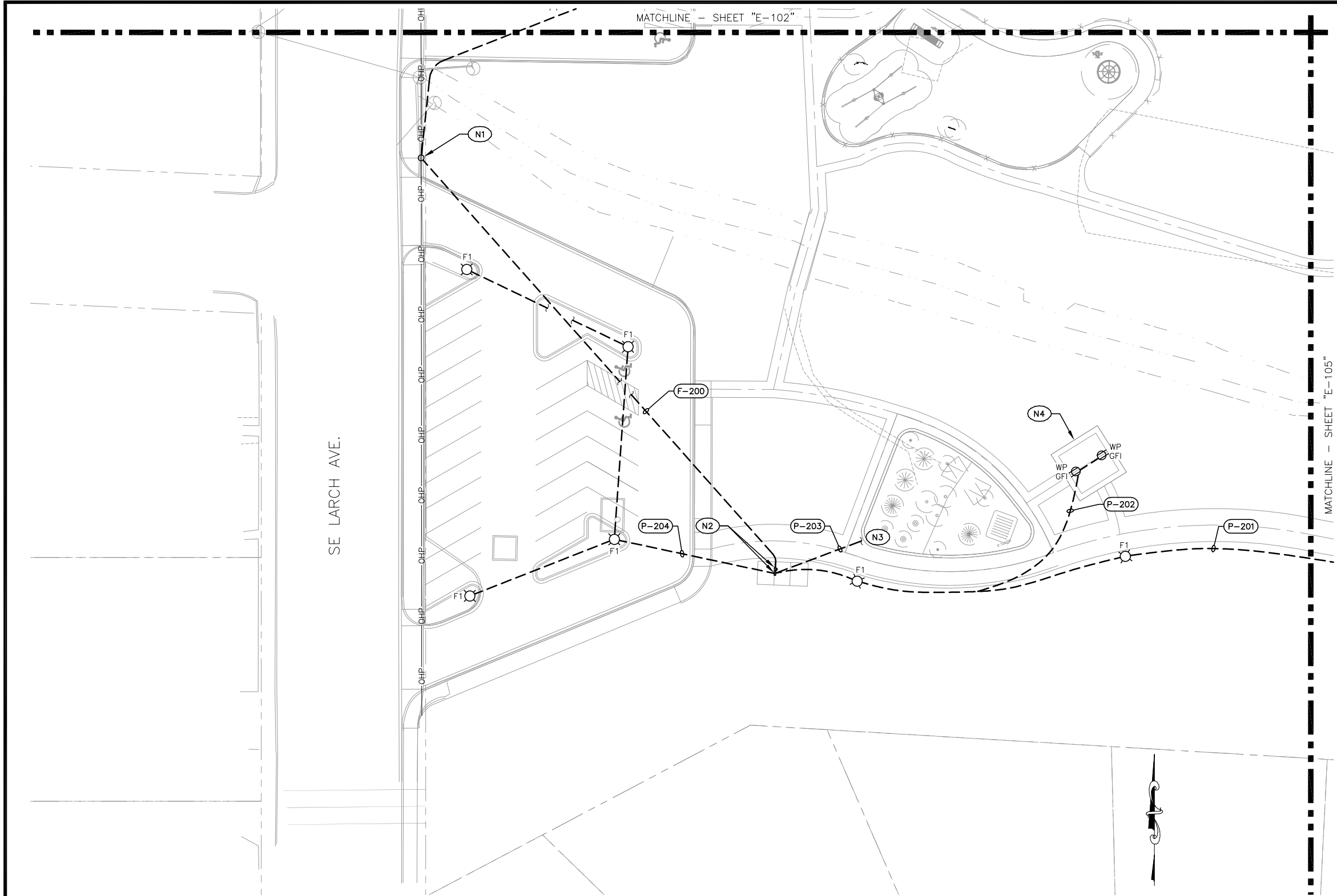
REVISION	BY	DATE
DESIGNED BY S. JACOBSON		
DRAWN BY T. SCHAUWECKER		
REVIEWED BY R. WATKINS		

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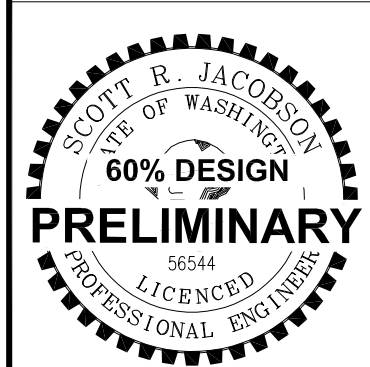
JOB NUMBER M22113 DATE October 18, 2022
ACAD FILE: M22113-E-102-5.DWG
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CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS PROJECT
ENLARGED ELECTRICAL SITE PLAN - NE



- NOTES: (for this sheet)**
- N1** EXISTING UTILITY POWER POLE.
 - N2** NEW UTILITY METER AND PANELBOARD INSIDE NEW RESTROOM BUILDING.
 - N3** TO NEW SPLASH PAD CONTROLS.
 - N4** NEW PICNIC SHELTER.



4.1 ENLARGED ELECTRICAL SITE PLAN – SW
SCALE: 1"=20'

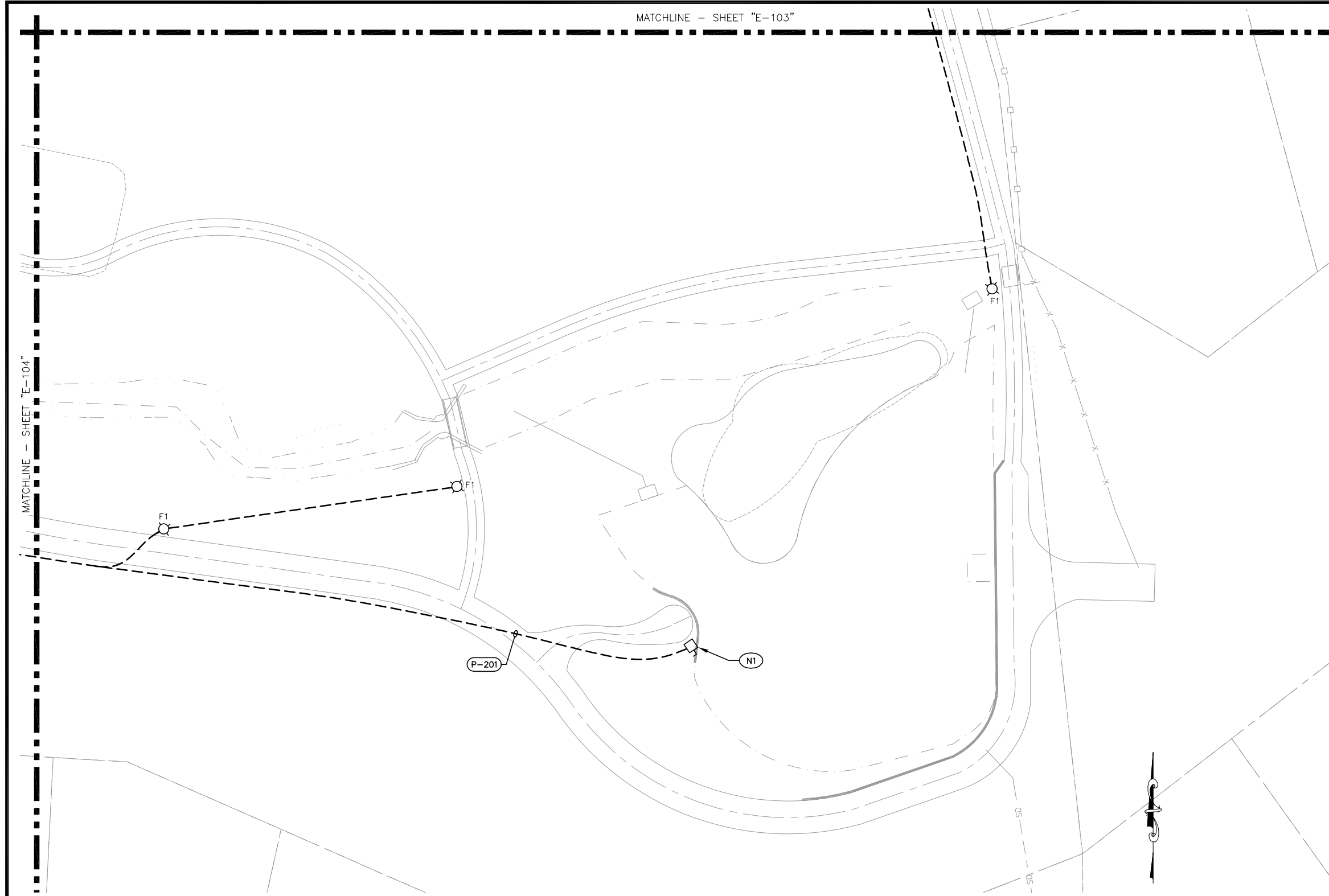
REVISION	BY	DATE
DESIGNED BY S. JACOBSON		
DRAWN BY T. SCHAUWECKER		
REVIEWED BY R. WATKINS		

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1038 W. Davidson Avenue
Coeur d'Alene, ID 83814
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JOB NUMBER M22113
DATE October 18, 2022
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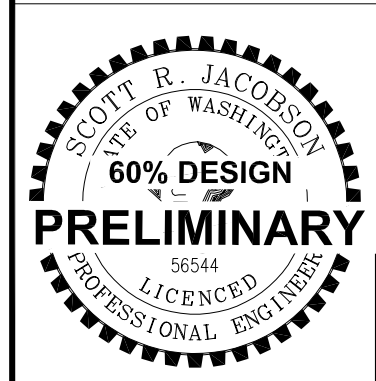


CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS PROJECT	SHEET E-104 OF
ENLARGED ELECTRICAL SITE PLAN - SW	



NOTES: (for this sheet)

(N1) DISCONNECT PER NEW POND PUMP.



4.1 ENLARGED ELECTRICAL SITE PLAN – SE
SCALE: 1"=20'



REVISION		BY	DATE
DESIGNED BY S. JACOBSON			
DRAWN BY T. SCHAUWECKER			
REVIEWED BY R. WATKINS			



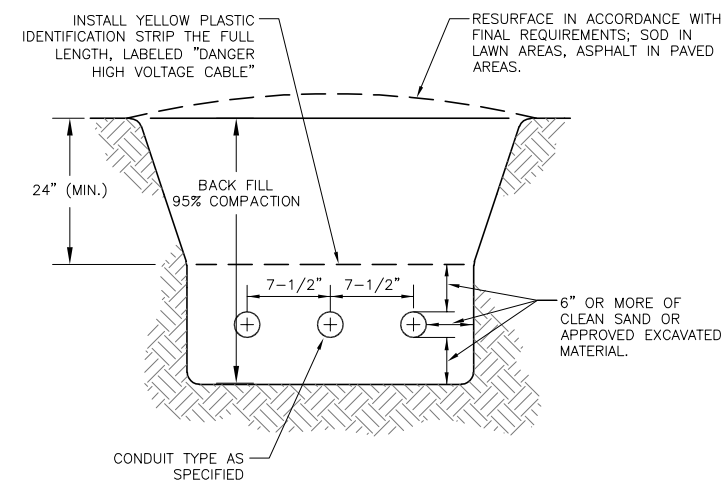
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Coeur d'Alene, ID 83814
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JOB NUMBER	M22113	DATE	October 18, 2022
ACAD FILE:	M22113-E-102-5.DWG		
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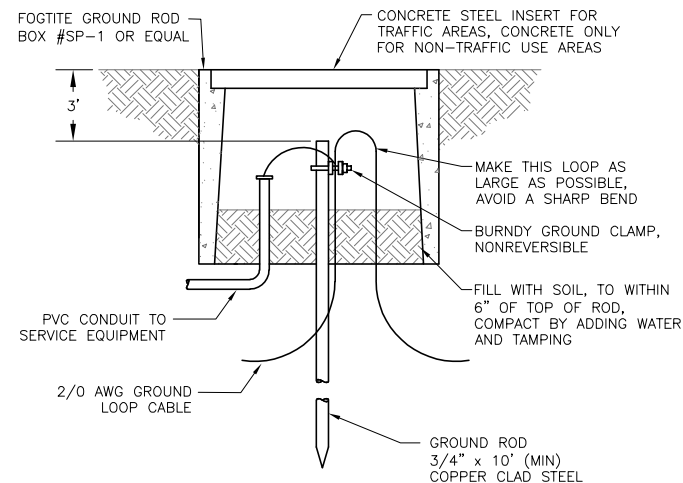


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CITY OF COLLEGE PLACE LIONS PARK IMPROVEMENTS PROJECT	SHEET
	E-105
ENLARGED ELECTRICAL SITE PLAN - SE	OF



4.1 TYPICAL TRENCH DETAIL
NOT TO SCALE



4.2 TYPICAL GROUND ROD DETAIL
NOT TO SCALE

4.3 NOT USED
NOT TO SCALE



4.1 NOT USED
NOT TO SCALE

4.2 NOT USED
NOT TO SCALE

4.3 NOT USED
NOT TO SCALE

REVISION	BY	DATE
DESIGNED BY S. JACOBSON		
DRAWN BY T. SCHAUWECKER		
REVIEWED BY R. WATKINS		

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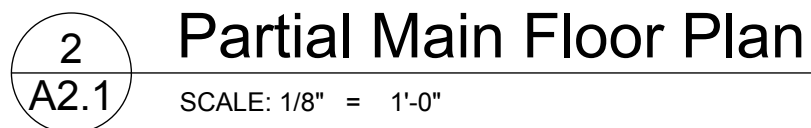
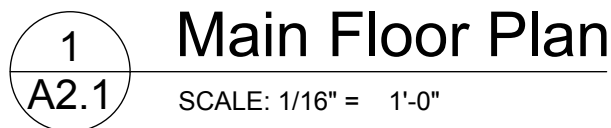
CITY OF COLLEGE PLACE
LIONS PARK IMPROVEMENTS PROJECT

ELECTRICAL DETAILS

SHEET

E-201

OF



- 1 Demo existing block partitions and ceiling braces
- 2 Demo existing concrete Slab
- 3 Demo existing drinking fountain and concrete Step
- 4 Demo existing Door and Frame
- 5 Demo existing Plumbing Fixture, drains, vents and supplies
- 6 Demo all existing Light Fixtures this room and associated wiring
- 7 Demo existing bath accessories such as Grab Bars, Hand Dryers this room
- 8 Patch existing walls or ceilings to typical contour at demolition activity
- 9 Remove window security screens for screen and wall painting and re-install
- 10 New 4" 2500 psi Concrete w/ #3 bars 2'oc EW Slab on Grade on 3" 3/4-0 CR
- 11 P-1, P-2, P-3 & P-4 see Plumbing Fixture Schedule
- 12 See Accessible Restroom Installation Diagram on drawing G6.1
- 13 Extend new Painting Prep and Paint under Electrical Items that remain
- 14 Demo Existing Slab to install new plumbing or Door Frames - Saw Cut Edges
- 15 Demo existing Ceiling in existing restrooms
- 16 Paint (EPS1) Exterior from bottom CMU walls up to bottom roofing and between arrows
- 17 Demo Siding at (E) Frame wall, replace sheathing or studs as needed. Then install new house wrap and Fiber-Cement Lap Siding at 5" TW and finish EPS-1
- 18 1 new surface 4' LED Tamper Proof Strip centered and switched by occupancy sensor
- 19 New Electric Air Hand Dryer

ROOM FINISHES COMM 2201

Room Name

101	A	1	A	1	CEILING (number)
					WALL (letter)
					BASE (number)
					FLOOR (letter)
					Room Number

FINISH TYPES at LOCATION SHOWN (finish listed first, substrate (s) under

FLOOR	A	09 9100 03 3000	Clear Epoxy Concrete Sealer New Smooth Trowel Finish Concrete SOG
	B	- 03 3000	No finish on (N) or (E) Smooth Trowel Finish Concrete SOG
	C	- 03 3000	No finish on New Broom Finish Concrete SOG
BASES	1	-	No base
WALLS	A	09 9100 09 2900	Egg-shell paint finish on Primed Fine Textured Gypsum Board
	B	09 9100 04 2000	Semi-gloss Epoxy paint finish on Existing CMU wall
	C	09 9100 04 2000	Semi-gloss latex paint finish on Existing CMU wall
	D	- 04 2000	No new finish Existing CMU or Gypsum Board walls
CEILINGS	1	09 9100 09 2900	Egg-shell paint finish on Existing newly primed Gypsum Board
	2	09 9100 09 2900	Semi-gloss paint finish on New Vapor Retarder Primed Fine Textured Drywall
	3	-	No new finish on Existing Gypsum Board Ceiling

ARCHITECT

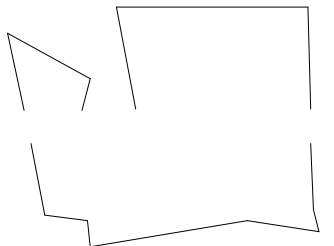


D.
EDWARD
KONTZ JR. aia

394 SE Highland Park Dr.
PO Box 111
College Place, WA 99324
509.525.1250

Lincoln City, Or
541.764.3960

www.DEKaia.com
dekaia@charter.net



Public Restroom
Modifications for:
**College Place
Community Service
Building**
SE Larch Ave. & 8th
College Place WA
Map 350736420050

60% CD

COMM	2101
FILE	2101bA2.1
DRAWN	EK
CHECKED	DEKaia
DATE	Sep '22
PRINTED	
SHEET	

A2.1

OF

CODE NOTES from WASHINGTON STATE BUILDING CODE based on IBC 2018, IEBC 2018 and ICC/ANSI A117.1-2009 as amended Type V-B NS Construction Comm 2101

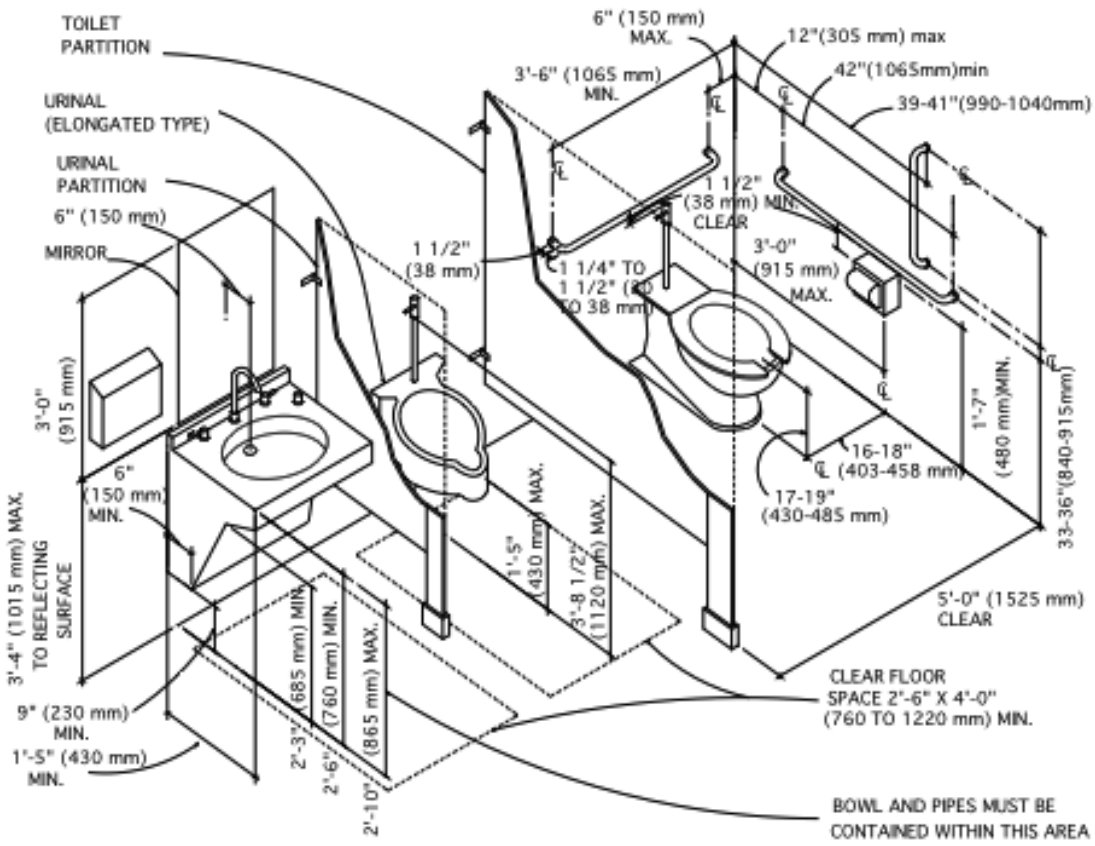
Section	Provision	Requirement
IBC 303.4	Assembly Group A-3	Assembly for Recreation - Community Halls
IBC 311.3	Low Hazard Storage	Storage of Beverages 16% or less alcohol content are Group S-2
IBC T504.3	Allowable Building Height in feet	Max Height at VB-NS - at A, B, F, M and S is 40'
IBC T504.4	Allowable Building Stories	Max Stories at VB-NS at A-3 is 1 - at S-2 is 2 - Building is 1
IBC T506.2	Allowable Area Factor	At VB-NS at A-3 = 5500 sf - at S-2 = 13500 sf
IBC 506.2	Allowable Area	Increase not needed in excess of Area Factor - Gross Building Area = 4794 sf < 5500 sf
IBC 508.3	Non separated occupancies	Requirements of the most restrictive occupancy (A-3) shall apply to entire building
IBC T601	Fire Ratings of Building Elements	In Type VB Construction all building elements NR
IBC T602	Fire Rating of Exterior Walls	NR - Fire Separation Distance at all exterior walls > 30'
IBC 705.2.3	Combustible Projections	No Eaves < 5' to property line
IBC T705.8	Maximum Wall Openings (S and UP)	Openings shown in Exterior Walls comply
IBC 718.2	Fire blocking in combustible construction	In concealed spaces at ceiling and floor levels and max 10' horizontally and vertically.
IBC T722.2.1.4(2)	Finish Material Assigned Time	5/8" Type X Gypsum Wallboard = 40 minutes
IBC 903.2.1.3	Automatic Sprinkler System at A-3	Occupants > 300 or Fire Area > 5000 sf Sprinklers Required - Gross area associated with Community Hall about 4000 sf, which translates to 267 occ at 15 sf/occ
IBC 906	Portable Fire Extinguishers	Per Fire Code - Verify with local Fire Marshall
IBC T1004.5	Maximum Floor Area per Occupant	A-3 Tables and Chairs Main Floor - 15 net sf/occ > 4000/15 = 267 occ S-2 Low Hazard Storage - 211 sf > 211/500 = 1 occ Total occupants in Work Area = 1
IBC T1006.2.1	Spaces with one exit	Occupants at S-2 = 1 < 29 Maximum Common Egress = 100'
IBC 1010.1.10	Panic Hardware	Required if Occupant Load > 50 or Group A or E
IBC 1013	Exit Signs	Not Required at rooms with only one required exit.
IBC T1020.1	Corridor Fire Resistance Rating	1 hr rated if > 30 occupants and not sprinklered.
IBC Chapter 11	Accessibility	Applicable at new work
IBC T2902.1	Minimum Plumbing Fixtures	As stipulated by Building Official
IBC 2902.1	Urinal Requirement	Required at each Unisex Single occupant Restroom
IBC 2902.2	Separate Sex Restrooms Required	Unisex Restrooms proposed in lew of Separate Male and Female Restrooms
IEBC 302.4	Existing Materials	Existing materials can remain in use unless Building Official declares them unsafe
IEBC 305.7	Alterations in area of Primary function	Costs to provide an accessible route not required to exceed 20% of cost of alteration
EIBC Chapt 5	Prescriptive Compliance Methods	Proposed work is a Level 2 Alteration without any change of use
EIBC 503.3	Existing Gravity Load Systems	Existing SOG Floor, Bearing walls, Roof and Exterior Walls will remain, except as shown.
EIBC 604.1	Scope	Alterations are Level II, since area of alterations are < 50% of building area
EIBC 805.3.1.1(2)	Stories with one Exit	Existing A-3 & S-2 Exit System will not change
EIBC 904.2	Fire Alarm and Detection	Install an approved Automatic Fire Detection System per IBC 907
IBC 907.2.2	Group B Manual Fire Alarm System	NR - Proposed B occupancy less than 100 occ and is not ambulatory care facility
EIBC 907.1	Level 3 Alterations comply with WEC	Existing Exterior Walls and Roof Ceiling Assemblies are not being altered
WEC T301.1	Climate Zones	Walla Walla County = 5B
WEC C503.1	Exception 3	insulate Wall or Roof Cavities exposed during construction full depth with min R3.0/in

Door SCHEDULE

DOOR number	SIZE Width	Height	Thickness	DOOR Type	Material	Finish	FRAME Type	Material	Finish	FIRE Rating	CORE Type	NOTES
1	3-6	6-8	1 3/4	A	Metal	EPS3	A	Metal	EPS3	NR	Ins	New Door
2	6-0	6-8	1 3/4	A	Metal	IPS3	B	Metal	EPS3	NR	Ins	New Door
3	3-0	6-8	1 3/4	A	Metal	IPS3	A	Metal	EPS3	NR	Ins	New Door

Door Hardware Notes

1. Doors with Closers and Ball Bearing Hinges: 1 & 3
2. Doors with Privacy Lock and Dead Latch with lever handle to exit and key to enter and Electric Strike controlled by a time clock: 1 & 3
3. Door with Classroom Lock and top and bottom flush bolts on in active leaf
4. Kick Plate on Push side of door: 1 & 3
5. Wall mounted dome type door stop: 1 & 3
6. All Doors are accessible and shall conform to ANSI 117.1-2009, where hardware is shaped for easy grasp with one hand and does not require tight gripping, pinching, or twisting of the wrist to operate.
7. Threshold conform to ADA standards: 1, 2 & 3

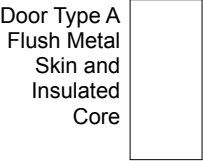


1 Accessible Restroom Installation Diagram
G6.1

Preliminary Plumbing Fixture Schedule

- P-1 Stainless Steel Accessible Water Closet: Chase Wall Mounted Elongated siphon-jet type, back spud, with 1.6 gal electronic sensor activated remote Toilet Flush o meter and Elongated Solid Plastic Heavy Duty seat with open front - Coordinate Locations of Sensor and Grab Bar to not block Sensor.
- P-2 Stainless Steel Accessible Urinal: Chase Wall Mounted fixture, Wall outlet waste, Back Supply, Blowout Urinal, with 1.6 gal electronic sensor activated remote Urinal Flush o meter
- P-3 Stainless Steel Accessible Lavatory: Chase Wall Mounted Oval Lavatory Basin, with 4" backsplash, integral ribbed soap dish, enclosed bottom, Stainless Steel Remote activated faucet set tp .5 GPM, with drain and supply access from chase
- P-4 Floor Drain: Cast Iron Body, with round top, bottom outlet and inlet for Trap Primer. Top of Body and strainer finish: Rough Brass

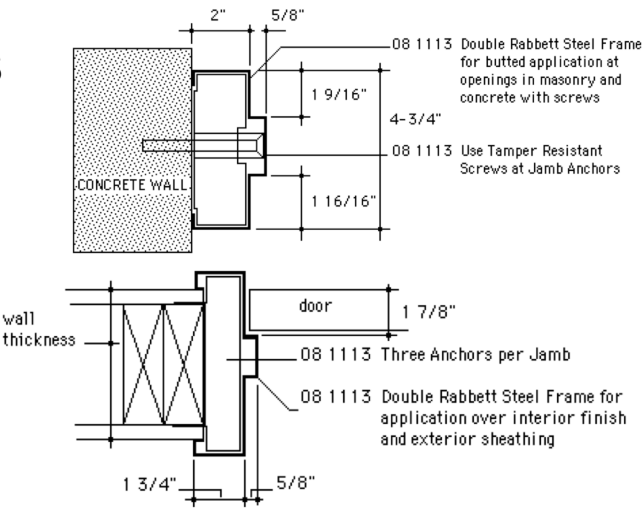
Door TYPES



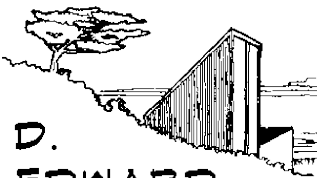
Frame TYPES

TYPE A Side Hinge Welded Corner Metal at CMU Walls

TYPE B Side Hinge Welded Corner Metal at Stud Walls



ARCHITECT

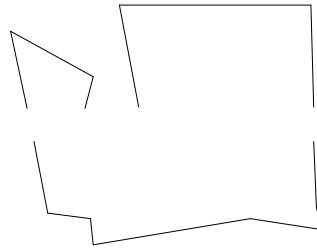


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www.DEKaia.com
dekaia@charter.net



Public Restroom Modifications for:
College Place Community Service Building

SE Larch Ave. & 8th
College Place WA
Map 350736420050

60% CD

COMM	2101
FILE	2101bG6.1
DRAWN	EK
CHECKED	DEKaia
DATE	Sep '22
PRINTED	
SHEET	
OF	

G6.1

Michael Rizzitiello

From: Brian Hansen <bhansen@andersonperry.com>
Sent: Wednesday, October 12, 2022 11:53 AM
To: Michael Rizzitiello; Kate Thompson
Subject: RE: Lions Park - RCO LWCF Grant Contract

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

Mike,

We are still working through the proper permitting pathway with RCO, which I believe may have been delayed a bit due to some staff changes at RCO.

Ultimately, RCO had previously told us they wouldn't know if we needed to do NEPA or SEPA until they had finished the Cultural Review. We can't get the HPA (the federal permit we need) until we have either a NEPA or SEPA determination. The final cultural report has been in to RCO since August. We understand we should expect an answer to the NEPA/SEPA question very soon, and we will submit for whichever RCO is requiring ASAP. I believe we are still doing alright on the permitting schedule, but we are keeping on top of it.

Brian



Brian Hansen, P.E.
Senior Engineer
Anderson Perry & Associates, Inc
[214 E. Birch Street/P.O. Box 1687](#)
Walla Walla, WA 99362
509-529-9260 office / 509-529-8102 fax(Office)
509-386-2927(Cell/Text)

[Web](#) [Facebook](#) [LinkedIn](#)

From: Michael Rizzitiello <MRizzitiello@cpwa.us>
Sent: Wednesday, October 12, 2022 11:11 AM
To: Brian Hansen <bhansen@andersonperry.com>; Kate Thompson <kthompson@andersonperry.com>
Subject: FW: Lions Park - RCO LWCF Grant Contract
Importance: High

Hi,

What is the progress on getting the Federal permits in place so we can get the LWCF grant contract from RCO? I want to make sure we stay on task for hopefully getting this thing under construction next Spring-Summer.

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)

From: Greene, Alison (RCO) [<mailto:alison.greene@rco.wa.gov>]
Sent: Tuesday, September 6, 2022 10:33 AM
To: Michael Rizzitiello <MRizzitiello@cpwa.us>; Beck, DeAnna (RCO) <DeAnna.Beck@rco.wa.gov>
Cc: Jon Rickard <JRickard@cpwa.us>
Subject: RE: Lions Park - RCO LWCF Grant Contract

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

Good morning Mike,

At the end of April I had a call with Jon Rickard and Kate Thompson with Anderson Perry about the status of your project. National Parks Service had just informed us that they will not issue any contracts until all federal permits are in place, and since your project requires an Army Corps permit we will not have the federal money in hand to pass onto you until that permit is completed.

Thanks,

Alison Greene | Outdoor Grants Manager
Washington State Recreation and Conservation Office
360-522-3698 | TDD call 711 | <https://rco.wa.gov>
Please note my current hours are 6am to 2:30pm Monday through Friday.

From: Michael Rizzitiello <MRizzitiello@cpwa.us>
Sent: Tuesday, September 6, 2022 9:48 AM
To: Greene, Alison (RCO) <alison.greene@rco.wa.gov>; Beck, DeAnna (RCO) <DeAnna.Beck@rco.wa.gov>
Subject: FW: Lions Park - RCO LWCF Grant Contract

External Email

Good Morning,

When can we expect the contract to be issued for the RCO LWCF Grant related to Lions Park. I believe the holdup was the cultural resources and you all have it now. Please advise.

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

From: Brian Hansen [<mailto:bhansen@andersonperry.com>]
Sent: Tuesday, August 23, 2022 1:50 PM
To: Michael Rizzitiello <MRizzitiello@cpwa.us>
Cc: Jon Rickard <JRickard@cpwa.us>; Jake Hollopeter <jhollopeter@andersonperry.com>
Subject: RE: Lions Park

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

Hi Mike,

Jake asked me to update you on the Lions Park project.

The design is ongoing and still on track to be bid ready at the end of the year, for spring 2023 construction start. We are working on the stormwater, pond, and parking revisions while our subconsultants are working on the restroom remodel, landscape design including splash pad and play structure, and the electrical components. We had projected that 60% design would be ready at the end of August but are slightly behind that pace. 60% design drawings should be ready in mid-September. This does not change out expected bid ready date. I will be calling Jon to setup a meeting with City staff to discuss a couple items that we need some direction/buy-in as we work toward that 60% set of plans.

The cultural resources report is now into RCO for the third time. After our first submittal, RCO had many comments related to historical research which we responded. RCO had a few additional minor comments on the second submittal, which have been addressed and the report is back into RCO.

We are still waiting on some feedback on how the City would like us to split up our billing. We had a meeting about this last month, and I believe we may still be waiting on how RCO needs to see invoicing.

If you have any further questions, please let me know. Thank you,

Brian



Brian Hansen, P.E.
Senior Engineer
Anderson Perry & Associates, Inc
[214 E. Birch Street/P.O. Box 1687](#)
Walla Walla, WA 99362
509-529-9260 office / 509-529-8102 fax(Office)
509-386-2927(Cell/Text)

[Web](#) [Facebook](#) [LinkedIn](#)

From: Michael Rizzitiello <MRizzitiello@cpwa.us>
Sent: Friday, August 19, 2022 10:52 AM
To: Jake Hollopeter <jhollopeter@andersonperry.com>
Subject: Lions Park

Hi,

Where are we at with the design? Also, the cultural resources as that was holding up RCO giving us the contract for LWCF? I want to make sure this ends up on the critical pathway for next Spring/Summer construction.

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

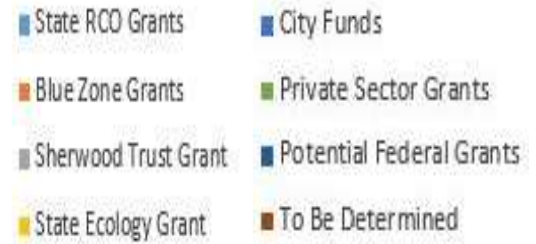
NOTICE: All emails, and attachments, sent to and from the City of College Place are public records and may be subject to disclosure pursuant to the Washington State Public Records Act (RCW 42.56)

Lions Park – A vision for our community space

What is the vision?

- Inclusive play area - 2023
- ADA accessible fishing dock/pond - 2023
- Walking trail with fitness equipment - 2023
- Splash pad - 2023
- Upgraded bathrooms and picnic shelter - 2023
- New multi-use play fields - 2023
- Farmers Market and entertainment space 2023

How is it funded?



Timeline

- Fall 2022 – Wrap up Final Engineering
- Winter 2023 – Bid out project
- Spring 2023 - begin construction
- Fall 2023 - complete construction



Splash pad



Inclusive play area



Picnic shelter

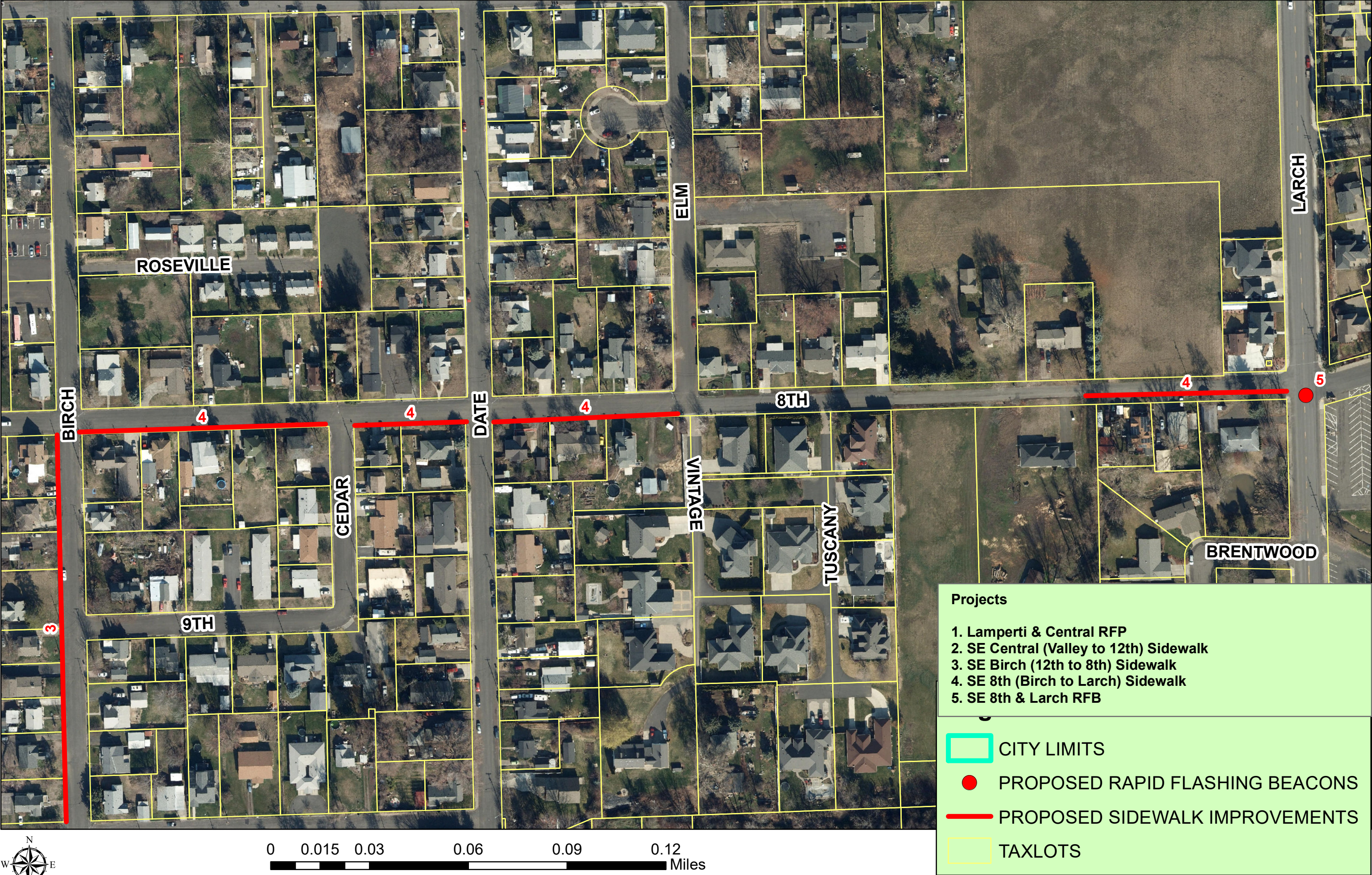


New bathrooms



Questions? Contact jrickard@cpwa.us

City of College Place: Sager Middle School Safe Routes to School Project SE 8th (Birch to Larch)



Michael Rizzitiello

From: Beck, DeAnna (RCO) <DeAnna.Beck@rco.wa.gov>
Sent: Thursday, October 13, 2022 9:28 AM
To: 'Jay Peninger'
Cc: Michael Rizzitiello; Sims, Jesse (RCO)
Subject: RE: College Place Lions Park - RCO Grant Requirements

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

Hello, Jay.

Thank you for checking in. I got a phone call yesterday from your co-worker Kate too so if you would, please share my response with her. I've also copied the City's primary project contact, Michael Rizzitiello, so hopefully I've got the right folks looped in. As you know, your previous grants manager Alison Greene has left the agency and we're transitioning her projects. Two of us are presently assigned to the three RCO projects you mention below. Two of the three projects are state-funded, under agreement and are managed by RCO OGM Jesse Sims:

20-1743/Local Parks (splash pad and inclusive playground)
20-1566/Youth Athletic Fund (multi use field & restrooms)

The other project, 20-1360 Lions Park Trail and Fishing Pond (which I am managing), is funded under LWCF. It is still pending its federal agreement which will not be issued until the City receives its USACE permit and NPS NEPA clearance. This federal project is matched with the City's local appropriation but not by the other aforementioned RCO state funded projects.

What's needed next? For all three projects, you may upload your 60% design to PRISM for RCO's review at any time – it sounds like the scopes of work for all three projects are being designed concurrently? Cultural resources has been completed for all three projects which were determined to be one federal undertaking with NPS as the lead agency (reviewed under Section 106) so nothing further for you to do on that.

NEPA/SEPA Guidance Given the multi-grant state/federal nature of this project, I checked with NPS on approach. In this case, the City may complete SEPA for all three projects, provided that the #20-1360 LWCF funded scope of work is described as a separate distinct action in the analysis. However, a SEPA determination does not substitute for NEPA and the City will still need a NEPA determination for its LWCF project. If you decide to submit for SEPA the LWCF project, NPS will review and incorporate the SEPA documentation into their NEPA determination, however, keep in mind that SEPA doesn't always meet NEPA standards (such as consulting with federal regulators for federal permits). After completing SEPA, you still may need to do some additional documentation to get your NEPA clearance. In summary, your SEPA determination will not substitute for your NEPA determination for the LWCF project – and if it is the City's preference to submit for SEPA on the LWCF project along with the two state projects, then the information may be useful in assisting completing NEPA.

Please let Jesse or I know if you have any additional questions, thank you!

DeAnn Beck, Senior Outdoor Grants Manager
Washington State Recreation and Conservation Office
C 360-867-8145 | TDD call 711
<https://rco.wa.gov>



From: Jay Peninger <jpeninger@andersonperry.com>
Sent: Tuesday, October 11, 2022 12:18 PM
To: Beck, DeAnna (RCO) <DeAnna.Beck@rco.wa.gov>
Subject: College Place Lions Park - RCO Grant Requirements

External Email

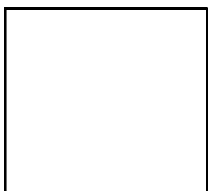
Good Afternoon Denna,

We are working with the City of College Place on the Lions Park Improvement Project and they have 3 RCO grants, PRISM Project #20-1360, #20-1743, and #20-1566.

The plans are near the 60% stage, and I wanted to touch basis with RCO to find out what our next steps need to be to comply with the grant requirements? I have not had the opportunity to participate in a project with RCO funding so any tips you can provide would be greatly appreciated.

Look forward to hearing from you.

Sincerely,



Jay Peninger
Construction Administrator/Senior Tech
Anderson Perry & Associates, Inc
[3818 SW 21st ST, Ste 302](#)
Redmond, OR 97756
541-362-8682(Office)
509-301-6752(Cell/Text)

[Web](#) [Facebook](#) [LinkedIn](#)

2022 SRTS & Bicycle and Pedestrian Program

10/21/2022

	Construction	PE	CE	RW	Total
1. Lamperti & Central RFB	\$ 82,432	\$ 12,365	\$ 12,365	\$ -	\$ 107,161
2. Design and Construction sidewalk on SE Central (Valley to 12th)	\$ 340,383	\$ 51,057	\$ 51,057	\$ -	\$ 442,498
3. SE Birch (12th to 8th) - Sidewalk on the West Side	\$ 322,858	\$ 48,429	\$ 48,429	\$ 200,868	\$ 620,583
4. SE 8th (SE Birch Ave to SE Larch Ave) - Sidewalk South Side	\$ 365,499	\$ 54,825	\$ 54,825	\$ 113,777	\$ 588,925
5. SE 8TH & Larch RFB	\$ 49,504	\$ 7,426	\$ 7,426	\$ -	\$ 64,355

10/21/2022

1. SE Lamperti Street Crossing West of Walmart

CLIENT: City of College Place

J-U-B PROJ. NO.: 30-20-075

[illegible]

ENGINEER'S OPINION OF PROBABLE COST

10/20/2022

PROJECT DESCRIPTION: Sidewalk design and construction

4. SE Central (Valley to 12th)

CLIENT: City of College Place

J-U-B PROJ. NO.: 30-20-075-030 Safe Routes to School

[illegible]

[illegible]

ENGINEER'S OPINION OF PROBABLE COST

10/20/2022

PROJECT DESCRIPTION: Sidewalk design and construction

4. SE 8th south side only (SE Birch Ave to SE Larch Ave)

1260 LF

CLIENT: City of College Place

J-U-B PROJ. NO.: 30-20-075-030 Safe Routes to School

ITEM NO.	WSDOT STD NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
		PREPARATION				
1	0001	MOBILIZATION	1	L.S.	\$ 25,559.34	\$ 25,559
2	0100	REMOVE CEMENT CONC. SIDEWALK	8.3	S.Y.	\$ 35.00	\$ 292
3	0108	REMOVING CEMENT CONC. CURB AND GUTTER	75.0	L.F.	\$ 15.00	\$ 1,125
4	0120	REMOVING ASPHALT CONC. PAVEMENT	285.6	S.Y.	\$ 10.00	\$ 2,856
5	0090	REMOVING CEMENT CONC. PAVEMENT	58.0	S.Y.	\$ 9.00	\$ 522
6		REMOVING AND RESETTING FENCE	100.0	L.F.	\$ 55.00	\$ 5,500
		GRADING				
7	0300	ROADWAY EXCAVATION INCL. HAUL	137	C.Y.	\$ 36.00	\$ 4,929
8	0470	EMBANKMENT COMPACTION	151	C.Y.	\$ 20.00	\$ 3,012
9	0405	COMMON BORROW INCL. HAUL	14	C.Y.	\$ 25.00	\$ 342
		SURFACING				
10	5120	CRUSHED SURFACING BASE COURSE	182	TON	\$ 25.00	\$ 4,556
		HOT MIX ASPHALT				
11	5767	HMA CL. 1/2 IN. PG 64-28H	47	TON	\$ 135.00	\$ 6,370
		TRAFFIC				
12	7055	CEMENT CONC. SIDEWALK	837.0	S.Y.	\$ 95.00	\$ 79,515
15	6700	CEMENT CONC. TRAFFIC CURB AND GUTTER	1,110.0	L.F.	\$ 50.00	\$ 55,500
16	7058	CEMENT CONC. CURB RAMP TYPE PERPENDICULAR A	8.0	EA.	\$ 3,225.00	\$ 25,800
17	7059	CEMENT CONC. DRIVEWAY ENTRANCE TYPE 1	300.9	S.Y.	\$ 140.00	\$ 42,124
18	6971	PROJECT TEMPORARY TRAFFIC CONTROL	1.0	L.S.	\$ 15,000.00	\$ 15,000
		OTHER ITEMS				
19	7038	ROADWAY SURVEYING	1.0	L.S.	\$ 7,500.00	\$ 7,500
20		TESC PLAN	1.0	L.S.	\$ 500.00	\$ 500
21	6471	INLET PROTECTION	1.0	L.S.	\$ 150.00	\$ 150
		SUBTOTAL CONSTRUCTION COST				\$ 281,153
		SALES TAX @ 0%				\$ -
		CONTINGENCY @ 30%				\$ 84,346
		CONSTRUCTION TOTAL				\$ 365,499
		PRELIMINARY ENGINEERING @ 15%				\$ 54,825
		CONSTRUCTION ENGINEERING @ 15%				\$ 54,825
		RIGHT OF WAY				\$ 113,777
		TOTAL PROJECT ESTIMATED COST				\$ 588,925



ENGINEER'S OPINION OF PROBABLE COST

10/21/2022

PROJECT DESCRIPTION: RFB and safety improvements

5. Crossing at 8th & Larch adjacent to Lions Park

CLIENT: City of College Place

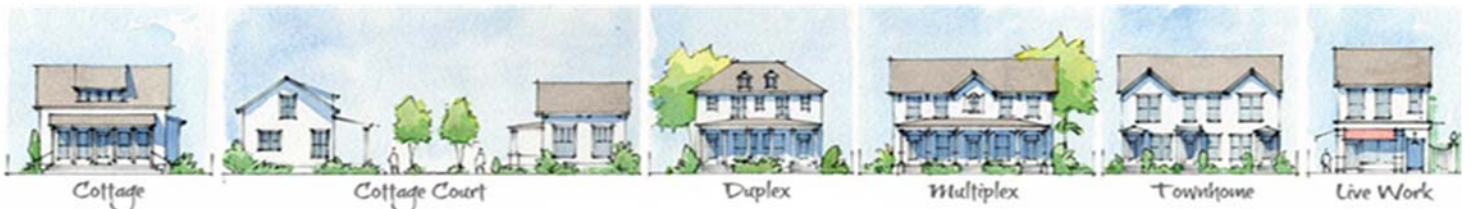
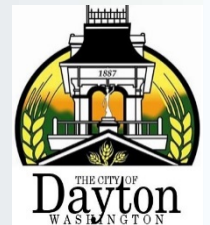
J-U-B PROJ. NO.: 30-20-075-030 Safe Routes to School

ITEM NO.	WSDOT STD NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
PREPARATION						
1	0001	MOBILIZATION	1	L.S.	\$ 3,461.80	\$ 3,462
TRAFFIC						
4		RECTANGULAR RAPID-FLASHING BEACON (DOUBLE SIDED)	2.0	EA.	\$ 13,000.00	\$ 26,000
5	6857	PLASTIC CROSSWALK LINE	24.0	L.F.	\$ 12.00	\$ 288
6	6859	PLASTIC STOP LINE	12.0	L.F.	\$ 15.00	\$ 180
7	6971	PROJECT TEMPORARY TRAFFIC CONTROL	1.0	L.S.	\$ 5,000.00	\$ 5,000
OTHER ITEMS						
8	7038	ROADWAY SURVEYING	1.0	L.S.	\$ 2,500.00	\$ 2,500
9		TESC PLAN	1.0	L.S.	\$ 500.00	\$ 500
10		INLET PROTECTION	1.0	L.S.	\$ 150.00	\$ 150
SUBTOTAL CONSTRUCTION COST						\$ 38,080
SALES TAX @ 0%						\$ -
CONTINGENCY @ 30%						\$ 11,424
CONSTRUCTION TOTAL						\$ 49,504
PRELIMINARY ENGINEERING @ 15%						\$ 7,426
CONSTRUCTION ENGINEERING @ 15%						\$ 7,426
TOTAL PROJECT ESTIMATED COST						\$ 64,355

Walla Walla Regional Housing Action Plan

*Cities of College Place,
Dayton, Waitsburg and
Walla Walla*

July 21, 2021



ACKNOWLEDGEMENTS

This work is made possible through a grant provided by the Washington Department of Commerce, and the dedicated work of the Plan Advisory Committee and the Stakeholder Advisory Committee. We specifically recognize and appreciate the time and attention provided by the following people.

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GLOSSARY

Accessory Dwelling Unit (ADU): A small living space located on the same lot as a single-family house.

Affordable For-Sale Housing: An owner-occupied dwelling with a monthly mortgage and property tax payment that equates to no more than 30% of household income.

Affordable Rental Housing: A dwelling that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30% of the household's monthly income. If income-restricted or government supported, U.S. Housing and Urban Development (HUD) income restrictions vary by family size.

Buildable Lands Inventory (BLI): An assessment of the capacity of land to accommodate forecasted housing and employment needs.

Buildable Residential Land: Includes land that is designated for residential development that is vacant and part-vacant and not constrained by existing buildings or environmental issues.

Cost Burdened: Defined by US Department of Housing and Urban Development (HUD) as households who spend over 30% of their income on housing.

Cottages: Small, single-level, detached units, often on their own lots and sometimes clustered around pockets of shared open space. A cottage is typically under 1,000 square feet in footprint.

Density: Defined by the number of housing units on one acre of land.

Development density: Expected number of dwelling units (per acre) based on current zoning designations.

Family: A group two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together.

High Density: Lots with the average density of 12+ dwelling units per acre. Best suited for multifamily housing such as apartments and condos.

Housing Unit (or Dwelling Unit): A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other person in the structure and there is direct access from the outside or common hall.

Household: Consists of all people that occupy a housing unit.

HUD: Acronym for US Department of Housing and Urban Development, the federal agency dedicated to strengthening and supporting the housing market.

Low Density: Lots with the average density of 3-4 dwelling units per acre. Best suited for family housing such as single-family detached homes.

Manufactured Housing: is a type of prefabricated home that is largely assembled of site and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet in size, usually with a permanent chassis to assure the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached

differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.

Median Family Income (MFI): The median sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

Medium Density: Lots with the average density of 6-12 dwelling units per acre. Best suited for small lot housing such as single family attached, townhomes, plexes and cottages.

Middle Housing: Housing types that is generally attainable for households earning less than 120% of the area median income level. Typically includes plexes (2-4 units per structure), townhomes, apartments, accessory dwellings, cottage homes and manufactured homes.

Mixed Use: Characterized as two or more residential, commercial, cultural, institutional, and/or industrial uses into one combined building or building(s) on the same parcel of land.

Multi-Family Housing: Stacked flats in a single buildings or groups of buildings on a single lot with 5 or more units per structure. Parking is shared, and entrance to units is typically accessed through a shared lobby.

Part-vacant land: Unconstrained land that has some existing development but can be subdivided to allow for additional residential development.

Plexes and Apartments: Multiple units inside one structure on a single lot. Usually each unit has its own entry.

Seasonal dwellings: These units are intended by the owner to be occupied during only certain seasons of the year. They are not anyone's usual residence. A seasonal unit may be used in more than one season; for example, for both summer and winter sports. Published counts of seasonal units also include housing units held for occupancy by migratory farm workers. While not currently intended for year-round use, most seasonal units could be used year-round.

Residual Land Value: The amount a developer would typically be willing to pay for the land/site in order to build a specific real estate improvement based on underlying assumptions and market conditions.

Severely Cost Burdened: Defined US Department of Housing and Urban Development (HUD) as households who spend over 50% of their income on housing.

Single Family Attached: Residential structures comprised of two to four housing units with a shared wall that separates each unit. "Attached" duplexes require a single building permit for both dwelling units.

Single Family Detached: Free standing residential building, unattached, containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than one family, not including manufactured and mobile homes.

Townhome (also known as duplexes, rowhouse, etc.): Attached housing units, each on a separate lot, and each with its own entry from a public or shared street or common area.

Vacant housing unit: A housing unit is vacant if no one is living in it at the time of enumeration unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

Vacant land: Vacant and part-vacant land identified within the local buildable land inventory that is not developed and unconstrained for future planned residential development.

SUMMARY

The demand for adequate, safe and affordably-priced housing continues to far outpace new housing production. This Walla Walla Regional Housing Action Plan provides a strategy for strengthening and enhancing the inventory of affordable housing and less expensive market-rate housing in southeast Washington. This growing region includes a network of small and medium historic cities, that are rich in agricultural, viticulture, and education.

This Plan highlights existing housing conditions and issues and forecasts future needs based on changing demographic and socio-economic conditions. Using feedback from a dedicated project advisory committee and stakeholder committee and survey input from over 400 citizens, this plan reflects current attitudes regarding housing priorities. While significant steps have already been taken by the cities of College Place, Dayton, Waitsburg and Walla Walla, this Plan lists new housing policies and actions that can be taken for each city to further enhance housing opportunities.

As shown in the following graphic, the Housing Action Plan will be used to inform future Comprehensive Plans, Capital Facilities Plans and Land Use Policies. The Plan also guides decisions regarding implementation strategies that can affect development regulations, infrastructure spending priorities, permitting procedures, fee structures and other housing actions.



Source: Washington Dept. of Commerce and BERK, 2020.

Highlights of the Walla Walla Regional Housing Action Plan

Walla Walla Regional Housing Survey (over 400 respondents) lists the **top 5 housing issues** as:

1. Housing Cost/Affordability
2. Inadequate Housing Availability
3. Homelessness
4. Range of Housing Types
5. Housing Quality

The top 5 Housing Actions recommended by survey respondents include:

1. Development Partnerships
2. Multifamily Tax Incentives
3. Grants for First time Homebuyers
4. Housing Rehabilitation Grants
5. Increase Residential Land Inventory

The Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand in the Region is likely to include 1,523 standard-lot single family detached homes; 1,104 small-lot detached homes; 732 townhomes/plexes; 894 multi-family units (includes some group quarters demand), and 443 affordable housing units (government supported), manufactured homes and/or ADUs.

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, nearly half of new construction that is planned to occur in College Place and Walla Walla would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

- **College Place UGA:** the projected 20-year housing need of 747 dwelling units is far greater than the potential UGA capacity of 345 units, even after accounting for recent code changes and assuming 60% of net new housing will need to be constructed on infill and redevelopment lands.
- **Walla Walla UGA:** the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units. However, the current amount of land zoned for multi-family structures appears to be inadequate to meet overall housing needs, even after assuming 55% of the net new housing will be constructed on infill and redevelopment lands.
It is recommended that the cities of College Place and Walla Walla continue to work with Walla Walla County and regional housing advocates to ensure that new housing density can be optimized within current UGAs, and new areas be identified for potential UGA expansion.
- **Waitsburg and Dayton UGAs:** the combined projected housing demand of 200 dwellings for these two small cities can be accommodated by their existing UGAs if adequate water and wastewater infrastructure is provided.

Additional policy actions and housing program considerations are provided in Section III.

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I. INTRODUCTION

PURPOSE

Communities across the state of Washington are facing unprecedented challenges with providing safe and affordable housing.¹ In response, the Washington state legislature passed a measure designed to encourage cities and counties to proactively work together to identify housing needs and implement local actions to preserve affordable housing and spur new housing development.

Within the Walla Walla Region, the Community Council facilitated a community-led study regarding regional housing issues, needs and local policy recommendations in a landmark report: *Affordable Housing Study (A report to the residents of Columbia and Walla Walla counties and the Milton-Freewater area)*, 2019. That report raised local awareness about issues pertaining to housing affordability and laid the foundation for advocacy around a number of recommendations to address the need for safe and affordable housing. The Affordable Housing study recommended the completion of a study on housing needs in the region and strategies for improvement; the cities of College Place, Dayton, Walla Walla, and Waitsburg applied for and were awarded a grant from the Washington State Department of Commerce to prepare this regional housing action plan.

A regional Housing Action Plan (HAP) is intended to examine housing affordability, access and structural diversity issues, as well as strategies and actions to be taken to create a more equitable housing environment. The HAP process includes a review of the region's comprehensive plans, policies, past actions, partnerships, and current regulations to determine

Housing Action Plans address the following questions:

- *Who lives and works here and what are their socioeconomic characteristics?*
 - *What types of housing are available?*
 - *Are there any groups of people who are not able to find housing that is safe, affordable, and meets their household needs?*
 - *How much housing, and what types of housing, are needed to meet current and future housing needs?*
 - *Is there sufficient buildable land capacity to accommodate this growth and housing diversity?*
 - *What local policies and actions can be taken to produce additional affordable and market rate housing?*
-

¹ Unless otherwise specified, "affordable housing" in this report is defined as government-supported housing that is income restricted as well as market-rate housing where residents pay no more than 30% of their income on housing costs (monthly rents or mortgage payments).

existing conditions of the housing ecosystem. Community input is obtained to identify and evaluate potential policy changes that can be implemented to increase production of affordable and market-rate housing.

At its core, the regional HAP identifies future housing needs to serve all economic segments of the community. Based on the 20-year growth target, the housing needs assessment identifies how many units of different types are needed to optimize housing affordability.

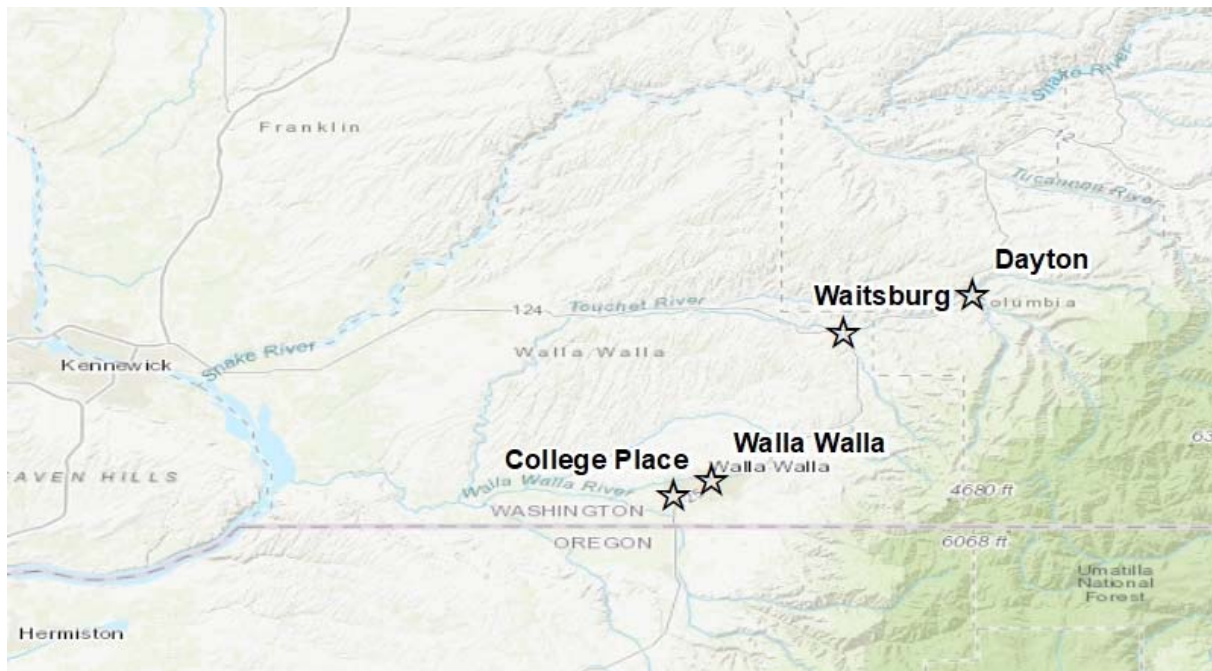
Based on Washington Department of Commerce grant funding guidelines, the focus of this study is on the existing urban growth areas (UGAs) surrounding the cities of Walla Walla, College Place, Dayton and Waitsburg. For purpose of this plan, these areas are collectively referred to as the Walla Walla Region.

REGIONAL CONTEXT

Because housing ecosystems are rarely contained within a single jurisdiction, regional analysis and coordination are necessary to understand market dynamics. For example, if safe and affordable housing is not sufficient in one community, residents are likely to search for housing in an adjacent jurisdiction rather than leave the region altogether.

The focus of this plan is on the Walla Walla Region, which includes the urban growth areas of Walla Walla, College Place, Dayton, and Waitsburg and the surrounding unincorporated areas of Walla Walla and Columbia counties (**Exhibit 1**). While the community of Milton-Freewater in Oregon is often included in the greater Walla Walla region, this analysis is limited to communities in Washington by dint of its focus on the Urban Growth Area structure laid out in Washington's Growth Management Act. The cities of College Place and Walla Walla currently function as the business and regional service center for this region. Each of the four cities provide a unique mix of housing opportunities, growth potential and community character.

Exhibit 1: Walla Walla Region



Recent Accomplishments

Prior to undertaking this work, communities within the Walla Walla Region have made strides in advancing affordable housing. Efforts completed to date include the following:

Regional Planning Coordination (Walla Walla, College Place, Waitsburg and Dayton)

- The cities of Walla Walla, College Place and Waitsburg have coordinated with Walla Walla County) to update their comprehensive plans with new growth forecasts and sections focused on housing policies.
- The city of Dayton has also coordinated with Columbia County and cities in Walla Walla County (through this planning effort) to evaluate their buildable land inventory.
- Community Council, a regional policy advocacy and education organization, convened civic, private and non-profit representation on the Affordable Housing Study Workgroup to identify housing issues and barriers to affordable housing, and to recommend policy strategies.

City of Walla Walla

- As mentioned above, the city of Walla Walla undertook a significant update of its comprehensive plan, with a new housing policy section that includes objectives aimed at expanding housing opportunities.
- 2018 Code Updates: this resulted in changes to local zoning that collapsed three single family residential zones into one zone called Neighborhood Residential. This new zone supports additional housing density in low density zone by allowing development of (up to) fourplexes on a single lot. The city also relaxed road access standards for short plats to permit private lanes to serve up to 9 dwelling units. Other changes included permitting multifamily units outright and removing the owner occupancy requirement for accessory dwelling units.
- Utility Rate Discounts: the city provides a program for providing water and sewer utility rate discounts to low-income citizens.
- The city is using Community Development Block Grant funds to provide micro-grants for property owners to complete home repair projects through a contract with the Blue Mountain Action Council.

City of College Place

- Recent Code Updates:
 - College Place created a new single-family residential zoning district and reduced minimum single-family residential lot sizes to 6,000 square feet.
 - The city increased flexibility in short plat standards.
 - Accessory dwelling units are now permitted in all residential zones.
 - Cottage and co-housing are now permitted in the Single-Family and Multi-Family Zoning Districts.
 - The City now permits dwelling units in commercial developments in both the Downtown Mixed-Use and General Commercial Zoning Districts
 - Three or more single-family dwelling units may be attached as townhomes or zero-lot line developments and the City may waive the minimum lot size and width requirement. Tiny Homes Permitted

- Tiny homes, also known as Park Model Recreation Vehicles, are now permitted for temporary or recreational use in mobile home and RV parks and may be approved for use as a dwelling unit subject to conditions.
- Manufactured homes, mobile homes, RV's, park models, tiny homes, and campers are now permitted for residential use in mobile home parks, manufactured housing communities, and manufactured/mobile home communities.
- Recreational Vehicles may now be used as a residence in RV and Mobile Home Parks subject to conditions.
- Dwelling Units of 600SF or less now qualify for reduced wastewater & water capital facility charges. This includes all categories of dwelling units.

City of Dayton

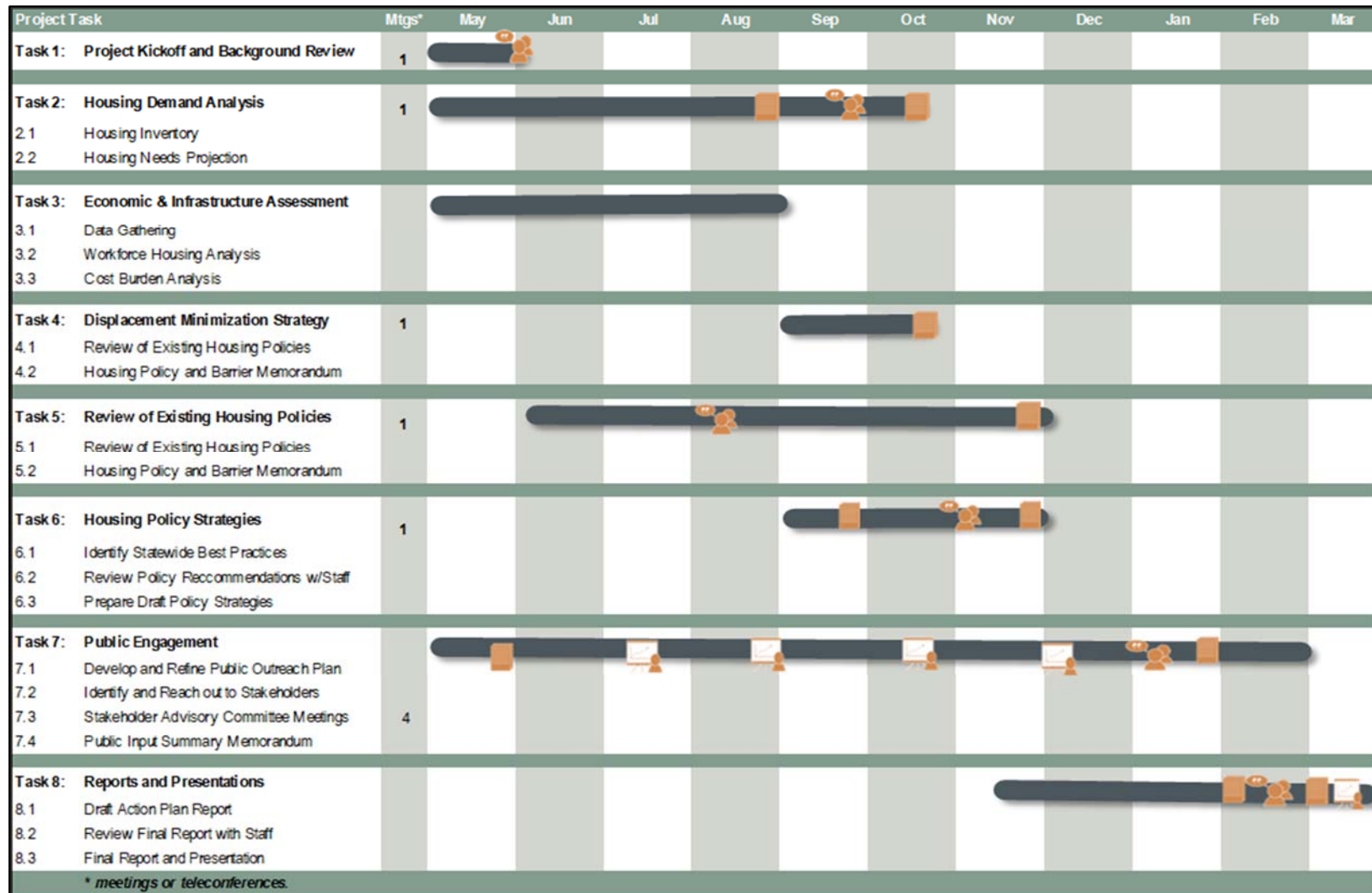
- In addition to mapping their buildable lands, the city revised its zoning code to increase future development potential by allowing plexes in and reducing setbacks in single family zones.
- The city has drafted an ordinance to streamline surplus property procedures.

APPROACH

The overall project approach/schedule is shown in **Exhibit 2**. Key steps taken to create this report include the following:

- Project coordination meetings: Interim findings were shared with the HAP Plan Advisory Team (PAT) and a Stakeholder Advisory Committee (SAC) made up of regional civic leaders.
- Housing trends and forecasts: the consultant team analyzed most recent available data from a mix of sources, such as the U.S. Census Bureau, American Community Survey, Washington Office of Financial Management to confirm the existing housing inventory, quantify market gaps in housing products, and to establish baseline housing demand forecast.
- Housing gentrification and displacement risk assessment: included analysis of the availability of naturally occurring affordable housing (non-government supported) as well as income-restricted government supported housing in context with local demographic and socio-economic data. Locations where the risk of housing displacement are relatively high were mapped for each community in the region.
- Review of existing housing policies and draft policy recommendations: this included a synthesis of the current housing policies for each community, and identification of potential housing policies and actions that can be taken to address issues identified the HAP.
- Community engagement: the HAP process included stakeholder interviews, PAT and TAC meetings and public surveys with the broader community to identify and evaluate housing issues and policy actions.

Exhibit 2: Project Approach



COMMUNITY ENGAGEMENT PROCESS

Public Engagement Plan and Groups Contacted

The Public Engagement Plan (provided in **Appendix A**) for this regional plan is consistent with local and state requirements and reflects best practices. In light of the global Covid-19 pandemic that was in-place during the planning process, the community outreach process utilized virtual video conference meetings/presentations and interactive surveys to evaluate housing affordability, availability and local policies. At the outset of the HAP, a draft Public Engagement Plan was developed and refined based on input from the Project Advisory Team. The engagement plan had four objectives:

1. To provide a forum to share, develop and refine useful information and data,
2. To ensure a shared understanding of current conditions, issues, concerns, and opportunities,
3. To provide avenues for the public, applicable committees, and supporting agencies to be involved,
4. To build support for eventual adoption and implementation.

Project Advisory Team (PAT) Meetings (4): PAT members were comprised of planning staff from the cities of Walla Walla, College Place, Waitsburg, and Dayton, and Walla Walla County and the consultant team. The PAT directed and reviewed the research, outreach, and work products in support of the Walla Walla Regional Housing Action Plan. The PAT met four times from May to November 2020

Stakeholder Advisory Committee Meetings (3): The Stakeholder Advisory Committee represented a range of informed and committed stakeholder interests. It included representatives of city and county agencies, direct service providers, and other public agencies, along with local property owners, residents, and community organizers. The Committee provided recommendations on key project issues and decisions, helped to shape housing policy options, guided stakeholder and community engagement strategies, and encouraged community members to participate in the planning process. The SAC met three times from July to November 2020.

Input regarding housing issues, goals and objectives

Two housing surveys were conducted during the HAP planning effort, with input from the PAT and the SAC. The initial Housing Policy Survey was distributed to local planners, developers and housing experts in the region. The survey focused on housing development issues, barriers and policy preferences. Survey respondents were asked to identify the most effective housing policies in their jurisdiction (city and county) and were asked to identify housing actions suggested within HB 1923.

The Housing Policy Survey received five responses. The top housing issues and policies identified for the Walla Walla region included:

- Overall need for additional construction of quality market-rate housing, additional vacant developable land, the need for less development regulations, and the need for new housing development incentives.
- Survey respondents supported local implementation actions regarding: use of cluster zoning (such as lot size averaging with reduced setbacks for new buildings), a shortened subdivision

approval process, clear and objective accessory dwelling unit standards, and increased categorical exemptions for multifamily developments.

Public Input

The second survey included an electronic Regional Housing Action Plan Survey that was also developed with input from the PAT and TAC and provided in both English and Spanish. The survey focused on the identification of community-defined housing issues, housing affordability perceptions, and barriers to renting or owning a home. Survey respondents were asked to identify actions local officials could take to address housing issues in their community. While the survey is not a statistical representation of all regional residents, the issues and perceptions provided by the respondents are generally consistent with other survey input received during the recent Walla Walla (city and county) Comprehensive Plan updates.

The English survey received 419 responses and the Spanish survey received 3 responses. Survey responses were primarily from residents living in the Walla Walla zip code 99362 (80%), the College Place zip code 99324 (11%), and the Dayton zip code 99328 (4%). Detailed survey results are included in **Appendix B** and are summarized below. While the survey is not considered statistically valid, it does provide a reliable indication of community perceptions regarding housing issues.

Top 5 Perceived Housing Issues

1 Housing Cost / Affordability

2 Inadequate Housing Availability

3 Homelessness

4 Range of Housing Types

5 Housing Quality

Top 5 Housing Actions

1 Development Partnerships

2 Multifamily Tax Incentives

3 Grants for First-time Homebuyers

4 Housing Rehabilitation Grants

5 Increase Residential Land Inventory

Top Barriers to Homeownership

Barriers to Home Ownership	Count	Percent
Limited Housing Supply	249	21.9%
Availability of Living Wage Jobs	290	25.5%
Affordability of Available Homes	371	32.6%
Programs for Homeowners	124	10.9%
Lack of Resources/Education on Home Ownership	63	5.5%
Other	40	3.5%
Total	1,137	100.0%

Top Barriers to Rental Housing

	Count	Percent
Low Vacancy Rates	298	30.0%
Lack of Affordable Rentals	351	35.3%
Strict Rental Requirements	196	19.7%
Confusing Rental Application Process	48	4.8%
Other	101	10.2%
Total	994	100.0%

II. HOUSING MARKET OVERVIEW

Housing demand is driven by a combination of population growth, household formations and regional economic activity. Population within the Walla Walla Region (includes the cities of Walla Walla, College Place, Dayton and Waitsburg) reached a record high of 47,695 year-round residents in 2019 (*according to the WA Office of Financial Management*).

Population within the Region has been increasing at an annual average rate of 0.68% between 2010-2018, which is three times faster than unincorporated Walla Walla County, but only half the statewide average (**Exhibit 3**).

Exhibit 3: Population Trends

Population Trends			
	2010	2018	AGR
Washington	6,561,297	7,294,336	1.33%
Columbia County	3,957	4,001	0.14%
Dayton	2,463	2,682	1.07%
Walla Walla County	57,585	60,236	0.56%
College Place	8,502	9,136	0.90%
Waitsburg	1,194	1,188	-0.06%
Walla Walla	31,177	32,731	0.61%
Walla Walla Region	43,336	45,737	0.68%
Unincorp. Walla Walla County	14,249	14,499	0.22%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B01003)

AGR: average annual growth rate.

Household income and housing price/rent levels are good indicators of housing attainability. Median household income in Walla Walla County (\$56,533) is currently well below the Washington average (\$70,116). However, overall income levels in Walla Walla County and the city of Walla Walla recorded a slightly faster growth rate than the state average between 2010 and 2018 (**Exhibit 4**).

Exhibit 4: Median Income Trends, 2010-2018

	2010	2018	AGR
Washington	\$57,244	\$70,116	2.6%
Walla Walla County	\$45,575	\$56,533	2.7%
College Place	\$40,137	\$47,525	2.1%
Dayton	\$39,861	\$44,524	1.4%
Waitsburg	\$45,568	\$48,403	0.8%
Walla Walla	\$39,397	\$48,678	2.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25119)

AGR: average annual growth rate.

To meet HUD guidelines for housing affordability, no more than 30% of income should be allocated to housing. Hence, middle-income families earning 80% to 120% of the median household income (MHI) should be able to afford monthly rents at \$1,131 to \$1,696; or homes priced between \$194,000

and \$291,000. If middle-income households pay more than this, they would be “cost burdened” to some degree. As indicated in **Exhibit 5**, using current statistics, affordable monthly housing cost for low-income families is as follows:

- Low Income, \$707 to \$1,131
- Very Low Income, \$424 to \$707
- Extremely Low Income, \$424 or less

Exhibit 5: Analysis of Attainable Housing Prices/Rents

Walla Walla County Median Household Income (2018)*		\$56,533
Market Segment by Income Level	Lower-end	Upper-End
Upper (120% or more of MHI)		120%
Middle (80% to 120% of MHI)	80%	120%
Low (50% to 80% of MHI)	50%	80%
Very Low (30% to 50% of MHI)	30%	50%
Extremely Low (less than 30% of MHI)	30%	
Qualifying Income Level	Lower-range	Upper-range
Upper (120% or more of MHI)	\$67,840	or more
Middle (80% to 120% of MHI)	\$45,226	\$67,840
Low (50% to 80% of MHI)	\$28,267	\$45,226
Very Low (30% to 50% of MHI)	\$16,960	\$28,267
Extremely Low (less than 30% of MHI)		\$16,960
Attainable Monthly Rent or Payment (@30% of income level)	Lower-range	Upper-range
Upper (120% or more of MHI)	\$1,696	or more
Middle (80% to 120% of MHI)	\$1,131	\$1,696
Low (50% to 80% of MHI)	\$707	\$1,131
Very Low (30% to 50% of MHI)	\$424	\$707
Extremely Low (less than 30% of MHI)		\$397
Approximate Attainable Home Price**	Lower-range	Upper-range
Upper (120% or more of MHI)	\$291,000	or more
Middle (80% to 120% of MHI)	\$194,000	\$291,000
Low (50% to 80% of MHI)	\$116,000	\$185,000
Very Low (30% to 50% of MHI)	\$69,000	\$116,000
Extremely Low (less than 30% of MHI)	n/a	n/a

Notes:

* based on current U.S. Census estimates of household income for Walla Walla County.

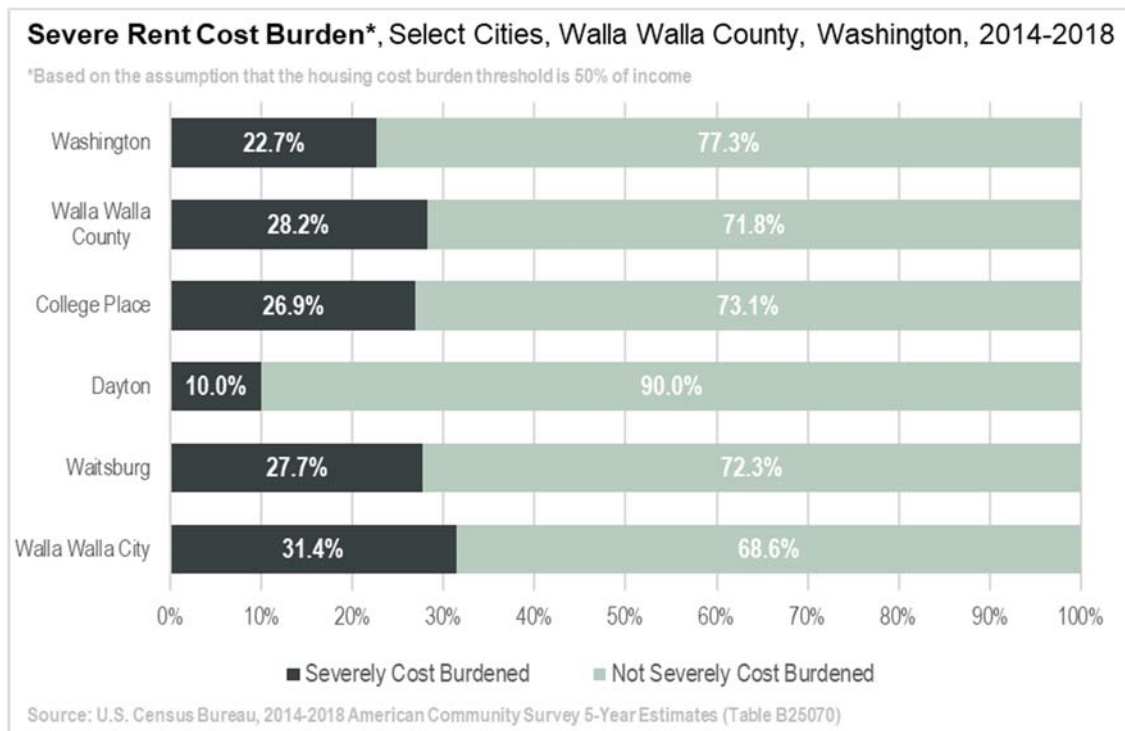
** assumes 5% down (zero down payment for low income purchasers) on 30-yr mortgage @ 3.6% interest; and 1.89% for taxes and insurance.

Source: analysis by FCS GROUP using U.S. Census, American Community Survey data.

According to the U.S. Housing and Urban Development (HUD), households are considered “cost burdened” if they pay over 30% of their gross income on housing and utilities. Households are “severely cost burdened” if they pay over 50% of their gross income on housing and utilities.

As of 2018, nearly 3 in 10 renters (28%) in Walla Walla County were severely cost burdened by housing expenses alone (**Exhibit 6**). If housing costs continue to rise faster than income levels, the share of severely cost burdened households will continue to increase.

Exhibit 6: Severe Housing Cost Burden by Locality



Measures of Economic Hardship

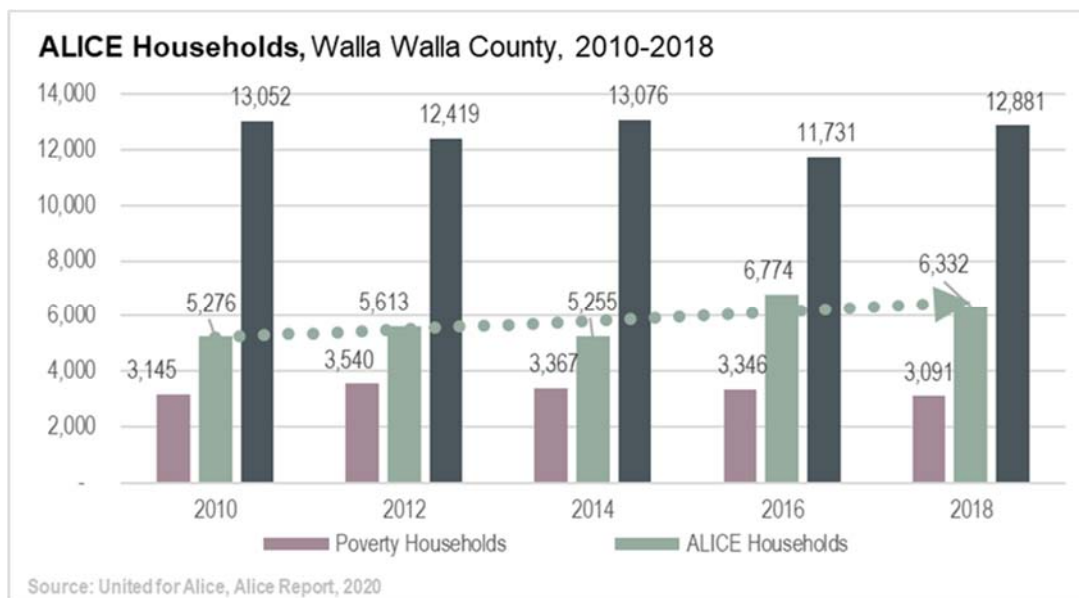
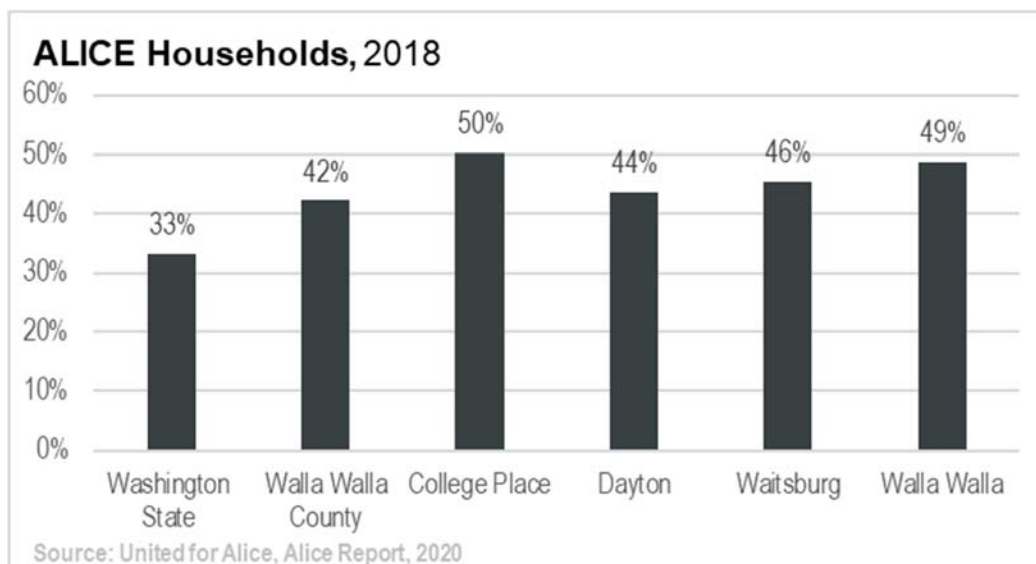
Like many rural communities across the U.S., an increasing share of households in the Region are experiencing economic hardship as the cost of living rises faster than income levels.

Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard for determining the proportion of people living in poverty in the U.S. Despite the FPL's benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings include the fact that the FPL is not based on the current cost of basic household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S. In fact, federal poverty statistics indicate that the number of Walla Walla County households living in poverty decreased by 54 between 2010 and 2018.

In recognition of the short comings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called **ALICE (Asset Limited, Income Constrained, Employed)**. The ALICE methodology takes into account the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information check out: <https://www.unitedforalice.org/methodology>

In 2018, 42% of the households in Walla Walla County were either in poverty or in the ALICE category, which is well above the Washington statewide average of 33%. Within the Walla Walla Region, the share of households in poverty and ALICE categories ranged from 44% in Dayton to 50% in College Place (**Exhibit 7**).

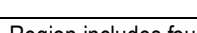
Exhibit 7: ALICE Household as Share of Total Households



Employment

Employment in the cities of the Walla Walla region has been on a steady upward trajectory since 2002, with an estimated 13,281 jobs in 2002 and 14,006 jobs in 2017 (latest available data) a 5.5% overall increase in that timeframe. Job gains varied by sector, with industries such as Transportation and Utilities, Industrial Trades, and Agriculture recording job losses, while Health Care, Services and Education sectors recording the most job gains during this time frame (**Exhibit 8**).

Exhibit 8: Employment Trends: 2002-2017

Segment	2002 - 2017 Job Growth	2002	2010	2017	Change
Agriculture, Forestry, Fishing and Hunting		230	184	150	(80)
Transportation, Communications & Utilities		700	509	427	(273)
Industrial Trades & Construction		1,978	1,642	1,594	(384)
Retail Trade		2,392	2,911	2,337	(55)
Other Services, Restaurants & Lodging		3,673	4,129	4,022	349
Educational Services		1,042	1,033	1,288	246
Health Care and Social Assistance		3,083	3,396	4,012	929
Public Administration		183	173	176	(7)
Total		13,281	13,977	14,006	725

Source: US Census Bureau, On the Map.com. Region includes four cities: Walla Walla, College Place, Waitsburg and

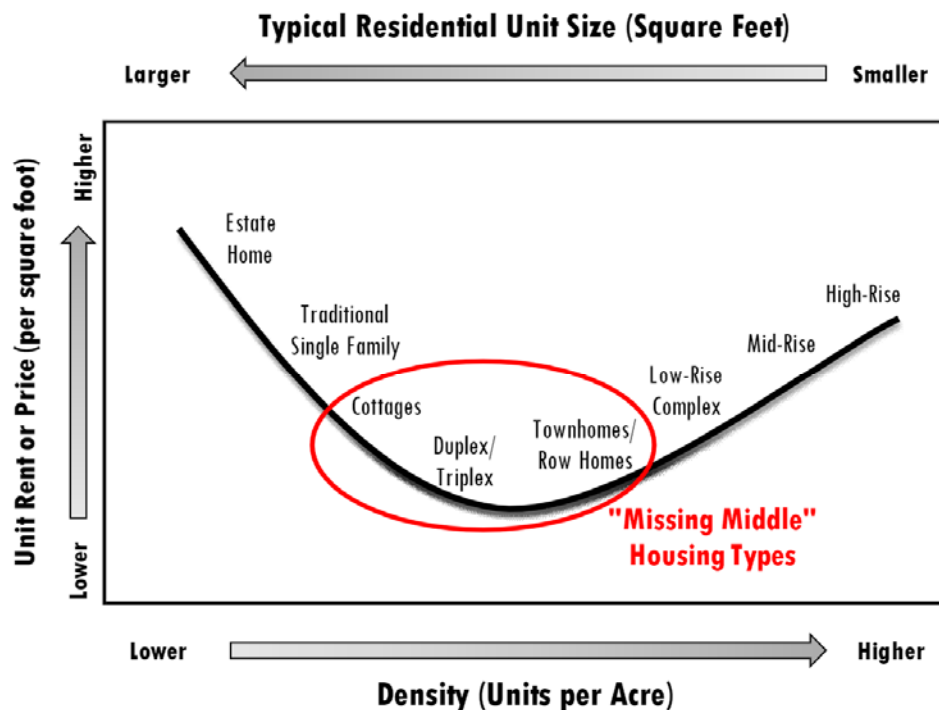
In that same timeframe in the Walla Walla MSA (Walla Walla and Columbia Counties) the civilian labor force increased by 1.9%, a figure well outpaced by job growth in the area according to the US Bureau of Labor Statistics. Unemployment in the area also dropped from 6.9% in 2002 to 4.9% in 2017.

HOUSING NEEDS FORECAST

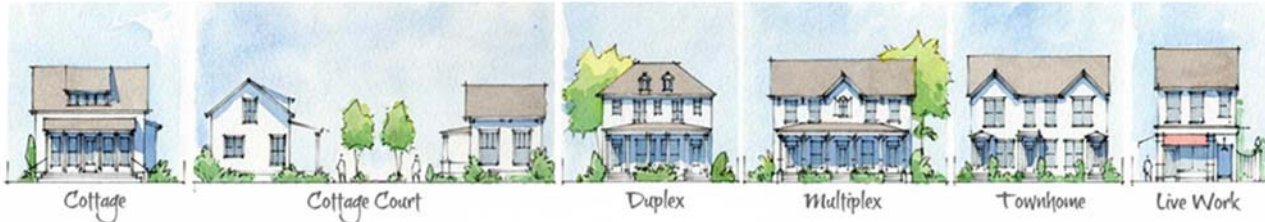
Representatives from public agencies have expressed concern over the lack of attainable and good quality housing for middle income families and local workers. To find attainable housing, some workers must travel long distances between their homes and their jobs to find attainable housing.

The Region would benefit from development of “middle income” housing types, such as apartments, duplexes, townhomes, cottages, manufactured homes and accessory dwelling units (ADUs). These housing types can be delivered at a lower cost and rent level per square foot than standard single family detached and mid-rise housing types (**Exhibit 9**).

Exhibit 9: Middle Housing Types



Source: Washington Department of Commerce Housing Memorandum (PNW Economics and LDC)



Housing Market Gaps

Low vacancy rates and rising home prices have resulted in deficiencies in the regional housing inventory that could largely be addressed by new housing construction. The regional *Community Council's Affordable Housing Study Report*, Summer 2019, found that median income levels in the City of Walla Walla and College Place would need to increase by at least \$5,400 to enable families to purchase a home at 2018 prices.

The housing affordability gap within the region does vary significantly by location. As shown in **Exhibit 10**, regional home prices are highest in College Place (\$281,000) and lowest in the cities of Dayton (\$152,000) and Waitsburg (\$230,000). As a result of this wide disparity in home prices, approximately 69% of the region's households could likely afford to buy a home in Dayton, but less than half of the households can afford to buy a median priced home in College Place.

Exhibit 10: Median Home Price Sales Trends & Affordability

	5/19/2019	5/20/2020	Change from prior year %	Min. Income Needed to purchase median priced home*	Share of Regional HHs that qualify based on income**
Washington	\$403,000	\$425,000	5.5%	\$83,332	
Columbia County	\$186,400	\$208,300	11.7%	\$40,842	63.1%
Dayton	\$149,000	\$152,000	2.0%	\$29,803	69.3%
Walla Walla County	\$268,000	\$273,000	1.9%	\$53,528	49.5%
College Place	\$276,000	\$281,000	1.8%	\$55,097	48.9%
Waitsburg	\$226,000	\$230,000	1.8%	\$45,097	60.4%
Walla Walla City	\$268,000	\$273,000	1.9%	\$53,528	49.5%

Source: Zillow, (6/1/2020), Compiled by FCS GROUP.

* Assumes 30-year mortgage, 3.6% interest, 1.89% property tax & insurance; 5%

** Assumes 30% of household income dedicated to payments.

The Region's housing gap is most prevalent for long-term rentals as well as less-expensive for sale housing. In other words, there is an inadequate supply of deed-restricted rental housing as well as high-quality market rate apartments and for-sale housing priced under \$300,000. Housing needs reflect an increase in demand for homes in the \$291,000 to \$300,000 price range, which are affordable to households earning around the median income.

As reflected in **Exhibit 11**, the lack of affordable rental housing (priced at \$707/month or lower) has resulted in 791 households living in higher-cost housing than they can afford, which leads to severe rent burdens. If we assume that 33% of the housing gap can be addressed by new policies that encourage near term housing construction, we expect the Region could absorb nearly 240 market rate rentals units and at least 261 deed-restricted rental units within 1 or 2 year (**Exhibit 11**).

Exhibit 11: Rental Housing Market Gaps, Walla Walla Region, 2017

Median Household Income Range	Lower-end	Upper-End	Renter Households Counted	Affordable Monthly Rent Costs *	Level of subsidy required	Estimated Rental Units Counted	Year 2017 Housing (Gap) or Surplus
Upper (120% or more of MFI)	\$67,840 or more		1,304	\$1,696 & Above	Zero	580	(400)
Middle (80% to 120% of MFI)	\$45,226	\$67,840	1,173	\$1,131-\$1,686	Zero	1,497	
Low (50% to 80% of MFI)	\$28,267	\$45,226	1,518	\$707-\$1,131	Low	2,709	1,191
Very Low (30% to 50% of MFI)	\$16,960	\$28,267	1,177	\$424-\$707	Medium	1,541	(791)
Extremely Low (less than 30% of MFI)	\$16,960 or less		1,830	Less than \$424	High	674	
Total			7,001			7,001	

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

* Calculated at 30% of Walla Walla County median family income based on HUD guidelines

Analysis of Pent-Up Rental Housing Demand, Walla Walla Region

Median Household Income Range	Renter Households in 2017	Rental Units in 2017	Housing (Gap)	Potential Capture Rate	Pent-up Housing Demand Capture
Upper (120% or more of MFI)	1,304	580	(724)	33%	239
Middle (80% to 120% of MFI)	1,173	1,497	324		
Low (50% to 80% of MFI)	1,518	2,709	1,191		
Very Low (Less than 50% of MFI)	3,006	2,215	(791)	33%	261

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

Regional Housing Need

The 20-year regional housing demand forecast takes into account a share of the current market gap for rental housing along (noted in the preceding section) plus the amount of housing required to address demand from the projected changes in population for cities and unincorporated areas of Walla Walla and Columbia counties. Population growth rates are consistent with the adopted comprehensive plans for Walla Walla County and the cities of College Place, Walla Walla, Dayton and Waitsburg.

These plans anticipate a population increase of approximately 9,668 year-round residents by 2040 within Walla Walla County. According to the Walla Walla County Comprehensive Plan, the vast majority of population (and housing) growth is expected to occur within the Walla Walla, College Place and Waitsburg urban areas. Unincorporated areas of the county are projected to add 2,802 people. Since that forecast also reflects unincorporated portions of UGAs for the cities, we expect the majority of new population growth to occur within future annexation areas of local cities.

To estimate urbanization requirements for the four-city region, this regional housing action plan assumes that 70% of the housing growth and 90% of the group quarters population growth within unincorporated Walla Walla County will occur within the UGAs of Walla Walla, College Place, and Waitsburg. As indicated in **Exhibit 12**, this allocation of county growth equates to approximately 107 group quarters residents and 657 dwelling units. A more detailed breakdown of this analysis can be found in **Appendix C**.

Exhibit 12: Projected Regional Housing Capture of Unincorp. Walla Walla County, 2020 to 2040

	Walla Walla County	Unicorp. Walla Walla County**	Regional Housing Capture of Unincorp. County %	Regional Housing Capture of Unincorp. County
Net New Population	9,668	2,802		
New Pop in Group Quarters*	773	119	90%	107
Population in Households	8,894	2,683		
Housing Need for Permanent Residents (dwellings)	3,601	865		
Seasonal & Vacancy Allowance (@9.4 %)	358	74		
Growth-related Housing Demand (dwelling units)	3,959	939	70%	657

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc. ** Includes unincorporated areas within urban growth areas of local cities.

The baseline housing demand forecast converts future population growth into housing needs. To address changing demographic and householder preferences, the baseline housing demand forecast also takes into account the following assumptions:

- Future population growth forecasts for each city within the Walla Walla Region will be consistent with adopted local comprehensive land use plan forecasts (extrapolated).
- The tenancy mix and rate of homeownership will increase slightly overtime to the Washington statewide average (63% owners and 37% renters). Note, this results in a modest increase in homeownership rates within the Region from 60% currently to 63% by year 2040.
- Housing needs reflect increasing demand for attainably-priced middle housing types consistent with 30% of household income allocated to rent or mortgage (principal and interest).

- The housing needs forecast assumes a moderate shift toward middle housing types, including townhomes, plexes, apartments, ADUs and manufactured housing.

Given these assumptions, the Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand in the Region is likely to include 1,523 standard-lot single family detached homes; 1,104 small-lot detached homes; 732 townhomes/plexes; 894 multi-family units (includes some group quarters demand), and 443 government-supported affordable housing units, manufactured homes and/or ADUs (**Exhibit 13**).

Exhibit 13: Walla Walla Region Housing Needs Forecast, 2020 to 2040

	Walla Walla City	College Place	Waitsburg	Dayton	Region Total
Projected Baseline Housing Demand	2,362	494	153	11 +	3,021
Plus Share of Housing Within Unincorp. UGAs	514	107	33	2 +	657
Plus Demand to Address 33% of Housing Gap	414	87			500
Total Housing Need	3,290	688	187	13 +	4,178
Plus Group Quarters Housing Units (@1.5 people per unit)*	420	88			762
Grand Total (units)	3,710	776	187	13 +	4,685
percent of total	79%	17%	4%	0.3%	100%

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc.

Projected Housing Need by Housing Type

Projected 2040 Housing Needs	Walla Walla UGA	College Place UGA	Waitsburg UGA	Dayton UGA	Walla Walla Region	Remainder of Walla Walla County
Housing Type						
Single-Family Detached						
Standard Lots	1,142	261	112	9 +	1,523	225
Small Lots, cottages, mfg. homes (lots)	899	205	-	-	1,104	-
Townhouses / Plexes (units)	556	155	19	1 +	732	-
Multi-family units (5+ units per structure)	816	78 +	-	-	894	-
Mobile homes/ADUs/other (units)	297 +	78 +	56 +	3 +	433	56 +
Total Dwelling Units	3,710	776	187	13 +	4,685	282

Projected Housing Need by Income Level

Family Income Level	Owner-Occupied	Renter-Occupied	Total	Dist. %	Attainable Housing Products
Upper (120% or more of MI)	2,361	260	2,621	56.0%	Single Family Lots
Upper Middle (80% to 120% of MI)	384	347	730	15.6%	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MI)	207	693	900	19.2%	Townhomes, Mfgd. Homes, Plexes, Apartments
Low (less than 50% of MI)	0	433	433	9.3%	ADUs, Govt. Assisted Apts.
Total	2,952	1,734	4,685	100.0%	

*Derived from Appendix A.

A more detailed analysis of group quarters housing demand indicates that the majority of this segment is likely to be supported by seniors that desire assisted living facilities, and to a lesser extent university students and special needs population segments (including inmates at the correctional center). As indicated in **Exhibit 14**, the senior housing segment is projected to account for about three quarters of the overall group quarters demand, with the need for almost 380 units of shared senior housing required by year 2040.

Exhibit 14: Projected Senior Housing Demand: Walla Walla Region

	Region Total within UGAs
Current Population	48,363
Proj. Net New Population within Region UGAs (@2.3 persons/HH)	8,485
Future Population year 2040	56,848
Population over Age 65	20%
Share of pop. over Age 65 in Nursing Homes	5.0%
Avg. Household Size within Nursing Homes	1.50
Proj. Net New Population in Nursing Homes	568
Proj. Senior Housing Need (dwelling units)	379

Source: population estimates and forecasts based on WA Office of Financial Management data; nursing home capture rates based on National Institute of Aging estimates, 2015.

Land Sufficiency Findings

According to the June 2019 Walla Walla County buildable land inventory and development capacity study, Walla Walla, College Place and Waitsburg UGAs had the potential to accommodate over 4,100 net new dwellings at full utilization (**Exhibit 15**). Note, the City of Dayton was included in a separate land capacity study for Columbia County.

Exhibit 15: Land Capacity Analysis (2019)

	Minimum Lot Size (SF)	Net Res. Land Inventory (acres)	Vacant percent	Under-developed percent	Net New Pop. Capacity	Net New Dwelling Capacity	Infill & redevelopment Dwellings	Dwellings on Vacant Land	% infill & redevelopment
Waitsburg					1,466	621	284	337	46%
R96 Suburban Residential	9,600	50.7	62%	38%	538	228	86	142	
Residential (incorporated)	10,000	92.7	49%	51%	875	371	189	182	
Flexible Comm./Res (Incorp.)	10,000	5.6	61%	39%	53	22	9	13	
College Place					588	249	139	110	56%
Multiple Family Residential	n/a	2.1			59	25	-	25	
R-60 Single Family Residential*	6,000	21.6	30%	70%	361	153	107	46	
R-72 Single Family Residential*	7,200	0.3			4	2	-	2	
R-96 Suburban Residential (incorp.)	9,600	6.3	58%	42%	67	28	12	16	
R-96 Suburban Residential (area 2B)**	9,600	39.8	75%	25%	425	180	46	134	
R-96 Suburban Residential (area 2C)	9,600	9.2	51%	49%	97	41	20	21	
Walla Walla City					7,641	3,238	1,632	1,606	50%
Multiple Family Residential	n/a	-			-	-			
R-60 Single Family Residential ***	6,000	-			-	-			
R-72 Single Family Residential ***	7,200	54.7	21%	79%	813	344	271	73	
R-96 Suburban Residential (incorp.)	9,600	569.0	51%	49%	6,116	2,592	1,260	1,332	
R-96 Suburban Residential (other)	9,600	60.8	67%	34%	712	302	101	201	

Source: Revised Land Capacity Analysis, Technical Memorandum, June 2019, the Watershed Company. Note, this analysis was completed prior to the City of Walla Walla creating a Neighborhood Residential zone to allow reduced lot sizes.

* After 2019, College Place combined zones R-60/R-72/R-75 into a one SF District zone and allows up to two dwellings per lot.

** Area 2B urban growth area expansion request was denied after 2020.

*** After 2019, Walla Walla changed code to allow 2-4 unit structures and ADUs in all single family zones.

In the years since the aforementioned land capacity analysis was conducted, the cities of Walla Walla and College Place amended their respective zoning codes to allow development of plexes (up to 4 units per structure) within their low density zones. The estimated residential land capacity for the Walla Walla Region assumes there will be a moderate increase in housing density on single family zones in the cities of College Place and Walla Walla, and reflects significant growth potential for the city of Dayton.

As indicated **Exhibit 16**, the Walla Walla Region is now be expected to accommodate nearly 5,058 dwelling units, including 4,611 dwellings with 1 to 4 units per structure, and approximately 447 multi-family dwellings with 5+ units per structure.

Exhibit 16: Regional Residential Land Capacity and Housing Need (2021)

	Infill & Dwellings redevelop- ment Dwellings	on Vacant Land	Total Dwelling Capacity	Projected 20-Year Housing Need	Net Housing Surplus or (Gap)
College Place	206	140	345	747	(402)
1 to 4 units per structure *	146	115	260	672	(412)
5 or more units per structure	60	25	85	75 +	10
Walla Walla City	2,054	1,686	3,740	3,570	170
1 to 4 units per structure *	1,714	1,686	3,400	2,785	615
5 or more units per structure **	340		340	785	(445)
Waitsburg	306	367	673	178	495
1 to 4 units per structure	298	353	651	124 +	527
5 or more units per structure	9	13	22	53	(31)
Dayton	100	200	300	12	288
1 to 4 units per structure ***	100 +	200 +	300 +	12 +	288 +
5 or more units per structure			-	-	-
Region Total	2,665	2,393	5,058	4,507	552
1 to 4 units per structure	2,257	2,354	4,611	3,593	1,018
5 or more units per structure	409	38	447	913	(466)

Findings are derived from prior tables and input provided by project advisory and stakeholder committees, Washington Dept. of Commerce staff, and the following notations.

** Assumptions for College Place and Walla Walla take into account recent code changes; assumes 5% of the land zoned for single family will be utilized by plexes or ADUs.*

*** Multi-family capacity analysis (5+ units per structure) for Walla Walla reflects current development applications.*

**** Dayton capacity analysis derived from City of Dayton Buildable Land Inventory maps.*

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, the analysis cited above indicates that nearly half of new construction would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

College Place UGA: the projected 20-year housing need of 747 dwelling units is far greater than the potential UGA capacity of 345 units, even after accounting for recent code changes and assuming 60% of net new housing will need to be constructed on infill and redevelopment lands.

Walla Walla UGA: the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units. However, the current amount of land zoned for multi-family structures may be inadequate to meet overall housing needs, even after assuming 55% of

the net new housing will be constructed on infill and redevelopment lands (including residential and commercial housing zones).

During the next round of local comprehensive land use plan updates, it is recommended that the cities of College Place and Walla Walla continue to work with Walla Walla County and regional housing advocates to ensure that new housing density can be optimized within current UGAs, and new areas be identified for potential UGA expansion.

Waitsburg and Dayton UGAs: the combined projected housing demand of 200 dwellings for these two small cities can be accommodated by their existing UGAs if adequate water and wastewater infrastructure is provided.

Additional policy actions and housing program considerations are provided in the next section.

III. HOUSING POLICY, PROGRAMS & ACTIONS

The Walla Walla Region is facing unprecedented challenges to its ability to provide safe and affordable housing. Like many areas across the USA, housing costs are rising faster than income levels and there is a limited supply of skilled workers, inadequate supply of developable lots, and restrictions attributed to development regulations.² Local policies and actions aimed at reducing barriers to new construction can help. It is more important than ever for local jurisdictions to work together with public, private and non-profit developers, homeowners and land trusts to identify lasting solutions.

This section identifies potential code changes, affordable housing programs, and strategies to mitigate housing displacement for the most vulnerable population segments. A summary of strategies that can increase the housing supply is provided in **Exhibit 17**.

STRATEGIES TO INCREASE HOUSING SUPPLY

Code-Related Policies

In general, development regulations need to be clear and objective, and less restrictive code requirements can lower development costs and lead to a greater variety of housing types. In the Walla Walla Region, the need for code amendments varies by city. While Walla Walla and College Place have already implemented many of the state recommendations regarding increased flexibility in the types of housing allowed in low-density zones, Dayton and Waitsburg may benefit from additional code updates.

It is recommended that cities within the region consider reducing or eliminating minimum lot size requirements and removing parking and owner occupancy requirements for accessory dwelling units. All cities can strive to improve the efficiency of their permitting process.

² American Planning Association. "APA Policy Guide on Housing" (2019). Guide available at <https://www.planning.org/publications/document/9178529/>

Some code-related best practices include the following:

1. Single Family Zones
 - Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences to allow developers to incorporate natural features into their site plans and minor partitions.
2. Accessory Dwelling Units
 - Remove owner occupancy requirements related to accessory dwelling units.³
 - Remove minimum residential parking requirements related to accessory dwelling units.⁴
3. Middle Housing Types
 - Ensure that local zoning ordinances do not unduly hinder the functioning and placement of manufactured homes.
 - Ensure local zoning ordinances specifically allow slightly used manufactured homes.
 - Reduce the minimum lot size for duplex and multifamily developments to 7,500 square feet or less or eliminate minimum lot size requirements to promote the development of greater diversity of housing types.
 - Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a streamlined and more efficient permit process to attract interest from developers.⁵

Development Incentive Programs

To better understand the feasibility of developing multifamily apartments in the Region, FCS Group conducted a supplemental analysis of two prototypical multifamily developments (garden apartments and flats) in the city of Walla Walla, which is summarized in **Appendix D**. The analysis evaluated financial feasibility from the perspectives of either a for-profit or a non-profit developer. Key conclusions from the financial analysis are:

- The current housing market is strong enough to attract for-profit developers
- Garden apartments are viable without incentives
- Market rate flats over parking will likely require some form of development incentive (see list below)
- Income-restricted affordable housing developments and mixed-income housing by a for-profit developer, will also require incentives to be market feasible, such as:
 - 12-year tax abatement (for affordable housing element)

³ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>

⁴ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>

⁵ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>.

- Impact fee reduction (e.g. lower utility connection charges) for deed restricted affordable housing elements.
 - Land write-down
 - Parking reductions
 - The use of a non-profit developer for a 100% affordable development could make the development “pencil” with fewer incentives than would be required with a for-profit developer.
- There are specific strategies that can be considered to increase the production of affordable housing and to reduce the cost of owning or renting a home:

1. Incentives for affordable housing:
 - Multifamily Tax Exemption (applies to City of Walla Walla only) is currently allowed for cities with over 15,000 people and is now a policy that applies in downtown Walla Walla. This program includes an 8 or 12-year property tax exemption based on the value of improvements for 4+ housing units, depending on the share of units that are to be set aside for low-income families. This program is designed to promote needed housing development in targeted areas of the urban core by directly addressing the financial feasibility gap.
 - It is recommended that Walla Walla consider expanding this program by including areas outside downtown that have proximity to public transit and community services.
 - Consider allowing bonus density increases for any deed-restricted affordable housing development, including single-family or multifamily residences located on real property owned or controlled by a religious organization.⁶
2. Incentives for home ownership:
 - Enhance and promote existing programs that supply down payment assistance and application support a matching grant program for first-time homebuyers.

Other Actions that can help lower development costs and housing costs

1. **Sponsor Construction-related Workforce Training:** Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Each city in the region can work with higher and secondary educational institutions to take advantage of sector-based partnerships. Construction-related training and volunteer programs (such as Habitat for Humanity) that deliver housing improve the supply of low-income housing and improve skills for workers. The goal is to create programs that offer training/apprenticeships and future job opportunities that improve the quality of jobs in the area.
2. **Pursue Public/Private Developments:** Cities and county governments can leverage private or non-profit development of under-utilized public lands. Typically formulated as private

⁶ 2019-2020 Housing Laws. Washington State Department of Commerce.
<https://deptofcommerce.app.box.com/s/uvqd9297a8tisplk0jjulwe97fnr66px>

construction of housing and/or commercial space on public land public/private partnerships can lead generate both market rate and affordable housing in the region.

3. **Support Development of a Community Land Trust:** Community land trusts create additional affordable home ownership opportunities by removing land from the costs of real estate. In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Developments that are constructed on land trust parcels tend to have more stable housing values, which are somewhat insulated from the overall real estate market and reflective of the local cost of living.

Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households. Right of first offer places very minimal requirements on property owners. Notice would be sent that a property will be for sale and either the trust or the owner sets and offer price depending on the program framework.

DISPLACEMENT MINIMIZATION STRATEGIES

Many of the policy measures and programs listed above will help increase the housing supply while enhancing housing affordability. Additional measures are needed to address displacement that tends to occur with major redevelopment. Displacement occurs when households or businesses are involuntarily forced out of an area due to increasing housing prices/property taxes or due to economic and demographic changes that alter the neighborhood's character. Gentrification, a well-documented housing issue since the 1960s, has traditionally been associated with urban cores, but rural gentrification is now an issue in light of the ever-expanding digital workforce and access to goods online.

Gentrification typically occurs in areas with relatively low property values and nearby amenities. As demand in the region grows, areas with relatively low rents/home values and/or areas perceived as having lower-quality housing become more attractive and profitable for redevelopment. Some housing experts expect that the recent global pandemic will only increase gentrification in smaller communities.

Findings for Walla Walla Region

Vulnerability is calculated using factors closely associated with an increased probability of redevelopment coupled with the evaluation of local demographic conditions. US Census data depicting housing tenure, poverty rates, educational attainment, median home value, median gross rent, and race/ethnicity are considered in order to identify specific Census Block Groups that may be most vulnerable to displacement. While Walla Walla was the only city in the region with vulnerability on five out of six data variables, each jurisdiction in the region contains populations vulnerable to displacement. Please refer to the detailed analysis provided in **Appendix E**.

Strategies to Address Physical Displacement

- Require a displacement impact assessment to be provided by the applicant for major redevelopment projects. An impact assessment is a method of tracking how many net new housing units are being developed in a specific location after accounting for existing housing units (and households) that are likely to be displaced.

- Partner with groups offering weatherization and energy efficiency services for low-income homeowners and seniors.

Strategies to Address Economic Displacement

Strategies to improve housing outcomes for economically vulnerable populations and seniors:

- Support programs that provide emergency rental assistance for families facing eviction and/or homelessness due to temporary economic hardship.
- Consider adoption of a resolution to extend the notice period for no-cause evictions to 60 days for landlords with five or more units to allow renters additional time to plan, contact services, and hopefully relocate without a disruption in adequate housing.
- Consider new policies that preserve existing manufactured housing parks, including a new manufactured housing park zone classification.
- Address the causes of homelessness by working with local agencies and non-profits that provide direct services to this community.⁷
- Encourage the development and retrofitting of housing for seniors and people living with disabilities that is physically accessible and adheres to Universal Design Principles.⁸

Strategies to Address Cultural Displacement

Locating rental opportunities and completing multiple applications with individual documentation requirements and fees is often listed as a major barrier to obtaining adequate housing. This is particularly true for families facing unforeseeable displacement and possible homelessness and is compounded in rural areas often overlooked by statewide databases and national tenant resource websites. As regional population grows and rents increase, local government agencies can become more directly involved in the rental market and application process. As with other recommendations, this involvement exists on a spectrum depending on the severity of housing issues and the success of initial programs.

Strategies to Streamline Rental Application Process

A registration program would create a consolidated database of available government-supported affordable housing units in the region, along with cost estimates. Cities like Seattle have instituted a Rent Registration and Inspection Ordinance (RIIO)⁹ that requires all rental

⁷ Walla Walla Comprehensive Plan Update. (2018). City of Walla Walla.
<https://www.wallawallawa.gov/home/showdocument?id=854>.

⁸ Universal Design in Housing. (2006). The Center for Universal Design.
https://projects.ncsu.edu/ncsu/design/cud/pubs_p/docs/UDinHousing.pdf.

⁹ City of Seattle, Rental Registration and Inspection Ordinance, accessed March 25, 2021 via
<https://www.seattle.gov/sdci/codes/licensing-and-registration/rental-registration-and-inspection-ordinance>

properties to register with the City and demonstrate adequate habitability. A similar database could also serve as a resource for families searching for housing.

Searchable databases of available rentals in the region could also be linked to websites providing tenant information on applications and screening. A small fee per unit could be established to fund the program, which could include a streamlined application process.

The King County Housing Authority website¹⁰ contains housing listings for various government subsidized apartments at different eligibility requirements and market rate housing at different price points. Market rate housing listings are included by linking to Apartments.com, which appears to have a streamlined tenant screening and application process. While not a requirement, inclusion of Apartments.com serves as a powerful incentive for local landlords to list their apartments on the website.¹¹ New York City has created a similar searchable database called NYC Housing Search¹² and a streamlined application process for all available government subsidized housing, called NYC Connect.¹³

A streamlined and affordable mechanism for locating available housing in the region would mitigate the impacts of displacement by aiding families in locating alternative housing within their existing community. Partnering with housing groups in the area could help mitigate initial program costs. For example, Tenants Union of Washington State has a variety of resources online regarding the screening process and fees.¹⁴

Land Supply Strategies

In active collaboration with the cities of Walla Walla, College Place, and Waitsburg, work with Walla Walla County to review and update the 1993 Countywide Planning Policies to actively promote the development of new affordable housing opportunities. This may include, but is not limited to:

- a. Updating the methodology for more realistically determining the development capacity of existing lands.

¹⁰ King County Housing Authority Apartment Search Resource <https://www.kcha.org/>

¹¹ Online Rental Application for Apartments.com: https://www.apartments.com/rental-manager/features/online-rental-applications?gclid=Cj0KCQjwo-aCBhC-ARIsAAkNQiuOFW_vSyyGBrtVpNem93vueHCgD_FTlwTVBQYigk6flvC50vJQ2w0aAkFpEALw_wcB&gclsrc=aw.ds

¹² New York City Housing Search database: <https://www.nyhousingsearch.gov/index.html>

¹³ New York City Housing Connect centralized government housing application process and fee schedule: <https://www1.nyc.gov/site/hpd/services-and-information/housing-connect-rentals.page>

¹⁴ Tenants Union of Washington State, Tenant Screening Information Hub: <https://tenantsunion.org/rights/tenant-screening>

- b. Exempting the new construction of affordable housing on publicly owned land from the assessment of the need for new housing.
- c. Increase the percentage of projected new growth allocated to the cities of Walla Walla and College Place.
- d. Increasing the market factor to allow for the addition of land to urban growth areas based on a finding that there is a critical shortage of affordable housing.
- e. Authorizing further increases in the market factor to support specific strategies to increase the construction of new multi-family housing in cities. This may include affordable housing “bonuses”.
- f. Monitoring new residential development and providing for more frequent updates of the Countywide Planning Policies.
- g. Ensuring that there is an adequate supply of new commercial development to serve new residential development.
- h. Supporting the cost-effective planning, construction, and use of public infrastructure to serve new residential development.

It is recommended that Walla Walla County, in active collaboration with the cities of Walla Walla, College Place, and Waitsburg, inventory and assess publicly owned lands in urban growth areas as sites suitable for the construction of affordable housing.

Exhibit 17: Housing Action Plan Policy Recommendations*
City of Walla Walla Implementation Approach

FOCUS AREA	POLICY/ACTION	DETAILS	CITIES	TIMELINE	LEAD DEPT.	ASSISTING DEPT. OR ORG.	APPLICABLE TO WALLA WALLA
Code Changes	Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences. (RCW 36.70A.600)	Allows developers to navigate around natural features and reduces development costs. May be most appropriate for large subdivisions or planned urban developments.	College Place, Dayton, Waitsburg				N/A
Code Changes	Allow for the division or redivision of land into the maximum number of lots through the short subdivision process. (RCW 36.70A.600)	"The legislative authority of any county planning under RCW 36.70A.040 that has adopted a comprehensive plan and development regulations in compliance with chapter 36.70A RCW may by ordinance increase the number of lots, tracts, or parcels to be regulated as short subdivisions to a maximum of nine in any urban growth area" (RCW 58.17.020 Definitions)	Dayton, Waitsburg				N/A
Code Changes	Adopt increase in categorical exemptions for residential or mixed-use development. (RCW 36.70A.600)	Categorically exempts government action related to development proposed to fill in an urban growth area, designated according to RCW 36.70A.110, where current density and intensity of use in the area is roughly equal to or lower than called for in the goals and policies of the applicable comprehensive plan. (RCW 43.21C.229)	ALL	Near term (1-2 years)	Develop. Services	Public Works Support Services WW Planning Commission WW City Council	

Code Changes	Authorize at least one duplex, triplex, quadplex, six-plex, stacked flat, townhouse, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel. (RCW 36.70A.600)	Creates more housing options.	All cities in the region allow duplexes in single family zones; College Place and Walla Walla allow up to 4-units			N/A
Code Changes	Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city. (RCW 36.70A.600)	For purposes of this subsection, the calculation of net density does not include the square footage of areas that are otherwise prohibited from development, such as critical areas, the area of buffers around critical areas, and the area of roads and similar features	ALL	Near term (1-2 years)	Develop. Services	Public Works Fire Dept. Support Services WW Planning Commission WW City Council
Code Changes	Remove minimum residential parking requirements related to accessory dwelling units. (RCW 36.70A.600)	Reduces barriers to ADU development.	ALL	Near term (1-2 years)	Develop. Services	Public Works Fire Dept. Support Services WW Planning Commission WW City Council
Code Changes	Remove owner occupancy requirements related to accessory dwelling units (RCW 36.70A.600)	Creates more flexibility for owners who may wish to rent their ADU. Provides additional rental housing.	Dayton, Waitsburg			N/A

Code Changes	Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers (RCW <u>36.70A.600</u>)	Streamlining can generate development interest.	ALL	Near term (1-3 years)	Develop. Services	Public Works Fire Dept.
Code Changes	Reduce the minimum lot size for duplexes and multifamily development to 7,500 square feet or less or eliminate minimum lot size requirements.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Waitsburg			N/A
Code Changes	Reduce the required minimum lot area for new platted lots to 7,500 square feet or less or eliminate minimum lot size requirements.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Waitsburg			N/A
Code Changes	Remove "are compatible with the neighborhood characteristic" from the definition of Neighborhood Residential or clearly define how to achieve this in the code.	Best practices support using terms that are clearly defined. "Neighborhood character" may be interpreted in many different ways.	Walla Walla	Near term (1-2 years)	Develop. Services	WW Planning Commission WW City Council
Code Changes	Reduce the minimum lot size for multifamily development from 3,600 square feet per unit to less than 2,000 square feet per unit.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Dayton			N/A
Code Changes	Remove guest parking space requirements for multifamily dwelling units.	Reduces barriers to the development of multifamily housing.	Waitsburg			N/A
Code Changes	Remove conditional use permit requirements for manufactured homes.	This creates an additional cost burden for a type of home that is valued for its affordability.	Waitsburg			N/A

Anti-Displacement	Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potentially unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal.	An impact assessment tracks how many affordable units are being developed and at the cost of how many existing units. The assessment can be conducted by the applicant or city staff.	ALL	Long-term (5-7 years)	Develop. Services	Support Services (CDBG) WW Planning Commission WW City Council Community Council
Anti-Displacement	Create a rental registration program to track available units in the region and rental costs. (Affordable Housing Report)	This program would work to improve access to rental information and reduce the burden of multiple applications, fees, and credit checks.	Regional Effort	Long-term (5-7 years)	Support Services	Develop. Services WW Planning Commission Private Sector (landlords) Housing Providers Community Council
Anti-Displacement	Extend the notice period for no cause evictions to 60 days for landlords with five or more units.	Provides renters with time to plan, contact services, and relocate.	ALL	Mid-term (3-5 years)	Support Services	Housing Providers Private Sector CA Office WW City Council
Anti-Displacement	Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers.	Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program to eligible homebuyers.	ALL	Near term (1-2 years)	Support Services (CDBG)	Common Roots

Anti-Displacement	Identify job training partnerships to foster local opportunities and prosperity through improved workforce development initiatives.	Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Focus on both higher and secondary educational institutions in the region to take advantage of sector-based partnerships. Construction based partnerships in particular are likely to improve the supply of low-income housing.	ALL	Long-term (5-7 Years)	Support Services	Develop. Services Colleges/ Universities Private Sector
Anti-Displacement	As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.	Promotes equitable housing practices.	ALL	On-going	Develop. Services	Support Services
Anti-Displacement Affordable Housing	Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.	Many state and county programs offer emergency rental assistance.	ALL	On-going	Support Services	BMAC WW County Dept. of Comm. Health
Anti-Displacement Affordable Housing	Identify and acquire sites suitable for affordable housing.	Cities can work with state agencies and an community land trust to identify "surplus property" and acquire tax lots in foreclosure. Sites should be evaluated based on cost, density, environmental quality, access to transportation, community services, and housing types that can be produced.	ALL	Long-term (5-7 years)	Support Services	WW City Council Common Roots
Anti-Displacement Affordable Housing	Establish a community land trust to create additional affordable home ownership opportunities.	In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Thus, creating additional affordable opportunities for homebuyers by removing land from the cost of real estate.	College Place, Dayton, Waitsburg			N/A

Anti-Displacement	Create a right of first offer/refusal program for the community land trust.	Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households.	ALL	Long-term (5-7 years)	Support Services	CA Office WW City Council Common Roots
Anti-Displacement Energy Efficiency	Partner with groups offering weatherization and energy efficiency services.	Weatherization and energy efficiency services can reduce housing costs, increasing the affordability of owning a home.	College Place, Dayton, Waitsburg			N/A
Affordable Housing	Work with the state to identify opportunities for affordable housing on public land.	Washington state (through RCW 43.63A.510 and RCW 39.33.015) directs specific state agencies to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and very-low-income households.	ALL	Mid-term (3-5 years)	Support Services	State agencies CA Office
Affordable Housing	Multifamily tax exemption	Promotes the development of multifamily housing.	Walla Walla	Near term (1-2 years)	Support Services	Develop. Services
Affordable Housing	Local community land trust	Support the development of a local community land trust	ALL	On-going	Support Services	Common Roots
Energy Efficiency	Encourage residential development that conserves water, reduces energy use, and uses sustainable materials.	Energy efficiency services can reduce housing costs and sustainable materials reduce the home's environmental impact.	ALL	Mid-term (3-5 years)	Develop. Services	State Building Code Council
Accessibility and Seniors	Encourage the development and retrofitting of housing for seniors and people living with disabilities that is physically accessible and adheres to Universal Design Principles.	Accessible homes provide seniors and people living with disabilities independence.	ALL	On-going	Develop. Services	Fire Dept. Public Works

Accessibility and Seniors	Allow for housing types and designs that allow seniors to age in place.	Neighborhoods with diverse housing types allow seniors to age in place by remaining in their home or moving to a smaller home in the same neighborhood.	ALL				N/A – permitted in WW
Homelessness	Address the causes of homelessness by working with local agencies and non-profits that provide services to this community (Walla Walla City policy 1.2)	Example policy that addresses underlying causes of homelessness.	Waitsburg, Dayton				N/A
Homelessness	Allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. (2019-2020 Housing Laws)	Provides a density bonus for affordable housing on religious organizations' land.	ALL	Mid-term (3-5 years)	Develop. Services	Support Services Public Works Fire Dept. WW Planning Commission WW City Council	
Land Supply	Walla Walla County, in active collaboration with the cities of Walla Walla, College Place, and Waitsburg review and update the Countywide Planning Policies to address the methodology for buildable lands, population allocation, and other strategies to support housing development.	Housing needs assessment identified potential concern that over 50% of the housing capacity available in the cities of College Place and Walla Walla are redevelopable lands and is that a reasonable assumption.	College Place, Waitsburg, and Walla Walla	Near term (1-2 years)	Develop. Services	Support Services WW Planning Commission WW County WW City Council	

* In this table, the term “affordable housing” refers to income-restricted housing units.

Sources:

RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>.

Affordable Housing Community Council Report. (2019). Community Council. https://res.cloudinary.com/dpmykpsih/image/upload/ww-community-council-site-354/media/1125/affordable-housing-study-report_2019.pdf.

Walla Walla Comprehensive Plan Update. (2018). City of Walla Walla. <https://www.wallawallawa.gov/home/showdocument?id=854>.

2019-2020 Housing Laws. Washington State Department of Commerce. <https://deptofcommerce.app.box.com/s/uvqd9297a8tisplk0jjulwe97fnr66px>

APPENDIX A: PUBLIC OUTREACH PLAN

Walla Walla Regional Housing Action Plan

Public Outreach Plan

August 2020

1. Overview: FCS GROUP and Fregonese Associates will assist local staff in executing a public outreach strategy that is consistent with local and state requirements and best practices. The outreach process will:
 - Assist local communities of College Place, Walla Walla, Dayton and Waitsburg with identifying current and future housing needs.
 - Consider housing policies to improve housing availability and affordability.
2. Objective: To provide opportunities for community participation throughout the planning process.
 - The community participation process is designed to meet the following objectives:
 - i. Provide a forum to share, develop and refine ideas and data.
 - ii. Develop a shared understanding of current housing conditions, issues, concerns, and opportunities.
 - iii. Provide avenues for the public, applicable committees, and supporting agencies to be involved during the planning process.
 - iv. Build support for adoption of local housing policies.
3. Activities:
 - Stakeholder Advisory Committee: The Advisory Committee will represent a range of informed housing perspectives. The committee will include representatives of city and county agencies, housing providers, and other public agencies, along with local property owners, residents, and community organizers.
 - i. The Committee will assist local planning staff and consultants with reviewing housing issues and helping to shape housing policy options, guiding community engagement strategies, and encouraging community members to participate in the planning process.
 - ii. The Committee will meet up to four (4) times during the project at regular intervals consistent with significant milestones in the project.
 1. July 2020: Introductory Goal Setting & Outreach Strategies
 2. September 2020: Housing Gaps and Needs Assessment
 3. November 2020: Draft Housing & Displacement Minimization Strategies
 4. February 2021: Existing Policy Barriers & Final Recommendations for Housing Strategies
 - iii. Consultants will conduct survey of committee members and other identified stakeholders prior to the first meeting to frame discussion of existing and suggested housing policies.
 - Stakeholder Interviews (August -September 2020)

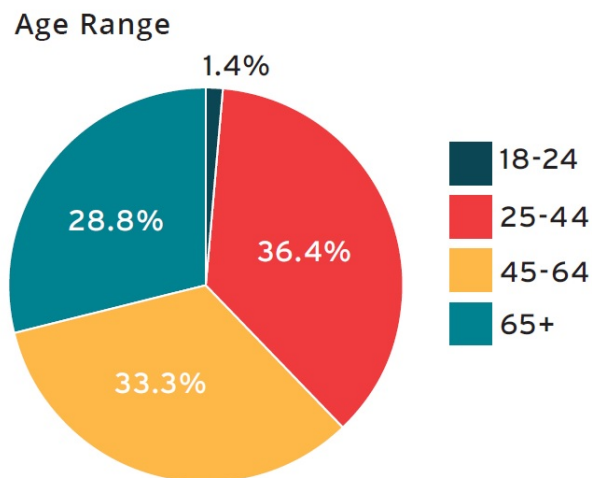
- i. Consultants will interview local, regional, and state housing experts regarding housing conditions, barriers, opportunities, and potential policy solutions. Developers of both affordable housing and higher market rate units will provide insight into existing tools they use to make projects ‘pencil’ and the regulatory barriers that can preempt new housing development.
 - ii. A mix of virtual meetings and telephone interviews are planned.
 - iii. Specific stakeholder groups are to be identified by City staff and include, but are not limited to:
 1. Walla Walla Housing Authority,
 2. Blue Mountain Action Council,
 3. Identified local community or neighborhood groups
 4. Housing developers and real estate brokers.
 - In addition, any input received from the public during the development and adoption of the regional housing action plan will be summarized by local city representatives as part of the public record.
4. Potential Additional Tools:
 - Email blasts from mailing list
 - Project website(s) with infographics, reports, and presentation summaries
5. Adoption Outreach (April to March 2021)
 - Public Comment via websites

APPENDIX B: WALLA WALLA REGIONAL HOUSING ACTION PLAN SURVEY RESULTS

Question 1: What is Your Home ZIP Code?

Zip Code	Count	Percent
87505	1	0%
97862	1	0%
99323	1	0%
99324	44	11%
99328	15	4%
99348	1	0%
99352	1	0%
99360	1	0%
99361	3	1%
99362	322	81%
99363	2	1%
98188	1	0%
89119	1	0%
90009	1	0%
98204	1	0%
85737	1	0%
99205	1	0%
98146	1	0%
99365	1	0%
Total	400	100%

Question 2: What is Your Age Range?



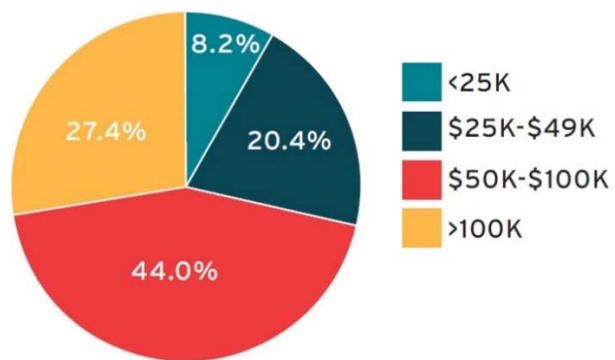
423 Total Responses

Question 3: How do you identify your race or ethnicity? (check all that apply)?

Race or Ethnicity	Count	Percent
Hispanic Latino/a/x	38	8%
White	362	80%
Native Hawaiian or Other Pacific Islander	1	0%
Multiracial or Multiethnic	10	2%
Middle Eastern or North African	2	0%
American Indian or Alaskan Native	9	2%
Asian	8	2%
Black or African	3	1%
Other	17	4%
Total	450	100%

Question 4: What is the annual income range of your household?

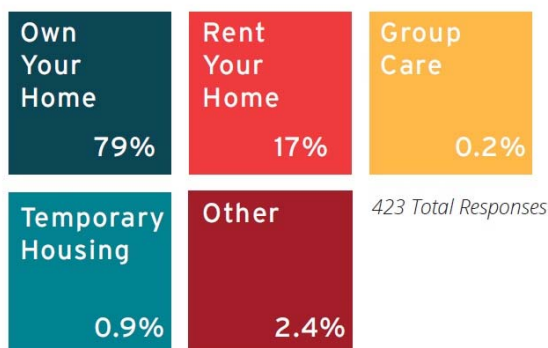
Annual Household Income



416 Total Responses

Question 5: Do you currently:

Living Situation



423 Total Responses

Question 6: What type of building do you currently live in?

Housing Type	Count	Percent
ADU/Tiny Home	2	0.5%
Apartment	22	5.2%
Attached house (duplex, triplex, townhouse)	27	6.4%
Condominium	1	0.2%
Group quarters	1	0.2%
I am currently unhoused	1	0.2%
Manufactured home	9	2.1%
Other	2	0.5%
Single family house detached	358	84.6%
Total	423	100.0%

Question 7: Please Rank the Top Five Housing Issues in the Region

Top 5 Housing Issues

1 Housing Affordability

2 Housing Availability

3 Homelessness

4 Range of Housing Types

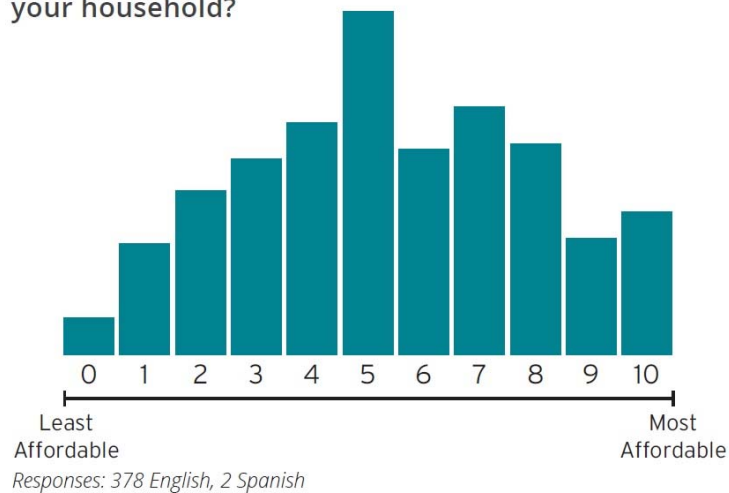
5 Housing Quality

Question 8: If you selected "Other in the question above, please describe the housing issue or issues below:



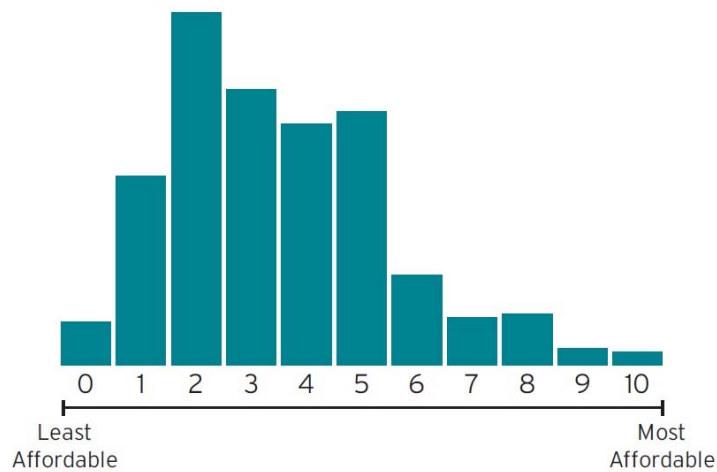
Question 9: How affordable do you thinking housing is for you and your household?

How affordable do you think housing is for you and your household?



Question 10: How affordable do you think housing is for the larger community?

How affordable do you think housing is for the larger community?



Responses: 364 English, 2 Spanish

Question 11: What are the top three barriers to affordable housing development in your community?

	Count	Percent
Regulations	112	10.4%
Construction Costs	246	22.7%
Lack of Incentives for Developers	151	14.0%
Cost of Infrastructure	200	18.5%
Cost of Land	257	23.8%
Other	116	10.7%
Total	1,082	100.0%

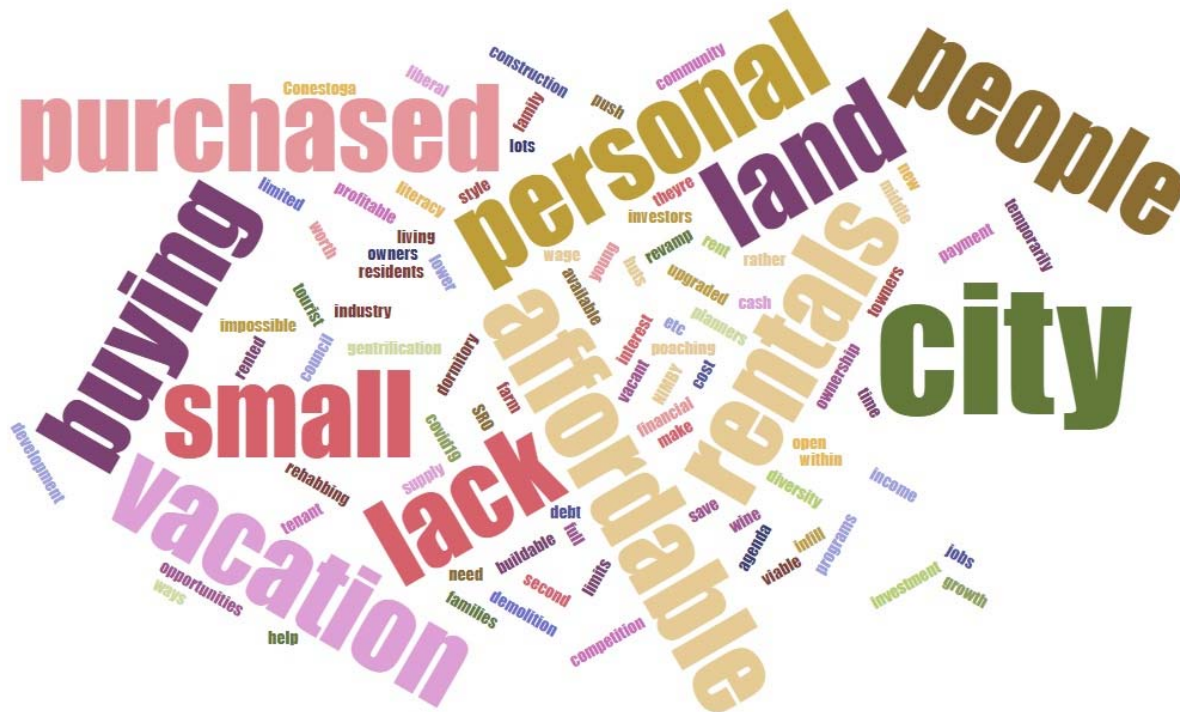
Other Responses:



Question 12: What are the top three barriers to home ownership in your community?

Barriers to Home Ownership	Count	Percent
Limited Housing Supply	249	21.9%
Availability of Living Wage Jobs	290	25.5%
Affordability of Available Homes	371	32.6%
Programs for Homeowners	124	10.9%
Lack of Resources/Education on Home Ownership	63	5.5%
Other	40	3.5%
Total	1,137	100.0%

Other Responses:



Question 13: What are the top three barriers to renting in your community?

	Count	Percent
Low Vacancy Rates	298	30.0%
Lack of Affordable Rentals	351	35.3%
Strict Rental Requirements	196	19.7%
Confusing Rental Application Process	48	4.8%
Other	101	10.2%
Total	994	100.0%

Other Responses:



Question 14: Please identify up to three actions officials should consider in addressing the housing issues you noted above.

Housing Actions	Count	Percent
Increase the supply of land for housing within the urban growth area	94	8.3%
Encourage construction of accessory dwellings by offering "how to" programs for local property owners	62	5.5%
Encourage local home ownership by providing a \$5,000 matching down payment for first time homebuyers	150	13.3%
Create low interest loan or grant matching programs for homeowners that invest over \$5,000 in qualifying improvements to their homes	124	11.0%
Provide tax incentives for developers that build apartments, townhomes, and plexes (eg. duplex)	52	4.6%
Provide new tax incentives for developers that build affordable housing specifically for low-income households (at/below 80% area median income)	155	13.7%
Change development standards (e.g. building height, minimum parking, setbacks)	27	2.4%
Create public-private partnerships to attract affordable housing development through a Community Housing Trust	190	16.8%
Change zoning requirements to make it easier to construct townhomes, plexes (eg. duplex), and cottage clusters in areas with low housing density	136	12.0%
Change zoning to create new opportunities for multifamily apartments	85	7.5%
Other	56	5.0%
Total	1,131	100.0%

Other Responses



APPENDIX C: HOUSING NEEDS

ASSESSMENT MEMORANDUM

To: Project Advisory Team: Elizabeth Chamberlain, City of Walla Walla; Jon Rickard, City of College Place; Meagan Bailey, City of Dayton; Randy Hinchliffe, City of Waitsburg; Nikki Sharp, Walla Walla County

Date: October 23, 2020 (Revised)

From: Todd Chase & Tim Wood, FCS GROUP

CC: Violet Brown & Scott Fregonese, Fregonese & Associates

RE: **Walla Walla Regional Housing Action Plan, Task 2: Housing Needs Assessment**

This memorandum describes the existing housing inventory, evaluates market trends and establishes a baseline housing needs forecast for the Walla Walla Region.

Demographic Trends

The Region is growing! Population within the Walla Walla Region (includes the cities of Walla Walla, College Place, Dayton and Waitsburg) reached a record high of 47,695 year-round residents in 2019 (*according to the WA Office of Financial Management*). Population within the Walla Walla Region has been increasing at an annual average rate of 0.68% since 2010, which is three times faster than unincorporated Walla Walla County, but almost half the statewide average (**Figure 1**).

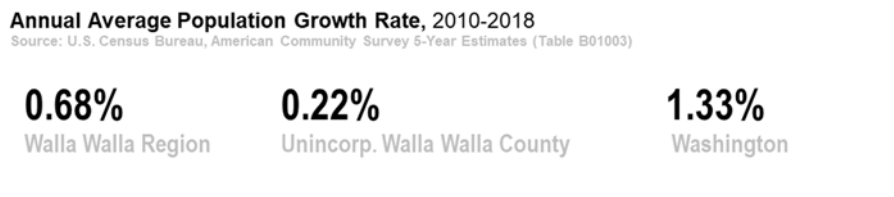


Figure 1. Population Trends

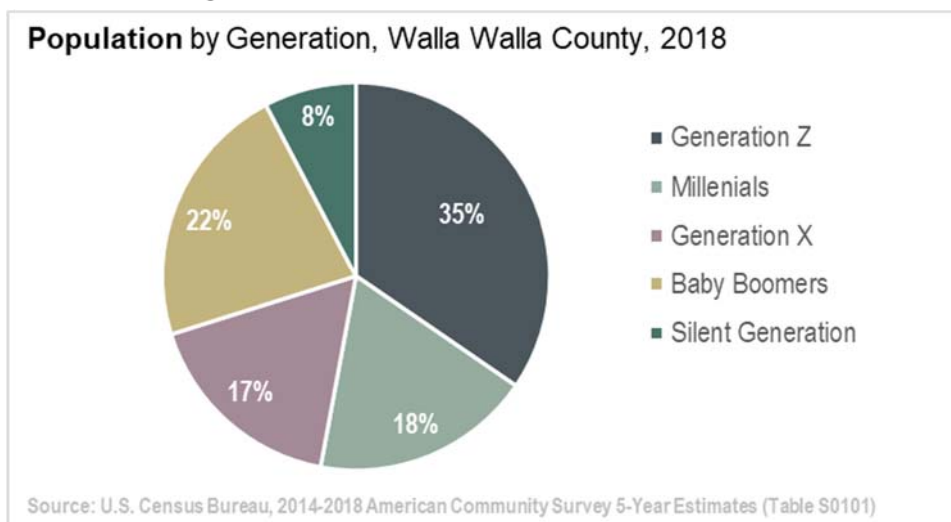
Population Trends		2010	2018	AGR
Washington		6,561,297	7,294,336	1.33%
Columbia County		3,957	4,001	0.14%
Dayton		2,463	2,682	1.07%
Walla Walla County		57,585	60,236	0.56%
College Place		8,502	9,136	0.90%
Waitsburg		1,194	1,188	-0.06%
Walla Walla		31,177	32,731	0.61%
Walla Walla Region		43,336	45,737	0.68%
Unincorp. Walla Walla County		14,249	14,499	0.22%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B01003)

AGR: average annual growth rate.

The relationship between demographic changes, income levels and housing preferences can shed light on future housing needs for the Walla Walla Region. The primary demographic age cohorts are shown in **Figure 2** and described below.

Figure 2. Population by Age Cohort Generation



Overall, the Region has a relatively younger (Generation Z) and older (Silent Generation) share of population than the statewide average, and a lower share of Millennials, Generation X and Baby Boomers.

Silent Generation (those born before 1925 to 1945)

This includes retirees over age 75, who were raised during the Great Depression or World War II. This cohort currently accounted for 8% of the Region's population in 2018 and is projected to be one of the fastest growing segment over the next 20 years. As people reach their 80s, a large share desire to move into assisted living or senior housing facilities with nearby health care and transit access.

Baby Boom Generation (born 1946 to 1964)

Baby boomers (currently age 56 to 75) accounted for 22% of the Region's residents. The boomer segment has been growing more rapidly than the other cohorts over the past 10 years and many are now entering their retirement years. Boomers prefer to "age in place" until after age 80, then may downsize or move in with family members (sometimes opting to reside in accessory dwellings).

Generation X (born 1965 to 1980)

Gen X is the demographic cohort following the baby boomers and preceding the Millennials. This cohort (currently includes people between age 40 to 55) accounts for 17% of the Region's residents and is expected to overtake the baby boom cohort in numbers within the next decade. GenX households often include families with children, and many prefer to live in single family detached dwellings.

Millennials (born 1980 to early 2000s)

Millennials (currently in their twenties or thirties) account for 18% of the Region's residents and is expected to increase moderately in the near future. Younger millennials tend to rent as they establish their careers and/or payback student loans. However, working millennials in their thirties often become first-time homebuyers, opting to purchase smaller single family detached homes or townhomes.

Generation Z (born mid-2000s or later)

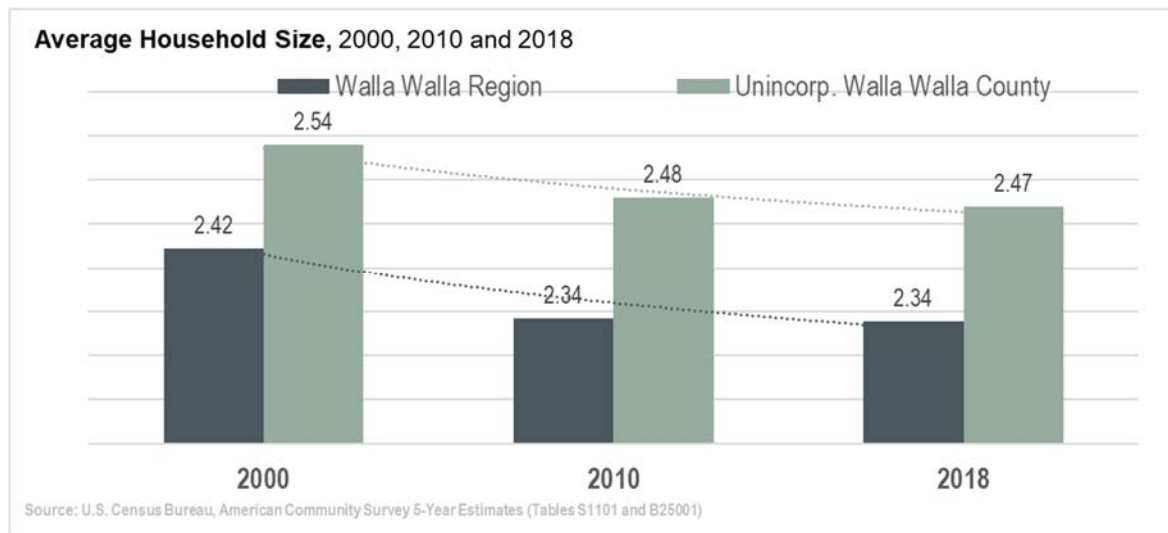
GenZ includes residents under age 20. This is the Region's largest demographic segment with 35% of the overall population. It includes people studying at Whitman and other higher education institutions and those living with GenXers and Baby Boomers. This segment has been increasing in over the past several years, but growth will likely slow down as people delay starting families and now tend to have fewer children than past generations.

Hispanic and other ethnic groups

The largest ethnic group in the Region includes the Hispanic/Latino segment, which is spread among all demographic cohorts. Hispanic/Latino population accounts for 21% of all residents within the Region compared with 12% statewide. While overall growth in this group may slow in comparison to the past, it is still projected to be the fastest growing racial/ethnic group over the next few decades.

These trends reflect a need for a mix of housing types to support demand from young families as well as aging seniors. Consistent with national trends, the average household size is also falling, as people delay starting families, families have fewer children, and seniors reach their lifespans (**Figure 3**).

Figure 3. Trends in Declining Average Household Size



Employment Trends

Long-term employment growth is also positive within the Walla Walla Region. As indicated in **Figure 4**, the region added 725 net new jobs between 2002 and 2017. Most new Regional job growth has occurred within the health care and social assistance sector (929 jobs added) followed by the service and education sectors (595 jobs added). The largest declines in employment occurred within the industrial and construction sectors (384 jobs lost) and the transportation, communications and utilities sectors (373 jobs lost).

Figure 4. Employment Trends

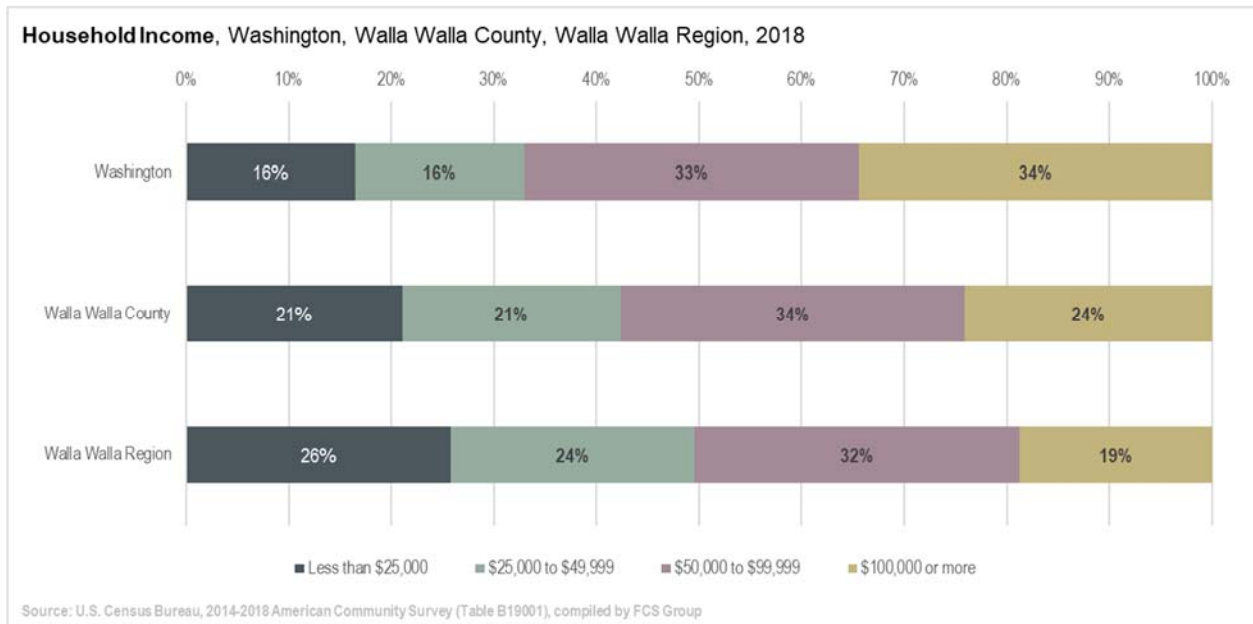
Walla Walla Region Employment Trends (at place of work employment)

Segment	2002 - 2017 Job Growth	2002	2010	2017	Change
Agriculture, Forestry, Fishing and Hunting		230	184	150	(80)
Transportation, Communications & Utilities		700	509	427	(273)
Industrial Trades & Construction		1,978	1,642	1,594	(384)
Retail Trade		2,392	2,911	2,337	(55)
Other Services, Restaurants & Lodging		3,673	4,129	4,022	349
Educational Services		1,042	1,033	1,288	246
Health Care and Social Assistance		3,083	3,396	4,012	929
Public Administration		183	173	176	(7)
Total		13,281	13,977	14,006	725

Source: US Census Bureau, On the Map.com. Region includes four cities: Walla Walla, College Place, Waitsburg and Dayton.

If the Region continues to shift away from higher paying industrial jobs to lower paying service jobs, income levels will remain well below statewide averages. Currently, the median income for Walla Walla County was \$56,533 in 2018, which compares to \$70,116 for Washington state. As shown in **Figure 5**, during 2018, half of all workers within the Region received under \$50,000 per year.

Figure 5. Household Income

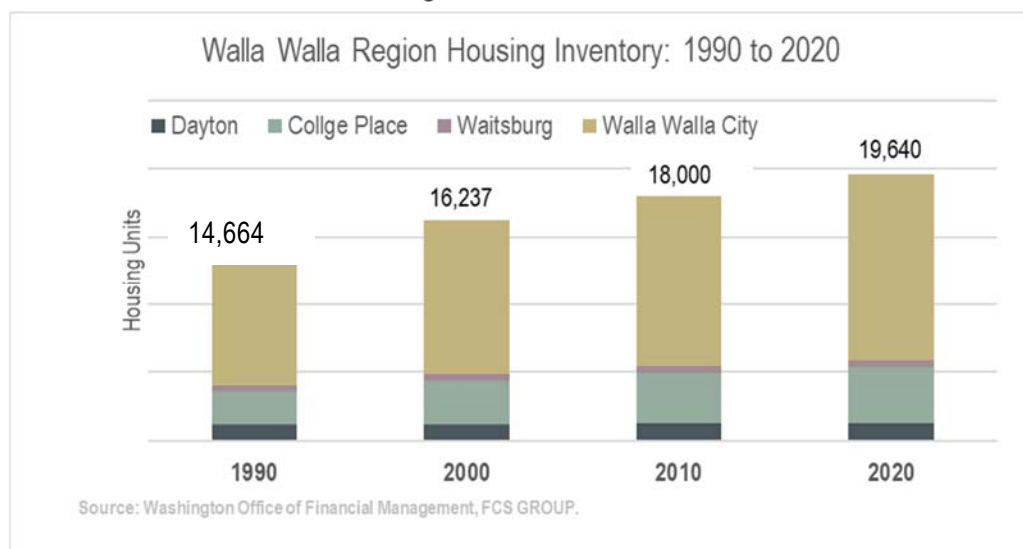


Housing Inventory

As of 2020 Q1, the four-city Region had a total housing inventory of 19,640 dwelling units. In comparison, there were 25,205 dwelling units in Walla Walla County and 2,219 units in Columbia County (**Figure 6**).

The Region's housing inventory is primarily comprised of single family detached homes (65%). Townhomes, duplexes and multifamily structures make up 29% of the inventory, followed by mobile homes with 6% of the inventory.

Figure 6.



In order to address gaps in the current housing inventory, and meet future demand for attainable housing prices, the Walla Walla Region's housing inventory will need to accommodate a wide variety of housing types. The current mix of housing types is depicted in **Figure 7**.

Figure 7. Current Housing Mix by Location, 2018

Housing Types	Walla Walla County	College Place	Dayton	Waitsburg	Walla Walla City	Walla Walla Region
Single Family Detached	70%	59%	81%	66%	65%	65%
Townhouses / Plexes	11%	26%	11%	4%	11%	14%
Multi-family (5+)	12%	7%	5%	0%	19%	15%
Mobile homes/other	7%	9%	2%	30%	5%	6%
Total	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25024)

Housing growth in the Walla Walla Region has been driven by a combination of in-migration, natural increases in population, university student housing, second home investors and seasonal rentals. Between 2000 and 2018, the Region added 2,246 households and the average household size fell from 2.42 to 2.34 people per household (**Figure 8**).

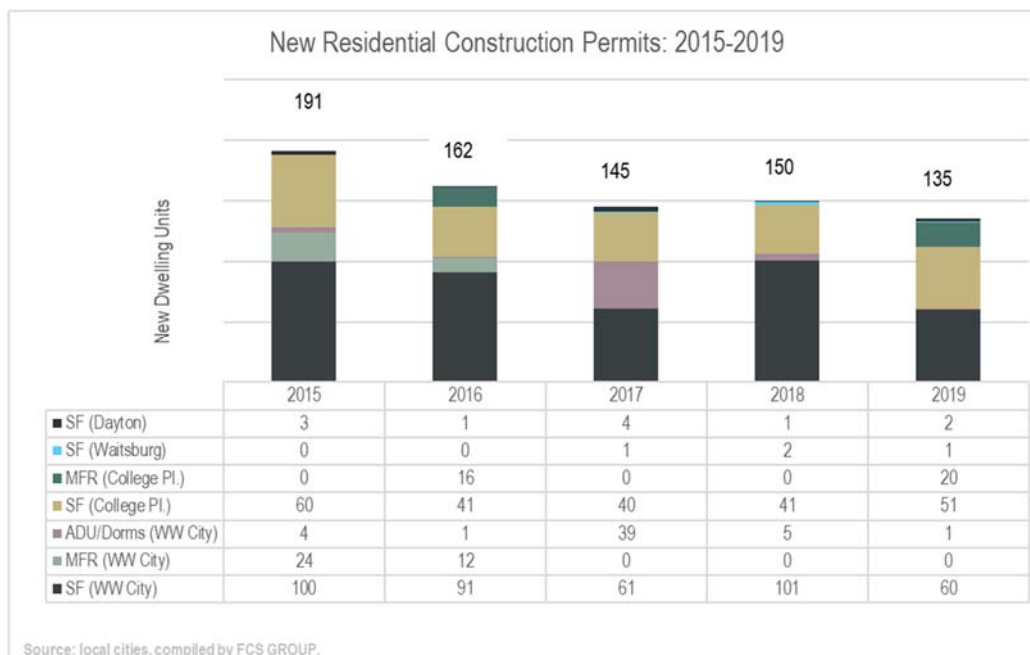
Figure 8. Trends in Household Formations and Occupied Housing Units, Walla Walla Region

	2000	2010	2018	Change: 2000-18	Annual Change
Households	15,076	16,528	17,322	2,246	125
Average household size	2.42	2.34	2.34		
Occupied Dwelling Units	16,237	18,032	19,092	2,855	159

Source: U.S. Census Bureau, 2000 Census (Tables P015, P017, H001), American Community Survey 5-Year Estimates (Tables S1101 and B25001)

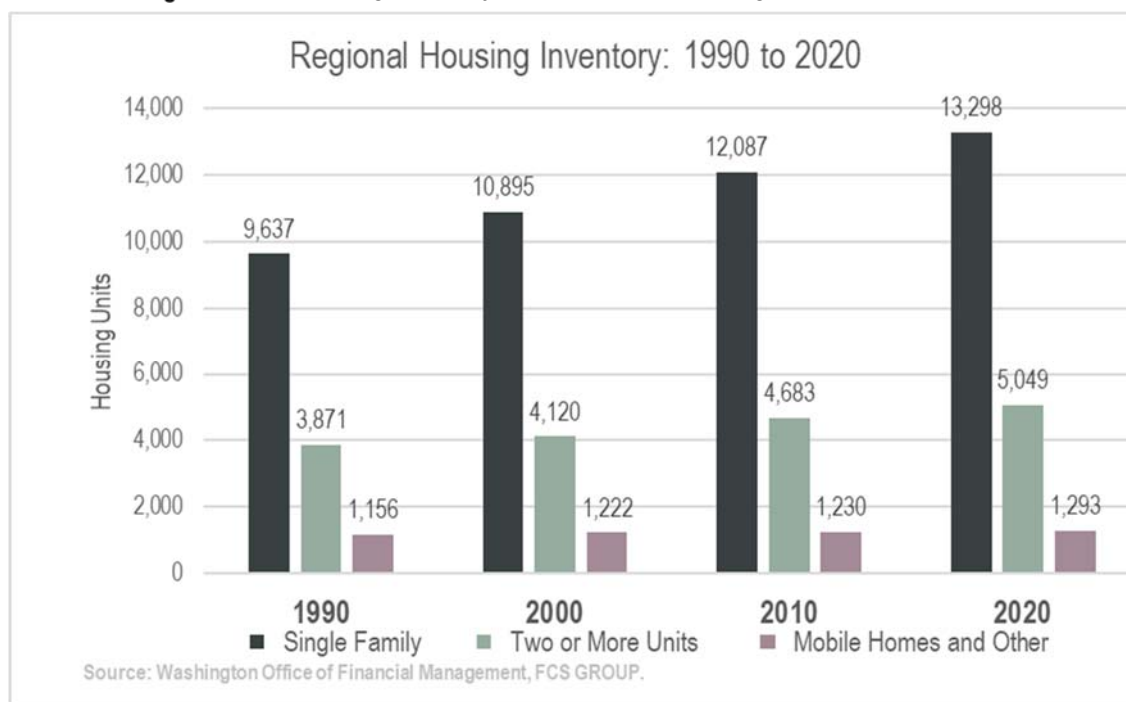
In recent years, housing production has not kept pace with housing demand. As shown in **Figure 9**, new residential construction within the Region declined from 191 permits issued in 2015 to 135 permits in 2019.

Figure 9. New Residential Construction Permits, Walla Walla Region, 2015 to 2019



Housing inventory data provided by the Washington Office of Financial Management indicates that there have been net increases in all housing types within the Region over the past two decades (**Figure 10**).

Figure 10. Housing Inventory Trends, Walla Walla Region, 1990 to 2020



Unfortunately, not all new construction has occurred without displacement of some existing housing. As indicated in **Figure 11**, the Region recorded a net increase of 1,159 single family detached homes and 62 townhomes/plexes, between 2010 and 2018, but displaced at least 80 multifamily units and 81 mobile homes during that time.

Figure 11. Net Change in Housing, Walla Walla Region, 2010 to 2018

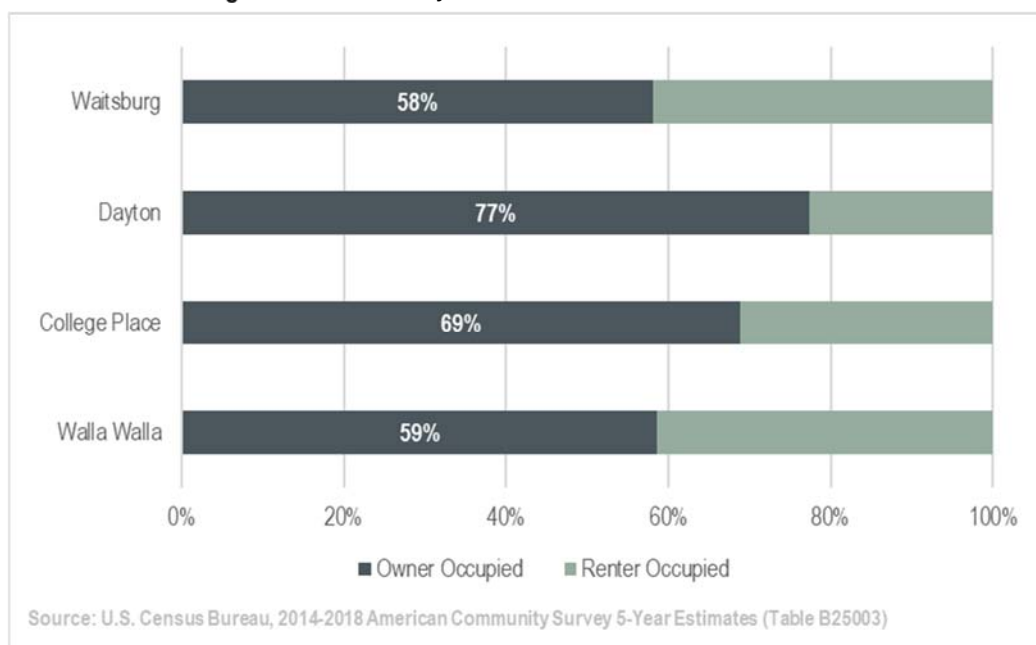
Housing Type	2010 Est. (2006-2010 ACS)	2018 Est. (2014-2018 ACS)	Change
Single Family Detached	11,235	12,394	1,159
Townhouses / Plexes	2,631	2,693	62
Multi-family (5+)	2,936	2,856	(80)
Mobile homes/other	1,230	1,149	(81)
Total	18,032	19,092	1,060

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table B25024).

Tenancy and Vacancy Levels

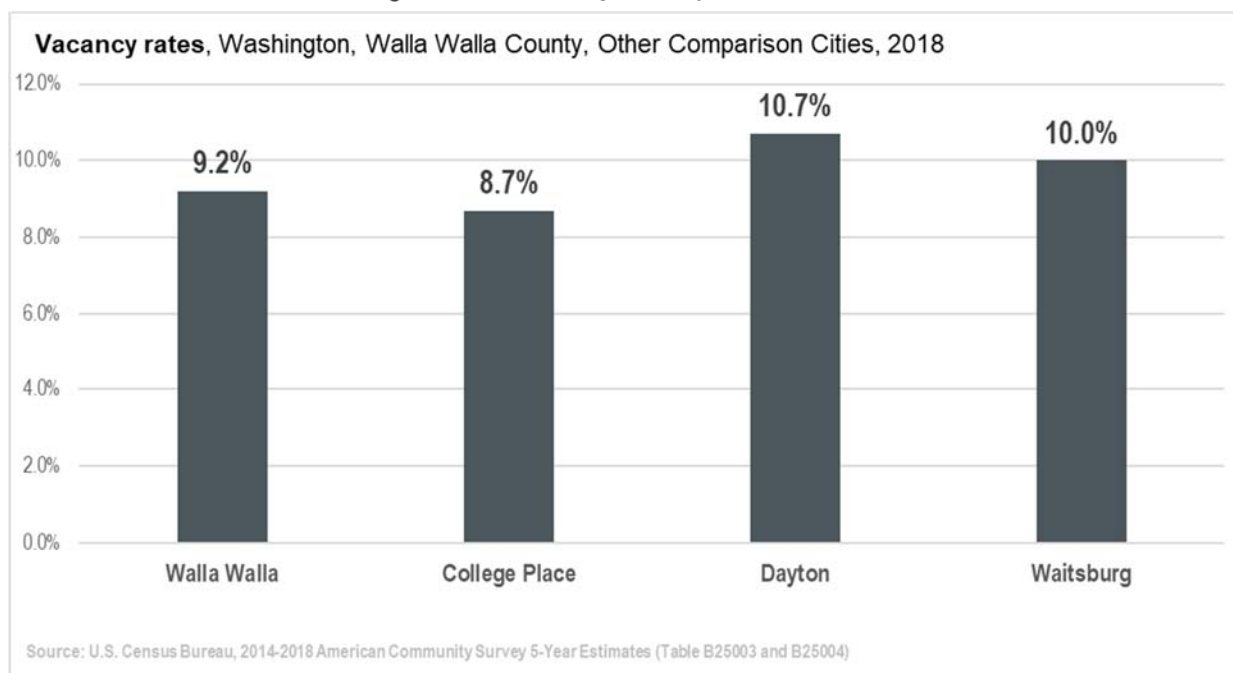
The Region's tightening housing supply is impacting homeowners and renters. Overall tenancy within the Region is comprised of 60% owners and 40% renters. As shown in **Figure 12**, the rate of homeownership varies significantly among the region's four cities.

Figure 12. Tenancy Characteristics, ACS 2014-2018



Housing vacancy rates were mostly around 10% in 2018 within the cities of College Place, Dayton, Waitsburg and Walla Walla, and are reported to be lower today (**Figure 13**). Within the Region, the highest vacant rates are in Dayton, which has a vacancy rate of 10.7%.

Figure 13. Housing Vacancy Rates, 2018



Home Prices and Rents

As vacancy rates decline, home prices and rent levels are increasing. Median home prices have increased steadily over the past several years within the Region to record levels (**Figures 14 and 15**).

Figure 14. Median Home Prices

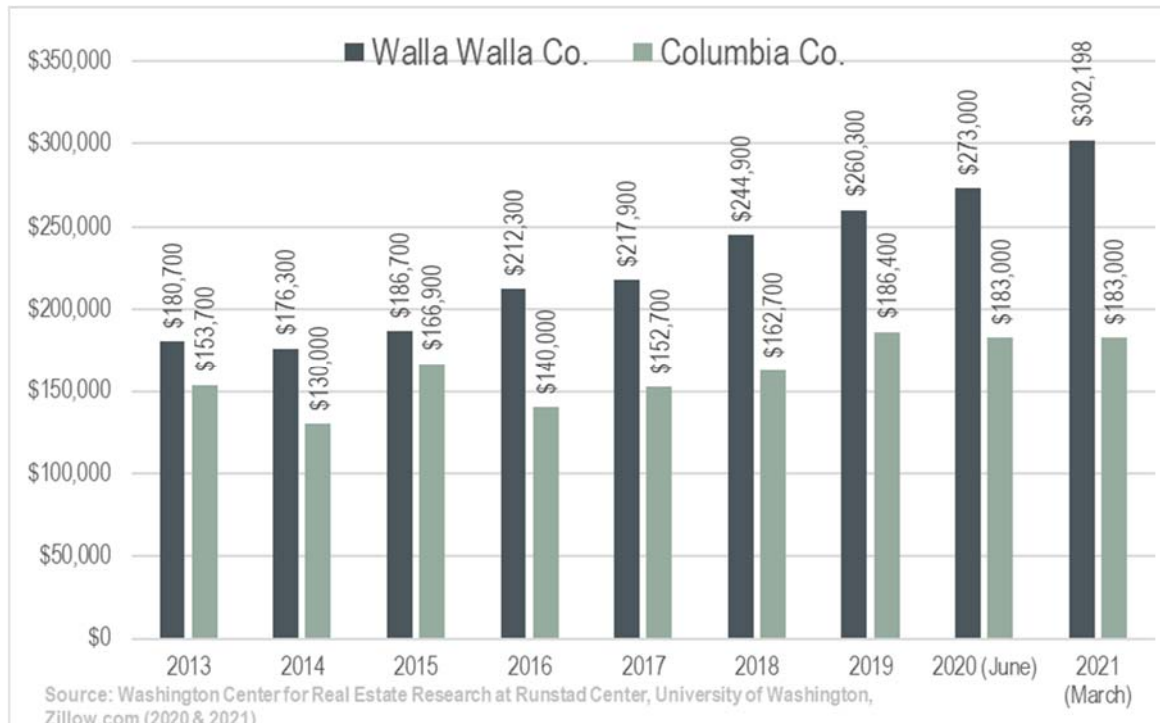


Figure 15. Median Home Prices

	3/1/2020	3/1/2021	Change from prior year %
Washington	\$429,000	\$488,000	13.8%
Columbia County	\$182,000	\$183,000	0.5%
Dayton	\$172,000	\$171,000	-0.6%
Walla Walla County	\$283,000	\$302,000	6.7%
College Place	\$289,000	\$309,000	6.9%
Waitsburg	\$235,000	\$250,000	6.4%
Walla Walla City	\$283,000	\$301,000	6.4%

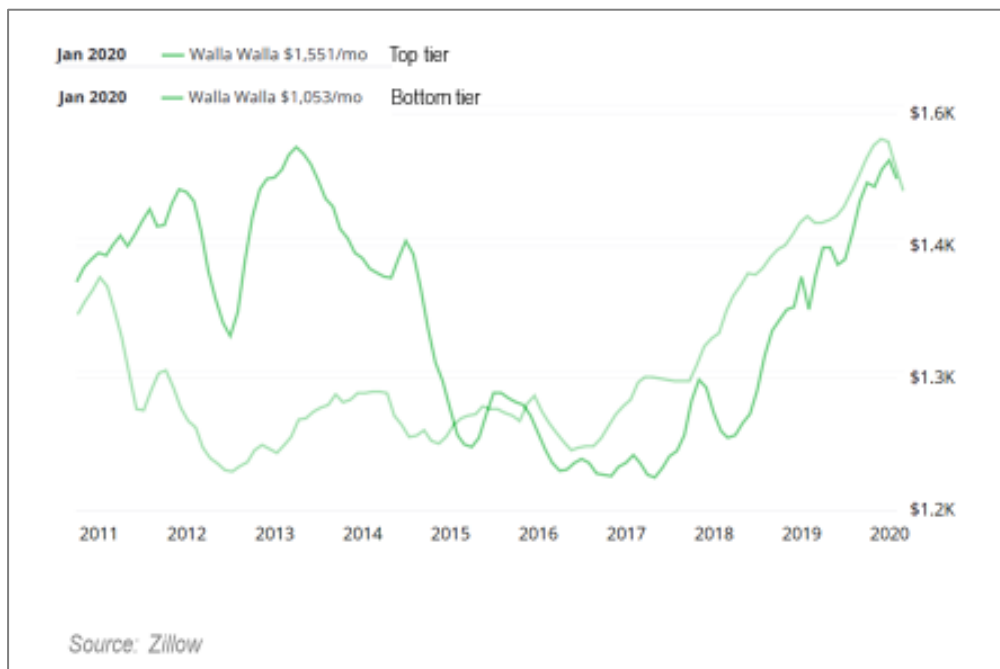
Source: Zillow, (6/1/2020), Compiled by FCS GROUP.

* Assumes 30-year mortgage, 3.6% interest, 1.89% property tax & insurance; 5% downpayment.

** Assumes 30% of household income dedicated to payments.

Monthly rents have also increased to record levels. As shown in **Figure 16**, the median rent within the Region is currently \$1,486, and the price difference between the top quality and lowest quality rental housing units has narrowed considerably.

Figure 16. Median Housing Rent, Walla Walla Region, 2011 to 2020



By comparison, the current U.S. Housing and Urban Development (HUD) Fair Market Rents in Walla Walla County range from \$680 for an efficiency to \$1,509 for a four-bedroom unit, as shown below. According to input received from stakeholders, there are very few (if any) non-government subsidized properties that would meet HUD fair market rents in the Walla Walla Region.

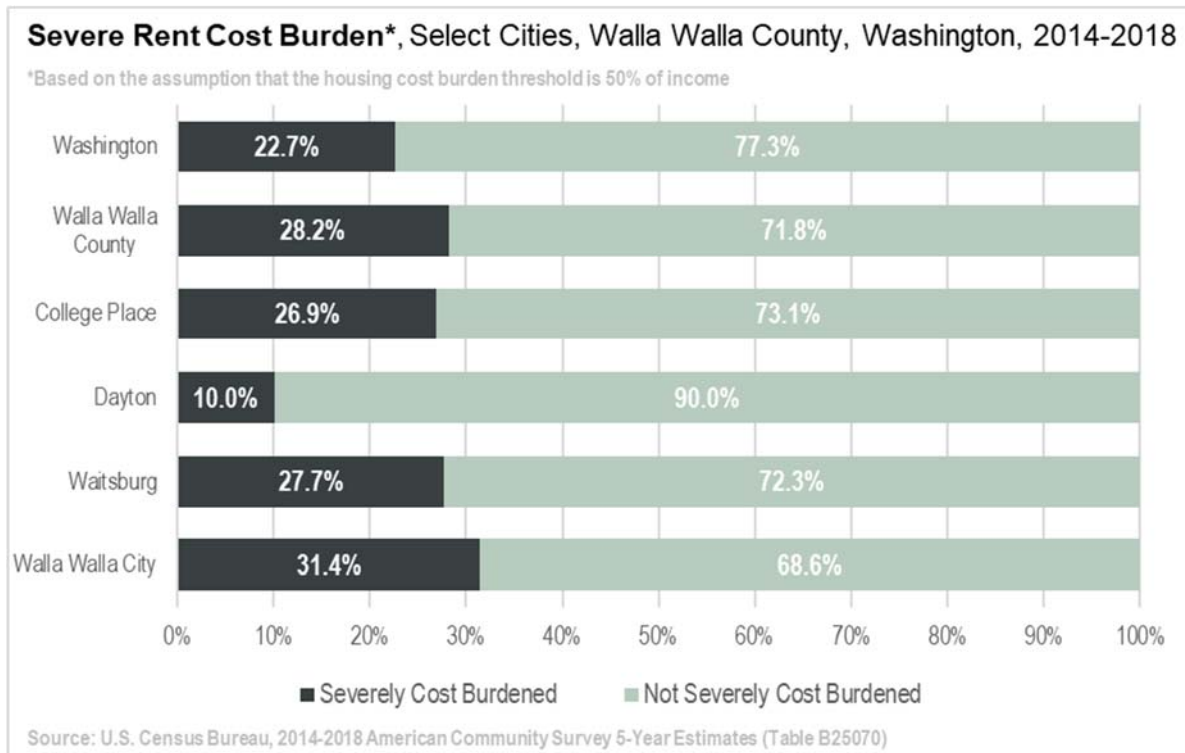
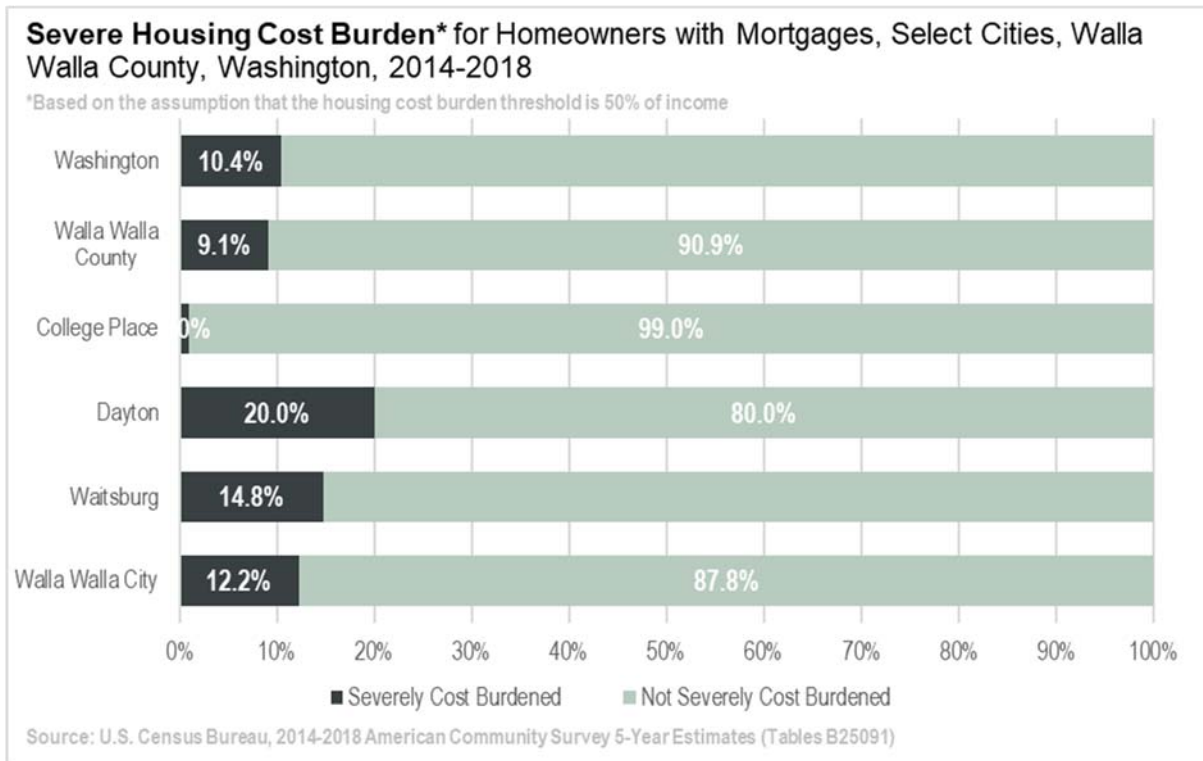
HUD Fair Market Rent (FMR) by Unit Type, Walla Walla County, 2020				
Source: U.S. Department of Housing and Urban Development				
\$680	\$792	\$1,043	\$1,505	\$1,509
Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

Housing Attainability

According to the U.S. Housing and Urban Development (HUD), households are considered “cost burdened” if they pay over 30% of their gross income on housing and utilities. Households are “severely cost burdened” if they pay over 50% of their gross income on housing and utilities.

As of 2018, approximately 9% of homeowners and 28% of the renters in Walla Walla County were severely cost burdened by housing expenses alone (**Figure 17**). If housing costs continue to rise faster than incomes, the share of severely cost burdened households will continue to increase.

Figure 17. Severe Housing Cost Burden by Locality



To help gauge housing attainability, FCS GROUP examined median household income (MHI) data for selected cities within Walla Walla and Columbia counties. Median household income in Walla Walla County (\$56,533) is currently well below the Washington average (\$70,116). However,

income levels for households in Walla Walla County have been increasing slightly faster than the state average (**Figure 18**).

Figure 18. Median Income Trends, 2010-2018

	2010	2018	AGR
Washington	\$57,244	\$70,116	2.6%
Walla Walla County	\$45,575	\$56,533	2.7%
College Place	\$40,137	\$47,525	2.1%
Dayton	\$39,861	\$44,524	1.4%
Waitsburg	\$45,568	\$48,403	0.8%
Walla Walla	\$39,397	\$48,678	2.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25119)

AGR: average annual growth rate.

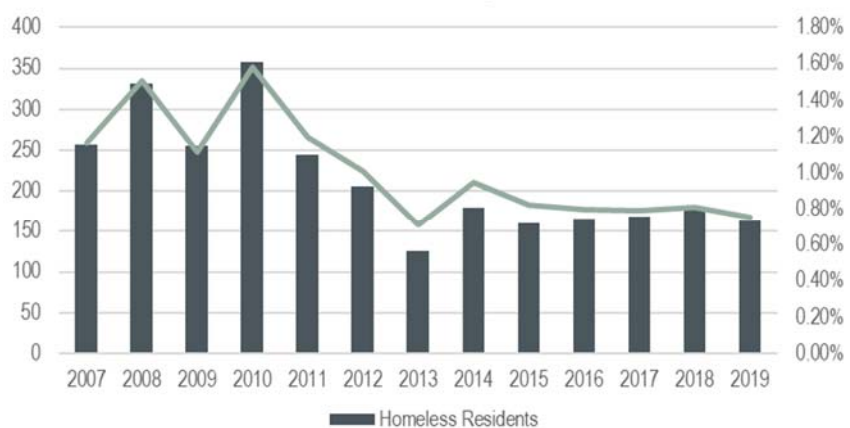
To meet HUD guidelines for housing affordability, no more than 30% of income should be allocated to housing. Hence, middle-income families earning 80% to 120% of the median household income (MHI) should be able to afford monthly rents at \$1,131 to \$1,696; or homes priced between \$194,000 and \$291,000. If middle-income households pay more than this, they would be “cost burdened” to some degree. As indicated in **Exhibit 19**, using current statistics, affordable monthly housing cost for low-income families is as follows:

- Low Income, \$707 to \$1,131
- Very Low Income, \$424 to \$707
- Extremely Low Income, \$424 or less

Point in Time Homeless Residents

The homeless population in Walla Walla County has fluctuated between 126 and 358 over the past decade. In 2019, Walla Walla County’s homeless population included an estimated 163 people or about 0.75% of the statewide homeless count, which is less than the county’s 0.82% overall share of statewide population. Stakeholder input indicates that the number of homeless residents appears to have increased since the global Covid-19 pandemic began in 2020.

Homeless Residents, Walla Walla County, 2007-2019



Source: Washington State Department of Commerce Annual Point in Time Count

Figure 19. Analysis of Attainable Housing Prices/Rents

Housing Attainability Analysis

Walla Walla County Median Household Income (2018)*		\$56,533	
Market Segment by Income Level		Lower-end	Upper-End
Upper (120% or more of MHI)			120%
Middle (80% to 120% of MHI)		80%	120%
Low (50% to 80% of MHI)		50%	80%
Very Low (30% to 50% of MHI)		30%	50%
Extremely Low (less than 30% of MHI)		30%	
Qualifying Income Level		Lower-range	Upper-range
Upper (120% or more of MHI)		\$67,840	or more
Middle (80% to 120% of MHI)		\$45,226	\$67,840
Low (50% to 80% of MHI)		\$28,267	\$45,226
Very Low (30% to 50% of MHI)		\$16,960	\$28,267
Extremely Low (less than 30% of MHI)			\$16,960
Attainable Monthly Rent or Payment (@30% of income level)		Lower-range	Upper-range
Upper (120% or more of MHI)		\$1,696	or more
Middle (80% to 120% of MHI)		\$1,131	\$1,696
Low (50% to 80% of MHI)		\$707	\$1,131
Very Low (30% to 50% of MHI)		\$424	\$707
Extremely Low (less than 30% of MHI)			\$397
Approximate Attainable Home Price**		Lower-range	Upper-range
Upper (120% or more of MHI)		\$291,000	or more
Middle (80% to 120% of MHI)		\$194,000	\$291,000
Low (50% to 80% of MHI)		\$116,000	\$185,000
Very Low (30% to 50% of MHI)		\$69,000	\$116,000
Extremely Low (less than 30% of MHI)		n/a	n/a

Notes:

* based on current U.S. Census estimates of household income for Walla Walla County.

** assumes 5% down (zero down payment for low income purchasers) on 30-yr mortgage @ 3.6% interest; and 1.89% for taxes and insurance.

Source: analysis by FCS GROUP using U.S. Census, American Community Survey data.

Measures of Economic Hardship

Like many rural communities across the U.S., an increasing share of Walla Walla Region's households are experiencing economic hardship as the cost of living rises faster than income levels.

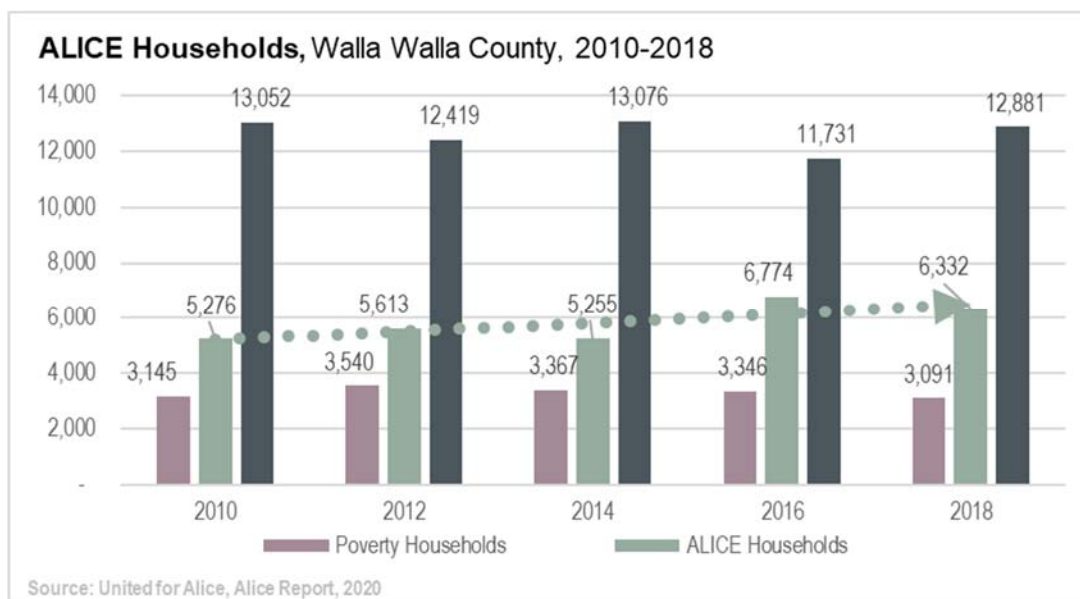
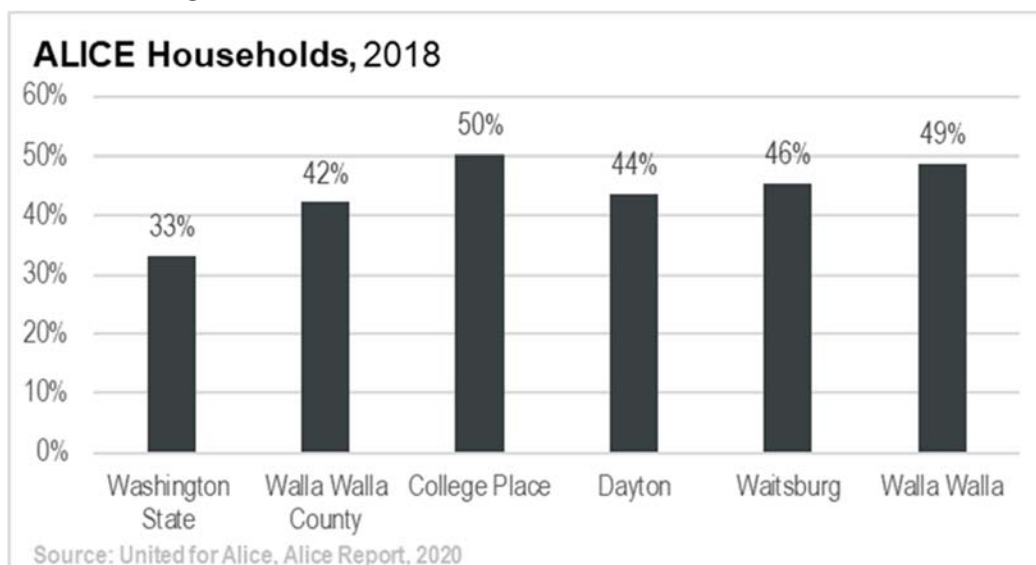
Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard for determining the proportion of people living in poverty in the U.S. Despite the FPL's benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings include the fact that the FPL is not based on the current cost of basic household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S. In fact, federal poverty statistics indicate that the number of Walla Walla County households living in poverty decreased by 54 between 2010 and 2018.

In recognition of the short comings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This

effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called ALICE (Asset Limited, Income Constrained, Employed). The ALICE methodology takes into account the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information please check out: <https://www.unitedforalice.org/methodology>

In 2018, 42% of the households in Walla Walla County were either in poverty or in the ALICE category, which is well above the Washington statewide average of 33%. Within the Walla Walla Region, the share of households in poverty and ALICE categories ranged from 44% in Dayton to 50% in College Place (Figure 20).

Figure 20. ALICE Household as Share of Total Households

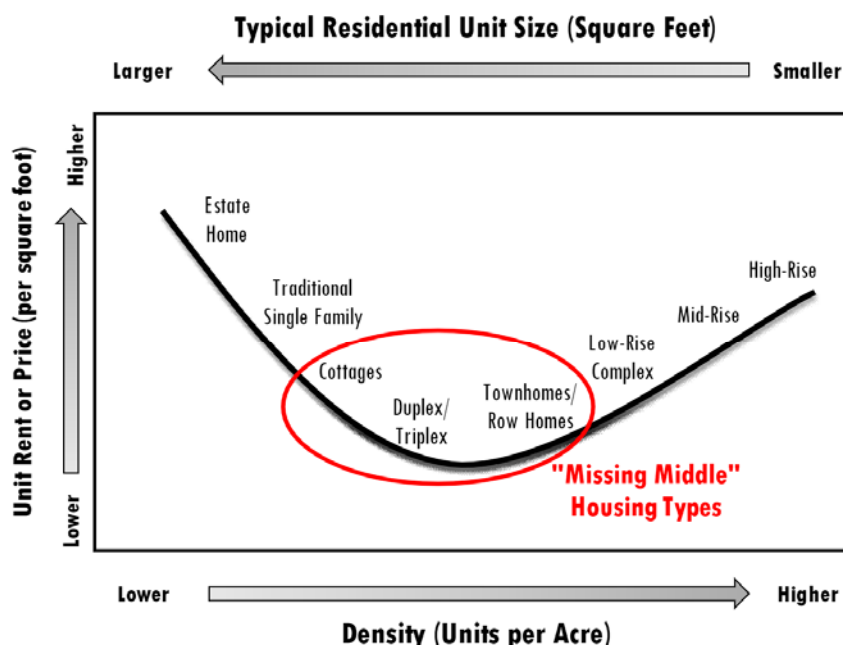


Housing Supply Gaps

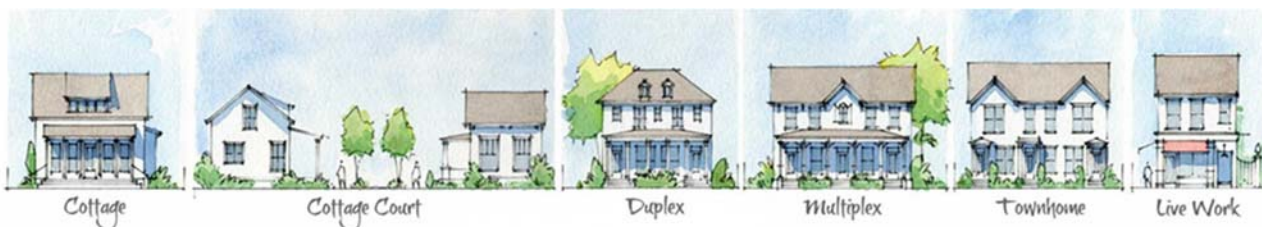
Representatives from public agencies have expressed concern over the lack of attainable and good quality housing for middle income families and local workers. To find attainable housing, some workers must travel long distances between their homes and their jobs to find attainable housing.

Given the need for workforce housing, the Region would benefit from development of “middle income” housing types, such as apartments, duplexes, townhomes, cottages, manufactured homes and accessory dwelling units (ADUs). These housing types can be delivered at a lower cost and rent level per square foot than standard single family detached and mid-rise housing types (**Figure 21**).

Figure 21. Middle Housing Types



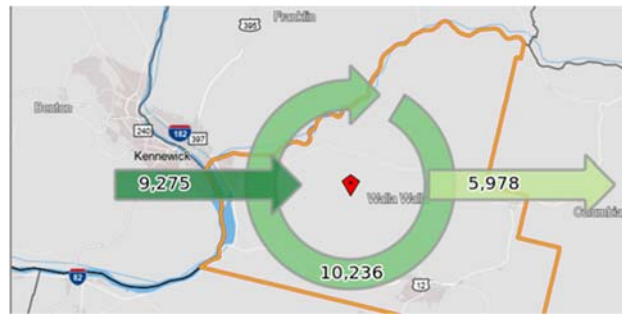
Source: Washington Department of Commerce Housing Memorandum (PNW Economics and LDC)



Transportation Considerations

Long commutes into the Walla Walla Region may represent potential pent-up demand for new housing. According to U.S. Census On-the-Map data, in 2017 there were 9,275 workers who commuted to work in Walla Walla County and 5,978 county residents who commuted to work outside the County (**Figure 22**). **One in five workers in the County commute over 100 miles per day; which is 55% higher than the statewide average.**

Figure 22. Commute Patterns, Walla Walla County, 2017



Affordability and Current Market Gaps

Low vacancy rates and rising home prices have resulted in market gaps that could be filled only by new housing construction. The regional *Affordability Housing Community Council Report*, Summer 2019, found that median income levels in the City of Walla Walla and College Place would need to increase by at least \$5,400 to enable families to purchase a home at 2018 prices. This affordability gap has increased since.

The Region's rental housing gap is most prevalent at the highest and lowest income levels. In other words, there is currently an inadequate supply of quality market rate apartments (at \$1,131/month or higher) or for-sale housing (at \$279,000+). This is partially the reason why 400 middle and upper income households currently live in lower-quality *middle-income* rental housing. And the lack of affordable housing (at \$707/month or lower) has resulted in 791 households living in higher-cost housing which leads to severe rent burdens. This analysis assumes that 33% of the current housing gap can be addressed by new policies that help stimulate near-term housing construction with 239 market rate units and 261 affordable units (**Figure 23**).

Figure 23. Rental Housing Market Gaps, Walla Walla Region, 2017

Median Household Income Range	Lower-end	Upper-End	Renter Households Counted	Affordable Monthly Rent Costs *	Level of subsidy required	Estimated Rental Units Counted	Year 2017 Housing (Gap) or Surplus
Upper (120% or more of MFI)	\$67,840 or more		1,304	\$1,696 & Above	Zero	580	(400)
Middle (80% to 120% of MFI)	\$45,226	\$67,840	1,173	\$1,131-\$1,686	Zero	1,497	
Low (50% to 80% of MFI)	\$28,267	\$45,226	1,518	\$707-\$1,131	Low	2,709	1,191
Very Low (30% to 50% of MFI)	\$16,960	\$28,267	1,177	\$424-\$707	Medium	1,541	(791)
Extremely Low (less than 30% of MFI)	\$16,960 or less		1,830	Less than \$424	High	674	
Total			7,001			7,001	

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

* Calculated at 30% of Walla Walla County median family income based on HUD guidelines

Analysis of Pent-Up Rental Housing Demand, Walla Walla Region

Median Household Income Range	Renter Households in 2017	Rental Units in 2017	Housing (Gap)	Potential Capture Rate	Pent-up Housing Demand
Upper (120% or more of MFI)	1,304	580	(724)	33%	239
Middle (80% to 120% of MFI)	1,173	1,497	324		
Low (50% to 80% of MFI)	1,518	2,709	1,191		
Very Low (Less than 50% of MFI)	3,006	2,215	(791)	33%	261

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

Regional Housing Needs Forecast

The Regional housing needs forecast takes into account the potential to capture a share of the current market gap for rental housing along with the projected population growth based on the adopted comprehensive plans for Walla Walla County and the cities of College Place, Walla Walla, Dayton and Waitsburg.

These plans anticipate a population increase of approximately 9,668 year-round residents by 2040 within Walla Walla County. According to the Walla Walla County Comprehensive Plan, the unincorporated areas of the county are projected to add 2,802 people. Since that forecast also reflects unincorporated portions of UGAs for the cities, we expect the majority of new population growth to occur within future annexation areas of local cities.

This analysis assumes that 70% of the housing growth and 90% of the group quarters population growth within unincorporated Walla Walla County will occur within the UGAs of Walla Walla, College Place, Waitsburg and Dayton. As indicated in **Figure 24**, this allocation of county growth equates to approximately 107 group quarters residents and 657 dwelling units.

Figure 24. Projected Regional Housing Capture of Unincorp. Walla Walla County, 2020 to 2040

	Walla Walla County	Unicorp. Walla Walla County**	Regional Housing Capture of Unincorp. County %	Regional Housing Capture of Unincorp. County
Net New Population	9,668	2,802		
New Pop in Group Quarters*	773	119	90%	107
Population in Households	8,894	2,683		
Housing Need for Permanent Residents (dwellings)	3,601	865		
Seasonal & Vacancy Allowance (@9.4 %)	358	74		
Growth-related Housing Demand (dwelling units)	3,959	939	70%	657

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc. ** Includes unincorporated areas within urban growth areas of local cities.

To address changing demographic and householder preferences, the baseline housing demand forecast also takes into account the following assumptions:

- Future population growth forecasts for each city within the Walla Walla Region will be consistent with adopted local comprehensive land use plan forecasts (extrapolated).
- The tenancy mix and rate of homeownership will increase slightly overtime to the Washington statewide average (63% owners and 37% renters). Note, this results in a modest increase in homeownership rates within the Region from 60% currently to 63% by year 2040.
- Housing needs reflect more attainably priced housing types consistent with attainability levels with 30% of income allocated to rent or mortgage (principal and interest).
- The housing needs forecast assumes a moderate demand shift to middle income housing types, including townhomes, plexes, apartments, ADUs and manufactured housing.

To address future housing growth, the Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand is likely to include 1,523 standard lot single family detached homes; 1,104 small lot detached homes; 732 townhomes/plexes; 894 multi-family

units (includes some group quarters demand) and 443 government-assisted housing units, manufactured homes and/or ADUs (**Figure 25**).

Figure 25. Walla Walla Region Housing Needs Forecast, 2020 to 2040

	Walla Walla City	College Place	Waitsburg	Dayton	Region Total
Projected Baseline Housing Demand	2,362	494	153	11 +	3,021
Plus Share of Housing Within Unincorp. UGAs	514	107	33	2 +	657
Plus Demand to Address 33% of Housing Gap	414	87			500
Total Housing Need	3,290	688	187	13 +	4,178
Plus Group Quarters Housing Units (@1.5 people per unit)	420	88			762
Grand Total (units)	3,710	776	187	13 +	4,685
percent of total	79%	17%	4%	0.3%	100%

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc.

Projected Housing Need by Housing Type

Projected 2040 Housing Needs						
Housing Type	Walla Walla UGA	College Place UGA	Waitsburg UGA	Dayton UGA	Walla Walla Region	Remainder of Walla Walla County
Single-Family Detached						
Standard Lots	1,142	261	112	9 +	1,523	225
Small Lots, cottages, mfg. homes (lots)	899	205	-	-	1,104	-
Townhouses / Plexes (units)	556	155	19	1 +	732	-
Multi-family units (5+ units per structure)	816	78 +	-	-	894	-
Mobile homes/ADUs/other (units)	297 +	78 +	56 +	3 +	433	56 +
Total Dwelling Units	3,710	776	187	13 +	4,685	282

Projected Housing Need by Income Level

Family Income Level	Owner-Occupied	Renter-Occupied	Total	Dist. %	Attainable Housing Products
Upper (120% or more of MI)	2,361	260	2,621	56.0%	Single Family Lots
Upper Middle (80% to 120% of MI)	384	347	730	15.6%	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MI)	207	693	900	19.2%	Townhomes, Mfgd. Homes, Plexes, Apartments
Low (less than 50% of MI)	0	433	433	9.3%	ADUs, Govt. Assisted Apts.
Total	2,952	1,734	4,685	100.0%	

*Derived from Appendix A.

The group quarters demand generated by 762 residents accounts for demand generated by seniors in group homes and to a lesser extent university students and special needs population segments (including inmates at the correctional center). As indicated in **Figure 26**, the senior housing segment is projected to account for about three quarters of the overall group quarters demand, with the need for almost 380 units of shared senior housing required by year 2040.

Figure 26. Projected Senior Housing Demand

	Region Total within UGAs
Current Population	48,363
Proj. Net New Population within Region UGAs (@2.3 perso	8,485
Future Population year 2040	56,848
Population over Age 65	20%
Share of pop. over Age 65 in Nursing Homes	5.0%
Avg. Household Size within Nursing Homes	1.50
Proj. Net New Population in Nursing Homes	568
Proj. Senior Housing Need (dwelling units)	379

Source: population estimates and forecasts based on WA Office of Financial Management data; nursing home capture rates based on National Institute of Aging estimates, 2015.

Please refer to **Appendix A** for a Regional forecast of owner and renter housing needs by income level.

Reconciliation of Housing Needs and Land Supply

According to the June 2019 Walla Walla County buildable land inventory and development capacity study, Walla Walla, College Place and Waitsburg UGAs had the potential to accommodate over 4,100 net new dwellings at full utilization (**Exhibit 27**). Note, the City of Dayton was included in a separate land capacity study for Columbia County.

Figure 27. Land Capacity Analysis

	Minimum Lot Size (SF)	Net Res. Land Inventory (acres)	Under- developed percent	Net New Pop. Capacity	Net New Dwelling Capacity	Infill & redevelopment Dwellings	Dwellings on Vacant Land	% Infill & redevelopment
Waitsburg				1,466	621	284	337	46%
R96 Suburban Residential	9,600	50.7	62%	538	228	86	142	
Residential (incorporated)	10,000	92.7	49%	875	371	189	182	
Flexible Comm./Res (Incorp.)	10,000	5.6	61%	53	22	9	13	
College Place				588	249	139	110	56%
Multiple Family Residential	n/a	2.1		59	25	-	25	
R-60 Single Family Residential*	6,000	21.6	30%	361	153	107	46	
R-72 Single Family Residential*	7,200	0.3		4	2	-	2	
R-96 Suburban Residential (incorp.)	9,600	6.3	58%	67	28	12	16	
R-96 Suburban Residential (area 2B)**	9,600	39.8	75%	426	180	46	134	
R-96 Suburban Residential (area 2C)	9,600	9.2	51%	97	41	20	21	
Walla Walla City				7,641	3,238	1,632	1,606	50%
Multiple Family Residential	n/a	-		-	-	-	-	
R-60 Single Family Residential ***	6,000	-		-	-	-	-	
R-72 Single Family Residential ***	7,200	54.7	21%	813	344	271	73	
R-96 Suburban Residential (incorp.)	9,600	569.0	51%	6,116	2,592	1,260	1,332	
R-96 Suburban Residential (other)	9,600	60.8	67%	712	302	101	201	

Source: Revised Land Capacity Analysis, Technical Memorandum, June 2019, the Watershed Company. Note, this analysis was completed prior to the City of Walla Walla creating a Neighborhood Residential zone to allow reduced lot sizes.

* After 2019, College Place combined zones R-60/R-72/R-75 into a one SF District zone and allows up to two dwellings per lot.

** Area 2B urban growth area expansion request was denied after 2020.

*** After 2019, Walla Walla changed code to allow 2-4 unit structures and ADUs in all single family zones.

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, the analysis cited above indicates that nearly half of new construction would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

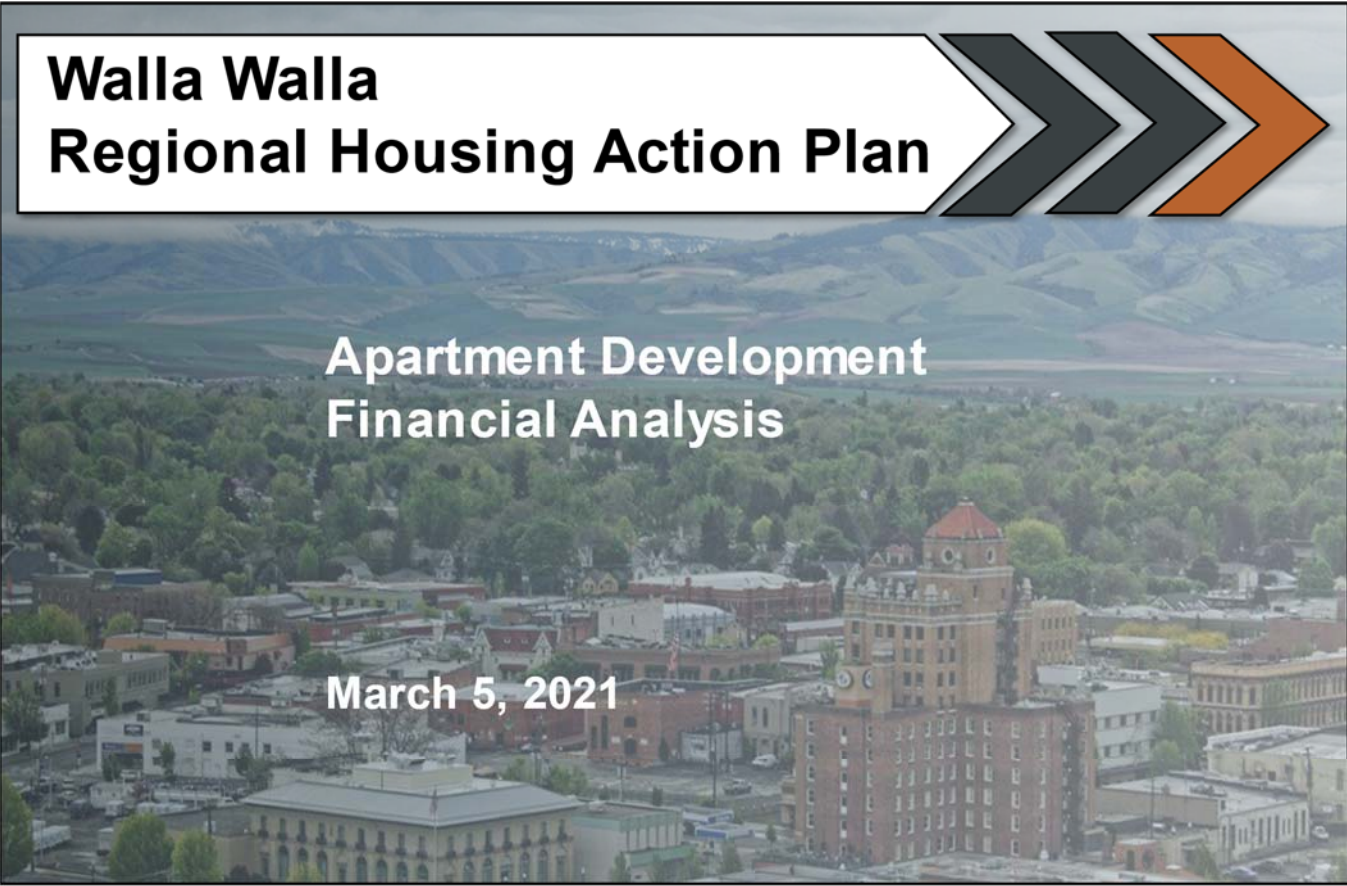
Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

College Place UGA: the projected 20-year housing need of 776 dwelling units is far greater than the potential UGA capacity of 429 units, even after assuming 43% of net new housing will be constructed on infill and redevelopment lands.

Walla Walla UGA: the projected 20-year housing need of 3,710 dwelling units is greater than the potential UGA capacity of 3,238 dwelling units, even after assuming 50% of the net new housing will be constructed on infill and redevelopment lands.

Waitsburg and Dayton UGAs: the combined projected 20-year housing need of 200 or more dwelling can be accommodated by their existing UGAs, since Waitsburg alone is presumed to have the UGA capacity to add 621 dwelling units, after assuming 46% of the net new growth occurs on infill and redevelopment lands.

APPENDIX D: FINANCIAL ANALYSIS



**Walla Walla
Regional Housing Action Plan**

**Apartment Development
Financial Analysis**

March 5, 2021

 **FCS GROUP**
Solutions-Oriented Consulting

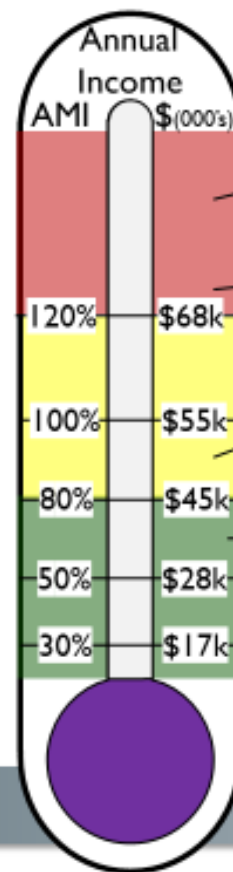
Financial Feasibility Objectives

- ◆ Test financial viability from developer's perspective
- ◆ With and without affordable housing
 - Scenario 1: 3-level garden apartments
 - Scenario 2: 5-level flats (over parking)
- ◆ Evaluate incentives
 - 12-year property tax abatement
 - Impact fee reduction
 - Land write-downs
 - Parking reductions



Housing Affordability Thermometer

- ♦ HUD uses median income to measure affordability
- ♦ HUD bases affordability on household size
- ♦ Affordability Thermometer conveys prices or rents based on expected payments
- ♦ Helps determine the market need for various housing types



Local Labor Force Demographics Example:

- **Manager**
\$96,000 (max rent: \$2,600)
(168% of AMI if HH size = 2)
- **Teacher (middle school)**
\$68,000 (max rent: \$1,800)
(121% AMI if HH size = 2)
- **Industrial worker**
\$55,511 (max rent: \$1,500)
(98% AMI, low income if HH size = 2)
- **Medical Assistant**
\$37,690 (max rent: \$1,000)
(67% AMI if HH size = 2)
- **Average SSA recipient:**
\$19,251 (max rent: \$500)
(33% AMI HH size = 1)

Regional Housing Needs

Walla Walla Region will need 4,500+ dwellings over next 20 years

- ♦ Range of dwelling types needed
- ♦ Need for more affordable units for owners and renters
- ♦ Residual Land Value Analysis: how much would a developer be willing to pay for the land for the right to build this project?



Garden
Apartments



Flats

Apartment Proforma Assumptions

	Scenario 1A	Scenario 1B	Scenario 1C	Scenario 2A	Scenario 2B	Scenario 2C
Particulars	Apts. (100% market rate)	Apts. (mixed income)	Affordable Apts.	Flats (100% market rate)	Flats (mixed income)	Affordable Flats
Site Size (acres)	2.0	2.0	2.0	2.0	2.0	2.0
Building Levels (above grade)	3	3	3	5	5	5
Dwelling Units	107	107	107	167	167	167
Affordable Units (@80% to 110% AMI)	0	15	107	0	30	167
Parking stalls	128	128	128	249	249	249
Parking Ratio (stalls per dwelling unit)	1.2	1.2	1.2	1.2	1.2	1.2
Dwellings per Acre	53	53	53	84	84	84
Est. Construction Cost*	\$23 M	\$23 M	\$23.5 M	\$41 M	\$41 M	\$40.6 M
Cost per Dwelling, excl. land	\$ 219,615	\$ 219,615	\$ 219,615	\$ 242,559	\$ 242,559	\$ 242,559
Targeted Developer Return on Equity (annual)						
with private developer	7.0%	7.0%		7.0%	7.0%	
with non-profit developer			4.0%			4.0%

Project Income Assumptions	Units	Scenario 1	Scenario 2
Market-rate units under 900 SF	per SF/month	\$1.71	\$2.00
Market-rate units over 900 SF	per SF/month	\$1.71	\$1.85
Affordable dwellings (@90% AMI)	per SF/month	\$1.71	\$1.74
Parking charge	per Stall/month	\$0	\$0

Financial Analysis: Findings

Scenario	Developer	Dwellings	Residual Land Value Per Dwelling Unit		Relative Financial Feasibility	Annual Prop. Tax Revenue to City after abatement	Cumulative Prop. Tax Revenue to City Years 1-20
			no incentives	w/ tax abatement			
1A Apts. (100% market rate)	For Profit	107	\$7,921		Good	\$56,387	\$1,127,736
1B Apts. (mixed income)	For Profit	107	(\$3,926)	\$12,255	Excellent after incentives	\$56,387	\$451,094
1C Affordable Apts.	Non Profit	107		\$48,950	Excellent		
2A Flats (100% market rate)	For Profit	167	(\$8,882)	\$8,984	Good after incentives	\$97,517	\$1,950,337
2B Flats (mixed income)	For Profit	167	(\$15,951)	\$1,915	Fair after incentives	\$97,517	\$780,135
2C Affordable Flats	Non Profit	167		\$22,988	Excellent		

* R.O.E. denotes estimated annual rate of targeted return on developer equity investment after debt service and before income taxes and depreciation.

- ♦ **Currently: only the market rate apartments are financially viable without incentives**
- ♦ **Non-profit developer greatly helps with affordable housing**
- ♦ **Tax Incentives plus land write-downs needed to create mixed-income apts.**

Summary

- ♦ **Housing market is strong enough to attract for-profit developers**
- ♦ **Garden apartments are viable without incentives**
- ♦ **Market rate flats over parking is not viable without some type of incentive**
- ♦ **Affordable or mixed-income housing requires incentives with for-profit developer, such as**
 - 12-year tax abatement (for affordable housing only)
 - Impact fee reduction (for affordable housing only)
 - Land write-down
 - Parking reductions
- ♦ **Non-profit developer could make affordable housing “pencil” with fewer incentives**
- ♦ **Recommend pilot program of multifamily incentives for next 3 years**
- ♦ **Identify public-owned potential catalyst site(s) for future developments**

APPENDIX E: DISPLACEMENT MINIMIZATION STRATEGY

To: Project Advisory Team: Elizabeth Chamberlain, City of Walla Walla; Jon Rickard, City of College Place; Meagan Bailey, City of Dayton; Randy Hinchliffe, City of Waitsburg; Nikki Sharp, Walla Walla County

Date: September 28, 2020

From: Violet Brown & Scott Fregonese, Fregonese Associates

CC: Todd Chase & Tim Wood, FCS GROUP

RE: Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices

The purpose of this memorandum is to analyze the risk of displacement and gentrification in the region and to summarize best practices strategies to mitigate the impacts on local households and businesses. It builds on the findings included in FCS Group’s Task 1 Issues Memo and Task 2 & 3 Trends and Needs Memo and on the work previously published in the Affordable Housing Community Council Report.ⁱ

SUMMARY

Housing Action Plans must, in accordance with HB1923, “encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes” and “should consider strategies to minimize displacement of low-income residents resulting from redevelopment.” This is particularly true in neighborhoods with communities at high risk of displacement.

As growth trends in the region predict significant opportunities for future development, that development will likely exacerbate existing issues of affordability and result in market and socioeconomic shifts linked to displacement of households and businesses in vulnerable communities. Each jurisdiction in the Walla Walla region contains populations vulnerable to displacement. However, this memo identifies individual block groups particularly susceptible to these forces. It also recommends mitigation strategies. These recommendations represent a three-pronged approach to anti-displacement strategies:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Combating displacement requires cities to proactively apply a variety of different approaches, each supported by best practices research. The strategies are organized as a three-prong approach to anti-displacement to address the different aspects of displacement. Various action steps or programs appear

under each prong. The concept is to move forward on all three fronts in ways that are customizable for each jurisdiction.

VULNERABILITY ASSESSMENT

Displacement occurs when households or businesses are involuntarily forced out of an area due to increasing housing prices or due to economic and demographic changes that alter the neighborhood's character. Gentrification, a well-documented housing issue since the 1960s, has traditionally been associated with the urban core, but rural gentrification is gaining ground in the face of an ever-expanding digital workforce and access to goods online. These changes allow what is a traditionally urban workforce to work remotely from rural and suburban areas, benefitting from the amenities and relative affordability these areas have to offer. Gentrification typically occurs in areas with relatively low property values with amenities that have become attractive or trendy.

As demand in the region grows, areas with relatively low rent/home value or perceived as lower quality housing become more attractive and profitable for redevelopment opportunities, and thus more vulnerable to displacement of existing residents. Some experts expect that the recent pandemic will only increase the pressure on smaller communities as families seek the “suburbs and rural periphery”.ⁱⁱ This post-Covid-19 migration to rural areas and small towns will be driven by a number of factors: increase remote work opportunities, perceptions of increased safety in less-dense communities, and a desire to live in rural areas for their scenery, access to nature, and other amenities.

Vulnerability calculations compare local geographies to regional averages across six variables reported by the US Census. The analysis below uses ACS 2014-2018 (five-year estimates) via Social Explorer reported by state, county, city, census tract, and block group:

- Percent of households that are renters
- Percent of households that are low-income
- Percent of adults (25 or older) without a four-year degree
- Percent of population who identify with a community of color
- Median home value
- Median gross rent

These factors are closely associated with an increased probability of redevelopment coupled with an increased difficulty in weathering rising housing costs and a higher susceptibility to involuntary displacement for both households and small business. This analysis has been adapted from work published by Dr. Lisa Bates of Portland State University for the Portland Bureau of Planning and Sustainability in 2012 and their subsequent *2018 Gentrification and Displacement Neighborhood Typology Assessment*ⁱⁱⁱ. Changes to the methodology are designed to reflect concerns regarding smaller sample sizes and promoting easy replicability as local jurisdictions continue to monitor these variables into the future with readily available data sets.

For the purposes of this report, geographies with 5 or 6 of the variables reporting higher figures than regional thresholds are identified as areas vulnerable to displacement.

Thresholds	Walla Walla County
% People of Color	>28%
% Without College Degree	>71%
% Rentals	>35%
Poverty Status: % Doing Ok	<66%
Median Home Value	<\$209,800
Median Gross Rent	<\$893

Thresholds	State
% People of Color	>31%
% Without College Degree	>65%
% Rentals	>37%
Poverty Status: % Doing Ok	<73%
Median Home Value	<\$311,700
Median Gross Rent	<\$1,194

Vulnerability Levels	
High	>5 indicators
Moderate	3-4 indicators
Low	<3 indicators

Cities

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Walla Walla County
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 209,800
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 893
% Without Degree	74%	80%	65%	77%	71%
% POC	33%	10%	25%	16%	28%
Total Indicators	5	4	3	4	

Table 1a. Vulnerability Analysis: Walla Walla County Cities to County Comparison.

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Washington
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 311,700
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 1,194
% Without Degree	74%	80%	65%	77%	65%
% POC	33%	10%	25%	16%	31%
Total Indicators	6	4	4	4	

Table 1b. Vulnerability Analysis: Walla Walla County Cities to State Comparison.

All cities show vulnerability to displacement when compared to the region, which increases when compared to the state. This is particularly true for poverty rates and educational attainment, where county figures differ significantly from the state. City of Walla Walla has the highest vulnerability score when compared to both county and state thresholds. City of Walla Walla has the lowest percentage of people “doing ok”, the highest percentage of rentals, and the highest percentage of people of color when compared to other cities.

Census Tracts

City	Census Tract	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
Walla Walla	9204	100%	0%	NA	NA	97%	57%	2
	9205	46%	54%	\$ 102,600	\$ 851	87%	66%	6
	9206	54%	51%	\$ 134,200	\$ 891	84%	45%	6
	9207.01	67%	53%	\$ 198,800	\$ 878	67%	20%	3
	9207.02	68%	28%	\$ 224,100	\$ 1,023	56%	21%	0
	9208.01	48%	42%	\$ 186,500	\$ 1,000	76%	20%	4
	9208.02	49%	55%	\$ 208,500	\$ 831	65%	24%	4
Waitsburg	9201	80%	17%	\$ 254,300	\$ 870	70%	12%	2
College Place	9203	69%	41%	\$ 190,000	\$ 890	66%	25%	3
Dayton	9602	68%	31%	\$ 170,800	\$ 740	75%	14%	3

Table 2. Vulnerability Analysis: Census Tract to County Comparison. Bolded data indicates the highest or lowest value for the category.

Census Tract analysis reveals two highly vulnerable tracts for City of Walla Walla (9205 and 9206). Tract 9205 has the lowest percentage of people “doing ok”, the lowest median home value, and the highest percentage of people of color when compared to all census tracts in the study area. Census tracts that may become more vulnerable overtime (moving from a rank of moderate to high), include tract 9208.01 and 9208.02. These tracts exceed county thresholds for poverty, rentals, and home value.

Census tracts in the remaining cities have vulnerability ranks of low to moderate when compared to the county. No tract in the remaining cities exceeds three total indicators.

Block Groups

City	Block Group	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
Walla Walla	BG1 T9204	100%	0%	NA	NA	97%	57%	2
	BG1 T9205	37%	53%	\$ 90,000	\$ 867	91%	63%	6
	BG2 T9205	54%	60%	\$ 99,200	\$ 1,009	89%	79%	5
	BG3 T9205	50%	48%	\$ 134,900	\$ 775	78%	52%	6
	BG1 T9206	69%	43%	\$ 73,800	NA	93%	41%	4
	BG2 T9206	14%	63%	\$ 90,900	\$ 709	88%	72%	6
	BG3 T9206	60%	40%	\$ 119,100	NA	89%	69%	5
	BG4 T9206	64%	32%	\$ 191,800	\$ 900	75%	37%	4
	BG5 T9206	50%	74%	\$ 260,100	\$ 1,051	74%	14%	3
	BG1 T9207.01	60%	78%	\$ 193,100	\$ 714	46%	19%	4
	BG2 T9207.01	57%	41%	\$ 162,200	\$ 880	82%	33%	6
	BG3 T9207.01	65%	38%	\$ 196,600	\$ 955	60%	12%	3
	BG4 T9207.01	81%	53%	\$ 218,900	\$ 1,269	74%	15%	2
	BG1 T9207.02	71%	23%	\$ 254,900	\$ 1,291	53%	28%	0
	BG2 T9207.02	73%	17%	\$ 196,100	\$ 828	65%	17%	2
	BG3 T9207.02	55%	38%	\$ 213,900	\$ 786	40%	13%	3
	BG4 T9207.02	73%	35%	\$ 175,000	\$ 820	69%	27%	2
	BG1 T9208.01	58%	7%	\$ 233,300	NA	76%	12%	2
	BG2 T9208.01	52%	52%	\$ 164,900	1,127	76%	33%	5
	BG3 T9208.01	58%	47%	\$ 172,900	\$ 845	69%	13%	4
	BG4 T9208.01	30%	45%	\$ 183,800	\$ 999	83%	16%	4
Waitsburg	BG1 T9208.02	35%	67%	\$ 165,400	\$ 897	77%	26%	4
	BG2 T9208.02	69%	38%	\$ 238,500	\$ 788	55%	19%	2
College Place	BG4 T9201	66%	20%	\$ 154,700	\$ 688	80%	10%	3
	BG1 T9203	73%	34%	\$ 192,700	\$ 657	71%	34%	3
	BG2 T9203	63%	66%	\$ 190,400	\$ 861	67%	29%	5
	BG3 T9203	44%	69%	\$ 99,500	\$ 828	76%	20%	5
Dayton	BG4 T9203	79%	26%	\$ 200,900	1,125	60%	19%	1
	BG2 T9602	56%	27%	\$ 139,300	\$ 795	72%	21%	4
	BG3 T9602	70%	34%	\$ 226,800	\$ 914	81%	13%	1
	BG4 T9602	67%	27%	\$ 158,300	\$ 752	77%	14%	3

Table 3. Vulnerability Analysis: Bolded data indicates the highest or lowest value for the category.

Block group analysis reveals more detailed trends in vulnerability. Overall, ten block groups are considered highly vulnerable. These block groups are in City of Walla Walla and College Place.

For City of Walla Walla, seven block groups (30.4% of all block groups in City of Walla Walla and 22.6% of all block groups in the study area) have high vulnerability rankings. Out of the seven block groups, BG2 T9206 has the lowest poverty status (14% of people “doing ok”) out of all block groups in the study area. BG1 T9206 has the lowest median home value (\$73,800) out of all block groups in the study area. For moderate ranking block groups, it is important to consider which indicators exceed county thresholds. Block groups that exceed thresholds for poverty, percentage of rentals, and home value (BG3-BG4 T9208.01, BG1 T9208.02) may be more vulnerable than block groups that exceed thresholds for education and people of color but have higher median home values and low poverty. A total of 20% of Walla Walla residents live within block groups that have high vulnerability ratings.

The remaining three cities include block groups with moderate to high vulnerability rankings. City of College Place has two block groups that rank high for vulnerability (BG2 T9203, BG3 T9203). BG3 has the lowest poverty score, highest percentage of rentals, lowest median home value, and highest percentage of people without a college degree for the city. A total of 35% of College Place residents live in block groups that have high vulnerability rankings.

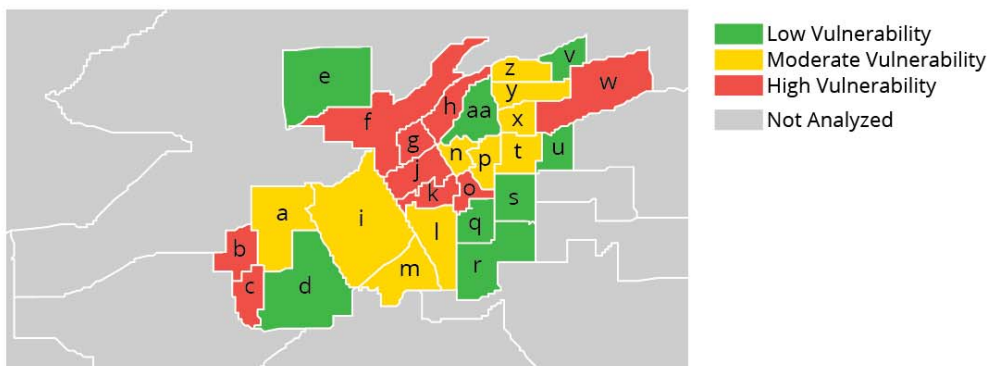
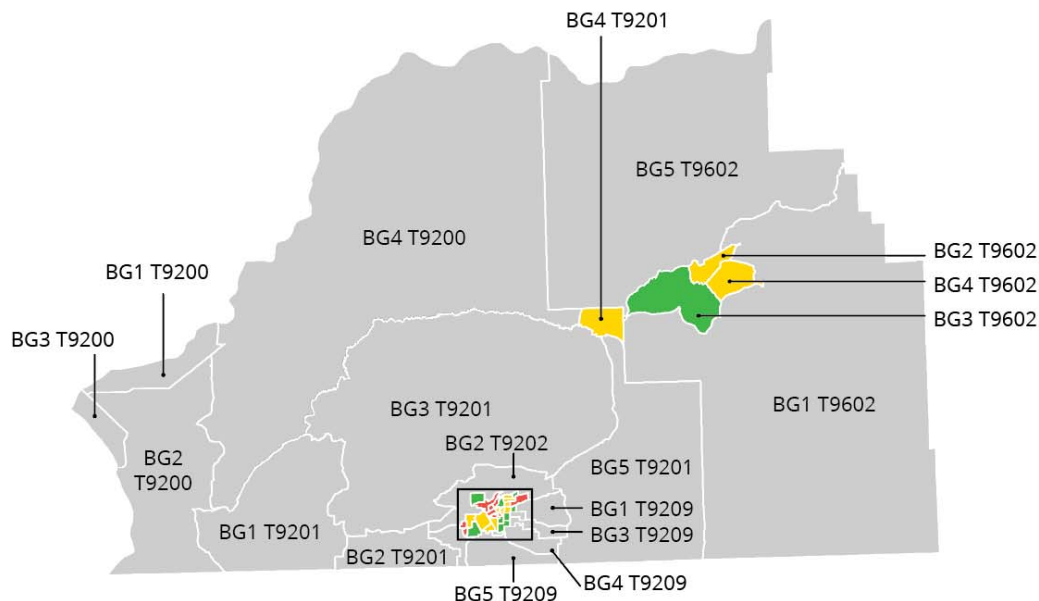
City	Block Group	Population	% City Pop
Walla Walla	BG1 T9205	1,144	3%
	BG2 T9205	957	3%
	BG3 T9205	584	2%
	BG2 T9206	948	3%
	BG3 T9206	1,027	3%
	BG2 T9207.01	968	3%
	BG2 T9208.01	1,503	5%
College Place	BG2 T9203	1,800	20%
	BG3 T9203	1,384	15%

Table 4. High Vulnerability Block Group Population.

In response to concerns raised by the Stakeholder Advisory Committee for this project and in furtherance of state guidelines for specific consideration of vulnerable populations, the below chart includes the percentage of seniors within each population listed by block group and that block groups vulnerability index. Most of the areas with the highest concentration of seniors are not within block groups considered the most vulnerable. While this analysis does not indicate any alarming patterns, it is important that anti-displacement strategies take special note of seniors and recognize that displacement can occur across the region.

City	Block Group	% 65+	Total Indicators
Walla Walla	BG1 T9204	4%	2
	BG1 T9205	8%	6
	BG2 T9205	4%	5
	BG3 T9205	8%	6
	BG1 T9206	39%	4
	BG2 T9206	10%	6
	BG3 T9206	21%	5
	BG4 T9206	6%	4
	BG5 T9206	43%	3
	BG1 T9207.01	22%	4
	BG2 T9207.01	8%	6
	BG3 T9207.01	18%	3
	BG4 T9207.01	35%	2
	BG1 T9207.02	17%	0
	BG2 T9207.02	21%	2
	BG3 T9207.02	18%	3
	BG4 T9207.02	12%	2
	BG1 T9208.01	24%	2
	BG2 T9208.01	14%	5
	BG3 T9208.01	13%	4
	BG4 T9208.01	8%	4
	BG1 T9208.02	15%	4
	BG2 T9208.02	27%	2
Waitsburg	BG4 T9201	20%	3
College Place	BG1 T9203	28%	3
	BG2 T9203	5%	5
	BG3 T9203	18%	5
	BG4 T9203	21%	1
Dayton	BG2 T9602	24%	4
	BG3 T9602	35%	1
	BG4 T9602	23%	3

Table 5. Percent Seniors (65+) by block group.



a. BG1 T9203	i. BG1 T9206	q. BG4 T9207.01	y. BG4 T9208.01
b. BG2 T9203	j. BG2 T9206	r. BG1 T9207.02	z. BG1 T9208.02
c. BG3 T9203	k. BG3 T9206	s. BG2 T9207.02	aa. BG2 T9208.02
d. BG4 T9203	l. BG4 T9206	t. BG3 T9207.02	
e. BG1 T9204	m. BG5 T9206	u. BG4 T9207.02	
f. BG1 T9205	n. BG1 T9207.01	v. BG1 T9208.01	
g. BG2 T9205	o. BG2 T9207.01	w. BG2 T9208.01	
h. BG3 T9205	p. BG3 T9207.01	x. BG3 T9208.01	

Figure 1. Block Group Map for Study Area with inset of Walla Walla and College Place.

Recommended Strategies to Mitigate Displacement

While the City of Walla Walla has the highest number of residents and blocks groups experiencing displacement vulnerability, all four cities in this study have either areas of high vulnerability or meet metrics that indicate increased susceptibility to displacement. Each of the cities should pursue a three-pronged approach to reducing displacement risk:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Each city does not necessarily need to carry out each of the strategies below. Instead, the recommended strategies should be viewed as a “menu” of policy and program choices to be implemented based on each community’s risk level and the viability of the strategy based on local conditions. Reducing displacement risk should be a regional effort, but the specific approach taken can (and should) differ on the local level.

1. Create Stability for Local Residents by Mitigating the Impact of Displacement:
 - o Anti-Displacement Impact Assessments

Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potentially unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal.^{iv} Anti-Displacement measure must include a reliable way to track the impact new development has on Naturally Occurring Affordable Housing (NOAH). While increased production of new housing is essential to preserving supply, NOAH is frequently seen as ripe for redevelopment as soon as market rates surpass current value to create a ‘rent gap’ making redevelopment profitable. An impact assessment is one tool to track how many affordable units are being developed and at the cost of how many existing units. This option can function on a range of intensities with the obligation and cost either assigned applicants or city staff and the weight of the assessment varying depending on the severity of the issue within each jurisdiction and the viability of the requirement within local markets.

- o Rental Registration Program

A registration program would create a consolidated database of available units in the region, rental costs, and local practices. A small fee per unit could be set to fund the program, which could include a streamlined application process. The costly and time-consuming housing application process is often listed as a practical barrier to housing access. Multiple application forms, with slightly different requirements, and compounded credit check fees are prohibitively onerous. While some local service organizations provide some assistance, a streamlined process eases the burden on renters and landlords alike and help jurisdictions track relevant data.

- o Tenant Protection Enhancements

As vacancy rates decrease, an ordinance extending the notice period for no cause evictions to 60 days for landlords with five or more units would allow renters additional time to plan, contact services, and hopefully relocate without a disruption in adequate housing. Washington State already requires a 60-day period for tenants facing eviction because the owner lost the building in a foreclosure.

- o Emergency Rental Assistance

Aiding families facing homelessness due to temporary economic hardship in the form of Emergency Rental Assistance. Washington State Department of Social & Human Services (DSHS) offers one-time cash payment to get or keep safe housing or utilities in emergency situations to families eligible for the Additional Requirements for Emergent Needs (AREN) or the Diversion Program. The Eviction Rent Assistance Program (ERAP) Grant is part of Washington State’s short-term response to the COVID-19 disaster and offers three months of rent payment to prevent evictions.^v

- o Home Ownership Assistance

Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers. Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program with up to \$10,000 to eligible homebuyers.^{vi}

- o Utility Payment Financial Assistance & Homeowner Assistance

Homeowners are also subject to raising housing costs as property taxes, maintenance, heating, and cooling costs increase. This is particularly true for seniors on fixed incomes. Partnering with groups such as BMAC/The Healthy Homes Program, which provides weatherization and energy efficiency services, can reduce the burden on seniors. Washington State Department of Commerce's Home Rehabilitation Loan Program provides low-interest loans to low-income homeowners for repairs and necessary improvements.

2. Protect Regional Housing Stock: Increase Production of Affordable Housing Options

- o Affordable Housing Fund

In 2016, Vancouver voters authorized the use of property tax revenue (residential and commercial) to create an Affordable Housing Fund that can be used “for the purpose of buying, building and preserving low-income rental housing and preventing homelessness through rental assistance and housing services.”^{vii} The tax is capped at \$6 million and expected to generate \$43M dollars before it expires in 2023. At which point, Vancouver City Council can seek an extension or let it expire. Property tax exemptions are included for seniors and people with disabilities who earn less than \$40,000 a year.

- o Land Banking

Cities can reserve or ‘bank’ land for affordable housing, similar to a popular program created in Eugene, Oregon.^{viii} Sites being considered for purchase should be evaluated based on cost, density, environmental quality, and access transportation, community services, and jobs. Gentrification in more rural areas often results in lower-income households moving further away from city centers with longer commutes to jobs and services. Priority areas should be based on a combination of community vulnerability, recent Anti-Displacement Impact Assessments, and on the area's potential for offering meaning opportunities for safe and affordable housing close to jobs and services.

- o Community Land Trusts

Community land trusts create additional affordable home ownership opportunities by removing land from the costs of real estate. In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Thus, creating additional affordable opportunities for homebuyers by removing land from the cost of real estate. Resale value is not determined by the real estate market but set based on the local cost of living.

- o Right of First Offer/Refusal Program

Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households. Right of first offer places very minimal requirements on property owners. Notice would be sent that a property will be for sale and either the trust or the owner sets and offer price depending on the program framework. Funding assistance for this program could come from an Affordable Housing Fund.^{ix}

- o Affordable Housing on Public Land

Washington state (through RCW 43.63A.510 and RCW 39.33.015) directs specific state agencies to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and moderate-income households (up to 115% of AMI).

- Zoning Protection for Manufactured Dwelling Parks

For many families, manufactured homes are an affordable housing option. They are built in a factory and transported to either a leased plot within a manufactured home park or on private property. It is important to ensure that local zoning ordinances do not unduly hinder the functioning and placement of manufactured homes. Protecting existing parks will increase affordable housing supply and mitigate involuntary displacement.

- Multifamily Tax Exemption

The Multifamily Tax Exemption (MFTE) is a tool that incentivizes the development of multifamily housing, described in depth in the Community Council Affordable Housing Report.

Cities with a population of at least 15,000 can use the MFTE to exempt property taxes for 12 years on new multifamily construction (with at least four units), provided 20% of the units are affordable to low- and moderate-income households (up to 115% of the median family income). In this case, the public funds go to the developer in the form of a tax break, not in the form of a rental payment. If the owner of the property decides to increase rates above the established affordability threshold, the tax exemption is cancelled, and the property is subject to additional tax penalties. Cities with populations of less than 15,000 can use this tool, provided they are the largest urban area in a county planning under the Growth Management Act. Small cities, however, may not have the financial resources to feasibly offer a property tax exemption. Another provision to the rule allows cities to exempt property taxes for multifamily development for eight years with no requirement that a percentage of the units be set aside for low-income renters. The area designated for the MFTE is determined by the local governing authority, and the intention of the legislation is to increase mixed-income residential opportunities, including affordable housing, in urban centers. Expansion of the targeted area within the urban core can open additional opportunities for incentivizing multifamily development.

3. Protect the Local Economy: Job Training Partnerships to foster local opportunities and prosperity through improved workforce development initiatives

Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Focus on both higher and secondary educational institutions in the region to take advantage of sector-based partnerships. Construction based partnerships in particular are likely to improve the supply of low-income housing. The goal is to create programs that offer training/apprenticeships and future job opportunities that improve the quality of jobs in the area.

¹ Community Council Report: Affordable Housing (April 2019) via https://www.wwcommunitycouncil.org/media/1125/affordable-housing-study-report_2019.pdf

ⁱⁱ Florida, Richard. "How Coronavirus Will Reshape U.S. Cities." *Bloomberg.com*, Bloomberg, 2 July 2020, www.bloomberg.com/news/features/2020-07-02/how-coronavirus-will-reshape-u-s-cities.

ⁱⁱⁱ 2018 Gentrification and Displacement Neighborhood Typology Assessment, Key Findings and Methodology Report, Bureau of Planning and Sustainability, City of Portland, Oregon, via https://www.portland.gov/sites/default/files/2020-01/gentrification_displacement_typology_analysis_2018_10222018.pdf

^{iv} King County Washington Equity Impact Review Process Overview (March 2016) via https://www.kingcounty.gov/~media/elected/executive/equity-social-justice/2016/The_Equity_Impact_Review_checklist_Mar2016.ashx?la=en

^v Washington State Department of Commerce, Homeless Assistance via <https://www.commerce.wa.gov/serving-communities/homelessness/>

^{vi} Washington State Housing Finance Commission, Home Advantage Program via <https://www.wshfc.org/buyers/HomeAdvantage.htm>

^{vii} *Affordable Housing Fund | City of Vancouver Washington*, Community Development Programs, May 2020, www.cityofvancouver.us/ced/page/affordable-housing-fund.

^{viii} Landbanking Program for Affordable Housing, Government Innovators Network, Harvard Kennedy School Ash Center for Democratic Governance and Innovation, 2007 Finalist, <https://www.innovations.harvard.edu/landbanking-program-affordable-housing>

^{ix} Kim, Jihyeon; Knapp-Rossi, Malia; Lance, Jeff; Meyers, Joseph; Moulton, Aster; and Stone, Tay, "Reside Vancouver: An Anti-Displacement Plan" (2019). *Master of Urban and Regional Planning Workshop Projects*. 170. <https://archives.pdx.edu/ds/psu/29217>

Overview of 2021 Changes to the Multifamily Housing Tax Exemption Program

Introduction

In 2021, [SB 5287](#) made substantial changes to the Multifamily Housing Tax Exemption (MFTE) Program.¹

Washington state adopted the program in 1995, and it has been amended several times since. The Legislature intends to achieve multiple goals through these changes by:

- Incentivizing the development of multiple-unit housing including creating additional affordable housing;
- Encouraging urban development and density;
- Increasing market rate workforce housing;
- Developing permanently affordable housing opportunities;
- Promoting economic investment and recovery; and
- Creating family-wage jobs.²

This is preliminary guidance intended as an overview of the 2021 changes to RCW 84.14. Commerce will issue additional program guidance during 2022.

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¹ The program, nicknamed the MFTE program, is codified in RCW 84.14 as “New and Rehabilitated Multiple-Unit Dwellings in Urban Centers”

² RCW 84.14.005(2)

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What is the Multifamily Housing Tax Exemption and Why Does it Matter?

The Multifamily Housing Tax Exemption (MFTE) is a tax incentive for the purpose of expanding available housing and affordable housing within designated areas. It encourages the development of multifamily housing in designated “residential target areas”³ by exempting the value of new housing construction, conversion or rehabilitation from property taxes. However, the exemption does not apply to the value of the property itself or non-residential improvements to the property. A local government may choose to offer an 8-, 12-, or 20-year tax exemption. Twelve and 20-year programs must require that a certain percentage of the housing be affordable to low or moderate income households.

A 2019 study showed that since formation of the MFTE incentive in 1995, 424 developments received a tax exemption, and 34,885 new housing units were produced. Of these units, 21% are designated as affordable, while Renton, Seattle, Spokane, and Tacoma produced 82% of the new housing units overall.⁴

Overview of Recent Legislative Changes

The 2021 Legislature amended the MFTE program through [SB 5287](#). In the sections that follow, we will walk you through the revisions and spotlight opportunities to increase the supply of housing and affordable housing.

Extension for completion of MFTE projects delayed by COVID-19

Applicants have three years to complete MFTE buildings, with the option to extend the completion timeline an additional 24 months. To mitigate delays associated with COVID-19, for applicants that submitted prior to February 15, 2020, local governments may choose to extend the completion deadline for an additional five years. The five-year extension would begin immediately following the completion of any outstanding applications or previously authorized extensions, whichever is later.⁵

Smaller jurisdictions now eligible to offer tax exemptions

Until 2021, only the largest jurisdictions in Washington were able to offer an MFTE program. In 2021, the Legislature provided an opportunity for any city that was not already eligible to offer MFTE programs. Cities who qualify under this new provision⁶ may provide the following programs:

- A 12-year exemption where the applicant must commit to renting or selling at least 20% of the multifamily housing units as affordable housing units to low and moderate-income households, and any additional income eligibility conditions adopted by the local government. The area must be zoned to have an average minimum density equivalent to 15 dwelling units or more per gross acre, or for cities with a population over 20,000, the area must be zoned to have an average minimum density equivalent to 25 dwelling units or more per gross acre. This opportunity is available until December 31, 2026.⁷
- A 20-year exemption, where at least 25% of the units must be sold to a qualified nonprofit or local government partner that will assure permanent affordable homeownership. The remaining 75% of units may

³ A residential targeted area must be within an urban center or urban growth area. Urban centers are defined by RCW 84.14.010 to mean a compact identifiable district where urban residents may obtain a variety of products and services. It must contain several businesses that may include but are not limited to shops, offices, banks, restaurants, or governmental agencies; adequate public facilities, including streets, sidewalks, lighting, transit, domestic water, and sanitary sewer systems; and a mixture of uses and activities that may include housing, recreation, and cultural activities in association with commercial or office use.

⁴ JLARC (2019) Tax preference. Retrieved August 11, 2021 from https://leg.wa.gov/jlarc/taxReports/2019/MFTE/f_ii/default.html

⁵ RCW 84.14.090(5)

⁶ RCW 84.14.010(3)(d)

⁷ RCW [84.14.020](#)(1)(a)(iii)

be rented or sold at market rates. The area must be zoned to have an average minimum density equivalent to 15 dwelling units or more per gross acre, or for cities with a population over 20,000, the area must be zoned to have an average minimum density equivalent to 25 dwelling units or more per gross acre. This opportunity is available until December 31, 2031⁸.

A 12-Year extension for existing MFTE projects⁹

Before 2021, the MFTE program had two options for qualifying local governments:

- **An eight-year program:** intended to incentivize the development of multifamily housing for rent or ownership in areas that cities designate as needing a greater diversity of housing, specifically multiunit housing. Affordable housing is not mandatory, but local governments may require affordable housing and other public benefits. The local government may determine the level and duration of affordability.¹⁰
- **A 12-year program:** intended to increase the supply of affordable housing in rental and ownership housing. A minimum of 20% of units must be affordable to low- and moderate-income households for rental, or moderate-income households for units intended exclusively for owner occupancy.¹¹ The level of affordability may be specified by the local government, and may be further detailed by unit size.

With SB 5287, MFTE projects may be extended for an extra 12 years for 8- or 12-year programs that have existing property tax exemptions that are within 18 months of expiration.¹² This action requires city or county approval. Multifamily housing, for which a continuing 12-year exemption is approved, must include 20% of units as affordable units for low-income households, and should no longer include provisions for moderate-income in the 20% affordable units.¹³ Eight-year projects must convert to 12-year programs and include 20% of units as affordable units.

Requirements for buildings that received extensions. Applicants must provide notice to tenants in rent-restricted units at the end of the tenth and eleventh years of the continued 12-year exemption that the exemption will expire and the landlord will provide relocation assistance. Landlords must provide one month's rent as relocation assistance to a qualified tenant in their final month when affordability requirements no longer apply, even when the affordable rent period extends beyond the expiration of the tax exemption. New extensions are not permitted after January 1, 2046. This program is currently time-limited but may be extended if a JLARC review demonstrates that the 12-year extension is well-used.¹⁴

New, 20-year exemption for permanently affordable ownership housing¹⁵

Until January 1, 2032, local governments may offer a 20-year property tax exemption if 25% of the units are sold as "permanently affordable" to households earning 80% area median income (AMI) or less. The other units may be rented or sold at market rates. The jurisdiction may charge a fee to cover administrative fees to manage the units. The development must be sponsored by a non-profit or governmental entity, and is subject to a 99-year resale restriction to ensure permanent affordability. Note the following specifications based on the entity offering the exemption:

- Previously eligible local governments may offer the new 20-year MFTE program and may develop terms that are consistent with RCW 84.14.021(1)(a).
- Newly eligible jurisdictions (under 20,000) must include density requirements of at least 15 dwelling units per acre consistent with RCW 84.14.021(1)(b).

⁸ RCW [84.14.021](#)(1)(b)

⁹ RCW 84.14.020(6)

¹⁰ RCW 84.14.020(1)(a)(ii)(A)

¹¹ RCW 84.14.020(1)(a)(ii)(C)

¹² Commerce assumes this means projects that are within 18 months before expiration of the tax exemption, so that there would be time for new contracts to be negotiated.

¹³ As this component of the program is intended to prevent displacement when a tax exemption ends, building owners are not required to evict moderate-income tenants with the new certificate, but must ensure that new tenants meet the new criteria.

¹⁴ RCW [84.14.020](#), see notes, Tax preference performance statement- 2021 c 187§3

¹⁵ RCW [84.14.021](#)

- Certain cities, such as Shoreline or Bothell, which are along transit lines and have an inclusionary zoning program, are to refer to RCW 84.14.020(1)(a)(ii)(C).

Permanently affordable homeownership units or permanently affordable rental units must be sold or rented to households earning no more than 80% of the area median income for the city or local jurisdiction in which the unit is located. A local jurisdiction may assign and collect an administration fee at each point of sale to cover the administrative costs for oversight of the program to maintain permanently affordable housing units.

For purposes of the 20-year exemption, "**permanently affordable homeownership**" is defined as homeownership that, in addition to meeting the definition of "affordable housing" in RCW 43.185A.010, is:

- Sponsored by a nonprofit organization or governmental entity;
- Subject to a ground lease or deed restriction with a duration of at least 99 years at the initial sale and with each successive sale that includes:
 - A resale restriction designed to provide affordability for future income-qualified homebuyers;
 - A right of first refusal for the sponsor organization to purchase the home at resale;
 - A requirement that the sponsor must approve any refinancing, including home equity lines of credit; and
- The sponsor supports homeowners and enforces the ground lease or deed restriction.

Commerce will provide a template for permanently affordable housing for home or condo ownership through deed restrictions that can be used by a city or local government to ensure compliance. Local governments and their partners may use this template as a basis for their local contracts.

More revised definitions for your code

SB 5287 revised the definitions of several key MFTE terms.

“City” is revised to add subsection d) below.

- A city or town with a population of at least 15,000.
- The largest city or town, if there is no city or town with a population of at least 15,000, located in a county planning under the growth management act.
- A city or town with a population of at least 5,000 located in a county subject to the provisions of RCW 36.70A.215 (Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties).
- NEW: Any city that otherwise does not meet the qualifications under (a) through (c),¹⁶ until December 31, 2031. These cities may offer:
 - A 12-year exemption, subject to certain criteria, mainly that the density is 15 units per gross acre, and at least 20% of the units must be rented or sold to low- or moderate-income households.¹⁷
 - A “Permanently affordable housing” program until December 31, 2031. Residential improvements are exempt for 20 years and at least 25% of the units must be sold to a non-profit or local government partner that will assure permanent affordable home ownership to homeowners at 80% AMI or below. The remaining 75% of units may be rented or sold at market rates.¹⁸

NOTE: Any city that was already authorized to offer an MFTE program may offer the new 20-year program. However, the new cities under part d may only offer the 12- and 20-year programs as listed above. New cities are only granted temporary authority to offer the program, unless a state review shows increasing and compliant use of the 20-year program.

¹⁶ RCW 84.14.010(3)(d)

¹⁷ RCW 84.14.020(1)(a)(iii), may be offered until Dec 31, 2026

¹⁸ RCW 84.14.021(1)(b)

“County” is revised to mean counties with an unincorporated population of at least 170,000, which means that Clark, King, Kitsap, Pierce, and Snohomish counties may now offer an MFTE program.¹⁹

“High cost areas” are removed from the program. This previously allowed a higher rent limit for “affordable” units.²⁰ Any community that currently offers a 12-year property tax exemption based on being a “high cost” area, must remove this provision, and revert to low and moderate income, or in the case of permanently affordable housing, only low income. Any new conditional certificates should not be based on “high cost” rents. Any projects that are completing should be based on the agreement in the conditional certificate, or may offer new regulations to the applicant at the time of the final certificate.

“Multiunit housing” revised to be “a building or a group of buildings.” This changes the statute so that units that are not required to be part of a large building. However, they must still meet the definition of multifamily or multiunit housing, which may include duplex, triplex, townhouse, row house or cottage housing, where the development contains at least four units. Commerce suggests that a city require minimum densities to be sure the meet the legislative goals of increased variety of residential opportunities within urban centers, and encouraging development and density. Multifamily units may result from new construction or rehabilitated or conversion of vacant, underutilized, or substandard buildings to multifamily housing. The program still does not apply to transient accommodations or hotels and motels.

Low and moderate income households definitions are both revised to require area median income (AMI) for the county, city or metropolitan statistical area where the project is located. Cities, for which AMI reports are available, should review both city and the county median family income, and choose the value that meets local goals, such as aligning with other affordability programs, or addresses regional housing issues. The [Washington Center for Real Estate Research Housing Market Data Toolkit](#) provides city specific median income data under RCW 36.70A.610. Commerce will also provide links to available data.

Additional criteria for counties to set residential target areas²¹

Counties that choose to designate transit-oriented residential target areas (RTAs)²² may do so until July 15, 2024.

Any counties designating RTAs must evaluate displacement risk of people living in the potential RTAs. In addition to meeting the other criteria, the area can only be designated as a RTA if the displacement risk is minimal or mitigated by locally adopted mitigation measures, which may include offering first right of refusal of new MFTE units to those at risk of displacement.

Local governments may choose to add contracting requirements

Local governments may impose additional contracting requirements on MFTE projects, such as prevailing wage, payroll record requirements, apprenticeship, or inclusionary contracting.²³

Reporting to Commerce

Local government reports to Commerce are now due by April 1 following the year final certificates are issued.²⁴

This allows sufficient time for county assessors to provide updated assessments. Reporting requirements have been

¹⁹ RCW 84.14.010(4)

²⁰ “High cost area” was defined as a county where the third quarter median house price for the previous year as reported by the Washington center for real estate research at Washington State University is equal to or greater than one hundred thirty% of the statewide median house price published during the same time period.

²¹ RCW 84.14.040

²² RCW 84.14.040(1)(d)(iii) is specific about the area, “that is located within a designated urban growth area and within 0.25 miles of a corridor where bus service is scheduled at least every thirty minutes for no less than 10 hours per weekday and is in service or is planned for service to begin within five years of designation.”

²³ RCW 84.14.040 (6)

²⁴ RCW 84.14.100

slightly amended to improve accountability, and the following information must be submitted to Commerce each year, for MFTE projects that were finalized in the previous year.²⁵ Reporting requirements include:

1. The number of tax exemption certificates granted.
2. The total number and type of units produced.
3. The number, size, and type of units produced meeting affordable housing requirements.
4. The development cost of each unit produced.²⁶
5. The total monthly rent or total sale amount of each unit produced, affordable and market rent.
6. The annual income and household size of each renter household for each of the affordable units.²⁷
7. The value of the property tax exemption for each project.

A city or county must be in compliance with the reporting section to offer MFTE certificates.

Future Commerce Work Plan for the MFTE Program

The 2021 legislative session brought significant resources to Commerce to implement the MFTE program, along with a significant task list (see Table One below).

- The [State Operating Budget](#) (Section 111, Page 69) provides funding for Commerce to conduct a study and report to the Legislature on city and county implementation of the multifamily housing property tax exemption.
- [SB 5287](#) requires Commerce to develop guidance on the program, develop a template for permanently affordable units, and develop and implement an auditing system.

Commerce intends to hire a consultant to implement much of this work. The consultant will work with a technical advisory committee composed of local government MFTE program administrators and other stakeholders. The study and recommendations are to be completed by June of 2023. The work includes:

- 1) Developing guidance for local governments on the MFTE program, identifying areas where further clarification and study is needed;
- 2) Conducting the study, which may be further scoped by a technical advisory committee; and
- 3) Recommending changes to statute (both technical corrections and substantive amendments).

Commerce is providing this brief overview of 2021 changes and anticipates providing the following items required by SB 5287.

Table One: Commerce Task List to Support the MFTE Program

Commerce Task List	Anticipated Timeline
Develop a template for permanently affordable housing.	Winter 2022
Provide detailed guidance to cities and counties on managing MFTE programs and reporting requirements within them.	Summer 2022
Conduct a required study of the MFTE program.	Winter 2022
Design and implement a plan for auditing or reviewing the number of units at rents the applicant intends to offer.	Spring 2023

²⁵ Annual forms will be available on the Commerce site. Any local government that fails to report to Commerce may not offer new MFTE certificates.

²⁶ Commerce will provide guidance on how to estimate the development cost.

²⁷ Commerce will also provide guidance on how to gather this data as projects are still leasing up in the first year.

Chapter 3.52 - Multifamily Housing Tax Exemption

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- 3.52.110-Cancellation

3.52.010 Purpose

Limited exemptions from ad valorem property taxation for multifamily housing in urban centers are intended to:

- (1) Provide economic incentives enabling increased residential housing choices and opportunities, including affordable housing opportunities, within urban centers designated by the council as targeted residential areas;*
- (2) Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in targeted residential areas to increase and improve housing opportunities, including affordable housing;*
- (3) Assist in directing future population growth to designated urban centers with existing available infrastructure thereby reducing development pressure on neighborhoods lacking infrastructure capacities;*
- (4) Increase the supply of mixed-income multifamily housing opportunities within the city;*
- (5) Achieve development densities which are more conducive to transit use in designated urban centers; and*
- (6) Accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans.*

It is intended that this chapter meet all required provisions and procedures set forth in Chapter 84.14 RCW to comport with state law.

3.52.020 Definitions

The definitions in this section apply throughout this chapter unless the context clearly requires otherwise.

- (1) "Affordable housing" means residential housing that is rented by an eligible household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent (30%) of the*

household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of income-qualified households.

- (2) "Area median income" means the annual median family income for the metropolitan statistical area, as published from time to time by the United States Department of Housing and Urban Development (HUD), with adjustments according to household size, which adjustments shall generally be based upon a method used by HUD to adjust income limits for subsidized housing, which for purposes of determining affordability of rents or sale prices shall be based on the average size of household that corresponds to the size and type of the housing unit.
- (3) "Contract" means the standard form agreement between the owner or, for permanently affordable homeownership, a qualified non-profit organization and the city that contains the terms and conditions, including for each MFTE unit as designated according to the Final Certificate, for the duration of the compliance period as a condition of eligibility of the property tax exemption according to this Chapter
- (4) "Director" means the director of the community development department or designee.
- (5) "Eligible household" means:⁶³
 - (a) For owner-occupied housing, a household who certifies as a condition to the purchase of an affordable housing unit that their annual household income does not exceed the applicable percentage of the area median income, adjusted for household size, and that they meet all qualifications for eligibility; or
 - (b) For renter-occupied housing, a household who certifies as a condition to initial occupancy of an affordable housing unit that their annual household income does not exceed the applicable percentage of the area median income, adjusted for household size, and that they meet all qualifications for eligibility upon recertification; or
 - (c) For renter-occupied housing under a twelve-year exemption according to 3.52.030(2), a household who verifies upon recertification that their annual household income does not exceed one hundred forty percent (140%) of the maximum annual income restriction under 3.52.030(2), adjusted for household size, and that they meet all qualifications for eligibility.
- (6) "Household" means a single person, family, or unrelated persons living together.
- (7) "Low-income household" means a household whose adjusted income is at or below eighty percent (80%) of the area median income adjusted for family size, for the metropolitan statistical area, as reported by the United States Department of Housing and Urban Development.
- (8) "MFTE" means multifamily housing property tax exemption.
- (9) "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent (115%) of the area median income adjusted for family size, for the metropolitan statistical area, as reported by the United States Department of Housing and Urban Development.
- (10) "Multifamily housing" means buildings having four (4) or more dwelling units designated for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.
- (11) "Owner" means the property owner of record as filed with the county assessor's office.

- (12) *"Permanent residential occupancy" means multifamily housing that provides either rental or owner occupancy for a period of at least one (1) month. This excludes hotels and motels that offer rental accommodation on a daily or weekly basis.*
- (13) *"Project" means the multifamily housing or portion of the multifamily housing that is to receive the tax exemption.*
- (14) *"Qualified non-profit organization" means a non-profit organization or any subsidiary or affiliate of such organization.*
- (15) *"Residential targeted area" means an area designated by the council as a residential targeted area in accordance with, and within the meaning of, Chapter 84.14 RCW.*
- (16) *"Substantial compliance" means compliance with the applicable building and construction codes and all applicable uniform codes that are typically required for rehabilitation as opposed to new construction.*

3.52.030 Tax exemption

The value of new housing construction, conversion, and rehabilitation improvements qualifying under this section is exempt from ad valorem property taxation, as follows:⁶⁴

- (1) *For eight (8) successive years beginning January 1st of the year immediately following the calendar year of issuance of the final certificate if the property otherwise qualifies for the exemption.*
- (2) *For twelve (12) successive years beginning January 1st of the year immediately following the calendar year of issuance of the final certificate if the property otherwise qualifies for the exemption and meets the conditions in this subsection. For the property to qualify for the twelve-year exemption under this subsection:*
 - (a) *the applicant must commit to renting at least twenty percent (20%) of the multifamily housing units as affordable housing units to eligible low- and moderate-income households, and the property must satisfy that commitment; or*
 - (b) *the applicant must commit to selling at least twenty percent (20%) of the multifamily housing units as affordable housing units exclusively for owner occupancy to eligible moderate-income households, and the property must satisfy that commitment. Affordable units intended for owner occupancy must be sold by the applicant with a covenant running with the land that prevents the use of the property as a rental unit and includes a resale restriction designed to maintain affordability for future moderate-income homebuyers prior to the expiration of the exemption.*
- (3) *For twenty (20) successive years beginning January 1st of the year immediately following the calendar year of issuance of the final certificate if the property otherwise qualifies for the exemption and meets the conditions in this subsection. For the property to qualify for the twenty-year exemption under this subsection, at least twenty-five percent (25%) of the units must be built by or sold to a qualified nonprofit or local government partner that will assure permanent affordable homeownership for eligible households and support the residents of these units. The remaining seventy-five percent (75%) of units may be rented or sold at market rates.*

- (4) *Permanently affordable homeownership units or permanently affordable rental units must be sold or rented to eligible low-income households.*
- (5) *If, in calculating the minimum proportion of the multi-family housing units in the project for affordable housing in this section, the number contains a fraction, then the minimum number of multi-family housing units for affordable housing shall be rounded up to the next whole number.*
- (6) *For any affordable units required in this section, the following shall apply:*
 - (a) *The mix and configuration of affordable units (e.g., studio, one-bedroom, etc.) shall be substantially proportional to the mix and configuration of the total housing units in the project unless approved by council, or an administrative official or commission authorized by the council;*
 - (b) *Affordable housing units shall be intermingled with all other units in the development; and*
 - (c) *The quality of construction and finish materials in those affordable units used to qualify for the exemption shall be the same as other housing units in the project.*
- (7) *The exemption does not apply to the value of land or to the value of residential or non-residential improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements.*

3.52.040 Extension of tax exemption

- (1) *The owner of property that received a tax exemption pursuant to 3.52.030 may apply for an extension for an additional twelve successive years. No extension will be granted for property that received a twenty-year tax exemption pursuant to 3.52.030(3) or 3.52.030(4).*
- (2) *Only one (1) extension may be granted.*
- (3) *Failure to timely apply for an extension shall be deemed a waiver of the extension.*
- (4) *For the property to qualify for an extension:*
 - (a) *The property must have qualified for, satisfied the conditions of, and utilized the eight- or twelve-year exemption sought to be extended;*
 - (b) *The owner must timely apply for the extension on forms provided by the city within eighteen (18) months of expiration of the original exemption;*
 - (c) *The property must meet the requirements of this chapter for the property to qualify for an exemption under 3.52.030(2) as applicable at the time of the extension application; and*
 - (d) *The property must rent at least twenty percent (20%) of the multifamily housing units as affordable housing units for low-income households for the extension period.*
- (5) *If an extension is granted by the city, at the end of both the tenth and eleventh years of a twelve-year extension, the applicant or the property owner at that time must provide tenants of affordable units with notification of the applicant's or property owner's intent to provide the tenant with relocation assistance in an amount equal to one (1) month as provided in RCW 84.14.020, as amended.*

- (6) *After the expiration of the extension, the applicant or the property owner must provide tenant relocation assistance in an amount equal to one (1) month's rent to a qualified tenant within the final month of the qualified tenant's lease. To be eligible for tenant relocation assistance under this subsection, the tenant must occupy an affordable unit at the time the exemption expires and must qualify as an eligible household under this chapter at the time relocation assistance is sought.*

3.52.050 Residential targeted areas

Following notice and public hearing as prescribed in RCW 84.14.040, the council may designate one or more residential targeted areas upon a finding by the council that the residential targeted area meets the following criteria:

- (1) *The residential targeted area is within an urban center as defined by Chapter 84.14 RCW;*
- (2) *The residential targeted area lacks sufficient available, desirable, and convenient residential housing to meet the needs of the public who would be likely to live in the urban center if affordable, desirable, attractive, and livable residences were available; and*
- (3) *Providing additional housing opportunity in the residential targeted area will assist in achieving one or more of the following purposes:*
 - (a) *Encourage increased residential opportunities within the city; or*
 - (b) *Stimulate the construction of new multifamily housing; or*
 - (c) *Encourage the rehabilitation of existing vacant and underutilized buildings for multifamily housing.*
- (4) *In designating a residential targeted area, the council may also consider other factors, including:*
 - (a) *Whether additional housing in the residential targeted area will attract and maintain an increase in the number of permanent residents;*
 - (b) *Whether providing additional housing opportunities for low- and moderate-income households would meet the needs of citizens likely to live in the area if affordable housing were available;*
 - (c) *Whether an increased permanent residential population in the residential targeted area will help to achieve the planning goals mandated by the Growth Management Act under Chapter 36.70A RCW, as implemented through the City's comprehensive plan; or*
 - (d) *Whether encouraging additional housing in the residential targeted area supports significant public investment in public transit or a better jobs and housing balance.*
- (5) *At any time, the council may, by ordinance, amend or rescind the designation of a residential targeted area pursuant to the same procedural requirements as set forth in this chapter for original designation.*
- (6) *The council has adopted the residential target area which includes the following:*
 - (a) ***Downtown College Place - College Avenue (12th to 4th): Area A***
 - (b) ***North College Avenue Urban Center (Whitman to Blalock): Area B***
 - (c) ***Stone Creek Urban Center: Area C***
 - (d) ***Myra & Whitman Drive Urban Center: Area D***

3.52.060 Project eligibility

*An owner of property applying under this chapter must meet the following requirements:*⁶⁵

- (1) The new or rehabilitated multiple-unit housing must be located in a designated residential targeted area.*
- (2) The project must be multifamily housing consisting of at least four (4) dwelling units within a residential structure or as part of a mixed-use development, in which at least fifty percent (50%) of the space within such residential structure or mixed-use development is intended for permanent residential occupancy.*
- (3) For new construction, a minimum of four (4) new dwelling units must be created; for rehabilitation or conversion of existing occupied structures, a minimum of four additional dwelling units must be added.*
- (4) Property proposed to be rehabilitated must fail to comply with one or more standards of the City's building or housing codes.*
- (5) Property proposed to be rehabilitated with existing multifamily housing that has been vacant for twelve (12) months or more does not have to provide additional multifamily units.*
- (6) If the property proposed to be rehabilitated is not vacant, an applicant must provide each existing tenant housing of comparable size, quality, and price and a reasonable opportunity to relocate.*
- (7) The project shall be completed within three (3) years from the date of approval of the contract by the council as provided in 3.52.080(6) or by any extended deadline granted by the director as provided in 3.52.080(7).*
- (8) As per RCW 84.14.030(6), the applicant must enter into a contract approved by the council, under which the applicant has agreed to the implementation of the development on terms and conditions satisfactory to the council.*
- (9) The project must achieve a minimum of fifteen (15) residential units per gross acre.*
- (10) Applicant must follow al City adopted Plans and design guidelines.*
- (11) No new applications may be accepted for inclusion into this program after the State terminates the program under the statutes for which the City now qualifies within RCW 84.14.010(3)(d).*

3.52.070 Application procedure

*A property owner who wishes to propose a project for a tax exemption shall comply with the following procedures as per RCW 84.14.050:*⁶⁶

- (1) Prior to the application for any building permit therefor, the applicant shall submit an application to the director on a form established by the director along with the required fees, as established under 3.52.060(4).*
- (2) A complete application shall contain such information as the director may deem necessary or useful, and shall include:*

- (a) *A written description of the project and preliminary schematic site and floor plans of the multifamily units and the structures in which they are proposed to be located setting forth the grounds for the exemption;*
 - (b) *Detailed list of unit size, number of bedrooms and bathrooms and projected rent or sales price;*
 - (c) *A statement setting forth the grounds for qualification for exemption, and identifying the income-restricted units in the proposed project, if applicable;*
 - (d) *A statement from the owner acknowledging the potential tax liability when the project ceases to be eligible under this chapter; and*
 - (e) *Verification by oath or affirmation of the information submitted.*
- (3) *For rehabilitation projects, the applicant shall secure verification of property noncompliance with the building or housing ordinances under 3.52.040, and shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve (12) months prior to filing the application, or that relocation support has been provided to tenants under 3.52.060(6).*
 - (4) *At the time of application, the owner shall pay an initial application fee as established by the by council, or an administrative official or commission authorized by the council.*

3.52.080 Application review

- (1) *The director may certify as eligible an application which is determined to comply with the requirements of this chapter. An application may be approved subject to such terms and conditions as deemed appropriate by the director to ensure the project meets all applicable land use regulations.*
- (2) *A decision to approve or deny an application shall be made within ninety (90) days of receipt of a complete application.*
- (3) *If an application is approved by the director, the approval, together with a contract and covenant between the applicant and the city regarding the terms and conditions under this chapter, signed by the applicant, shall be presented to the Economic Development, Tourism, and Events Commission for a recommendation and to City Council for action.*
- (4) *The director is authorized to cause the contract to be recorded, or require the owner to record the contract, in the real property records of the county recorder's office.*
- (5) *Once the contract is approved by the council and fully executed, the director shall issue a conditional certificate of acceptance of tax exemption.*
- (6) *The conditional certificate expires three (3) years from the date of approval unless an extension is granted as provided in this chapter.*
- (7) *The conditional certificate may be extended by the director for a period not to exceed twenty-four (24) consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by any applicable processing fee. An extension may be granted if the director determines that:*

- (a) *The anticipated failure to complete construction or rehabilitation within the required period is due to circumstances beyond the control of the owner;*
 - (b) *The owner has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and*
 - (c) *All the conditions of the original contract between the applicant and the City will be satisfied upon completion of the project.*
- (8) *If the application is denied, the director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten (10) days of the denial.*
- (9) *An applicant may appeal a denial to the council by filing a written appeal with the city clerk within thirty (30) days of notification that the application has been denied. The appeal will be based upon the record made before the director with the burden of proof on the applicant to show that there is no substantial evidence on the record to support the director's decision. The decision of the council in denying or approving the application is final. All other appeals of the director's decisions shall be made to the hearing examiner.*
- (10) *An owner may request amendments to the contract by submitting a request in writing to the director, along with the fees established by the council, at any time within three (3) years of the date of the approval of the contract as provided for in subsection (3). The director may approve amendments to the MFTE contract between the owner and the city that are reasonably within the scope and intent of the MFTE contract. The date for expiration of the conditional certificate shall not be extended by contract amendment unless all the conditions for extension set forth in subsection (5) of this section are met.⁶⁷*

3.52.090 Final certificate

- (1) *Upon completion of the improvements provided in the contract and issuance of a temporary or permanent certificate of occupancy, the applicant may request a final certificate of tax exemption. The applicant must file with the director such information as necessary or useful to evaluate eligibility for the final certificate and shall include:⁶⁸*
- (a) *A statement of the amount of rehabilitation or construction expenditures made with respect to each housing unit and the total expenditures made in the rehabilitation or construction of the entire property;*
 - (b) *A description of the work that has been completed and a statement that the rehabilitation improvements or new construction on the owner's property qualify the property for limited exemption under this chapter;*
 - (c) *A housing market study that includes the comparable rents or sales prices, as applicable, for other multifamily housing in the neighborhood market area, and the market rent or sales price for each of the MFTE units proposed to be designated under 3.52.030.*

⁶⁷ This optional provision is included as discussed in [Chapter 8](#).

⁶⁸ Optional reporting elements included as discussed in [Chapter 8](#).

- (d) *A statement confirming that the documentation on file of the type and organizational structure of the owner, signature block for the owner, and authority of the owner representative that signed the contract is all current and accurate.*
 - (e) *If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020 and 3.52.030; and*
 - (f) *A statement that the work was completed within the required three-year period or any authorized extension.*
- (2) *Within thirty (30) days of receipt of all materials required for a final certificate, the director shall determine whether the work completed and the affordability of the units, if applicable, satisfy the requirements of the application and the conditional contract approved by the city and is qualified for a limited tax exemption under Chapter 84.14 RCW. The city shall also determine which specific improvements completed meet the intent of this chapter and the required findings of RCW 84.14.060.*
 - (3) *If the director determines that the project has been completed in accordance with this chapter and the contract between the applicant and the city and has been completed within the authorized period the city shall, within ten (10) calendar days of the expiration of the thirty-day review period above, file a final certificate of tax exemption with the county assessor.*
 - (4) *The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:*
 - (a) *The improvements were not completed within the authorized period;*
 - (b) *The improvements were not completed in accordance with the contract between the applicant and the City;*
 - (c) *The owner's property is otherwise not qualified under this chapter; or*
 - (d) *The owner and the director cannot come to an agreement on the allocation of the value of the improvements allocated to the exempt portion of rehabilitation improvements, new construction, and multi-use new construction.*
 - (5) *Within thirty (30) days of notification by the city to the owner of the director's denial of a final certificate of tax exemption, the applicant may file a written appeal with the city clerk specifying the factual and legal basis for the appeal. The appeal shall be heard by the hearing examiner.*

3.52.100 Annual certification

- (1) *Within thirty (30) days after the first anniversary of the date of filing the final certificate of tax exemption and each year thereafter, for the applicable tax exemption period, the property owner shall file a notarized declaration with the director indicating the following:*
 - (a) *A statement of occupancy and vacancy of the rehabilitated or newly constructed property during the twelve (12) months ending with the anniversary date;*
 - (b) *A certification by the owner that the property has not changed use and, if applicable, that the property has been in compliance with the contract with the City;*

- (c) *A description of changes or improvements constructed after issuance of the certificate of tax exemption;*
- (d) *The total monthly rent of each unit;*
- (e) *Information demonstrating compliance with the affordability requirements of 3.52.030 and 3.52.040, and other applicable requirements under 3.52.060;*
- (f) *For the affordable units, the income of each household at the time of initial occupancy and their current income; and*
- (g) *Any additional information requested regarding the units receiving a tax exemption and meeting any reporting requirements under Chapter 84.14 RCW.*

3.52.110 Cancellation

- (1) *The director may cancel the tax exemption if the property owner breaches any term of the MFTE contract, covenant, or any part of this chapter. Reasons for cancellation include but are not limited to the following:⁶⁹*
 - (a) *The property no longer complies with the terms of the contract or with the requirements of this chapter, including the provision of affordable units;*
 - (b) *The use of the property is changed or will be changed to a use that is other than residential;*
 - (c) *The project violates applicable zoning requirements, land use regulations or building code requirements;*
 - (d) *The property for any other reason no longer qualifies for the tax exemption; or*
 - (e) *The property owner fails to submit the annual certification required under 3.52.100.*
- (2) *Upon determining that a tax exemption shall be canceled, the director shall notify the property owner or qualified non-profit organization, if applicable, by certified mail with a return receipt requested.*
- (3) *The property owner or qualified non-profit organization, if applicable, may appeal the determination within thirty (30) days by filing a notice of appeal with the city clerk, specifying the factual and legal basis on which the determination of cancellation is alleged to be erroneous. The council may hear the appeal pursuant to City's policy.*
- (4) *The director shall notify the county assessor of the cancelation of the tax exemption thirty (30) days after the notification of the property owner or qualified non-profit organization, or upon an unsuccessful appeal under subsection (3).*
- (5) *If the owner intends to convert multifamily housing receiving a tax exemption under this chapter to another use, the owner must notify the director and the county assessor within sixty (60) days of the change in use. Upon such change in use, the tax exemption shall be canceled.*

Appendix B: Sample Forms and Materials

This section includes the following sample documents:

- Staff report.
- Letter for notification of expiration.
- Letter for notification of cancellation.
- Letter for a reminder for a potential extension.
- Letter for notification of tenant relocation assistance.
- Application for a conditional certificate.
- Application for an extension to the conditional certificate.
- Application for a final certificate.
- Application for an extension of the exemption.
- Annual reporting form.
- Annual tenant income verification form.
- MFTE contract.

In these documents, note that any areas with **[bolded formatting surrounded by brackets]** is intended to be filled in with the appropriate values from the community for a given situation.

Please note that these documents are intended to provide examples of the materials that can be used as part of an MFTE program. Consult with a legal professional prior to using these templates to ensure that these will address your needs.

Sample staff report

Background

An overview of the local MFTE program may include such information as:

- The purpose and background for the local program.
- When it was established.
- General requirements for the exemption.

Example:

The MFTE program was established in **City of College Place** in **2023**, as a tool to incentivize the development of affordable multifamily housing in designated residential targeted areas. The current residential targeted areas where MFTE may be used are **Downtown College Place, North College Avenue Business District, Stone Creek Urban Center, and Myra & Whitman Urban Center**. Based on state statute (Chapter 84.14 RCW), the program allows developers building multifamily housing to gain a property tax exemption on the residential improvements for a period of 12 years in exchange for including income restrictions on 20 percent of the total number of housing units.

Program Accomplishments

Overview of development in the past year and since the program's inception. This can include information such as:

- Number of projects completed.
- Number of new housing units added.
- Number of income-restricted housing units added.

Other items to consider including:

- Number of applications received in the past year.
- Feedback from stakeholders.

Example:

In the past year, **[Number of New Projects]** new projects have been completed and **[Number of Projects with Conditional Certificates]** have received a conditional certificate of tax exemption. In the completed projects, there are **[Total Units in New Projects]** new housing units, of which **[Income-Restricted Units in New Projects]** are income-restricted: **[Income Restriction Provisions]**.

Financial Impact

An overview of the financial effects of the program in the past year can include:

- The amount of new property taxes received if any MFTE projects have come back on the tax roll.
- The value of new construction.
- The financial impacts of the program since its inception.

Example:

In the past year, **[Number of New Projects]** new projects have been completed. This results in **[Total Exempted Revenue Amount]** of lost property tax revenue in the first year and **[Total Estimated Tax Shift Amount]** shifted to other taxpayers. This shift is equivalent to **[Average Estimated Tax Shift Amount]** for the average taxpayer. As the projects have income-restricted units, the city also benefits from **[Total Subsidy Amount]** in rental savings to tenants.

Sample letter for notification of expiration

To **[Property Owner]**:

The property located at **[Location]**, which is currently receiving a multifamily property tax exemption in accordance with **[Local Code Section]** and the contract dated **[Date of Contract]** with the **[City/County]** of **[City/ County Name]**, is nearing the end of the exemption period. The tax exemption will end effective **[Date of Expiration]**. The **[City/County]** will notify the county assessor that this property is no longer tax exempt as of this date.

The **[City/County]** thanks you for your investment in new housing development and appreciates your partnership in expanding housing opportunities for our community.

Sincerely,

[MFTE Program Administrator]

cc: **[County Assessor]**

Sample letter for notification of cancellation

To **[Property Owner]**:

The property located at **[Location]**, which is currently receiving a multifamily property tax exemption in accordance with **[Local Code Section]** and the contract dated **[Date of Contract]** with the **[City/County]** of **[City/County Name]**, has been determined to be out of compliance with program requirements as of **[Date of Noncompliance]**. The **[City/County]** of **[City/County Name]** is cancelling the tax exemption effective **[Date of Cancellation]**.

Per state statute Chapter 84.14 RCW, the city/county is required to impose taxes and fees on the property as follows:

- The difference between the property tax paid and the property tax that would have been paid if it had included the value of the nonqualifying improvements dated back to the date that the improvements were converted to a non-multifamily use, plus
- A penalty of 20 percent of the difference, plus
- Interest at the statutory rate on (a) + (b) from the date tax could have been paid without penalty if the improvements had been assessed at a value without regard to the exemption.

The additional tax, interest and penalty amount is **[Amount Due]** and is due by **[Date of Payment Due]**. The total bears interest thereafter at the rate provided for delinquent property taxes.

The additional tax, penalty and interest constitute a lien upon the land which attaches at the time the property is no longer eligible for exemption and has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

You are permitted to appeal this cancellation within thirty days by filing a notice of appeal with **[City/County Clerk]**. The notice must specify the factual and legal basis on which the determination of this cancellation is alleged to be in error. **[Governing Authority / Hearing Examiner/ Other]** may hear the appeal. At the hearing, all affected parties may be heard, and all competent evidence received. After the hearing, the deciding body or officer will either affirm, modify, or repeal the decision of cancellation of exemption based on the evidence received. This decision may be appealed to the superior court.

Sincerely,

[MFTE Program Administrator]

cc: **[County Assessor]**

Sample letter as a reminder for a potential extension

To [Property Owner]:

The property located at [Location], which is currently receiving a multifamily property tax exemption in accordance with [Local Code Section] and the contract dated [Date of Contract] with the [City/County] of [City/County Name], is nearing the end of the exemption period. This property is eligible for an extension period of twelve years. To receive an extension, please file an application for extension prior to the expiration of the original exemption. This application can be found [Link / Reference to Attachment].

There are two requirements associated with this extension:

- **Set asides for low-income households.** At least 20% of the units must be set aside for households making 80% area median income or lower. To find the area median income information, please visit [Local MFTE Website]. [Other Details on Requirements]
- **Rental relocation assistance.** You must provide rental relocation assistance equal to one month's rent to qualified tenants, defined as low-income households, at the end of the extension period. Qualified tenants must receive notification of rental relocation assistance at the end of the tenth and eleventh years of the 12-year extension.

The [City/County] thanks you for your investment in new housing development and appreciates your partnership in expanding housing opportunities for our community.

Sincerely,

[MFTE Program Administrator]

cc: [County Assessor]

Sample letter for notification of tenant relocation assistance (expiration)

To **[Tenant]**:

The property located at **[Location]** currently receives a multifamily property tax exemption , which will expire on **[Date of Expiration]**. As part of receiving this exemption, a portion of units, including yours, have been restricted to households within a certain income range. When the exemption expires on**[Date of Expiration]**, the property will no longer be required to comply with the program requirements, including the income-restrictions on a portion of units. Your unit will change to a market-rate unit. In accordance with state statute and the contract dated **[Date of Contract]** with the **[City/County]** of **[City/County Name]**, you are eligible to receive relocation assistance equal to one month's rent. This relocation assistance will be provided in the final month of your lease.

Sincerely,

[Property Manager]

Sample letter for notification of tenant relocation assistance (cancellation)

To **[Tenant]**:

The property located at **[Location]** currently receives a multifamily property tax exemption, which will expire on **[Date of Expiration]**. As part of receiving this exemption, a portion of units, including yours, are restricted to households within a certain income range. As of **[Date of Cancellation]**, the property will no longer be required to comply with the program requirements, including the income-restrictions on a portion of units. Your unit will change to a market-rate unit. In accordance with state statute and the contract dated **[Date of Contract]** with the **[City/County]** of **[City/County Name]**, you are eligible to receive relocation assistance equal to one month's rent. This relocation assistance will be provided in the final month of your lease.

Sincerely,

[Property Manager]



Multifamily Property Tax Exemption Program

Application for Conditional Certificate

Program Overview

[Include key points of the local program for applicant awareness]

Summary of Process Steps

- 1) **Pre-application meeting:** A meeting with staff to discuss the process and criteria is recommended prior to application.
- 2) **Application:** Complete the attached application and submit the applicable materials listed on the form [along with the required filing fee]. This must be submitted prior to applying for a building permit.
- 3) **Review process:**
 - a) The **Community Development Director** reviews the application and within 90 days determines whether it is consistent with the program criteria.
 - b) If the proposal is found to be consistent, the **Community Development Director** may certify the project as eligible for the tax exemption. The applicant shall then enter into a contract with the city regarding the terms and conditions of the project.
 - c) Upon approval of the contract by **Community Development Director**, **Community Development Director** issues a Conditional Certificate of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted.
 - d) If the **Community Development Director** denies the eligibility for tax exemption, the applicant may file an appeal within 30 days of receipt of notice. The **City of College Place** decides the appeal.
 - e) All Contracts and approvals proceed forward with recommendation through the Economic Development, Tourism, and Events Commission and final approval through City Council.
- 4) **Application for final certificate:** Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the **Community Development Department** the following:
 - a) A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property.
 - b) A description of the completed work with evidence of final city inspection of all work completed and a statement of qualification for the exemption.
 - c) A statement that the work was completed within the required three-year period or any authorized extension.
 - d) If applicable, a statement that the project meets the affordability requirements.

[Other requirements, if applicable]

Within 30 days of receipt of all materials required for the Final Certificate, the [department director] determines whether the project has been completed in accordance with the contract.

- 5) **Issuance of final certificate.**
 - a) If approved, the [department director] files a Final Certificate of Exemption with the county assessor.
 - b) If denied, [include local option for applicant appeal].
- 6) **Annual compliance review. [Include local annual review requirements]**

Project Eligibility Checklist

The proposed project:

- Is in a designated residential targeted area.
- Does not displace any existing residential tenants from the property proposed for development without providing residents with comparable housing and opportunities to relocate.
- Is a multi-family or mixed-use project, which is at minimum 50% housing and provides at minimum four (4) new dwelling units.
- Will be completed within three years from the effective date of the city council approved Conditional Contract of Tax Exemption, with the possibility of an extension under the ordinance.

Applicant

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Owner

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Project Information

Project Address: _____

Tax Assessor Parcel Number(s): _____

Project Name: _____

Residential targeted area where project will be located: _____

Description of the project, including all uses in the proposed building and on-site amenities:

--

Total number of dwelling units proposed:

Term of tax exemption requested:

- ☐ 8-year
- ☐ 12-year
- ☐ 20-year

Number of units for which a tax exemption is requested: _____

Estimated total project cost: _____

Expected start date: _____ Expected completion date: _____

Type of project:

- ☐ New construction
- ☐ Conversion of existing structure
- ☐ Rehabilitation of multifamily structure

If the project is to rehabilitate existing units:

How long have the units been vacant: _____

If the units are occupied, how will the applicant provide existing tenants with relocation assistance:

Proposed Dwelling Units	Studio	1-BR	2-BR	3-BR+	Total units
Number of income-restricted units					
Number of market-rate units					
Average monthly rent (income-restricted)					
Average monthly rent (market-rate)					
Average unit size (sf)					
Development cost per unit					
Number of units vacant for 12 months or more*					
Number of units that are currently occupied*					

* To complete if applicant will rehabilitate existing units

Total site area: _____

Proposed density: _____

Non-residential floor area: _____

Detail on residential and non-residential parking area: _____

Affordability

For projects seeking a 12-year exemption or any program with affordability requirements:

Proposed Dwelling Units	Studio	1-BR	2-BR	3-BR+	Total units
Number of income-restricted units					
Number of units at or below 80% AMI (low-income)					
Average rent for low-income units					
Number of units at or below 115% AMI (moderate-income)					
Average rent for moderate-income units					

Statement of Potential Tax Liability

As owner of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability if and when the property ceases to be eligible for exemption. I am aware that the tax exemption must be cancelled if the property is converted from multifamily to another use. I am aware that if I decide to convert the multifamily housing to another use or intend to discontinue compliance with the affordable housing requirements, I must notify the [city department] and the county assessor within 60 days of the change in use or intended discontinuance.

Owner signature: _____ Date: _____

Affirmation

As taxpayer(s) of the land described in this application, I hereby indicate by my signature that I am aware that the exemption does not begin until after the project is complete and I have applied for a Final Certificate of Exemption. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct, and complete to the best of my knowledge.

Owner signature: _____ Date: _____

Attachments

[Site plan]

[Building floor plan]



Multifamily Property Tax Exemption Program

Application for Extension of Conditional Certificate

Applicant

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Owner

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Grounds for Extension Request

Note: Extensions may only be granted for a maximum of 24 months.

Owner signature: _____ Date: _____



Multifamily Property Tax Exemption Program

Application for Final Certificate

Program Overview

[Include key points of the local program for applicant awareness]

Summary of Process Steps

- 1) **Application for final certificate:** Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the [city department] the following:
 - a) A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property.
 - b) A description of the completed work with evidence of final city inspection of all work completed and a statement of qualification for the exemption.
 - c) A statement that the work was completed within the required three-year period or any authorized extension.
 - d) If applicable, a statement that the project meets the affordability requirements.

Within 30 days of receipt of all materials required for the Final Certificate, the [department director] determines whether the project has been completed in accordance with the contract.

- 2) **Issuance of final certificate.**
 - a) If approved, the [department director] files a Final Certificate of Exemption with the county assessor.
 - b) If denied, [include local option for applicant appeal].
- 3) **Annual compliance review.** [include local annual review requirements]

Project Eligibility Checklist

The completed project:

- Is in a designated residential targeted area.
- Does not displace any existing residential tenants from the property proposed for development without providing residents with comparable housing and opportunities to relocate.
- Is a multi-family or mixed-use project, which is at minimum 50% housing and provides at minimum four new dwelling units.
- Was completed within three years from the effective date of the city council approved Conditional Contract of Tax Exemption, with the possibility of an extension under the ordinance.

Applicant

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Owner

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Project Information

Project Address: _____

Tax Assessor Parcel Number(s): _____

Project Name: _____

Residential targeted area where project will be located: _____

Was the project completed within the required three -year period or any authorized extensions?

- ☐ Yes
- ☐ No

Has this project received a certificate of occupancy?

- ☐ Yes, date: _____
- ☐ No

Term of tax exemption requested:

- ☐ 8-year
- ☐ 12-year
- ☐ 20-year

Number of units for which a tax exemption is requested: _____

* To complete if applicant will rehabilitate existing units

Total project cost: _____

Unit information for qualifying income -restricted units:

Multi-Family Housing Property Tax Exemption Workbook | August 2022

Statement of Potential Tax Liability

As owner of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability if and when the property ceases to be eligible for exemption. I am aware that the tax exemption must be cancelled if the property is converted from multifamily to another use. I am aware that if I decide to convert the multifamily housing to another use or intend to discontinue compliance with the affordable housing requirements, I must notify the [city department] and the county assessor within 60 days of the change in use or intended discontinuance.

Owner signature: _____ Date: _____

Affirmation

As taxpayer(s) of the land described in this application, I hereby indicate by my signature that I am aware that the exemption does not begin until after the project is complete and I have applied for a Final Certificate of Exemption. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct, and complete to the best of my knowledge.

Owner signature: _____ Date: _____

Attachments

[Statement of expenditures]



Multifamily Property Tax Exemption Program

Application for Extension of Exemption

Program Overview

[Include key points of the local program for applicant awareness]

Summary of Process Steps

- **Application for extension:** The applicant may apply for a 12-year extension if the applicant received a Final Certificate of Tax Exemption, and this application is submitted within 18 months of the expiration date of that exemption.
- **Issuance of final certificate.**
 - If approved, the [department director] files a Final Certificate of Exemption with the county assessor.
 - If denied, [include local option for applicant appeal].
- **Annual compliance review.** [Include local annual review requirements]

Project Eligibility Checklist

The proposed project:

- Is in a designated residential targeted area.
- Does not displace any existing residential tenants from the property proposed for development without providing residents with comparable housing and opportunities to relocate.
- Is a multi-family or mixed-use project, which is at minimum 50% housing and provides at minimum four (4) new dwelling units.

Applicant

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Owner

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Project Information

Project Address: _____

Tax Assessor Parcel Number(s): _____

Project Name: _____

Describe any improvements made to the property after the last annual report.

Affordability

Unit information for qualifying income-restricted units:

Unit number	Affordability limit (% AMI)	Monthly Household Income	Household Size	# of Bedrooms	Monthly Rent

Statement of Potential Tax Liability

As owner of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability if and when the property ceases to be eligible for exemption. I am aware that the tax exemption must be cancelled if the property is converted from multifamily to another use. I am aware that if I decide to convert the multifamily housing to another use or intend to discontinue compliance with the affordable housing requirements, I must notify the [city department] and the county assessor within 60 days of the change in use or intended discontinuance.

Owner signature: _____ Date: _____

Affirmation

As taxpayer(s) of the land described in this application, I hereby indicate by my signature that I am aware that the exemption does not begin until after the project is complete and I have applied for a Final Certificate of Exemption. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct, and complete to the best of my knowledge.

Owner signature: _____ Date: _____

Attachments



Multifamily Property Tax Exemption Program

Annual Report Form

Reporting Requirements

The property owner must file this annual report with the [city department] within thirty (30) days after the first anniversary of the date the Final Certificate of Tax Exemption was filed and recorded with the county assessor, and each year thereafter for the term of the exemption period. [state when annual reports are due if the jurisdiction has a specific date] Failure to submit this annual declaration may result in cancellation of the tax exemption.

Applicant

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Owner

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Project Information

Project Address: _____

Tax Assessor Parcel Number(s): _____

Project Name: _____

Date Final Certificate of Tax Exemption for this property was filed: _____

Has the property changed from multifamily use since the date of filing the Final Certificate of Tax Exemption?

- ☐ Yes
- ☐ No

Are any units in the property offered as short -term (less than 1 month) rental units?

- ☐ Yes
- ☐ No

If the property has changed use since the date of filing the Final Certificate of Tax Exemption, describe the changes.

Describe any improvements made to the property after the filing the Final Certificate of Tax Exemption or the last annual report.

Details for Income-Restricted Units

For each income-restricted unit listed below, the property owner must attach the tenant's completed and signed Annual Income Certification form.

Unit number	Tenant last name	HH size	Tenant move-in date	Current lease start date	Monthly HH income	Afford. level (% AMI)	Monthly Rent

Affirmation

As taxpayer(s) of the land described in this application, I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct, and complete to the best of my knowledge.

Owner signature: _____ Date: _____

Attachments

[Annual income certification forms for income -restricted units]



Multifamily Property Tax Exemption Program

Annual Tenant Income Verification Form

This form is to be filled out by the tenant and returned to the property manager by **[Date]**.

Tenant name: _____

Unit number: _____

Monthly rent: _____

Monthly utilities paid by tenant: _____

Number of persons in household: _____

Current annual income: _____

Amount of income received from each source in the past 12 months:

Income source	Amount
Employment	
Payments in lieu of earnings (e.g., unemployment, disability compensation)	
Income from business operations and income from real or personal property	
Periodic payments (e.g., Social Security, pensions, child support)	
Public assistance payments	

I/we certify that the information presented in this form is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading, or incomplete information may result in the termination of the lease agreement.

Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____

Sample MFTE Contract

The attached sample contract is based on a template provided by the City of Shoreline. Note that this document will need to be adjusted to account for your individual community's program, accounting for differences in requirements for the exemption.

As with the other sample documents, this is intended to provide an example of the MFTE contract that can be used as part of a local program. Consult with a legal professional prior to using this template to ensure that this will address your needs.

WHEN RECORDED, MAIL TO:

[Community Name]
[Community Address 1]
[Community Address 1]

ATTN: [Clerk]

WASHINGTON STATE COUNTY AUDITOR/RECORDER/S INDEXING FORM

Document Title(s) <i>(or transactions contained therein):</i> MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT
Reference Number(s) of Documents assigned or released: ☐ Additional reference numbers on page ____ of document.
Grantor(s) <i>(Last name first, then first name and initials):</i> ☐ Additional names on page ____ of document.
Grantee(s) <i>(Last name first, then first name and initials):</i> 1. [Community Name] ☐ Additional names on page ____ of document.
Legal Description <i>(abbreviated form; i.e., lot, block, plat name, section, township-range):</i> ☐ Additional legal on Exhibit "A" of document.
Assessor's Property Tax Parcel Account Number(s):

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document.

MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT

PROJECT NAME

THIS MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT (the "Contract") is made and entered into as of this ____ day of ____, 20____, by and between [Community Name], a Municipal Corporation of the State of Washington (the "City"); _____, a Washington limited liability company (the "Applicant").

WHEREAS, the City has an interest in stimulating new construction or rehabilitation of multifamily housing in Residential Targeted Areas in order to reduce development pressure on singlefamily residential neighborhoods, increase and improve housing opportunities, provide affordable housing opportunities, and encourage development densities supportive of transit use; and

WHEREAS, the City has, pursuant to the authority granted to it by Revised Codes of Washington (RCW) Chapter 84.14, designated various areas of the City as Residential Targeted Areas for the provision of a limited property tax exemption for new or rehabilitation multi-family housing; and

WHEREAS, the City has, as set forth in [Code Reference], enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the [County Assessor Name] that the owner is eligible to receive a limited property tax exemption; and

WHEREAS, the Owner is interested in receiving a limited property tax exemption for constructing _____ units of NEW multifamily housing ("Project") within the _____ Residential Targeted Area pursuant to [Code Reference]; and

WHEREAS, the Owner submitted to the City a complete application for Property Tax Exemption outlining the proposed Project to be constructed on property located at _____ in [Community Name] ("Property") and legally described in Exhibit A of this Contract; and

WHEREAS, in consideration of the City's approval of Permit No. _____, the Owner accepts certain conditions affecting the use of the Property and the improvements authorized by Permit No. _____. It is the purpose of this Contract to set forth those conditions and to impose enforceable restrictions on the use and occupancy of the residential portion of the Property; and

WHEREAS, on _____, the [Responsible Official] determined that the application met all the eligibility and procedural requirements to qualify for a Conditional Certificate of Acceptance of Property Tax Exemption as provided in [Code Reference], except for entering in to and recording this Contract; and

WHEREAS, on _____ the City Council authorized [Responsible Official] to execute this contract; and

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW, THEREFORE, for and in consideration of the mutual promises aforesaid and made and relied upon by the parties hereto, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and the City mutually agree as follows:

SECTION 1—DEFINITIONS

Unless otherwise expressly provided herein, the following terms shall have the respective meanings set forth below. If a term is not defined herein, then it shall be defined as provided in **[Code Reference]** or given its usual and customary meaning.

“Affordable Units” means the _____ units in the Project designated by the Owner and approved by the City, as set forth in Exhibit B, and reserved for occupancy by Eligible Households with maximum rents pursuant to Section 3.

“City’s Designee” mean that individual(s) authorized by the City to administer this Contract.

“Completion Date” means the date of the first certificate of occupancy issued by the City for the Project.

“Compliance Period” means _____ years from the date of initial occupancy of the Affordable Units.

“Dwelling Unit” means a residential living facility, used, intended, or designed to provide physically segregated complete independent living facilities for one or more persons, including living, sleeping, cooking and sanitation facilities.

“Eligible Household” means one or more adults and their dependents who meet the qualifications for eligibility set forth in Section 3.F. or Section 3.I.

“Household Income” means gross annual income from all household members over the age of 18 residing in the household. Gross annual income consists of all wages, benefits (e.g., military, unemployment, welfare), interest, and other such income. Income of dependents over the age of 18 who reside within a household for less than three (3) months of the year will not be counted toward Household Income.

“Household Size” means all of the persons, related or unrelated, occupying an Affordable Unit. For the purpose of calculating maximum Housing Expenses, studio apartments are assumed to have 1 person, with 1.5 persons per bedroom in larger units.

“Housing Expense” means a tenant’s costs for rent, parking for one motor vehicle if a parking space is available, Utilities or an equivalent Utility Allowance, and any recurring expenses required by the Owner as a condition of tenancy (including but not limited to renter’s insurance, pest control, and sewer system capacity charges). Expenses that the Owner makes optional, such as pet rent, extra storage space, or extra parking, are not considered Housing Expenses for the purpose of this Contract.

“Median Income” means the median family income for the **[Metro Area]** as most recently published by the Secretary of Housing and Urban Development (HUD), as amended. In the event that HUD no longer publishes median family income figures, the City may estimate the Median Income applicable to the City in such manner as the City shall determine in its sole discretion.

“Property” means the real property, together with improvements, legally described in Exhibit A.

“Project” means the Owner’s multi-family residential building containing _____ Dwelling Units, also known as “_____.”

“Utility” or “Utilities” means water, electricity, natural gas, sewer, and garbage collection but not including phone, internet service, or cable or satellite television.

“Utility Allowance” means that portion of Housing Expenses that the City determines, from time to time, is adequate for the reasonable Utility costs of Affordable Units in the event the Owner makes tenants responsible for payment for their own Utilities.

SECTION 2—THE PROJECT

A. General Description. The Owner will construct the Project for purposes of providing multi-family rental housing, and the Owner shall own, manage, and operate (or cause the management and operation of) the Project. The Owner agrees to construct the Project in compliance with all applicable land use regulations and as approved and permitted by the City. In no event shall such construction provide less than fifty percent (50%) of the space for permanent residential occupancy as required by **[Code Reference]**.

B. The Owner agrees to complete construction of the agreed upon improvements within three (3) years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption, or within any extension thereof granted by the City.

C. Conversion from Renter-Occupied to Owner-Occupied. In the event the Property is proposed for conversion to a condominium, owner-occupied, or non-rental residential use during the Compliance Period, the Owner must submit to the City for its review a plan for preserving the Affordable Units. The City may consider options which would convert the Affordable Units to owner - occupancy by Eligible Households and are consistent with the provisions of **[Code Reference]**. The Owner must receive authorization from the City prior to conversion to condominium, owner-occupied, or non-rental residential use. This section does not waive the Owner’s obligations to comply with any other law or regulations pertaining to conversion to ownership use.

SECTION 3—AFFORDABLE UNITS FOR ELIGIBLE HOUSEHOLDS

A. Number of Affordable Units. The Project shall include the number and types of Affordable Units as set forth in the table below.

Dwelling Units in the Project

Unit Type (Bedrooms)	Affordable Units	Total Units
Studio		
Open 1-bedroom		
1-bedroom		
2-bedroom		
3-bedroom		
Total		

B. Location. The location of the affordable housing units shall be approved by the City, with the intent that the units are generally mixed with all other market rate housing in the development. Unless otherwise approved by the City, Affordable Units shall not exceed forty percent (40%) of the dwelling units on any floor of a single building of the Project.

C. Similar Quality Construction. All of the Dwelling Units in the Project shall be constructed of similar quality. The Affordable Unit(s) shall have substantially the same net square footage, equipment, and amenities as other Dwelling Units in the Project with a comparable number of rooms.

D. Designation of Affordable Units. The Owner agrees to designate the Dwelling Units identified in Exhibit B as Affordable Units. The Owner, from time to time, may propose to change the specific Dwelling Units designated as Affordable Units herein, in which case the Owner shall notify the City of the proposed change in writing for the City's approval. The City will review the proposed changes and shall approve or deny the proposed changes based upon the criteria that at all times at least _____ of all of the Dwelling Units in the Project are designated as Affordable Units, and provided that at all times the same unit mix and affordability mix is retained.

E. Maximum Rents for Affordable Units.

(1) The Housing Expense of an Affordable Unit shall not exceed thirty percent (30%) of eighty percent (80%) of Median Family Income, with adjustments for assumed Household Size.

(2) An Affordable Unit's contract rent shall not exceed the unit's maximum Housing Expense less a Utility Allowance, if applicable, and any other recurring expenses required by the Owner as a condition of rental.

(3) No Affordable Unit's tenant shall have more than one rent increase for the same Unit in any twelve (12)-month period; provided, however, that in the event an Affordable Unit's lease expires and said tenant elects to continue leasing the Affordable Unit on a month-to-month tenancy, and the tenant remains an Eligible Household, the Owner may increase the rent for that Affordable Unit up to once every thirty (30) days but no higher than the maximum contract rent as set forth in this section.

F. Renting Affordable Units to Eligible Households. During the Compliance Period, the Owner shall lease or rent, or make available for lease or rental, to Eligible Households all of the Affordable Units in the Project. If at any time the Owner is unable to rent or lease an Affordable Unit, then the Affordable Unit shall remain vacant pending rental or lease to Eligible Households.

G. Income Qualifications for Eligible Households.

(1) To qualify as an Eligible Household for initial occupancy of an Affordable Unit, a household's Household Income may not exceed eighty percent (80%) of Median Family Income, with adjustments for assumed Household Size.

(2) At time of recertification, as provided in Section I below, a tenant will remain an Eligible Household as long as said tenant's Household Income does not exceed the Maximum Income for Recertification.

H. Occupancy Limits for Affordable Units. The Owner shall utilize the following occupancy standards for Affordable Units:

Occupancy Limits

Unit Type (Bedrooms)	Minimum Occupants
Studio	1 person
1-bedroom	1 person
2-bedroom	2 persons
3-bedroom	3 persons
4-bedroom	4 persons

I. Completion of Certificate of Household Eligibility. Prior to allowing any household to occupy any Affordable Unit, the Owner shall require the prospective tenant to complete a Certification of Household Eligibility (“COHE”) that shall be substantially in the form set forth in Exhibit C. The Owner shall also undertake a good faith effort to verify the prospective tenant’s Household Income, as reported on the completed COHE. The Owner’s obligation to verify the reported Household Income shall be limited to requesting copies of and reviewing the prospective tenant’s federal income tax returns, unless the Owner has actual knowledge, or reason to believe, that the information provided by the prospective tenant is materially inaccurate. In the event federal income tax returns are not available, the Owner shall verify Household Income using wage or salary statements, or other income records that the City may consider appropriate.

J. Household Eligibility Recertification. At each renewal of a lease for an Affordable Unit, the Owner shall require all tenants occupying Affordable Units to complete and return to the Owner an updated COHE. The Owner shall undertake a good faith effort to verify the reported Household Income as set forth in Section 3(H). If a tenant’s Household Income exceeds the Maximum Income for Recertification set forth below when the tenant’s lease expires, then within ninety (90) calendar days either (a) the Owner may charge said tenant the current, applicable market rent for the Dwelling Unit and the Owner must designate and rent the next available comparable market rate Dwelling Unit as an Affordable Unit, or (b) the tenant must vacate the Dwelling Unit, unless otherwise prohibited by law, so as to make it available for an Eligible Household.

Maximum Household Income for Recertification

Unit Type (Bedrooms)	Percent of Median Income
Studio	90%
1-bedroom	90%
2-bedroom	100%
3-bedroom	100%
4-bedroom	100%

K. Equal Access to Common Facilities. Tenants of the Affordable Units shall have equal access to all amenities and facilities of the Project, such as parking, fitness centers, community rooms, and swimming pools. If a fee is charged for the use of an amenity or facility, then all tenants in the Project must be charged equally for such use. If the City prohibits a fee for certain amenities or facilities included in the Project, such as parking, the Owner shall include such amenities or facilities in the rent price of an Affordable Unit. Parking is not guaranteed for all units and will be provided on a first-come, first-served basis.

SECTION 4– MULTI-FAMILY LIMITED PROPERTY TAX EXEMPTION

A. The City agrees to issue the Owner a Conditional Certificate of Acceptance of Tax Exemption (“Conditional Certificate”) once this Contract is approved by the City Council, fully executed, and recorded with the [County] Recorder’s Office. The Conditional Certificate shall expire three (3) years from the date the City Manager approved the Owner’s application for tax exemption, unless extended by the City Manager as provided in [Code Reference].

B. The Owner shall, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, file with the City Manager an application for Final Certificate of Tax Exemption (“Final Certificate”) with the information and fees required by [Code Reference]. Required information includes:

- (1) A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire Property;
- (2) A description of the completed work and a statement of qualification for the exemption;
- (3) A statement that the work was completed within the required three-year period or any authorized extension; and
- (4) A statement that the Project meets affordable housing requirements of [Code Reference].

C. The City agrees, conditioned on the Owner’s successful completion of the improvements in accordance with the terms of this Contract and on the Owner’s filing of the materials described in Section B above, to file a Final Certificate with the [County Assessor] within forty (40) days of application.

D. The Owner agrees, by December 15 of the year in which the City issued a Final Certificate for the Project, to provide the City information sufficient to complete the City’s report to the Washington State Department of Commerce as set forth in [Code Reference].

E. If the Owner converts any of the new or rehabilitated multi-family housing units constructed under this Contract into another use, the Owner shall notify the [County Assessor] and the City Manager within sixty (60) days of such change in use.

F. Owner agrees that the Contract is subject to the [Community Name] Multi-Family Housing Tax Exemption set forth in [Code Reference].

SECTION 5—ENFORCEMENT

A. Enforcement Provisions. The Owner shall exercise reasonable diligence to comply with the requirements of this Contract and shall correct any such noncompliance within sixty (60) calendar days after such noncompliance is first discovered by the Owner, or would have been discovered by the exercise of reasonable diligence, or within sixty (60) calendar days after the Owner receives notice of such noncompliance from the City, whichever is earliest; provided however, that such period for correction may be extended by the City if the Owner is exercising due diligence to correct the noncompliance. If such noncompliance remains uncured after such period, then the Owner shall be in default and the City on its own behalf may take any one or more of the following actions:

(1) By any suit, action or proceeding at law or in equity, require the Owner to perform its obligations under this Contract, or enjoin any acts or things which may be unlawful or in violation of the rights of the City hereunder; it being recognized that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of the Owner's default;

(2) Have access to, and inspect, examine and make copies of, all of the books and records of the Owner pertaining to the Project. Provided, however, the City shall not divulge such information to any third party unless required by law or unless the same is necessary to enforce the City's rights hereunder; and

(3) Take such other action at law or in equity as may appear necessary or desirable to enforce the obligations, covenants, conditions and agreements of the Owner under this Contract.

SECTION 6— CANCELLATION OF TAX EXEMPTION

A. The City reserves the right to cancel the Final Certificate should the Owner, its successors and assigns, fail to comply with any of the terms and conditions of this Contract, **[Code Reference]**, or for any reason that the Project or that portion of the Property on which the Project is constructed no longer qualifies for the tax exemption.

B. Upon determining that a tax exemption is to be canceled, the City Manager shall notify the Owner by certified mail, return receipt request. The Owner may appeal the determination in accordance with **[Code Reference]**.

C. The Owner acknowledges that, in the event the City cancels the tax exemption, state law requires that an additional real property tax is to be imposed in the amount of (1) the difference between the tax paid and the tax that would have been paid if it had included the value of the non-qualifying improvements, dated back to the date that the improvements became non-qualifying; (2) a penalty of twenty percent (20%) of the difference calculated under (1) of this Paragraph C; and (3) interest at the statutory rate on delinquent property taxes and penalties, calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by Chapter 84.14 RCW and **[Code Reference]**. The Owner acknowledges that, pursuant to RCW 84.14.110, any additional tax owed, together with interest and penalty, become a lien on that portion of the Property on which the Project is constructed and attached at the time the portion of the Property is removed from multi-family use or the amenities no longer meet applicable requirements, and that the lien has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the Property may become charged or liable. The Owner further acknowledges that RCW 84.14.110 provides that any such lien may be foreclosed in the manner provided by law for foreclosure of liens for delinquent real property taxes.

SECTION 7—REPORTING REQUIREMENTS

A. Notice of Occupancy Permit. The Owner shall notify the City's Designee of receipt of the first occupancy permit for the Project within thirty (30) calendar days of the permit's issuance.

B. Initial Project Certification. After the Completion Date and until ninety percent (90%) of all rental units in the Project are occupied, the Owner shall file with the City a Project Certification report, substantially in the form of Exhibit D, attached with copies of the COHE required under Section 3 of this Contract.

C. Annual Project Certification. The Owner shall file with the City Manager, within thirty (30) days following the first anniversary of the City's filing of the Final Certificate and each year thereafter for the duration of the property tax exemption, a report substantially in the form of Exhibit D, attached with copies of the COHE and which includes information required by **[Code Reference]**, which includes:

(1) A statement of occupancy and vacancy of the newly constructed or rehabilitated Project during the past twelve (12) months ending with the anniversary date;

(2) A certification by the Owner that the Project has not changed use since the date the City approved the Final Certificate and that Project conforms with affordable housing requirements of **[Code Reference]**; and

(3) A description of any subsequent changes or improvements constructed after issuance of the Final Certificate.

D. Maintain Complete Records. The Owner shall maintain complete and accurate records pertaining to the Affordable Units and shall, during regular business hours, permit any duly authorized representative of the City, including, without limitation, the City's Designee, to inspect the books and records of the Owner pertaining to the Affordable Units, including the Initial and Annual Project Certifications, and if applicable, income documentation of households residing in Affordable Units in the Project. The Owner's failure to maintain such records or failure to allow inspection by the City or any duly authorized representative shall constitute a material default hereunder. The Owner shall retain all records pertaining to the Affordable Units for at least six (6) years.

E. Form of Certification. Notwithstanding anything in this Section to the contrary, the Owner shall submit all documentation required by this Section on the forms designated herein, which may be modified by the City from time to time. Changes to forms by the City shall not increase the Owner's obligations hereunder.

SECTION 8—SUBSIDIZED TENANTS

The Owner shall accept as tenants for Affordable Units, on the same basis as all other prospective households, households who receive state or federal rent subsidies, such as Housing Choice Vouchers under Section 8 of the United States Housing Act of 1937, or other rent subsidies. The Owner shall not apply, or permit the application of, management policies or lease provisions with respect to the Project which have the effect of precluding occupancy of any Dwelling Units by rent subsidy recipients.

SECTION 9—LEASE PROVISIONS

A. It is the Owner's responsibility to screen and select tenants for desirability and credit worthiness. Except as restricted in this Contract and under state and federal law, such selection is within the Owner's discretion. If written management policies exist, or exist in the future, with respect to the Project, the City may review such written policies and may require changes in such policies, if necessary, so that the policies comply with the requirements of this Contract.

B. All leases for Eligible Households shall contain clauses wherein each individual lessee: (i) certifies the accuracy of the statements made in the COHE, (ii) agrees that the Household Income and other eligibility requirements shall be deemed substantial and material obligations of the tenancy, and (iii) agrees that misrepresentation in the COHE is a material breach of the lease, entitling the Owner to immediately terminate tenant's lease for the Affordable Unit.

SECTION 10—SALE OR TRANSFER OF THE PROJECT

The Owner hereby covenants and agrees not to sell, transfer or otherwise dispose of the Project or any portion thereof without first providing a written statement executed by the purchaser that the purchaser understands the Owner's duties and obligations under this Contract and will enter into a contract with the City for the continuation of those obligations. Such notice must be received by the City at least ten (10) working days prior to the close of escrow.

SECTION 11—TERM

This Contract shall become effective upon its execution and shall continue in full force and effect throughout the Compliance Period, unless sooner modified or terminated by the City or property owner consistent with [Code Reference], as adopted on the date of execution of this Agreement.

SECTION 12—NO DISCRIMINATION

The Owner shall not discriminate on the basis of race, creed, religion, color, sex, sexual orientation, age, national origin, marital status, citizenship or immigration status, honorably discharged veteran or military status, or presence of any mental or physical handicap as set forth in RCW 49.60.030, as now existing and as may be amended, in the lease, use, or occupancy of the Project or in connection with the employment or application for employment of persons for the operation and management of the Project.

SECTION 13—COVENANTS RUN WITH LAND

A. The City and Owner hereby declare their understanding and intent that the covenants, conditions and restrictions set forth herein directly benefit the land (i) by enhancing and increasing the enjoyment and use of the Project by certain Eligible Households, and (ii) by furthering the public purposes of providing housing for Eligible Households.

B. The City and the Owner hereby declare that the covenants and conditions contained herein shall bind the Owner and all subsequent owners of the Project or any interest therein, and the benefits shall inure to the City, all for the Compliance Period. Except as provided in Section 12 of this Contract, each and every contract, deed or other instrument hereafter executed conveying the Project or any portion thereof or interest therein shall contain an express provision making such conveyance subject to the covenants and conditions of this Contract, provided however, that any such contract, deed or other instrument shall conclusively be held to

have been executed, delivered and accepted subject to such covenants and conditions, regardless of whether or not such covenants and conditions are set forth or incorporated by reference in such contract, deed or other instrument.

C. Hold Harmless. The Owner shall defend, indemnify, and hold the City, its officers, officials, employees, volunteers and its Designee and any other party authorized hereunder to enforce the terms of this Contract, harmless from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or resulting from this Contract. This provision shall survive termination or expiration of this Contract.

D. No Third-Party Beneficiaries. The provisions of this Contract and of the documents to be executed and delivered in connection herewith are and will be for the benefit of the Owner and the City only and, are not for the benefit of any third party (including, without limitation, any tenants or tenant organizations), and accordingly, no third party shall have the right to enforce the provisions of this Contract or of the documents to be executed and delivered in connection herewith.

E. The provisions, covenants, and conditions contained in this Contract are binding upon the parties hereto and their legal heirs, representatives, successors, assigns, and subsidiaries and are intended to run with the land.

SECTION 14—FORECLOSURE

In the case of any foreclosure, the immediate successor in interest in the Property pursuant to the foreclosure shall assume such interest subject to the lease(s) between the prior Owner and the tenant(s) and to this Contract for Affordable Units. This provision does not affect any state or local law that provides longer time periods or other additional protections for tenants.

SECTION 15—ESTOPPEL CERTIFICATE

The City agrees, upon the request of the Owner or its successor in interest, to promptly execute and deliver to the Owner or its successor in interest or to any potential or actual purchaser, mortgagor, or encumbrancer of the Project, a written certificate stating, if such is true, that the City has no knowledge of any violation or default by the Owner of any of the covenants or conditions of this Contract, or if there are such violations or defaults, the nature of the same.

SECTION 16—AGREEMENT TO RECORD

The Owner shall cause this Contract to be recorded in the real property records of King County, Washington. The Owner shall pay all fees and charges incurred in connection with such recording and shall provide the City with a copy of the recorded document.

SECTION 17—RELIANCE

The City and the Owner hereby recognize and agree that the representations and covenants set forth herein may be relied upon by City and the Owner. In performing its duties and obligations hereunder, the City may rely upon statements and certificates of the Owner and Eligible Households, and upon audits of the books and records of the Owner pertaining to occupancy of the Project. In performing its duties hereunder, the Owner may rely on the Certificates of Household Eligibility unless the Owner has actual knowledge or reason to believe that such Certificates are inaccurate.

SECTION 18—GOVERNING LAW

This Contract shall be governed by the laws of the State of Washington, except to the extent such laws conflict with the laws of the United States or the regulations of federally insured depository institutions or would restrict activities otherwise permitted in relation to the operation of federally insured depository institutions. Venue for any legal actions shall be in King County Superior Court or, if pertaining to federal laws, the U.S. District Court for Western Washington.

SECTION 19—NO CONFLICT WITH OTHER DOCUMENTS

The Owner warrants that it has not executed and will not execute, any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event the requirements of this Contract are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

SECTION 20—AMENDMENTS

This Contract shall be amended only by a written instrument executed by the parties hereto or their respective successors in interest, and duly recorded in the real property records of **[County Name]**, Washington. Amendments to Exhibit B shall be considered approved in writing when the Revised Exhibit B is signed by the Owner and the City without the need for a further written document attaching the revised exhibit and striking prior versions of the exhibit. In the event of conflict between versions of Exhibits B, the version maintained by the City as the then-current version, signed by Owner and City, shall prevail.

SECTION 21—NOTICE

A. Any notice or communication hereunder, except legal service of process, shall be in writing and may be given by registered or certified mail. The notice or communication shall be deemed to have been given and received when deposited in the United States Mail, properly addressed with postage prepaid. If given otherwise, it shall be deemed to be given when delivered to and received by the party to whom addressed. Such notices and communications shall be given to the Parties' representatives hereto at their following addresses:

If to the City:

[Community Name]
[Community Address 1]
[Community Address 2]

Attn: City Manager

If to the Owner:

Attn:

With a copy to:

Attn:

B. Any party may change its identified representative and address for notices upon ten (10) calendar days prior written notice to the other parties. Legal counsel for a party may deliver notices on behalf of the represented party and such notice shall be deemed delivered by such party.

SECTION 22—SEVERABILITY

If any provision of this Contract shall be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

SECTION 23—CONSTRUCTION

Unless the context clearly requires otherwise, words of the singular number shall be construed to include the plural number, and vice versa, when appropriate. All the terms and provisions hereof shall be construed to effectuate the purposes set forth in this Contract and to sustain the validity hereof.

SECTION 24—TITLES AND HEADINGS

The titles and headings of the sections of this Contract have been inserted for convenience of reference only, are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof or be considered or given any effect in the construing this document or any provision hereof or in ascertaining intent, if any question of intent shall arise.

SECTION 25– COUNTERPART ORIGINALS

This Agreement may be executed in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one agreement. The execution of one counterpart by a Party shall have the same force and effect as if that Party had signed all other counterparts.

SECTION 26– AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of a Party represents and warrants that he or she is fully authorized to execute and deliver this Agreement on behalf of the Party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein and that this Agreement is enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Owner and City have each executed the Multi-Family Housing Limited Property Tax Exemption Contract on the Date first above written.

[Signature pages follow.]

Attachments

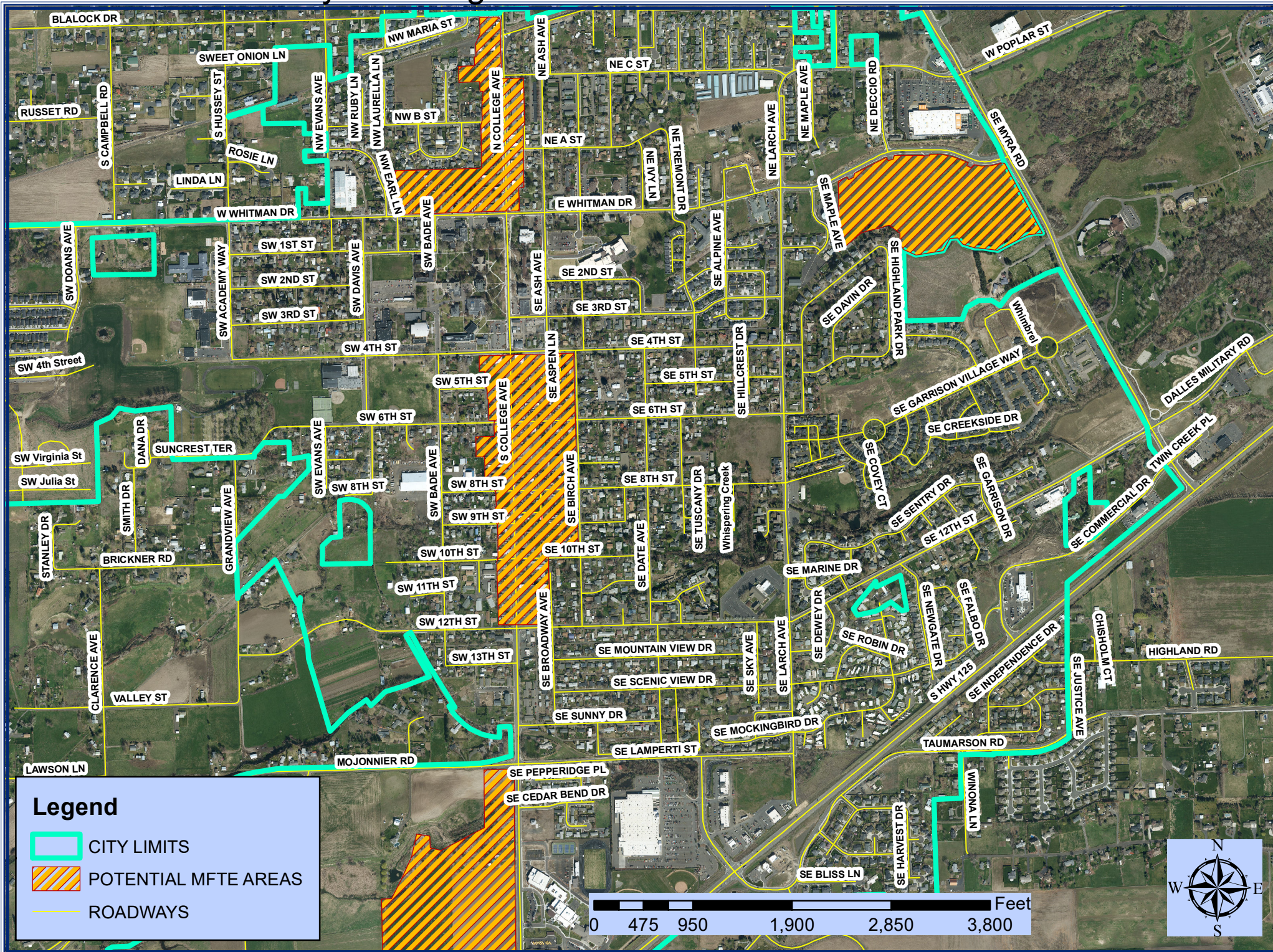
Exhibit A: Legal Description

Exhibit B: Designation of Affordable Units

Exhibit C: Certification of Household Eligibility Form

Exhibit D: Annual Project Certification Form

City of College Place: Potential MFTE Areas



City of College Place, Washington
ORDINANCE NO. 22-XXX

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE,
WASHINGTON TO ADOPT A NEW CHAPTER 3.52 TO THE COLLEGE PLACE
MUNICIPAL CODE PERTAINING TO THE CREATION OF A MULTI-FAMILY HOUSING
TAX EXEMPTION PROGRAM IN DEFINED AREAS**

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

Whereas, the State Legislature made significant changes to the Multi-Family Housing Property Tax Exemption Program in 2021 via SB 5287 codified in RCW 84.14 which permits the CITY to offer the program as an incentive in defined areas; and

Whereas, this program is desperately needed as the City as well as the entire Walla Walla Valley is in an affordable housing crisis and more units of housing need to be added; and

Whereas, the proposal was reviewed and recommended by the College Place Economic Development, Tourism, and Events Commission on _____ ; and

Whereas, the proposal was reviewed by the College Place City Council during the _____, _____ and _____, _____ meetings; and

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

Section 1: A new Chapter 3.52 of the College Place Municipal Code is hereby added to provide as set forth in Exhibit 1 attached hereto and by this reference incorporated herein.

Section 2: Clerical Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 3: Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4: Effective Date. This ordinance shall take effect and be in full force five days after its passage and publication as provided by law.

PASSED by the City Council of the City of College Place, Washington, this _____ day of _____, 2022.

Norma L. Hernández, Mayor

Attest:

Approved as to form:

Sherri St. Clair, City Clerk

Rea Culwell, City Attorney

G. R. Dohrn and Associates

Memorandum

Date: February 8, 2022

To: Jon Rickard

From: Gregg Dohrn

Subject: City of College Place Affordable Housing Strategies

During 2021 the College Place Planning Commission recommended and the City Council approved amendments to the Comprehensive Plan and the Unified Development Code intended to protect existing manufactured housing communities as a source of affordable housing in the community. Subsequently, the Mayor and City Council have asked the Planning Commission to review the Walla Walla Regional Housing Action Plan adopted in July 2021(excerpt attached), and further recommend code-related strategies to increase the housing supply in College Place. This is a very timely request as Governor Inslee signed HB 1220 in May of 2021, effective July 25, 2021 (attached), that includes several important housing related provisions including:

1. Amending one of the Goals of the Growth Management Act to now require cities such as College Place to plan for affordable housing:
 - (4) Housing. ~~((Encourage the availability of affordable))~~ Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
2. A new requirement that cities must update the housing element in their comprehensive plan and in doing so address a new provision that has been added to RCW 36.70A.070:

The housing element should link jurisdictional goals with overall county goals to ensure that the housing element goals are met.

In support of this request from the Mayor and the City Council, I thought it would be helpful to highlight previous steps that the City of College Place has taken in recent years to promote increased housing choices and more affordable housing opportunities. In 2018 the City of College Place Completed a review and update of its Comprehensive Plan. This included the adoption of the following housing policies to the promote more affordable housing in the community:

***Housing Policy #1:** The City shall/should encourage the maintenance and rehabilitation of the existing housing stock within the City.*

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Housing Policy #2: High density residential areas should be located in the vicinity of existing high-density residential areas, the University, shopping areas, and major transportation routes.

Housing Policy #3: Encourage small congregate care centers and group homes in the community, to provide decentralized housing facilities, rather than large, centralized institutions.

Housing Policy #4: Encourage the location of apartments above commercial uses along College Avenue.

Housing Policy #5: The City shall periodically review its development regulations to ensure that multiple options exist to encourage a broader range of housing choices, such as small lot single family residences, smaller scale multiple family housing such as duplexes and four-plexes, mixed-use residential developments, clustered units, and a variety of condominium types, including single story residential developments, etc., as well as to incorporate emergent housing types. This may also include the adoption of standards to govern the development of cottage housing or other innovative affordable housing techniques.

Housing Policy #6: Allow accessory dwelling units in all residential zoning districts as a means to increase the supply and diversity of housing opportunities.

Housing Policy #7: Support the inclusion of low and moderate-income housing units in larger scale residential developments.

Housing Policy #8: Encourage and support social and health service organizations which offer support programs for those with special needs, particularly those programs that help people remain in the community.

Housing Policy #9: The City of College Place should continue to coordinate with Walla Walla County and the City of Walla Walla to address area-wide housing issues.

- a. This may include, but is not limited to, supporting regional emergency and transitional housing options while more permanent housing options are developed.

Housing Policy #10: Support manufactured housing as an affordable housing option.

- a. Manufactured homes shall continue to be permitted as a single-family residence.

Housing Policy #11: Work with Walla Walla University to address future housing needs and opportunities for students.

Housing Policy #12: Identify and evaluate county, regional, state, and federal housing finance options, as well as public-private partnerships to encourage a wider array of housing stock.

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Housing Policy #13: *When reviewing existing and potential new housing regulations, the City shall include an assessment to make sure that fair housing choices are not impeded.*

Housing Policy #14: *Consideration should be given to strategies and incentives that will encourage mobile home parks as they potentially transition to other uses, to continue to provide affordable housing.*

In addition, the City adopted the following land use policies to promote more affordable housing in the community:

Land Use Policy #10: *Merge the R-75 District into the R-60 District so that there is only one single family zoning district.*

a. This may include establishing a larger minimum lot size for duplexes.

Land Use Policy #15: *Review and potentially revise the Development Regulations to integrate the Manufactured Home Park (MHP) zoning district into the Multi-Family Residential (RM) zoning district.*

In 2019 the City of College Place completed a review and update of its Development Regulations in accordance with the Goals and Policies in the updated Comprehensive Plan. The following is a summary listing of revisions that support more affordable housing opportunities.

1. **Creation of a new Single-Family Residential zoning district.** The creation of this new zoning district eliminates the 7,500 square foot minimum lot size and establishes 6,000 square feet as the minimum single-family residential lot size. This will increase the density of development and reduce the fixed costs of constructing single-family residences.
2. **Increased flexibility in short plat standards.** The number of lots in a short plat has been increased from four to nine and the City may now waive the minimum lot size and width standards provided that the density, lot coverage, and setbacks requirements can be met. In addition, frontage improvements may be waived in certain circumstances and access standards have been relaxed.
3. **Accessory Dwelling Units permitted.** Accessory dwelling units are now permitted in all residential zones.
4. **Cottage and co-housing permitted.** Cottage and co-housing are now permitted in the Single-Family and Multi-Family Zoning Districts.
5. **Mixed-Use housing standards improved.** The City now permits dwelling units in commercial developments in both the Downtown Mixed-Use and General Commercial Zoning Districts. Residential and commercial uses may be permitted in the same development as a part of a “vertical” mixed use (housing above ground floor commercial) or a “horizontal” mixed use (housing permitted on the ground floor in buildings not fronting the street).

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6. **Townhomes encouraged.** Three or more single-family dwelling units may be attached as townhomes or zero-lot line developments and the City may waive the minimum lot size and width requirement.
7. **Tiny homes permitted.** Tiny homes, also known as Park Model Recreation Vehicles, are now permitted for temporary or recreational use in mobile home and RV parks and may be approved for use as a dwelling unit subject to conditions.
8. **Manufactured homes, mobile homes, RV's, park models, tiny homes, and campers permitted.** Manufactured homes, mobile homes, RV's, park models, tiny homes, and campers are now permitted for residential use in mobile home parks, manufactured housing communities, and manufactured/mobile home communities.
9. **The use of recreational vehicles for housing expanded.** Recreational Vehicles may now be used as a residence in RV and Mobile Home Parks subject to conditions.

As previously noted in 2021 the Comprehensive Plan was amended to include the following

Governance Policy #14: *The City of College Place, in active collaboration with the cities of Walla Walla and Waitsburg, and Walla Walla County, shall review and update the 1993 Countywide Planning Policies to actively promote the development of new affordable housing opportunities. This may include, but is not limited to:*

- a. *Updating the methodology for more realistically determining the development capacity of existing lands.*
- b. *Exempting the new construction of affordable housing on publicly owned land from the assessment of the need for new housing.*
- c. *Increase the percentage of projected new growth allocated to the cities of Walla Walla and College Place.*
- d. *Increasing the market factor to allow for the addition of land to urban growth areas based on a finding that there is a critical shortage of affordable housing.*
- e. *Authorizing further increases in the market factor to support specific strategies to increase the construction of new multi-family housing in cities. This may include affordable housing "bonuses".*
- f. *Monitoring new residential development and providing for more frequent updates of the Countywide Planning Policies.*

Governance Policy #15: *The City of College Place, in active collaboration with the cities of Walla Walla, and Waitsburg, and Walla Walla County, shall review and update the*

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Countywide Planning Policies to actively promote the sustainable development of new housing. This shall include, but is not limited to:

- a. Ensuring that there is an adequate supply of new commercial development to serve new residential development.*
- b. Supporting the cost-effective planning, construction, and use of public infrastructure to serve new residential development.*

Governance Policy #16: The City of College Place, in active collaboration with the cities of Walla Walla and Waitsburg, and Walla Walla County, shall inventory and assess publicly owned lands in and near urban growth areas as sites suitable for the construction of affordable housing.

Land Use Policy #16: Research and potentially revise the Unified Development Code to include a new Highway Commercial and/or a new general commercial zoning district, provided that:

- a. Light industrial uses that are compatible with commercial uses, such as a business park, may be permitted.*
- b. Storage facilities would not be a permitted use; and*
- c. The construction of multi-family housing on long vacant commercial lots would be permitted*

Housing Policy #1: The City shall encourage the maintenance and rehabilitation of the existing housing stock within the City.

- a. Priority consideration shall be given to the preservation of existing affordable housing, including government-supported housing and manufactured housing. Affordable housing is defined as per Washington State RCW 43.63A.550 as “residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household’s monthly income.”*

Housing Policy #2: New higher density residential developments should be located in the vicinity of existing high -density residential areas, Walla Walla University, shopping areas, and major transportation routes. This may be accomplished through such measures as:

- a. Revisions to the Table of Permitted Uses.*
- b. Establishing a new mixed-use zoning district.*

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- c. Permitting the construction of multi-family housing on long standing vacant properties that do not appear to be suitable for commercial development.*

Housing Policy #3: Encourage small congregate care centers and group homes in the community, to provide decentralized housing facilities, rather than large, centralized institutions.

Housing Policy #4: Encourage the location of apartments above commercial uses along College Avenue.

Housing Policy #5: The City shall continue to periodically review its development regulations to ensure that multiple options exist to encourage a broader range of housing choices, such as small lot single family residences, smaller scale multiple family housing such as duplexes and four-plexes, mixed-income and mixed-use residential developments, clustered units, and a variety of condominium types, including single story residential developments, etc., as well as to incorporate emergent housing types. This may also include the adoption of standards to govern the development of cottage, housing, or other innovative affordable housing techniques.

Housing Policy #6: Continue to review and revise the regulations governing accessory dwelling units as a means to increase the supply and diversity of housing opportunities.

Housing Policy #7: Develop incentives for the inclusion of housing units affordable to low- and moderate-income households in larger scale residential developments.

Housing Policy #14: The City will develop strategies and incentives that will encourage manufactured home parks to remain a source of affordable housing.

- a. Establish manufactured home park zoning in areas where manufactured home parks already exist. Allow for applications of new manufactured home parks and their inclusion within manufactured home park zoning.*
- b. Manufactured home park zoning must include a requirement that residents be given sufficient advance notice of any petition for zoning changes or variances by park owners.*
- c. Consider resident opportunity to purchase laws and other mechanisms that give residents sufficient notice and time to organize as a tenants' committee, homeowners association, or co-operative and notify the owner of their intent to purchase a manufactured home park that is up for sale.*
- d. Establish conditions for mitigating the adverse impacts of addressing the closure of manufactured home parks, including a resident relocation plan.*

Housing Policy #15: Support strategies that minimize displacement of low-income community members. Policies enacted to create more housing through redevelopment will include

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measures that mitigate against the displacement of low- and moderate-income community members. The City will refer to the Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices memo to mitigate against potential displacement through redevelopment.

Housing Policy #16: Support the countywide adoption of the local sales and use tax for affordable and supportive housing in Walla Walla County.

Also as previously noted, the Unified Development Code and the Official Zoning Map were amended in 2021 to reinstate the Manufactured Housing Zoning District.

All told, this is an impressive list of actions taken by the City to increase housing choices and opportunities for more affordable housing. But in reviewing the Walla Walla Regional Housing Action Plan, there are more steps that could be taken in College Place including:

1. Work with the City of Walla Walla and Walla Walla County to update the County-wide Planning Policies and provide opportunities to expand Urban Growth Areas with a particular emphasis on increasing the supply of multi-family housing.
2. Revising the Table of Permitted Uses to permit multi-family housing in the General Commercial zoning district without having to be a part of a mixed-use development.
3. Provide a density bonus to Developers of mixed-use projects or that set aside a number of dwelling units as affordable units.
4. Reduce or eliminate the off-street parking requirement for mixed use residential developments in the Downtown Mixed Use zoning district.
5. Review the number of new accessory dwelling units that have been permitted and consider possible revisions to the City standards to increase the number of ADUs.

In addition, although not referenced in the Regional Housing Action Plan, in 2021 RCW 84.14 was amended to enable cities such as College Place to approve property tax exemptions for qualifying multi-family housing developments that are affordable to low- and moderate-income households. The tax exemption applies to the property tax due on the construction or rehabilitation of qualified multi-family housing for a 12- or 20- year period and may provide a valuable incentive for developers to build affordable housing. There are several steps that the City must take before it can offer this tax incentive to qualifying projects, including the designation of “residential target areas”. The criteria for the designation of these target areas includes:

1. The area must be zoned to have an average minimum density equivalent to 15 dwelling units or more per gross acre.
2. The area must be in a designated “urban center” which is defined as a compact identifiable district, where residents may obtain a variety of products and services. An urban center must contain:

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- a. Several existing or previous, or both, business establishments that may include but are not limited to shops, offices, banks, restaurants, governmental agencies.
 - b. Adequate public facilities including streets, sidewalks, lighting, transit, domestic water, and sanitary sewer systems; and
 - c. A mixture of uses and activities that may include housing, recreation, and cultural activities in association with either commercial or office, or both, use.
3. The area must lack, as determined by the governing authority, sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would be likely to live in the urban center, if the affordable, desirable, attractive, and livable places to live were available.

If offering this tax incentive is of interest to the City, it would appear at first glance that property zoned Downtown Mixed-Use or General Commercial could potentially meet the residential target area criteria, but that the maximum density of the Multi-Family Residential zoning district would need to be increased from 12 dwelling units per acre up to 15 dwelling units per acre or more.

There may be other revisions that may be appropriate to consider, but this is a pretty good start. We look forward to continuing this discussion on February 15th!

PREPARED FOR: CITY OF COLLEGE PLACE

IN PARTNERSHIP WITH: CITY OF WALLA WALLA
PORT OF WALLA WALLA

WALLA WALLA VALLEY REGIONAL WASTEWATER FEASIBILITY STUDY



SEPTEMBER 2022



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

3611 S. Zintel Way, Kennewick, WA 99337 | 509-783-2144

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Abbreviations and Acronyms

ADF	Average Daily Flow	O&M	Operation and Maintenance
ADWF	Average Dry Weather Flow	OSHA	Occupational Safety and Health Administration
AOR	Actual Oxygen Requirement	PDF	Peak Day Flow
AWWF	Average Wet Weather Flow	PF	Peaking Factor
BOD	Biochemical Oxygen Demand	PHF	Peak Hourly Flow
CCTV	Closed-Circuit Television	POTW	Publicly Owned Treatment Work
cf (CF)	Cubic Feet	PVC	Polyvinyl Chloride
cfs	Cubic Feet Per Second	PWTF	Public Works Trust Fund
CIP	Capital Improvement Plan	SCS	US Department of Agriculture Soil Conservation Service (Now RD)
D	Depth	SEPA	State Environmental Policy Act
EA	Each	SERP	State Environmental Review Process
ECY	Washington Department of Ecology	sf (SF)	Square Feet
EPA	U.S. Environmental Protection Agency	SIU	Significant Industrial User
ERU	Equivalent Residential Unit	SRF	State Revolving Loan Fund
ESA	Endangered Species Act	SS	Stainless Steel
fpm	Feet Per Minute	TDH	Total Dynamic Head
fps	Feet Per Second	TKN	Total Kjeldahl Nitrogen
ft	Feet	TMDL	Total Maximum Daily Load
gpcd	Gallons per Capita Day	TSS	Total Suspended Solids
gpd	Gallons Per Day	UGA	Urban Growth Area
gph	Gallons Per Hour	USGS	United States Geological Survey
gpm	gallons per minute	V (vol)	Volume
I/I	Inflow and Infiltration	VFD	Variable Frequency Drive
L	Length	W	Width
LF	Linear Feet	WQS	Water Quality Standards
LS	Lump Sum	WWTP	Wastewater Treatment Plant
M	Million		
MACP	Manhole Assessment Certification Program		
MDF	Maximum/Minimum Daily Flow		
MG	Million Gallons		
Mgal	Million Gallons		
mgd (MGD)	Million Gallons per Day		
AMSL (msl)	Above Mean Sea Level		
N/A	Not Available or Not Applicable		
NOAA	National Oceanic and Atmospheric Administration		
NPDES	National Pollutant Discharge Elimination System		

Chapter 1

Introduction

Chapter 1 - Introduction

1.1. Background

The purpose of this Study is to evaluate the feasibility of a Regional wastewater treatment solution that could benefit the City of College Place, City of Walla Walla, and Port of Walla Walla. Both Walla Walla and College Place are on the cusp of significant improvements to their Wastewater Treatment Plant (WWTP) facilities; therefore, right now represents a unique time to consider a partnership.

The City of College Place is currently awaiting the issuance of a new discharge permit for their WWTP. The existing permit includes a compliance schedule with a milestone to construct improvements to their WWTP by December 31, 2023. The Phase 1 improvements have already been designed and are approved by Ecology and waiting for bidding and then construction to commence. The estimated construction cost is \$26M. Ecology has offered a funding package for construction that consists of \$10M in grant funding and a \$16M low-interest loan. The City must decide by end of 2022 whether to accept this funding offer and move forward with Phase 1. In the meantime, the City has been evaluating the feasibility of partnering with Walla Walla on a Regional solution. The reasons that College Place is considering this include trying to minimize rate impacts to ratepayers and avoiding the need for future planned upgrades to the WWTP. If the future discharge permit updates include new regulations for ammonia limits – this could trigger the Phase 2 upgrades which were estimated at \$15M in 2019 dollars. If and/or when the future discharge permit updates include new regulations for PCBs – this could trigger the Phase 3 upgrades which were estimated at \$27M in 2019 dollars.

The City of Walla Walla is currently constructing rehabilitation upgrades to their WWTP at a cost of \$7M – funded by a PWTF loan. Future upgrades have been identified in their General Sewer Plan which add up to approximately \$18M – and are expected to be implemented in two phases in 2026 and 2029. The General Sewer Plan projected that their WWTP would reach capacity in 2027; therefore, the City is planning to commence a Facility Plan to study the improvements necessary for the next 20 years of growth. The construction of a wastewater pre-treatment system on the waste stream of one of the City's largest industrial wastewater dischargers seems to have resulted in a significant decrease of the loading at the WWTP; however, this is based on only two months of data and many more months are needed to prove consistency. This recent reduction in loading seems to have provided some welcome relief to the WWTP; however, the City must embark upon a Facility Plan study soon in order to properly plan for growth. The City of Walla Walla is considering a regional system because of the favorable economies of scale to add capacity and the potential of spreading the cost over a larger customer base.

The Port of Walla Walla currently operates both the water and wastewater collection system at the Airport Industrial Park. Sewage is collected in the Port's collection system and then passes through a flume before being discharged into Walla Walla's collection system. The City of Walla Walla assesses a sewage bill to the Port based upon what is measured at the flume. The City of Walla Walla recently implemented a strong waste surcharge on several large industrial wastewater users in their system and the Port was identified as one of those. Because of the significant increase in sewer fees, the Port is evaluating alternative management strategies. The Port is participating in the regional study because their alternative management strategies could impact flows and loads into the City of Walla Walla's WWTP.

This Study evaluates the feasibility of a Regional wastewater treatment solution that could benefit each of the three entities. This is a cursory feasibility study, and if considered viable, further evaluation(s) and facility planning will be required.

Chapter 2

Water Rights Considerations

Chapter 2 - Water Rights Considerations

2.1. Walla Walla WWTP Water Rights

In the case of the Walla Walla WWTP, two irrigation districts have water rights claims on the effluent. The effluent is discharged into Mill Creek during the non-growing season and is discharged to the irrigation districts during the growing season. Therefore, the WWTP must meet Class A reuse criteria in order to provide it to the irrigation districts. If the WWTP were to be relocated, the pumping costs for getting the water to the irrigation district would increase. Because of this water rights issue, the likelihood of the Walla Walla WWTP being relocated to a new location is low.

2.2. College Place WWTP Water Rights Impairment Analysis

The College Place WWTP irrigates City-owned crops during the growing season and discharges to Garrison Creek during the non-growing season. As part of the 2018 Facility Plan, one of the alternatives that the City evaluated was eliminating the winter-time discharge to Garrison Creek via a reclamation permit – which necessitated a water rights impairment analysis in order to determine if any water rights were relying upon the discharge to Garrison Creek. The impairment analysis concluded that all water rights on Garrison Creek pre-dated the discharge of the WWTP into Garrison Creek; therefore, no water rights on Garrison Creek would be impaired if the WWTP ceased discharging effluent into the creek. However, there is a minimum flow criterion in the Walla Walla River that could be impaired if the City ceased discharging effluent in the non-growing season. Therefore, any regional wastewater solution should include College Place effluent continuing to be discharged into the Walla Walla River during the non-growing season.

2.3. Regional Alternative Water Rights Impairment Potential

Considering these water rights restrictions, one possible alternative is to pump sewage (or treated effluent) from College Place to the Walla Walla WWTP – because the effluent would be discharged into Mill Creek – which leads to the Walla Walla River – thereby meeting College Place’s need to contribute to the minimum flow requirements. Eric Hartwig, the Watermaster for the Washington Department of Ecology Water Resources Department, has reviewed the College Place impairment report for the WWTP effluent discharge and agrees that it appears to be sound in its findings and is adequate to ensure that there will not be impairment of existing water rights (email from Eric Hartwig dated May 24, 2022). Therefore, this is the alternative that will be considered in this Study – pumping sewage from College Place to the Walla Walla WWTP.

Chapter 3

College Place Conceptual Design

Chapter 3 - College Place Conceptual Design

3.1. Introduction

The regional treatment concept is based on College Place pumping their wastewater to the Walla Walla WWTP where it will be treated and discharged. Another option could be pumping effluent from College Place to the Walla Walla WWTP for disinfection and disposal. This could involve year-round pumping or possibly even pumping only when necessary. The Walla Walla plant is larger than the College Place treatment plant so it can accept the additional flow more easily.

This chapter establishes the flows and loads on which this evaluation is based and identifies the facilities needed to get the wastewater to the Walla Walla WWTP. The projected flows and loads for 2027 are used because the data are readily available from other reports and it is the last year for which flow and load projections have been made for Walla Walla.

Evaluation criteria are not the same as design criteria. The evaluation criteria are taken from current conditions and are used to evaluate the feasibility of the project. If this project proceeds into planning, careful consideration must be given to developing appropriate design criteria.

3.2. College Place Flows and Loads

The flows and loads were extrapolated for the year 2027 from the February 2021 College Place Phase 1 WWTP Improvements – Design Technical Memorandum and WWTP daily data. The criteria are summarized below in Table 3.1.

Table 3.1 – College Place Flows and Loads

Parameter	2027 Projected From College Place ¹
Flow (mgd)	
Annual Average	1.16
Peak Day	2.21
Peak Hour	3.59
BOD5	
Average Daily, ppd	2,067
Maximum Month, ppd	3,197
Peak Day	7,083
TSS	
Average Daily, ppd	2,340
Maximum Month	3,472
Peak Day	6,430

Parameter	2027 Projected From College Place ¹
TKN	
Average Daily, ppd	504
Maximum Month, ppd	771
Peak Day	1,228

1. Interpolated from City of College Place WWTP Phase 1 Basis of Design, TM2 WWTP Influent Design Criteria.

3.3. Preliminary Treatment and Equalization

Wastewater entering the College Place WWTP will receive preliminary treatment consisting of screening and grit removal in the existing headworks. The 2018 Facility Plan identified work that needed to be done on the headworks for continued operations. Those improvements will still be necessary if the regionalization plan is implemented. The headworks improvements are:

- replace the influent screen. New screen to have ¼" bar spacing
- provide a screenings washer compactor
- replace the grit classifier
- replace the manual bar rack. New bar rack to have 3/8" bar spacing
- replace the heating and ventilation system
- replace lights, outlets and other corroded electrical
- replace the overhead door
- replace the hollow metal doors and frames and door hardware
- paint the room interior
- replace Local Control Panel HW
- and appurtenances: piping, gratings, handrails, etc.

After preliminary treatment the existing influent pump station will pump the wastewater into the SBR tanks, just as it currently does. The influent pump station does not require any improvements.

The existing sequencing batch reactor (SBR) tanks will be used to store the wastewater until it is pumped to Walla Walla. While it is stored, it will be aerated using the existing aeration system. Aeration will reduce odor potential from the storage tanks (converted SBR tanks). Additional odor control measures may be necessary (covered tank and foul air treatment).

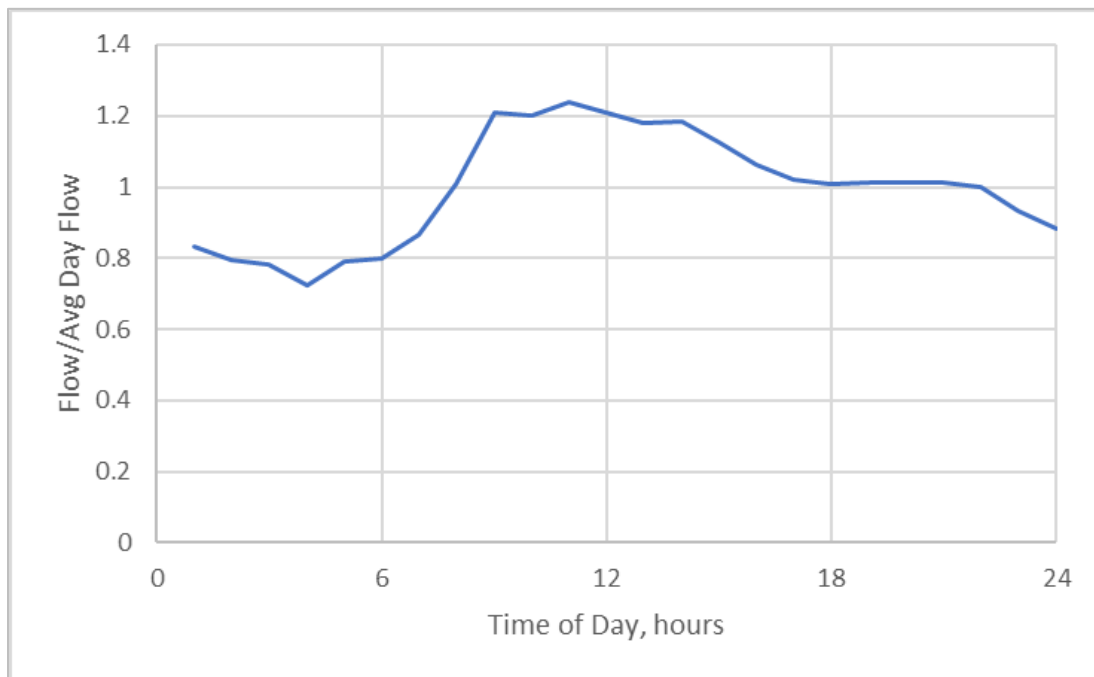
The Phase 1 WWTP Improvements identified work that needs to be done on the aeration system. Those improvements will still be necessary if the regionalization plan is implemented since the storage tanks will be aerated.

Flow will be pumped out of the SBRs with the objective of creating steady influent flow at the Walla Walla WWTP. To do this efficiently, the SCADA systems of both WWTPs should be linked.

The following analysis is an example that demonstrates the concept of how the flow being pumped from College Place could impact Walla Walla.

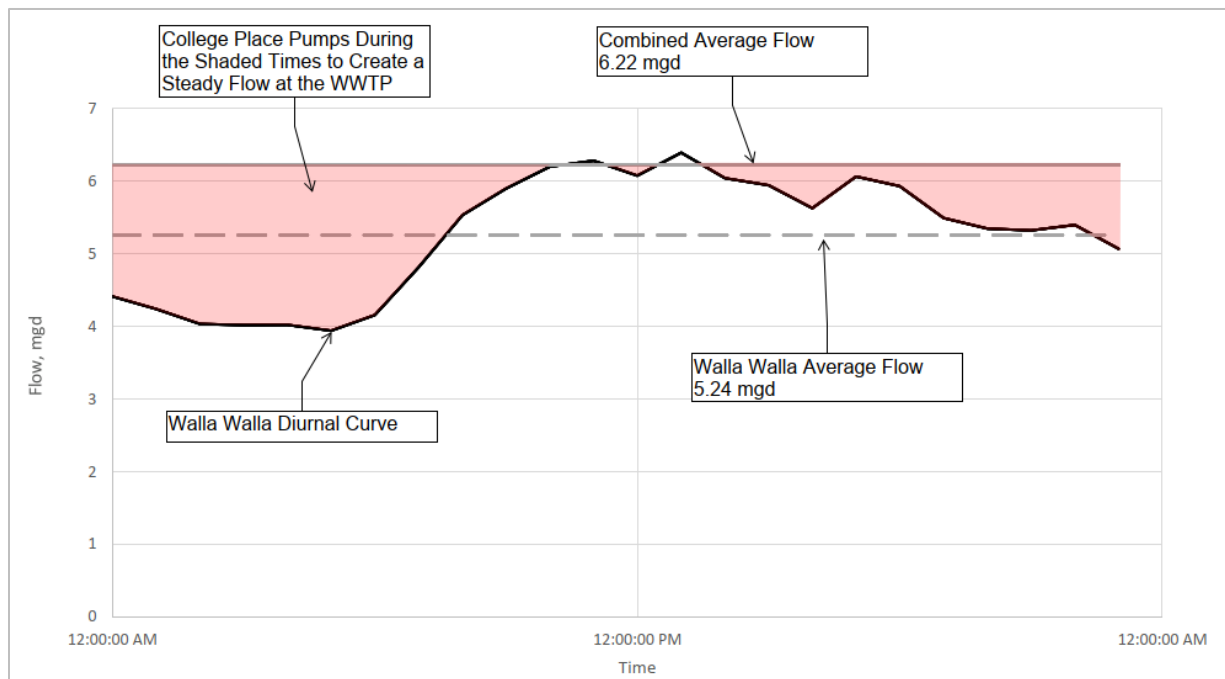
The College Place Facility Plan identified March 18, 2018 as a peak day flow event. It was used to create a normalized hydrograph (the hourly flow divided by the average flow) shown in **Figure 3.1**. The normalized hydrograph can be applied to any flow. For this evaluation it was applied to an average day flow of 1.16 mgd from College Place.

Figure 3.1 Normalized Intraday hydrograph for College Place.



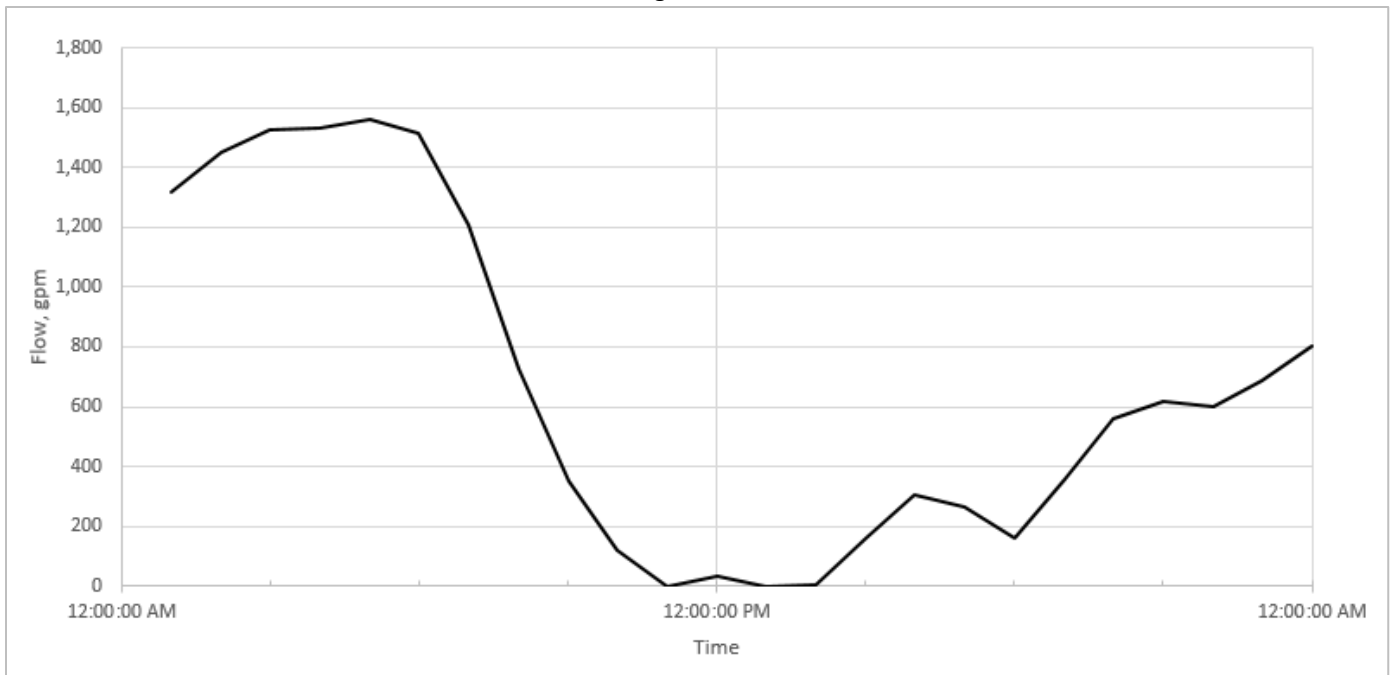
A similar hydrograph was created from Walla Walla WWTP influent data. **Figure 3.2** shows graphically how flow from College Place can be used to equalize flow at Walla Walla by “filling in” the periods of low flow at the Walla Walla treatment plant. This graph depicts the concept, but, there will be some combined peaks that will occur due to pumping constraints – as we will likely want some minimum flow at all times in the forcemain. These combined peaks will affect the sizing of the systems at Walla Walla. However, equalizing the influent flow improves the operability of the treatment plant that often results in improved performance.

Figure 3.2



The flow rate needed from College Place to achieve the nearly steady state flow at Walla Walla's WWTP is shown in **Figure 3.3**.

Figure 3.3



3.4. Pump Station

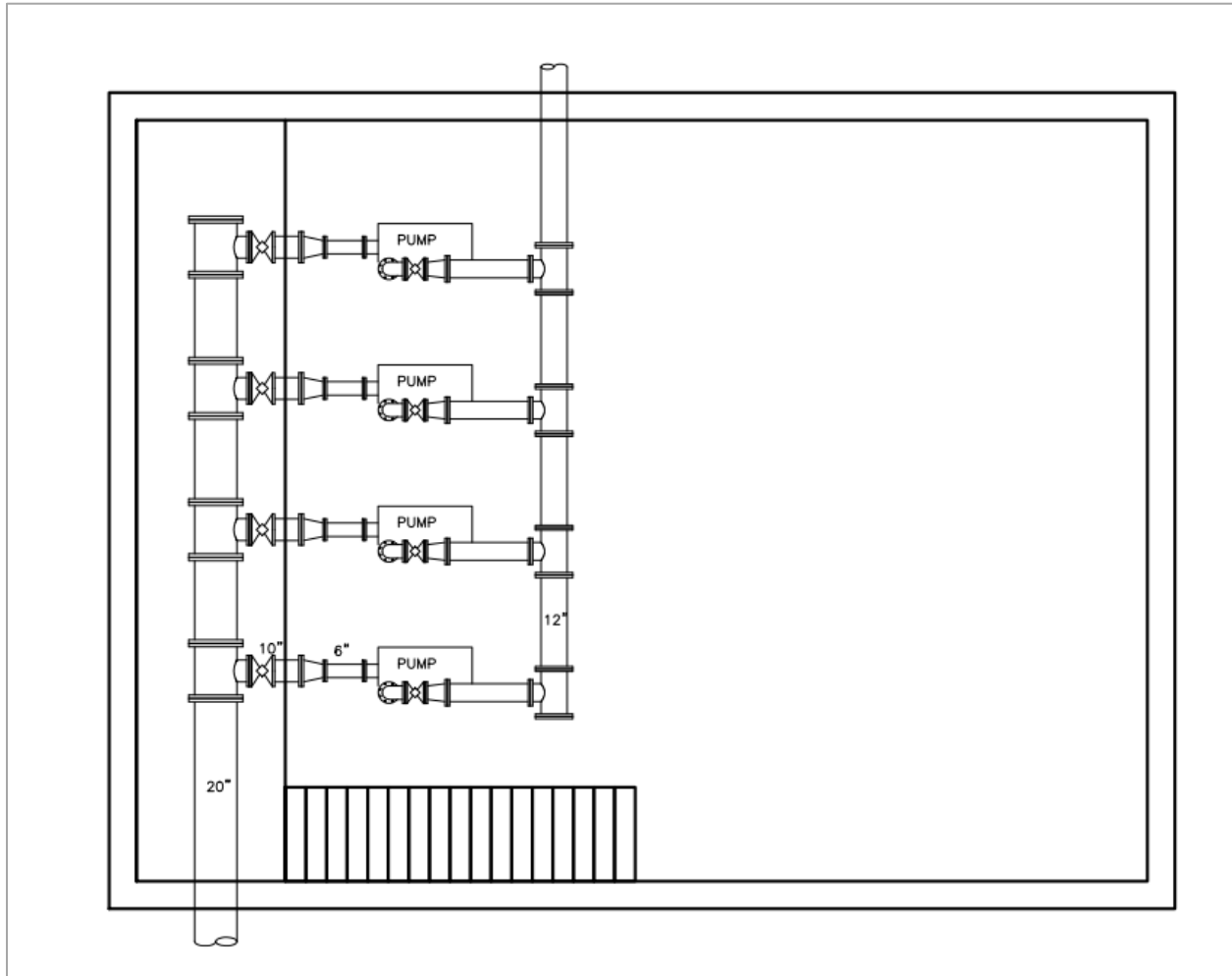
A new pump station would be constructed to pump the wastewater from the SBR tanks, to the Walla Walla WWTP for treatment and discharge.

Several pump station configurations were discussed with the City of College Place. They were:

1. Set submersible pumps inside the SBRs,
2. Construct a new submersible or wet/dry pit pump station,
3. Construct a dry pit pump station inside the existing filter building.

The City favored constructing a dry pit pump station inside the existing filter building. If this regionalization plan is implemented, the filter building would no longer be needed. Therefore, it makes good use of existing facilities. A concept layout is shown in **Figure 3.4**.

Figure 3.4 Pump Station concept design.



If it is decided that it would be favorable to keep the filter building in operation, then constructing a new building for the pump station would be necessary. If carried forward, this should be evaluated further during preliminary design.

3.5. Pumping Effluent

Another option to consider is keeping the College Place WWTP operational and only pumping effluent to the Walla Walla WWTP. This would allow the College Place WWTP to continue land applying effluent during the growing season and only pump treated effluent to Walla Walla in lieu of discharge to Garrison Creek. The effluent could be introduced at the Walla Walla WWTP just upstream of the filtration and disinfection steps.

3.6. Forcemain

Two potential routes for a forcemain from the College Place WWTP to the Walla Walla WWTP were considered. Route A (Figure 3.5) is longer but goes directly from the College Place WWTP to the Walla Walla WWTP. It would discharge directly into the headworks. The elevation difference between the College Place WWTP (bottom of the SBR EL 715) and the headworks at the Walla Walla WWTP (EL 865) is approximately 150 feet.

Route B (Figure 3.6) is from the College Place WWTP to the end of the Myra trunk line located at 12th Avenue and Myra Road. The trunk line is owned by the City of Walla Walla. It discharges into the influent pump station at WWTP. The influent pump station would then repump the flow to the headworks.

The existing capacity of the Myra trunk line is about 3 mgd (2015 General Sewer Plan, Figure A-6). The elevation difference between the College Place WWTP and the Myra trunk line (EL 850) is approximately 135 feet.

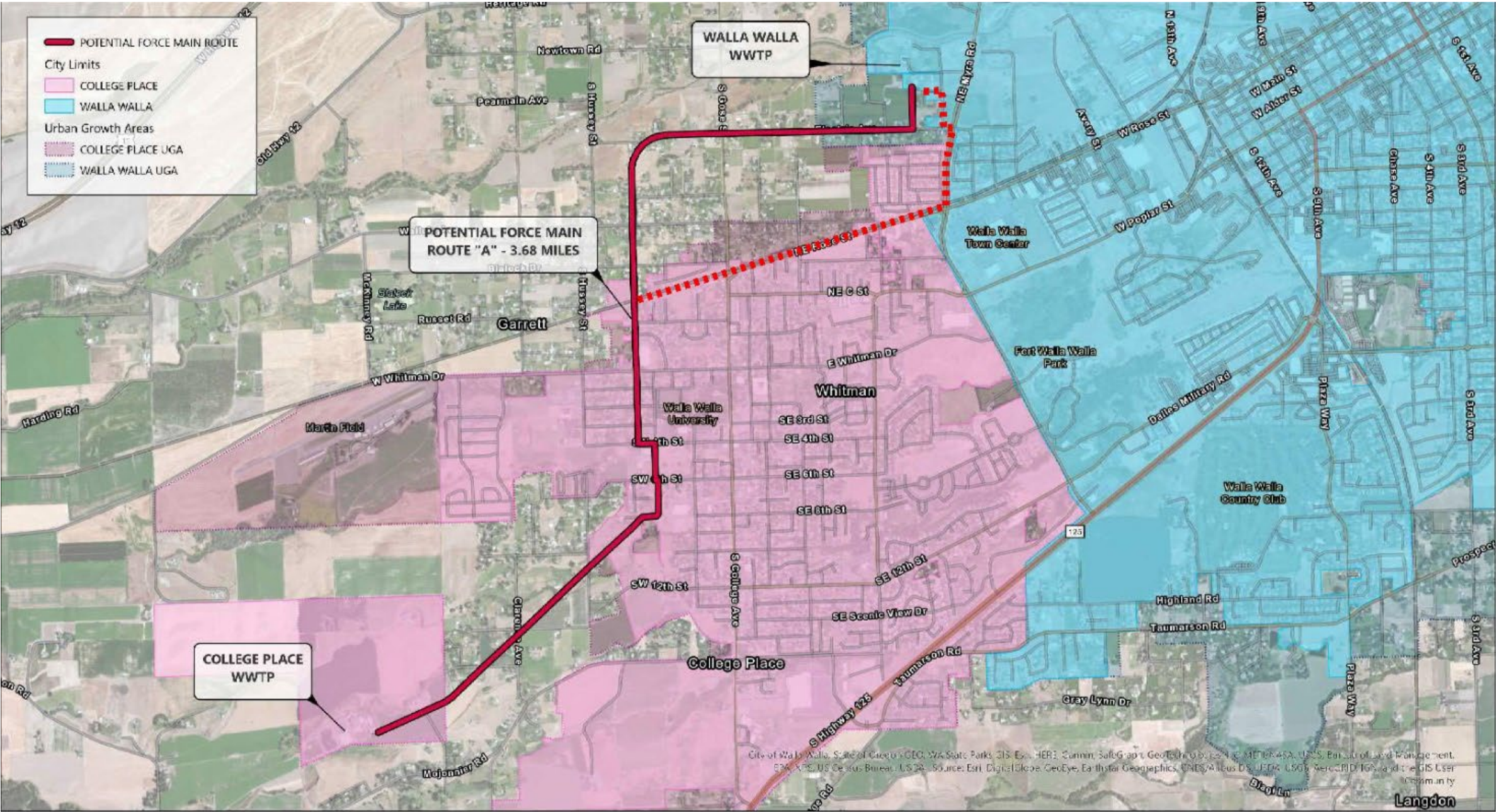
In meetings, the City of Walla Walla indicated they prefer Route A, whereas the City of College Place preferred Route B. Both Cities expressed a desire to keep the forcemain route within City boundaries and not in the County; however, that is not possible. Walla Walla prefers Route A because it does not reduce the capacities of the Myra Trunk line and the WWTP Influent Pump Station and it reduces the risk associated with repumping the flow through the Influent Pump Station.

College Place prefers Route B because it is shorter and the roadway for part of the route is planned to be re-constructed. Before proceeding with Route B, the condition of the Myra trunk pipe should be evaluated in a CCTV survey and the available capacity needs to be evaluated in greater detail.

From Figure 3.3 the peak flow required for pumping is approximately 1,600 gpm. Assuming Route A and a 16-in forcemain the pumping head is approximately 182-feet.

Constructing dual forcemains should be considered for improved reliability and redundancy as part of the preliminary engineering report.

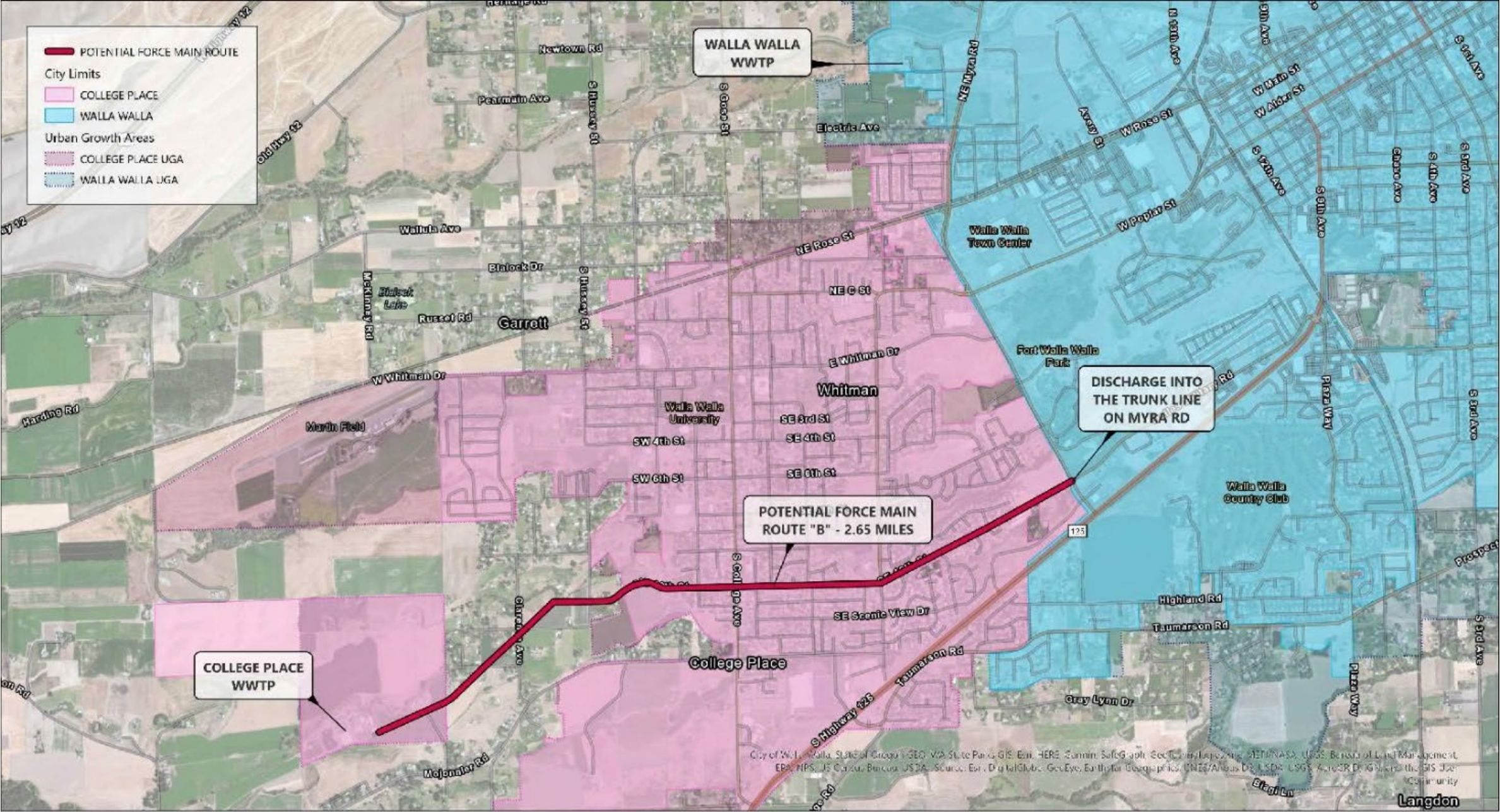
Figure 3.5 Potential Forcemain Route A



POTENTIAL FORCE MAIN ROUTE "A"- 3.68 MILES
College Place, WA



Figure 3.6 Potential Forcemain Route B



POTENTIAL FORCE MAIN ROUTE "B"- 2.65 MILES
College Place, WA



3.7. Planning Level Cost Opinion

A planning level cost opinion for the preliminary treatment, aeration, and equalization improvements that were previously planned in Phase 1, a pump station, tank covers with odor control and the forcemain is approximately \$20 million. This presumes that the pump station will be built inside of the existing filter building – if it is decided to leave the filter building operational, then a new building will be needed to house the pumping equipment at an additional cost of about \$1M. If dual forcemains are desired for redundancy, it could increase the cost of the project by an additional 15%.

This cost opinion does not include the costs of upgrades at the Walla Walla WWTP that College Place may be expected to participate in.

Operation and maintenance costs are not included in this evaluation. Expectations are that they would decrease at College Place but increase at Walla Walla.

If this alternative is carried forward, additional preliminary engineering will be necessary to refine this option and the cost opinion.

Chapter 4

Walla Walla WWTP

Chapter 4 - Walla Walla WWTP

4.1. Impact of Additional Flows and Loads

This feasibility study considered flows and loads for the year 2027 because that is the last year for which flow and load projections have been made for Walla Walla. The waste load projections for Walla Walla come from Addendum No. 1 to the 2015 General Sewer Plan Update, July 2021 (the 2021 General Sewer Plan Update). Since then, industrial pretreatment has lowered the influent BOD load, but more long-term data is necessary to be confident in those results.

The combined flows and loads of College Place and Walla Walla are compared to the capacity of the Walla Walla WWTP in **Table 4.1**. The combined loads will exceed the treatment plant capacity for BOD5, TSS and TKN. If treated effluent from College Place is pumped to Walla Walla, then it would only add to the flows but not the loads.

Table 4.1 Regional Facility Flows and Loads

Parameter	2027 Projected From College Place ⁽¹⁾	2027 Projected From Walla Walla ⁽²⁾	2027 Total Projected Loading (College Place + Walla Walla)	Walla Walla WWTP Capacity	Surplus (Deficit) Capacity
Flow (mgd)					
Annual Average	1.16	5.26	6.42	7.9	1.48
Maximum Month					
Peak Day	2.21	8.57	10.78	---	---
Peak Hour	3.59	16.92	20.51	20.90 ⁽⁴⁾	0.39
BOD5					
Average Daily, ppd	2,067	10,394	12,461	---	---
Maximum Month, ppd	3,197	12,953	16,150	12,664 ⁽³⁾	(3,486)
Peak Day	7,083	27,453	34,536	---	---
TSS					
Average Daily, ppd	2,340	7,489	9,829	---	---
Maximum Month	3,472	10,513	13,985	10,815 ⁽⁴⁾	(3,170)
Peak Day	6,430	23,177	29,607	---	---
TKN					
Average Daily, ppd	504	993	1497	---	---
Maximum Month, ppd	771	1,354	2,125	1,871 ⁽⁴⁾	(254)
Peak Day	1,228	2,417	3,645	---	---

1. Interpolated from City of College Place WWTP Phase 1 Basis of Design, TM2 WWTP Influent Design Criteria.

2. From the City of Walla Walla General Sewer Plan Update, 7-14-2021.

3. 2021 Capacity evaluation report by JUB Engineers, Inc.

4. NPDES Permit part S4.A.

Part S4.B of the Walla Walla NPDES Permit requires that a plan and schedule for maintaining adequate capacity be submitted to the Department of Ecology when the waste load reaches 85% of the design capacity for 3 consecutive month or when the projected increase would reach design capacity within five years.

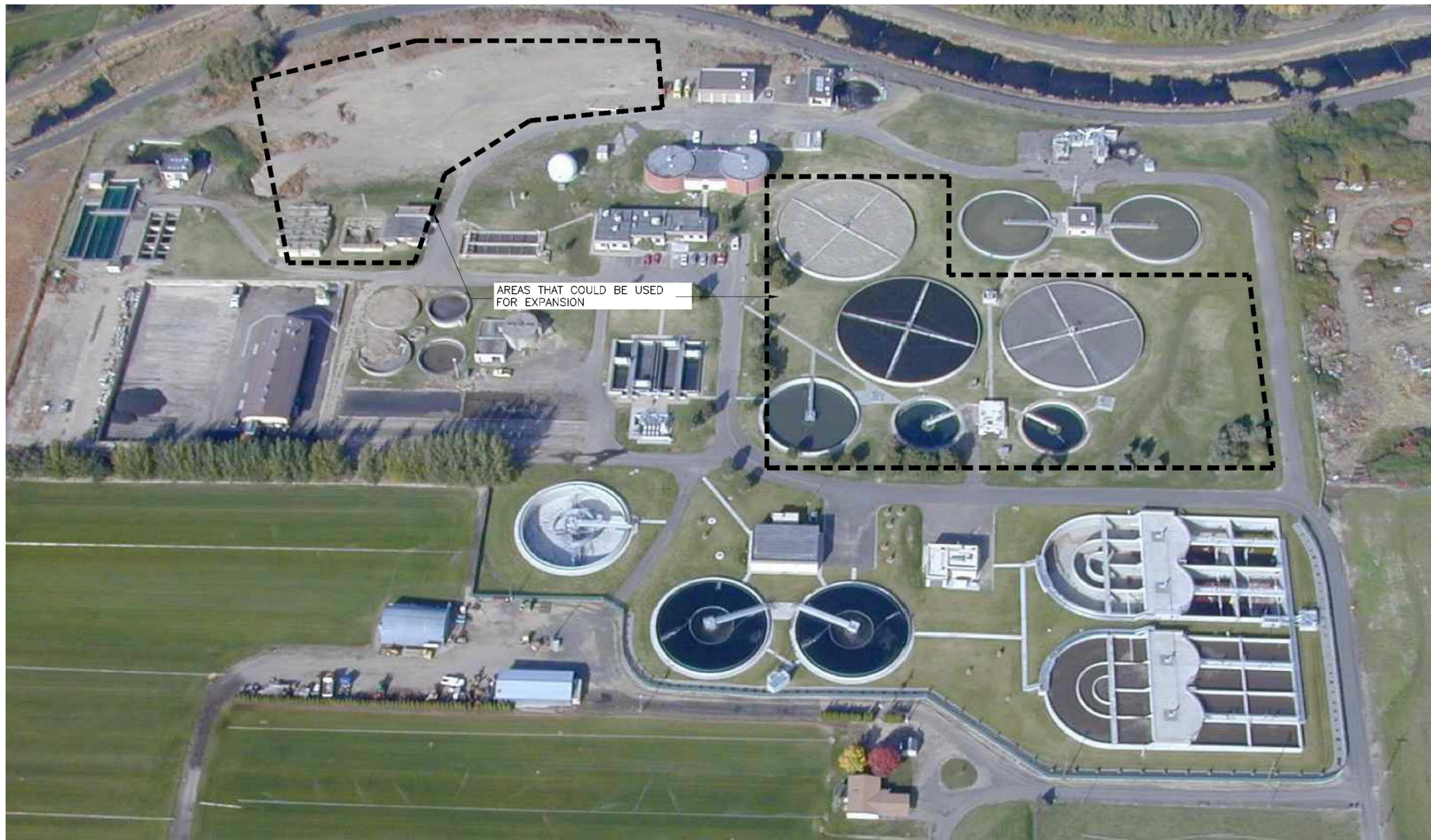
As previously mentioned, one of the significant industrial users has recently constructed pre-treatment facilities that appear to have dramatically reduced loading to the WWTP. However, there are only three months of data. Several more months of data should be gathered – including operation over the winter-time months – to provide more confidence in the results.

To comply with the planning requirement of the NPDES Permit and to include the results of the recently constructed pre-treatment facilities, we recommend that a Facility Plan be started in 2023.

A Facility Plan is a long-term planning document that typically considers the next 20-years. It has been 40-years since the last Facility Plan was completed. Walla Walla is planning to begin a new Facility Plan in 2023; therefore, the decision to regionalize or not should be made before the Facility Plan is started so that College Place can be included in the planning. **Figure 4.1** shows areas available inside the plant boundaries that could be used for expansion. There are also vacant lands to the west and south of the WWTP that could be purchased by the City for expansion. The ability to expand the plant is something that will be further evaluated in the Facility Plan. The division of cost between the two entities is yet to be determined.

As previously mentioned, one option to consider is pumping treated effluent from College Place to the Walla Walla WWTP for filtration, disinfection, and disposal. This could be an attractive near-term solution until additional load treatment capacity is evaluated at the Walla Walla WWTP. This would preclude the need for the large storage pond and irrigation pump station currently planned in the College Place WWTP Phase 1 improvements. Ultimately, this could provide flexibility of operating the College Place WWTP as a satellite treatment facility and provide options for effluent disposal.

Figure 4.1 The Walla Walla WWTP showing areas inside the plant that could be used for expansion. There is also vacant land east and west of the plant.



Chapter 5

Port of Walla Walla Strong Waste Management Options

Chapter 5 - Port of Walla Walla Strong Waste Management

5.1. Introduction

The Port of Walla Walla (Port) Airport Industrial Park serves a variety of commercial businesses located within the Port boundaries. The Port provides the businesses with potable water and wastewater collection utility service. Potable water is pumped from groundwater wells located on port property and distributed to individual users via a network of pressurized potable water pipes. Wastewater is collected from each individual user via a network of gravity pipes that flow together into a main trunk that discharges through a flume into the City of Walla Walla's wastewater collection system and flows to the City's wastewater treatment plant for treatment and disposal. The Port discharges an estimated 22,381 gallons of wastewater per day (8 million gallons per year) with an average Biochemical Oxygen Demand (BOD) of 1,855 mg/l (standard deviation of 1068 mg/l).

The City of Walla Walla considers the Port as a single entity and bills the Port for wastewater conveyance, treatment and disposal services. The Port's combined wastewater flow exceeds the City's definition of a significant industrial user (SIU) due to the annual volume of wastewater flow being greater than 120,000 gallons and/or have an organic strength greater than 300 mg/l of BOD which triggers a "high-strength" category¹. In lieu of requiring dischargers to treat high-strength wastewater to bring the BOD down to less than 300 mg/l, the City offers the option to dischargers to pay a high-strength waste surcharge fee to cover the extra cost to treat and manage high-strength wastewater.

In 2021 The City's fee, assessed on the port, was \$3529.7 per million gallons to treat the flow plus a 9.3% high strength surcharge of \$328.26 per million gallons, and \$922.00 per million gallons to convey the flow – for a total bill of about \$55,500 in 2021. In 2022, the City changed how the strong waste fee is calculated and is instead basing it entirely on wastewater volume – a cost of \$8.048 per thousand gallons. Based on 2021, the Port anticipated that this would approximately double their annual bill; however, some apparently erroneous flume readings from 2021 seem to have affected that projection and the realized bill to date in 2022 is lower than projected. The high-strength waste charge is scheduled to increase about 39% each year from 2023-2027 – which will ultimately result in about a 5x increase over the 2022 rates. The City is in the process of re-evaluating the high-strength rate structure and proposed increases.

The Port's wastewater qualifies as an SIU due to the commercial/industrial nature of some businesses causing 100 percent of the Ports flow to incur surcharge fees. The surcharge fees are causing economic impacts to Port tenants and having a negative effect on business development. The Port seeks alternative wastewater management strategies that could lower overall operating costs. Alternative strategies are reviewed in this chapter.

5.2. Wastewater Production

Daily Port wastewater production was estimated by reviewing the wastewater flume data for 2020 and 2021. The data set has many erroneously high readings, likely recorded when the flume was plugged;

¹ Chapter 13.03.435 (Ord. 2021-39 § 5, 2021)

therefore, data points were eliminated if the daily value was more than 200% higher than the preceding 7-day average. The remaining data set is shown in Figure 5.1. Peak flows are likely caused by a significant volume of stormwater entering the collections system through illicit means (roof drains, surface runoff connections, etc.) The Port is working toward eliminating connections that allow stormwater to enter the system. Flow data from individual users is not known since flow is only measured at the Port's discharge flume.

High peak flows remain in the data set as well as sudden drops in production (See around 5-29-21). The sudden drop in flow readings was likely caused by flume clogging and reading artificially high.

The data set has some anomalies that need to be vetted prior to use for planning or design purposes. For example, there was only one occurrence of daily flow greater than 80,000 gpd as seen in the flow histogram in Figure 5.2. If the Port can eliminate high flow anomalies, management alternatives would not have to consider infrastructure to deal with high flows nor would the Port pay the City for flow that should not be in the system (stormwater) or flow that was never there (plugged flume).

Figure 5.1 Daily Wastewater Flow Flume Data

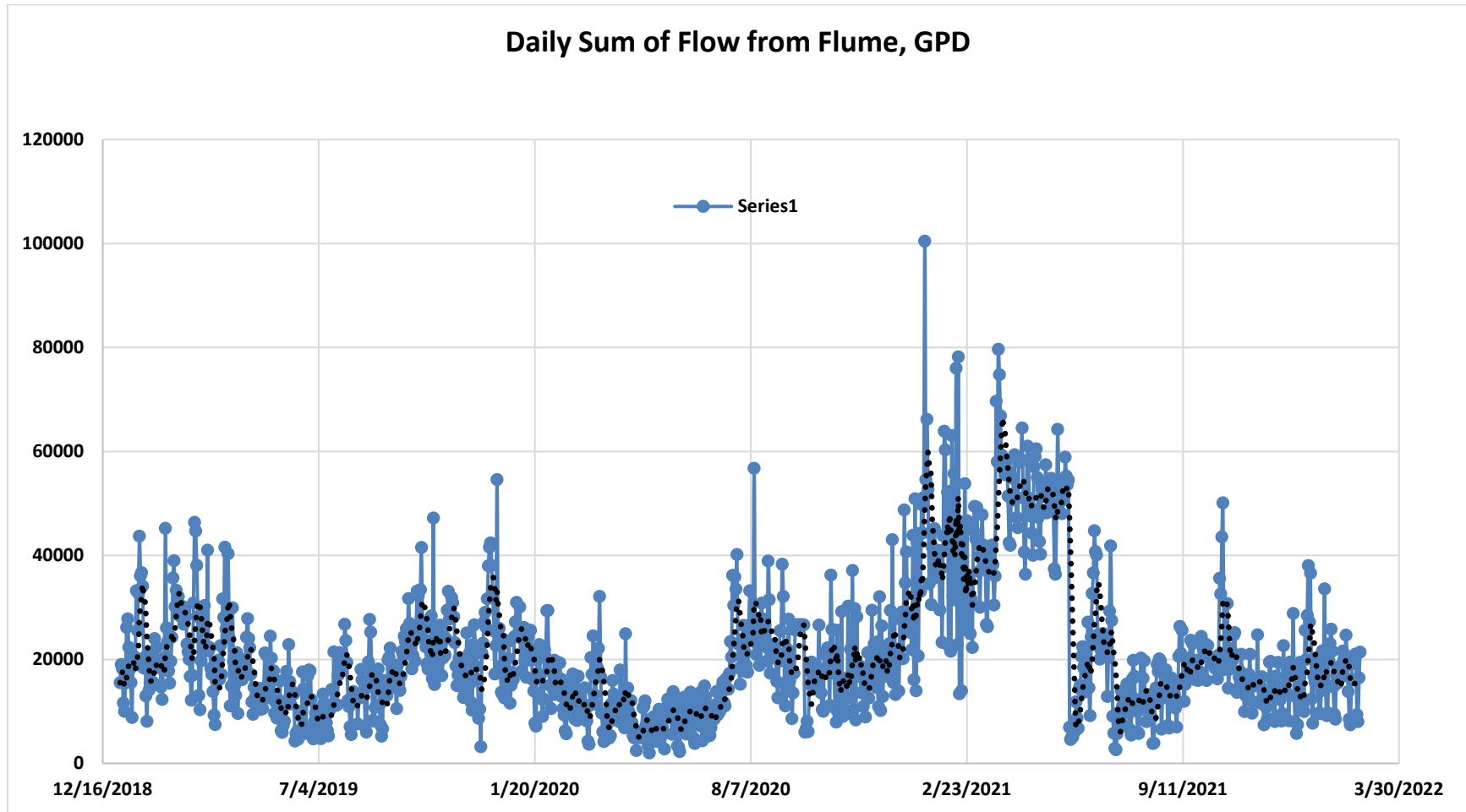
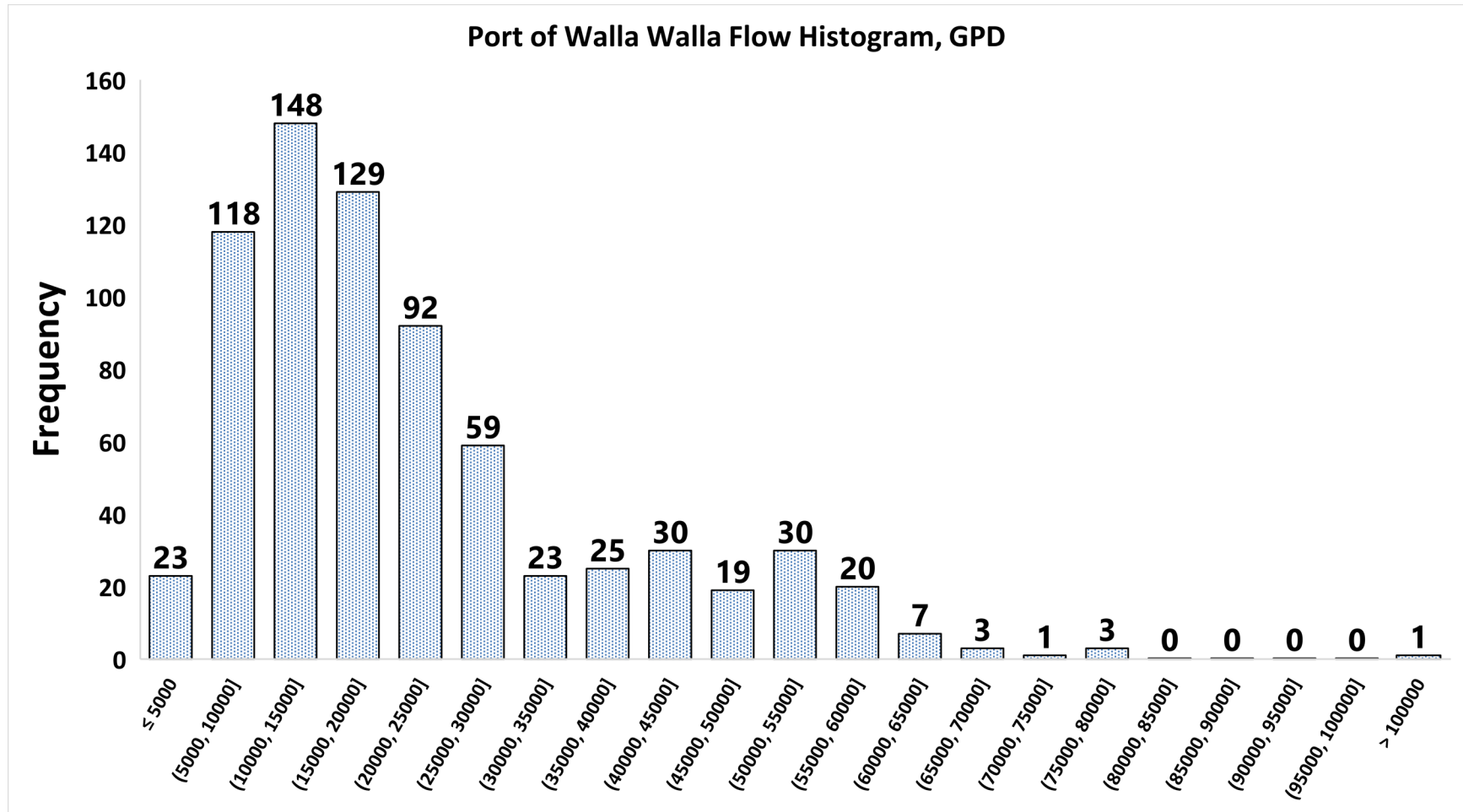


Figure 5.2 – Wastewater Flow Histogram (2X outliers eliminated)



In summary, using the 2020 & 2021 data, as conditioned above, wastewater production parameters are reported in Table 5-1.

Table 5.1 – Port of Walla Walla Flows and Loads

Parameter	2020 - 21
Flow (gallons/day)	
Annual Average	22,381
Maximum Month	55,600
Peak Day	100,500
BOD5	
Average Daily, ppd	363
Peak Day, ppd	1,510
TSS	
Average Daily, ppd	303
Peak Day, ppd	1,476

5.3. Potable Water Use

Potable water use was reviewed to correlate water use with wastewater production and to confirm the peak wastewater flows resulted from a plugged flume or rain. Daily Port potable water use was estimated by reviewing well production data for 2020 and 2021. The data set had many blanks since the well flow meter is not recorded every day; therefore, the 7-day running average was used to estimate water use. Flow trends are typically lower between November and May and higher between June and October as shown in Figure 5.3. Wastewater production is loosely correlated with potable water use during the non-irrigation season as shown in Figure 5.4. Peak wastewater flow is not correlated with potable water use suggesting peak wastewater flows are from a plugged flume or rain. The data set has some anomalies that need to be vetted prior to use for planning or design purposes.

Figure 5.3 – Estimated Daily Potable Water Use, 7-day Average.

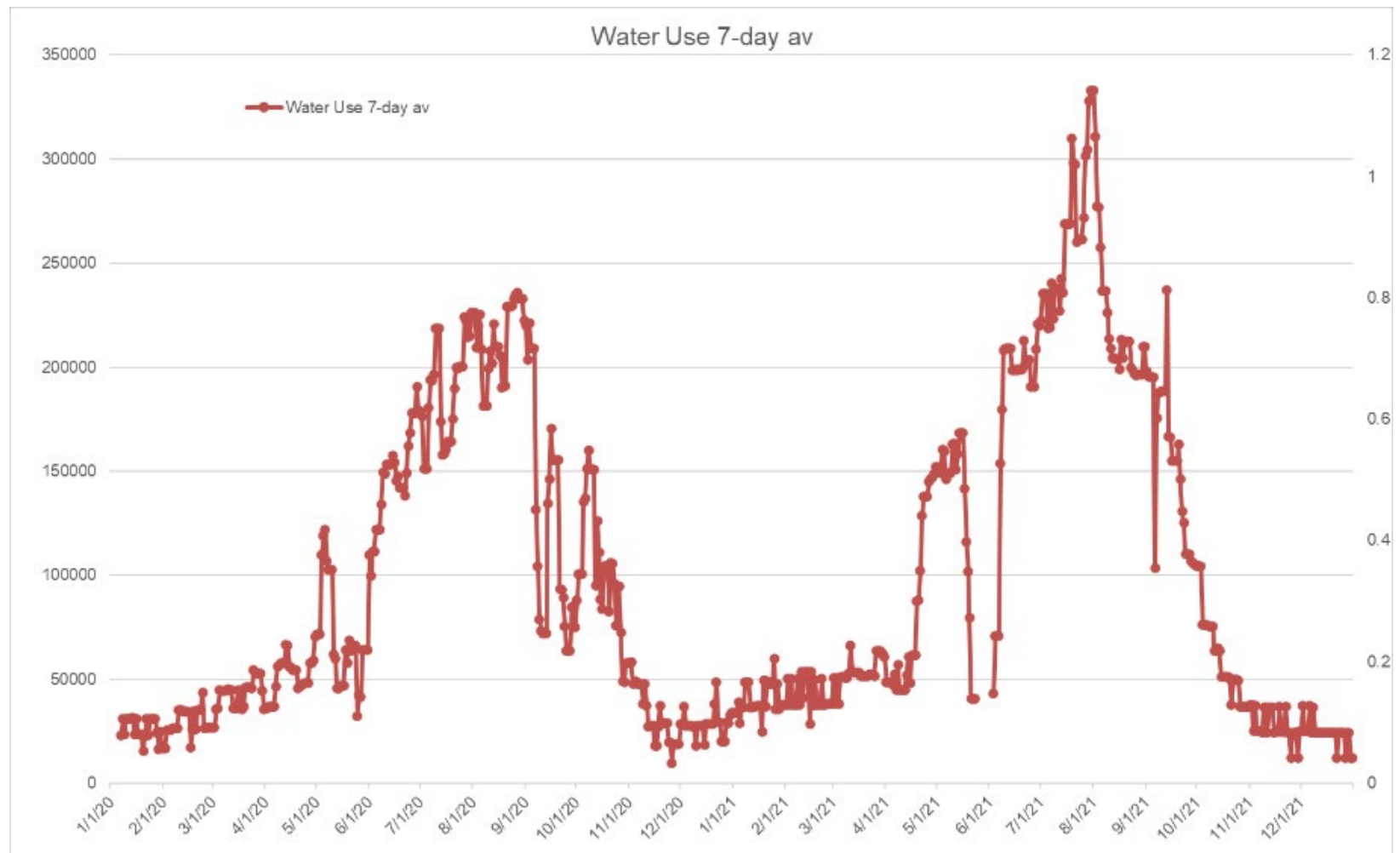
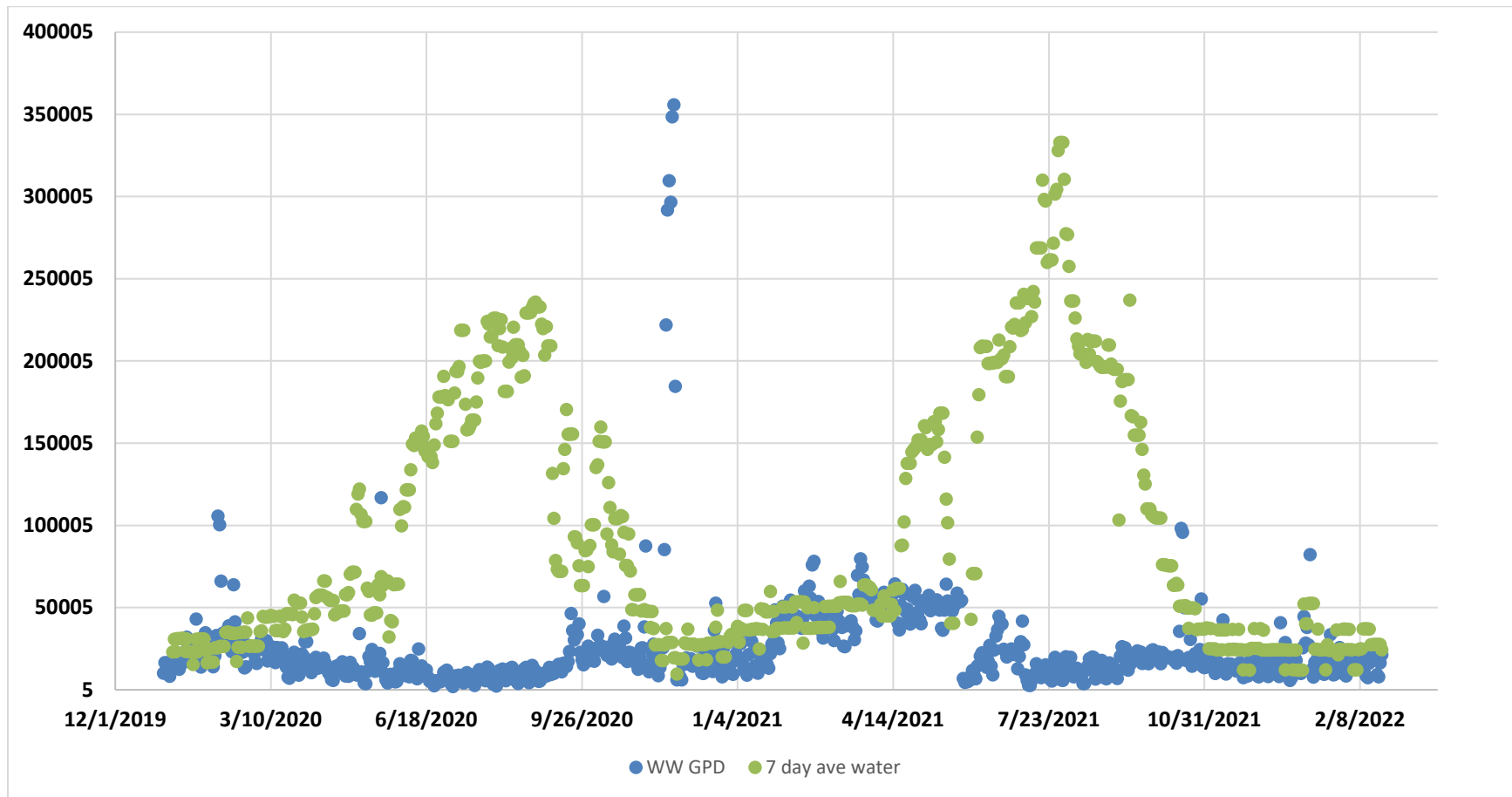


Figure 5.4 – Potable Water Use and Wastewater Production



See Table 5.2 for a list of the Ports highest volume potable water users for 2020 and 2021 based on meter readings.

Table 5.2 - Port of Walla Walla Highest Potable Water Users, 2020 & 2021

2020 Highest Dischargers			2021 Highest Dischargers		
User	Gallons/yr	% of Total	User	Gallons/yr	% of Total
Dunham Cellars	2,211,088	16%	Dunham Cellars	2,078,836	15%
Litz	1,810,908	13%	Litz	1,190,899	9%
WWCC Vineyard	893,860	6%	WWCC Vineyard	933,569	7%
McGregor	886,380	6%	McGregor	886,442	6%
Tate	806,344	6%	Tate	676,987	5%
WSDOT	667,216	5%	Tamarack	640,332	5%
Wilbur Ellis	623,084	4%	WSDOT	633,600	5%
Devona	520,608	4%	Wilbur Ellis	570,016	4%
Public Works	457,776	3%	COE-725 E St-1	552,062	4%
Burwood Brewing	420,376	3%	Public Works	543,086	4%
Life Flight	409,904	3%	Devona	484,738	3%
COE-725 E St-1	406,912	3%	Burwood Brewing	483,990	3%
WW Roastery LLC	379,984	3%	Life Flight	482,494	3%
BTB Winery	293,216	2%	Roastery	466,036	3%
Blaze King	281,248	2%	BTB Winery	395,719	3%
Frito Lay/Ecova	234,872	2%	Blaze King	270,795	2%
Sky Runners Corporation	187,000	1.3%	Sky Runners Corporation	236,384	1.7%
United Parcel Service	184,008	1.3%	Reiff	166,816	1.2%
Nelson Construction	164,560	1.2%	Adamant	150,358	1.1%
W/2 Vans	160,820	1.2%	Five Star Cellars	142,878	1.0%
Reiff Fiberglass Mfg Co	159,324	1.1%	Elegante Cellars, LLC	135,397	1.0%
Five Star Cellars, Inc.	152,592	1.1%	Grab	129,413	0.9%
Buty Winery, LLC	141,372	1.0%	Gorge Aviation	124,925	0.9%
Elegante Cellars, LLC	123,420	0.9%	Syzygy	122,681	0.9%

5.4. Wastewater Management Alternatives

J-U-B met with Port officials to review different wastewater management options that could reduce the overall fee impact of high strength wastewater. Several options were discussed. Four alternative management strategies were vetted for further consideration:

1. City of Walla Walla Manages Individual Port Discharges.
2. Discharge Wastewater During Low Flow Hours at a Reduced Rate.
3. Construct an Industrial Wastewater Treatment Plant to Lower BOD.
4. Implement Best Management Practices (BMPs) to Reduce Flow and Lower Strength. The Port stated BMPs should be implemented at each tenant where there is potential to reduce wastewater flow and strength regardless other options implemented. Therefore, this option was not discussed further.

Alternatives 1, 2 and 3 are discussed below.

Alternative 1 – Defer Sewer Service to City

This alternative “turns over” the Port’s wastewater facilities to the City of Walla Walla (City) for long term operation and management. In addition to maintaining the sewer lines, the City would extend their industrial pre-treatment program to the entire Airport Industrial Park for individual assessment, management and billing. All the Airport Industrial Park tenants would become customers of the City’s sewer system. This would require providing the City with water service meter data so that the City could determine sewer flows to assess monthly sewer rates to all of the Airport Industrial Park tenants; therefore, this will likely require installation of water service meter reading equipment so that the City would have access to the water service meter data. As an added benefit, this water service meter data could be shared with the Port to aid in water system billing for the tenants. The Port and City would likely need to develop an agreement to compensate the City for the effort in gathering, processing, and sharing the water service meter data.

Many Port tenants would not be considered a significant industrial user and would only be charge the typical monthly sewer rate from the City. However, larger dischargers will be subject to the City’s industrial pre-treatment program and the higher surcharge rates. Individual tenant wastewater discharge is not measured; however, potable water use is often correlated to wastewater discharged and used as a surrogate. In the Port’s case, the pre-treatment program may impact up to 24 Port tenants that use more than 120,000 gallons of potable water per year (see Table 5.2 above). However, the data in Table 5.2 are not correlated to wastewater. Tenants that use potable water not discharged to the sewer (irrigation) may be overrepresented in Table 5.2. The City and Port tenants would work together to correlate wastewater flow. The Port has estimated that only their two largest producers are likely to qualify as a significant industrial user.

Deferring sewer services to the City of Walla Walla will likely have a net zero cost impact to the Port since the City’s cost for service will be billed directly to the Port’s tenants. The Port’s administrative efforts will move away from individual tenant billing to providing the City with potable water use data unless the City reads the water meters directly.

Alternative 2 – Pumping at Night

Sewer service customers pay to have full access to the City's wastewater facilities, which means they can produce and flush wastewater 24 hours a day 365 days a year. Most citizens utilize the City's facilities around the same time since general lifestyle trends for Walla Walla residences are similar *i.e.*, we all get up, eat, work, and go to bed within a few hours of each other. The City's wastewater facilities experience large flow increases as people become active in the morning and active in the late afternoon. Wastewater flow significantly drops in the night between 10 p.m. and 4 a.m. as people rest. This alternative would take advantage of the unused nighttime capacity by storing wastewater during the day and discharging it to the City at night. Pumping at night should cost significantly less since the Port would not have 24-hour/365-day access. The Cost would have to be negotiated with the City.

The Port would need to decide how much of the daily flow to capture and pump at night which will determine how large the storage tank would need to be. For example, using the last two years to model and eliminating the peak flows greater than 80,000 gallons per day, The Port could:

- Capture 100% of the flow by installing an 80,000-gallon tank
- Capture 75% of the flow by installing a 30,800-gallon tank
- Capture 50% of the flow by installing a 20,500-gallon tank

Alternatively, the Port could store only flow from the SIUs which would decrease the required storage volume. The Port would have to work with the SIU to determine how much storage is needed.

As noted above, the Port experiences periodic high flow. Short duration peak flows have been correlated to high intensity rain fall events which suggest direct stormwater connections to the Ports wastewater collection system. The Port could reduce the volume of storage by eliminating rain inflow to the sewer system.

An economic analysis that vetted the cost to install different size tanks compared to the cost saved would determine the viable tank size. Additionally, the economics of removing stormwater flow from the collections system as well as building storage for only the largest industrial producers should be analyzed.

Alternative 2 would require the following major components:

- Raw wastewater diversion structure
- Raw wastewater pump station
- Storage tanks, with overflow piping
 - 31,000 gallons, or
 - 80,000 gallons
- Storage tank mixing
- Storage tank drainage system
- Yard piping
- Odor Control
- Electrical and SCADA control

The cost for 31,000 gallons of storage and 80,000 gallons of storage is estimated to be \$1.1 million and \$1.8 million, respectively.

Alternative 3 – Port Owned Wastewater Treatment Plant

For this alternative, the Port would separate the industrial wastewater from the sanitary sewer and construct a wastewater treatment plant to treat the industrial wastewater while continuing to send the sanitary sewer to the City. This alternative would likely target the SIUs in order to minimize the cost of a new industrial wastewater collection system. Separating out the sanitary sewer and only treating the industrial wastewater results in less stringent regulatory requirements due to the lack of human pathogens that potentially could be in domestic wastewater. Provided that the treatment system can reliably achieve clean effluent, the Port could utilize the effluent for a variety of reuse options – including irrigation.

Alternative 3 has following major treatment components:

- Packaged WWTP
- Building
- Diversion structure
- Raw wastewater pump station

The wastewater treatment plant and ancillary equipment is expected to cost \$3.2 million dollars. The cost to discharge to a surface water is expected to add \$3,400,000 and the cost to develop a reuse system is expected to cost \$1,600,000. The Cost to implement Alternative 3 ranges from \$4,800,000 to \$6,600,000 for a reuse system or surface water discharge, respectively.

It should be noted that Alternative 3 will require qualified personnel to manage the WWTP and the reuse system.

Chapter 6

Regionalization Issues

Chapter 6 - Regionalization Issues

6.1. College Place Perspective

Pumping sewage from College Place to the Walla Walla WWTP appears to be a feasible option from an engineering perspective. For College Place, this would result in lower capital cost compared to the WWTP Phase 1 Upgrades; however, the amount that College Place would need to cost share with Walla Walla for the Walla Walla WWTP upgrades has yet to be determined. It would eliminate the need for a discharge permit and the cost associated with future upgrades to the College Place WWTP. The unused land and assets at the WWTP could be repurposed.

The potential drawback is a reliance on Walla Walla for wastewater treatment and disposal. Prior to committing, agreements would need to be put in place to identify a rate structure and establish fairness regarding future upgrades and growth allowances. One scenario would be for College Place to be considered a customer of Walla Walla. Another scenario could be the formation of a joint sewer district. These arrangement and agreements could take years to develop.

Another variation to consider is pumping treated effluent from College Place to Walla Walla. Instead of building the irrigation storage pump and pump station as currently identified in the Phase 1 Upgrades project, the City would instead build a pump station and pipeline to the Walla Walla WWTP for effluent disposal.

It should be noted that if College Place elects to pursue a regional option, the current funding offer from Ecology (\$10M grant, \$16M loan) could change – based upon a phone call with Ecology on August 1, 2022. Additional discussion with Ecology to understand the ramifications is recommended.

6.2. Walla Walla Perspective

Pumping sewage from College Place to the Walla Walla WWTP could immediately push the Walla Walla WWTP to capacity. Recent pre-treatment improvements by a Significant Industrial User (SIU) seem to have successfully freed up capacity; but several additional months of data are necessary to gain confidence in the results. There are currently \$18M of improvements planned at the Walla Walla WWTP that may need to occur sooner than expected upon connection of College Place. Moreover, the upcoming Facility Plan could identify even more upgrades that would be necessary. A Facility Plan is recommended to project flows/loads for the next twenty years and identify a long-term capital improvement plan.

Because the College Place sewage would be pumped during off-peak periods, it would maximize use of the existing assets. The off-site equalization storage would even out peaks and result in more constant loading of the plant. A larger customer base would also lessen the per connection charge for any planned upgrades in the future.

Pumping treated effluent from College Place to the Walla Walla WWTP might be an attractive near-term option until additional load treatment capacity can be constructed at the Walla Walla WWTP.

6.3. Regional Project

If College Place decides to pursue this regionalization concept, then they will need to notify Ecology so that the Phase 1 Upgrades project plan can be modified. It is presumed that the current funding package could be accepted and the headworks and SBR air piping could be constructed soon while we continue to evaluate the regional option.

A Facility Plan must be completed at the Walla Walla WWTP in order to determine exactly what upgrades will be necessary. It is likely that it will be a minimum of the \$18M in already planned upgrades in addition to the projects identified from the Facility Plan effort. Depending on which of the three alternatives are selected for the Port of Walla Walla, it could add another \$7M of cost to the regional project.

6.4. Next Steps

The regionalization concept was discussed at a Joint Council Workshop on August 22, 2022. Both councils agreed that the regionalization plan has merit and deserves further consideration. The following action items were identified:

- Meet with Ecology in September to ask if additional time can be offered to further evaluate the regionalization option.
- Meet with metropolitan areas that have recently formed sewer districts to learn more about the process of forming a sewer district.
- Engage a consultant to evaluate rate impacts of the regionalization concept.
- Engage legal counsels to assist in vetting sewer district formation and development of agreements.
- Commission a Facility Plan for the Walla Walla WWTP

Works Cited

J-U-B Engineers, Inc. *City of College Place Wastewater Treatment Plant Facility Plan*. September 2018.

J-U-B Engineers, Inc. *City of College Place Wastewater Treatment Plant Facility Plan Amendment No. 1*. October 2019.

J-U-B Engineers, Inc. *City of College Place Wastewater Treatment Plant Facility Plan Amendment No. 2*. December 2019.

Walla Walla Valley Regional Wastewater Feasibility Study

College Place Council Presentation
October 11, 2022

Agenda

- Status Update
- Key Decision Points for Council

Where We Are Today – College Place

- College Place WWTP
 - Compliance schedule to construct WWTP Phase 1 Upgrades by 2024
 - Phase 2 (\$15M, 2039) and Phase 3 (\$27M, 2049) could be triggered if permit changes in future
 - Design is complete and approved – ready for bid
 - Ecology funding package - \$13.5 M grant, \$16M loan
 - City needs to decide by end of 2022 whether to accept funding offer and build Phase 1 or pursue Regional Solution

Where We Are Today – Walla Walla

- Walla Walla WWTP
 - Currently constructing rehab upgrades – funded by PWTF - \$7M
 - Future upgrades identified in General Sewer Plan - \$18M (2026, 2029)
 - Projected to reach capacity in 2027; therefore, planning to begin a Facility Plan to look at 20 years of growth
 - Recent industrial pretreatment project has significantly reduced loading

Where We Are Today - Port

- Port of Walla Walla
 - Concerned with impact of high strength waste charges
 - All tenants subject to high-strength surcharge due to two wineries because wastewater is combined

Regional Problems to Solve

- Port concerned with recent high strength waste charges from City of Walla Walla
- Walla Walla has several WWTP upgrades planned over next several years
- College Place WWTP Phase 1 project will require rate increases
- Legislature may be willing to fund a “Regional Solution”

Water Rights Considerations

- Water rights impairment
 - Walla Walla WWTP – required to provide effluent to irrigation districts
 - College Place WWTP – Required to discharge effluent in winter to Walla Walla River
- Pumping College Place sewer (or treated effluent) to Walla Walla is potentially feasible solution
 - Effluent would still get to Walla Walla River; therefore, no water rights impairment

Scope of Regional Study

Three key elements

1. College Place - Feasibility and cost to pump College Place sewage to Walla Walla
2. Walla Walla - Impact of additional flow/load on WWTP
3. Port - Identify solutions for Port industrial wastewater

College Place Focus of Study

- ID potential forcemain route
 - Two routes evaluated
- Develop cost opinion
 - About **half** the **same** cost of Phase 1 Upgrades
- Evaluated feasibility for storage and pumping at night
 - Can utilize influent screens, grit chamber, and storage available in SBRs to store during day and pump to WWTP at night during low flow period at Walla Walla WWTP
 - **Need to add covers and odor control at SBR tanks for storing untreated sewage**
 - **Could also continue to operate plant as-is and pump treated effluent to Walla Walla in lieu of discharge to Garrison Creek**

Pumping Sewage to Walla Walla – College Place Perspective

- Pros
 - Lower capital cost than WWTP Phase 1 project
 - Eliminates discharge permit for College Place
 - Land/assets at existing WWTP could be repurposed
 - Jacobs currently operating both plants
 - Economies of scale – more people paying for projects and operations
- Cons
 - Rely on Walla Walla for wastewater treatment and disposal
 - Would need to resolve rate structure for fairness regarding fees and future upgrades
 - Would need to resolve concerns regarding limiting growth by limiting access to wastewater treatment
 - Pushes Walla Walla WWTP to capacity for BOD load
 - Grant amount of Ecology funding offer would change

Pumping Treated Effluent to Walla Walla – College Place Perspective

- Pros
 - Eliminates Garrison Creek discharge for College Place (No Phase 2 and 3 upgrades)
 - Walla Walla likely has immediate capacity at plant to handle treated effluent
 - Jacobs currently operating both plants
 - Flexibility to send effluent to Walla Walla at any time of year
 - Retain some autonomy by continuing to operate WWTP while evaluating Regional options with Walla Walla
 - If do form Regional Sewer Utility, can decide in future whether to continue to operate College Place WWTP or pump sewage to Walla Walla through same pipeline.
- Cons
 - Rely on Walla Walla for wastewater disposal
 - PCB issues will likely require upgrades to Walla Walla filtration system in future
 - Would need to resolve rate structure for fairness regarding fees and future upgrades
 - Would need to resolve concerns regarding limiting growth by limiting access to wastewater treatment
 - Cost of continuing to operate existing WWTP

Pumping Sewage to Walla Walla – Walla Walla Perspective

- Pros
 - Regional Solution potentially attractive for legislative funding
 - Economies of scale – more people paying for projects and operations
 - Sewage from College Place could be metered in during low-flow periods to maximize use of assets and even out peaks – offsite equalization storage
 - Jacobs currently operating both plants
- Cons
 - Pushes Walla Walla WWTP to capacity for BOD load
 - Additional administrative burden

Pumping Treated Effluent to Walla Walla – Walla Walla Perspective

- Pros
 - Regional Solution potentially attractive for legislative funding
 - Economies of scale – more people paying for projects and operations
 - Treated effluent from College Place would have less of an effect on current capacity than sewage
 - Jacobs currently operating both plants
- Cons
 - Additional flow at filters and UV
 - Additional administrative burden

Walla Walla Focus of Study

- Evaluate options for where forcemain should discharge
 - Two options evaluated
- Evaluate impact on WWTP capacity
 - Add about 20% to flow/load
 - Pushes to capacity for BOD load
- Summarize timing impacts of planned improvements
 - Facility Plan needed to evaluate entire plant and plan for 20 years of growth
 - Projects identified for 2026/2029 will be triggered sooner
 - Regionalization decision needs to be made before Facility Plan and before new NPDES permit is issued by Ecology

Port Focus of Study

- Three viable alternatives
 1. Port tenants become City sewer customers
 - The large users pay the surcharge and remainder pays typical City rates
 - City implements pre-treatment program
 2. Centralized storage and pumping at night
 3. Separate collection system (sanitary vs ind) and build industrial treatment plant and reuse the industrial effluent

Regional Project

- Ecology funding offer for College Place WWTP Phase 1 could be used to pay for lift station and College Place WWTP upgrades
- Regional Project could include:
 - Walla Walla WWTP upgrades
 - Infrastructure at Port for industrial wastewater
- Regional solutions are attractive for legislative funding

Schedule for Study

- Draft report was submitted in September.
- Waiting for comments from staff and may have workshop to discuss.
- College Place will need to decide by end of year whether to accept Ecology funding offer for WWTP Phase 1 or not.
- Walla Walla will need to decide about Regionalization prior to initiating Facility Plan

Key Decision Points for Councils

- To Regionalize or not to Regionalize?
- Will College Place be a customer of the Walla Walla WWTP?
 - Rates, Connection fees?
 - Flow/load allocations/limits and Agreements?
- Formation of sewer district?
 - Examples:
 - Raymond and South Bend Regional Wastewater District
 - Clark Regional Wastewater District
 - Separate bills for collection system and treatment?
 - Evaluate which portion of current rates are for collection vs treatment?
 - Rate study to determine how rates might look?

Moving Forward

- Regionalizing seems to have promise in the future but will take more time to carefully vet.
 - Joint Council Workshop action items to visit recently formed sewer districts, evaluate rate impacts, independent legal counsel review
- College Place has excellent funding offer from Ecology
- One option is to accept \$26M funding offer with caveat that will spend money intended for storage pond/UV/irrigation on a pump station/pipeline to Walla Walla instead.
 - Would have 5 years to spend the \$26M
 - Construct improvements to WWTP headworks/air piping in 2023
 - Design pump station/pipeline to Walla Walla in 2023/2024 (using available budget in design funding offer from 2020)
 - Construct pump station/pipeline to Walla Walla in 2025/2026
- Continue discussions on forming Regional Sewer District
 - Temporary agreement to accept treated effluent in mean time?

Questions, Comments?



Core DISTINCTION GROUP

HOTEL MARKET FEASIBILITY STUDY FINANCIAL PROFORMA

PREPARED FOR

COLLEGE PLACE, WASHINGTON

PREPARED BY

Core Distinction Group, LLC

Lisa Pennau - Founding Partner
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Jessica Junker - Managing Partner
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Offices in Wisconsin

INCLUDES

Projected Land Costs
Projected Building Costs
Projected Fixture, Furnishings and Equipment Costs
Projected Soft Costs
Projected Investment
Projected Revenue
Projected Expenses
Projected Return on Investment

TAKING THE FIRST STEP TO DEVELOP A NEW HOTEL

Cobblestone Hotel & Suites

College Place, WA

Number of Units: 78

Building Specifications: 78 unit, four (4) story, Main St prototype Cobblestone Hotel & Suites, with an expanded guest wine & beer bar, standard (king & queen/queen) rooms, 2-room extended stay suites, free hot breakfast for all guests, guest fitness room, guest laundry room, pool, elevator and meeting room (no restaurant)

Total Land & Prep \$1,000,000

per room

\$12,821

Raw Land (TBD)

\$0

Permit & Community (plan review/permit/inspect/impact/tap fees/etc.)

\$350,000

Site Utility & Excav. (sewer/water/electric/grading & fill/drainage/etc.)

\$650,000

Building Construction \$8,565,000

per room

\$109,808

Fixtures, Furnishings, and Equipment \$1,337,000

per room

\$17,141

Indirect/Soft Costs \$1,267,000

per room

\$16,244

Appraisal

\$7,000

Architectural / Engineering

\$100,000

Cobblestone Franchise Fee

\$40,000

Surveys

\$15,000

Development Services

\$600,000

Pre-Opening Expenses

\$40,000

Working Capital

\$170,000

Legal and Accounting Fees

\$15,000

Construction Period Interest / Loan Fees / Closing

\$100,000

Insurance & Taxes During Construction

\$30,000

Project Contingency

\$150,000

Total Project Costs:

\$12,169,000

per room

\$156,013

Requested Loan Amount:

\$8,519,000

70.0%

Expected Cash Injection:

\$3,650,000

30.0%

Sources of Funding

Bank Loan	8,519,000
Expected Cash Injection	3,650,000
Total:	\$12,169,000

Debt Interest:	6.00%
Debt Terms:	25
Debt Service:	\$658,656

* Pricing noted above valid for 90 days from document date shown



Ramp Up Year													Rooms: 78
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Lodging Rooms Available	2,418	2,184	2,418	2,340	2,418	2,340	2,418	2,418	2,340	2,418	2,340	2,418	28,470
Lodging Occupancy %	42.8%	49.9%	56.8%	60.6%	63.3%	71.2%	68.9%	62.3%	69.2%	61.4%	51.9%	48.4%	58.9%
Total Occ. Rooms	1,035	1,089	1,373	1,418	1,530	1,665	1,665	1,508	1,620	1,485	1,215	1,170	16,772
Average Daily Rate	\$121.93	\$124.83	\$130.47	\$141.14	\$145.76	\$156.59	\$164.07	\$165.38	\$152.56	\$146.97	\$140.35	\$142.92	\$146.12
Revenue Per Available Room (REVPAR)	\$52.19	\$62.24	\$74.06	\$85.50	\$92.23	\$111.42	\$112.98	\$103.11	\$105.62	\$90.26	\$72.87	\$69.16	\$86.08
Revenue:													
Guest Room Revenue	126,202	135,940	179,074	200,071	223,013	260,723	273,179	249,314	247,142	218,256	170,520	167,222	2,450,657
Meeting Room Revenue	518	545	686	709	765	833	833	754	810	743	608	585	8,386
Vending Revenue	2,588	2,723	3,431	3,544	3,825	4,163	4,163	3,769	4,050	3,713	3,038	2,925	41,929
TOTAL HOTEL REVENUE	129,307	139,207	183,192	204,323	227,603	265,718	278,174	253,837	252,002	222,711	174,165	170,732	2,500,971
Hotel Payroll Expenses:													
Hotel Manager	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	7,083	85,000
AGM/Sales	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Maintenance	1,940	2,088	2,748	3,065	3,414	3,986	4,173	3,808	3,780	3,341	2,612	2,561	37,515
Housekeeping	7,763	8,168	10,294	10,631	11,475	12,488	12,488	11,306	12,150	11,138	9,113	8,775	125,786
Front Desk	7,572	8,156	10,744	12,004	13,381	15,643	16,391	14,959	14,829	13,095	10,231	10,033	147,039
Workers Comp Insurance	713	742	876	924	988	1,084	1,108	1,033	1,050	971	830	815	11,134
Payroll Tax	3,566	3,708	4,380	4,619	4,940	5,421	5,538	5,165	5,251	4,853	4,151	4,077	55,668
TOTAL HOTEL PAYROLL	32,803	34,111	40,291	42,493	45,448	49,872	50,946	47,521	48,310	44,647	38,187	37,512	512,141
Hotel Operating Expenses:													
Cleaning Supplies	569	599	755	780	842	916	916	829	891	817	668	644	9,224
Laundry Supplies	518	545	686	709	765	833	833	754	810	743	608	585	8,386
Linens	1,035	1,089	1,373	1,418	1,530	1,665	1,665	1,508	1,620	1,485	1,215	1,170	16,772
Guest Supplies	1,553	1,634	2,059	2,126	2,295	2,498	2,498	2,261	2,430	2,228	1,823	1,755	25,157
Operating Supplies	880	926	1,167	1,205	1,301	1,415	1,415	1,281	1,377	1,262	1,033	995	14,256
Uniforms Expense	104	109	137	142	153	167	167	151	162	149	122	117	1,677
Repairs & Maintenance	631	680	895	1,000	1,115	1,304	1,366	1,247	1,236	1,091	853	836	12,253
Swimming Pool Maintenance	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Grounds/Landscaping	750	750	750	500	250	250	250	250	250	250	500	750	5,500
Franchise Fees	8,463	7,644	8,463	8,190	8,463	8,190	8,463	8,463	8,190	8,463	8,190	8,463	99,645
Marketing Funds Fee	1,814	1,638	1,814	1,755	1,814	1,755	1,814	1,755	1,814	1,755	1,814	1,814	21,353
Reservation Expense	775	775	775	775	775	775	775	775	775	775	775	775	9,300
PMS Fee	546	546	546	546	546	546	546	546	546	546	546	546	6,552
Training Expense	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Complimentary Breakfast	5,175	5,445	6,863	7,088	7,650	8,325	8,325	7,538	8,100	7,425	6,075	5,850	83,858
Travel Agent Fees	6,310	6,797	8,954	10,004	11,151	13,036	13,639	12,466	12,357	10,913	8,526	8,361	122,533
Vending Expense	1,294	1,361	1,716	1,772	1,913	2,081	2,081	1,884	2,025	1,856	1,519	1,463	20,964
Marketing / Advertising	1,262	1,359	1,791	2,001	2,230	2,607	2,732	2,493	2,471	2,183	1,705	1,672	24,507
Utilities	5,172	5,568	7,328	8,173	9,104	10,629	11,127	10,153	10,080	8,908	6,967	6,820	100,039
Cable/Internet/Phone	2,418	2,184	2,418	2,340	2,418	2,340	2,418	2,418	2,340	2,418	2,340	2,418	28,470
Credit Card Expense	2,909	3,132	4,122	4,597	5,121	5,979	6,259	5,711	5,670	5,011	3,919	3,841	56,272
Management Fee	7,758	8,352	10,992	12,259	13,656	15,943	16,690	15,230	15,120	13,363	10,450	10,244	150,058
TOTAL OPERATING EXPENSES	51,185	52,383	64,851	68,628	74,340	82,502	85,247	79,022	79,455	72,948	60,836	60,377	831,775
Income Before Fixed Expenses	45,319	52,713	78,050	93,202	107,815	133,344	141,981	127,294	124,237	105,116	75,141	72,843	1,157,055
Gross Operating Profit (GOP)	35.05%	37.87%	42.61%	45.61%	47.37%	50.18%	51.04%	50.15%	49.30%	47.20%	43.14%	42.66%	46.26%
Reserves & Fixed Expenses:													
Debt Service	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	658,656
Real Estate Taxes (Estimates)	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	101,153
Insurance	1,940	2,088	2,748	3,065	3,414	3,986	4,173	3,808	3,780	3,341	2,612	2,561	37,515
Reserves For Replacement	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVES & FIXED	65,257	65,406	66,065	66,382	66,731	67,303	67,490	67,125	67,097	66,658	65,930	65,878	797,324
NET OPERATING INCOME (NOI)	34,950	42,195	66,872	81,708	95,972	120,929	129,379	115,057	112,027	93,346	64,100	61,852	1,018,388
NET CASH FLOW	(19,938)	(12,693)	11,984	26,820	41,084	66,041	74,491	60,169	57,139	38,458	9,211	6,964	359,732

NOTE: The above information is a forward looking projection of anticipated expenses and profits with regard to this project based on the professional experience of Core Distinction Group LLC (CDG) participation in other projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by Smith Travel Research (STR) in the market's proximity along with to date range shopping of local and surrounding hotels. This projection could change due to changes in the economy, both locally and overall, the acceptance of the project by the local community and patrons and the fact that CDG has not been involved in a project in this area and in a municipality with these demographics in the past. Thereby, all investors understand and acknowledge that these forward projections are not warranted by CDG and are subject to change and fluctuation.



First Full Year Open													Rooms: 78
	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Lodging Rooms Available	2,418	2,184	2,418	2,340	2,418	2,340	2,418	2,418	2,340	2,418	2,340	2,418	28,470
Lodging Occupancy %	47.6%	55.4%	63.1%	67.3%	70.3%	79.1%	76.5%	69.3%	76.9%	68.2%	57.7%	53.8%	65.5%
Total Occ. Rooms	1,150	1,210	1,525	1,575	1,700	1,850	1,850	1,675	1,800	1,650	1,350	1,300	18,635
Average Daily Rate	\$128.35	\$131.40	\$137.34	\$148.57	\$153.43	\$164.83	\$172.71	\$174.09	\$160.59	\$154.71	\$147.73	\$150.45	\$153.81
Revenue Per Available Room (REVPAR)	\$61.04	\$72.80	\$86.62	\$100.00	\$107.87	\$130.32	\$132.14	\$120.59	\$123.53	\$105.57	\$85.23	\$80.89	\$100.68
Revenue:													
Guest Room Revenue	147,605	158,994	209,444	234,001	260,834	304,939	319,508	291,596	289,055	255,271	199,438	195,581	2,866,265
Meeting Room Revenue	575	605	763	788	850	925	925	838	900	825	675	650	9,318
Vending Revenue	2,875	3,025	3,813	3,938	4,250	4,625	4,625	4,188	4,500	4,125	3,375	3,250	46,588
TOTAL HOTEL REVENUE	151,055	162,624	214,019	238,726	265,934	310,489	325,058	296,621	294,455	260,221	203,488	199,481	2,922,170
Hotel Payroll Expenses:													
Hotel Manager	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	80,000
AGM/Sales	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
Maintenance	2,266	2,439	3,210	3,581	3,989	4,657	4,876	4,449	4,417	3,903	3,052	2,992	43,833
Housekeeping	8,625	9,075	11,438	11,813	12,750	13,875	13,875	12,563	13,500	12,375	10,125	9,750	139,763
Front Desk	7,380	7,950	10,472	11,700	13,042	15,247	15,975	14,580	14,453	12,764	9,972	9,779	143,313
Workers Comp Insurance	728	757	899	948	1,015	1,115	1,139	1,061	1,080	997	850	834	11,423
Payroll Tax	3,729	3,882	4,607	4,859	5,204	5,716	5,837	5,436	5,535	5,109	4,354	4,274	58,541
TOTAL HOTEL PAYROLL	33,561	34,937	41,459	43,734	46,833	51,444	52,536	48,921	49,818	45,981	39,186	38,462	526,872
Hotel Operating Expenses:													
Cleaning Supplies	633	666	839	866	935	1,018	1,018	921	990	908	743	715	10,249
Laundry Supplies	575	605	763	788	850	925	925	838	900	825	675	650	9,318
Linens	1,150	1,210	1,525	1,575	1,700	1,850	1,850	1,675	1,800	1,650	1,350	1,300	18,635
Guest Supplies	1,725	1,815	2,288	2,363	2,550	2,775	2,775	2,513	2,700	2,475	2,025	1,950	27,953
Operating Supplies	978	1,029	1,296	1,339	1,445	1,573	1,573	1,424	1,530	1,403	1,148	1,105	15,840
Repairs & Maintenance	738	795	1,047	1,170	1,304	1,525	1,598	1,458	1,445	1,276	997	978	14,331
Swimming Pool Maintenance	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Grounds/Landscaping	1,000	1,000	1,000	750	500	500	500	500	500	500	750	1,000	8,500
Franchise Fees	8,463	7,644	8,463	8,190	8,463	8,190	8,463	8,463	8,190	8,463	8,190	8,463	99,645
Marketing Funds Fee	1,814	1,638	1,814	1,755	1,814	1,755	1,814	1,814	1,755	1,814	1,755	1,814	21,353
Reservation Expense	775	775	775	775	775	775	775	775	775	775	775	775	9,300
PMS Fee	546	546	546	546	546	546	546	546	546	546	546	546	6,552
Complimentary Breakfast	4,600	4,840	6,100	6,300	6,800	7,400	7,400	6,700	7,200	6,600	5,400	5,200	74,540
Travel Agent Fees	7,380	7,950	10,472	11,700	13,042	15,247	15,975	14,580	14,453	12,764	9,972	9,779	143,313
Vending Expense	1,438	1,513	1,906	1,969	2,125	2,313	2,313	2,094	2,250	2,063	1,688	1,625	23,294
Marketing / Advertising	1,476	1,590	2,094	2,340	2,608	3,049	3,195	2,916	2,891	2,553	1,994	1,956	28,663
Utilities	4,532	4,879	6,421	7,162	7,978	9,315	9,752	8,899	8,834	7,807	6,105	5,984	87,665
Cable/Internet/Phone	2,418	2,184	2,418	2,340	2,418	2,340	2,418	2,418	2,340	2,418	2,340	2,418	28,470
Credit Card Expense	3,399	3,659	4,815	5,371	5,984	6,986	7,314	6,674	6,625	5,855	4,578	4,488	65,749
Management Fee	9,063	9,757	12,841	14,324	15,956	18,629	19,503	17,797	17,667	15,613	12,209	11,969	175,330
TOTAL OPERATING EXPENSES	53,534	54,927	68,256	72,455	78,626	87,543	90,538	83,836	84,224	77,139	64,073	63,548	878,699
Income Before Fixed Expenses	63,959	72,761	104,304	122,537	140,476	171,502	181,984	163,863	160,412	137,101	100,229	97,471	1,516,599
Gross Operating Profit (GOP)	42.34%	44.74%	48.74%	51.33%	52.82%	55.24%	55.98%	55.24%	54.48%	52.69%	49.26%	48.86%	51.90%
Reserves & Fixed Expenses:													
Debt Service	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	54,888	658,656
Real Estate Taxes (Estimates)	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	8,429	101,153
Insurance	2,266	2,439	3,210	3,581	3,989	4,657	4,876	4,449	4,417	3,903	3,052	2,992	43,833
Reserves For Replacement	3,021	3,252	4,280	4,775	5,319	6,210	6,501	5,932	5,889	5,204	4,070	3,990	58,443
TOTAL RESERVES & FIXED	68,604	69,009	70,808	71,673	72,625	74,185	74,694	73,699	73,623	72,425	70,440	70,299	862,085
NET OPERATING INCOME (NOI)	50,243	58,639	88,384	105,752	122,739	152,206	162,177	145,052	141,677	119,564	84,678	82,060	1,313,171
NET CASH FLOW	(4,645)	3,751	33,496	50,864	67,850	97,318	107,289	90,164	86,789	64,676	29,790	27,172	654,514

Five Year Numbers Projected Summary										
	YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
	AMOUNT		AMOUNT		AMOUNT		AMOUNT		AMOUNT	
Lodging Rooms Available	28,470		28,470		28,470		28,470		28,470	
Lodging Occupancy %	65.5%		67.4%		69.4%		71.5%		71.5%	
Total Occ. Rooms	18,635		19,194		19,770		20,363		20,363	
Average Daily Rate	\$153.81		\$158.43		\$161.59		\$164.83		\$166.47	
REVENUE:										
Guest Room Revenue	2,866,265	98.1%	3,040,821	98.1%	3,194,686	98.2%	3,356,337	98.2%	3,389,901	98.2%
Meeting Room Revenue	9,318	0.3%	9,597	0.3%	9,885	0.3%	10,181	0.3%	10,181	0.3%
Vending / Bar Revenue	46,588	1.6%	47,985	1.5%	49,425	1.5%	50,907	1.5%	50,907	1.5%
=====			=====		=====		=====		=====	
TOTAL HOTEL REVENUE	2,922,170	100.0	3,098,403	100.0	3,253,996	100.0	3,417,426	100.0	3,450,990	100.0

NOTE: The above information is a forwards looking projection of anticipated expenses and profits with regard to this project based on the professional experience of Core Distinction Group LLC (CDG) participation in other projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by Smith Travel Research (STR) in the market's proximity along with to date range shopping of local and surrounding hotels. This projection could change due to changes and in the economy, both locally and overall, the acceptance of the project by the local community and patrons and the fact that CDG has not been involved in a project in this area and in a municipality with these demographics in the past. Thereby, all investors understand and acknowledge that these forward projections are not warranted by CDG and are subject to change and fluctuation.



5 Year Projection										Rooms:
The following statistics are preliminary projections based on assumed costs of a prototypical hotel.										78
	Year 1	%	Year 2	%	Year 3	%	Year 4	%	Year 5	%
Lodging Rooms Available	28,470		28,470		28,470		28,470		28,470	
Lodging Occupancy %	65.5%	65.5%	67.4%	67.4%	69.4%	69.4%	71.5%	71.5%	71.5%	71.5%
Total Occ. Rooms	18,635		19,194		19,770		20,363		20,363	
Average Daily Rate	\$153.81		\$158.43		\$161.59		\$164.83		\$166.47	
Revenue Per Available Room (REVPAR)	\$100.68		\$106.81		\$112.21		\$117.89		\$119.07	
Revenue:										
Guest Room Revenue	2,866,265	98.09%	3,040,821	98.14%	3,194,686	98.18%	3,356,337	98.21%	3,389,901	98.23%
Meeting Room Revenue	9,318	0.32%	9,597	0.31%	9,885	0.30%	10,181	0.30%	10,181	0.30%
Vending Revenue	46,588	1.59%	47,985	1.55%	49,425	1.52%	50,907	1.49%	50,907	1.48%
TOTAL HOTEL REVENUE	2,922,170	100%	3,098,403	100%	3,253,996	100%	3,417,426	100%	3,450,990	100%
Hotel Payroll Expenses:										
Hotel Manager	80,000	2.74%	81,200	2.62%	82,418	2.53%	83,654	2.45%	84,909	2.46%
AGM/Sales	50,000	1.71%	50,750	1.64%	51,511	1.58%	52,284	1.53%	53,068	1.54%
Maintenance	43,833	1.50%	45,612	1.47%	63,894	1.96%	67,127	1.96%	67,798	1.96%
Housekeeping	139,763	4.78%	143,955	4.65%	148,274	4.56%	152,722	4.47%	152,722	4.43%
Front Desk	143,313	4.90%	147,613	4.76%	152,041	4.67%	156,602	4.58%	161,300	4.67%
Workers Comp Insurance	11,423	0.39%	11,728	0.38%	12,453	0.38%	12,810	0.37%	12,995	0.38%
Payroll Tax	58,541	2.00%	60,107	1.94%	63,824	1.96%	65,650	1.92%	66,599	1.93%
TOTAL HOTEL PAYROLL	526,872	18.03%	540,966	17.46%	574,415	17.65%	590,849	17.29%	599,392	17.37%
Hotel Operating Expenses:										
Cleaning Supplies	10,249	0.35%	10,557	0.34%	10,873	0.33%	11,200	0.33%	11,200	0.32%
Laundry Supplies	9,318	0.32%	9,597	0.31%	9,885	0.30%	10,181	0.30%	10,181	0.30%
Linens	18,635	0.64%	19,194	0.62%	19,770	0.61%	20,363	0.60%	20,363	0.59%
Guest Supplies	27,953	0.96%	28,791	0.93%	29,655	0.91%	30,544	0.89%	30,544	0.89%
Operating Supplies	15,840	0.54%	16,315	0.53%	16,804	0.52%	17,309	0.51%	17,309	0.50%
Repairs & Maintenance	14,331	0.49%	19,765	0.64%	23,960	0.74%	28,529	0.83%	32,204	0.93%
Swimming Pool Maintenance	10,000	0.34%	11,500	0.37%	13,225	0.41%	15,209	0.45%	17,490	0.51%
Grounds/Landscape	8,500	0.29%	8,755	0.28%	9,018	0.28%	9,288	0.27%	9,567	0.28%
Franchise Fees	99,645	3.41%	99,645	3.22%	99,645	3.06%	99,645	2.92%	99,645	2.89%
Marketing Funds Fee	21,353	0.73%	21,353	0.69%	21,353	0.66%	21,353	0.62%	21,353	0.62%
Reservation Expense	9,300	0.32%	9,300	0.30%	9,300	0.29%	9,300	0.27%	9,300	0.27%
PMS Fee	6,552	0.22%	6,552	0.21%	6,552	0.20%	6,552	0.19%	6,552	0.19%
Complimentary Breakfast	74,540	2.55%	76,776	2.48%	79,079	2.43%	81,452	2.38%	81,452	2.36%
Travel Agent Fees	143,313	4.90%	152,041	4.91%	159,734	4.91%	167,817	4.91%	169,495	4.91%
Vending Expense	23,294	0.80%	23,993	0.77%	24,712	0.76%	25,454	0.74%	25,454	0.74%
Marketing / Advertising	28,663	0.98%	30,408	0.98%	31,947	0.98%	33,563	0.98%	33,899	0.98%
Utilities	87,665	3.00%	92,952	3.00%	97,620	3.00%	102,523	3.00%	103,530	3.00%
Cable/Internet/Phone	28,470	0.97%	29,324	0.95%	30,204	0.93%	31,110	0.91%	32,043	0.93%
Credit Card Expense	65,749	2.25%	69,714	2.25%	73,215	2.25%	76,892	2.25%	77,647	2.25%
Management Fee	175,330	6.00%	185,904	6.00%	195,240	6.00%	205,046	6.00%	207,059	6.00%
TOTAL OPERATING EXPENSES	878,699	30.07%	922,436	29.77%	961,791	29.56%	1,003,329	29.36%	1,016,287	29.45%
Income Before Fixed Expenses	1,516,599	51.90%	1,635,001	52.77%	1,717,789	52.79%	1,823,249	53.35%	1,835,311	53.18%
Gross Operating Profit (GOP)										
Reserves & Fixed Expenses:										
Real Estate Taxes (Estimates)	101,153	3.46%	101,153	3.26%	101,153	3.11%	101,153	2.96%	101,153	2.93%
Insurance	43,833	1.50%	46,476	1.50%	48,810	1.50%	51,261	1.50%	51,765	1.50%
Reserves For Replacement	58,443	2.00%	92,952	3.00%	97,620	3.00%	136,697	4.00%	138,040	4.00%
NET OPERATING INCOME (NOI)	1,313,171	44.94%	1,394,420	45.00%	1,470,207	45.18%	1,534,138	44.89%	1,544,354	44.75%
Loan (Interest Payment)	507,015	17.35%	497,662	16.06%	487,732	14.99%	477,190	13.96%	465,998	13.50%
Loan (Principal Reduction)	151,641	5.19%	160,994	5.20%	170,924	5.25%	181,466	5.31%	192,658	5.58%
NET CASH FLOW	\$654,514	22.40%	\$735,764	23.75%	\$811,550	24.94%	\$875,481	25.62%	\$885,698	25.67%
RETURN ON INVESTMENT (ROI) %	17.93%		20.16%		22.23%		23.99%		24.27%	
ROI % (Including Principal Reduction)	22.09%		24.57%		26.92%		28.96%		29.54%	

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5 Year Break Even									Rooms:	
The following statistics are preliminary projections based on assumed costs of a prototypical hotel.										
									78	
	Year 1	%	Year 2	%	Year 3	%	Year 4	%	Year 5	%
Lodging Rooms Available	28,470		28,470		28,470		28,470		28,470	
Lodging Occupancy %	42.8%	42.8%	42.4%	42.4%	42.3%	42.3%	42.8%	42.8%	42.8%	42.8%
Total Occ. Rooms	12,185		12,084		12,040		12,195		12,190	
Average Daily Rate	\$153.81		\$158.43		\$161.59		\$164.83		\$166.47	
Revenue Per Available Room (REVPAR)	\$65.83		\$67.24		\$68.34		\$70.60		\$71.28	
Revenue:										
Guest Room Revenue	1,874,185	98.09%	1,914,410	98.14%	1,945,588	98.18%	2,010,048	98.21%	2,029,316	98.23%
Meeting Room Revenue	6,093	0.32%	6,042	0.31%	6,020	0.30%	6,098	0.30%	6,095	0.30%
Vending Revenue	30,463	1.59%	30,210	1.55%	30,100	1.52%	30,488	1.49%	30,475	1.48%
TOTAL HOTEL REVENUE	1,910,740	100%	1,950,662	100%	1,981,708	100%	2,046,633	100%	2,065,886	100%
Hotel Payroll Expenses:										
Hotel Manager	80,000	4.19%	82,400	4.22%	84,872	4.28%	87,418	4.27%	90,041	4.36%
AGM/Sales	50,000	2.62%	50,750	2.60%	51,511	2.60%	52,284	2.55%	53,068	2.57%
Maintenance	28,661	1.50%	28,716	1.47%	38,912	1.96%	50,251	2.46%	50,733	2.46%
Housekeeping	91,388	4.78%	90,630	4.65%	90,300	4.56%	91,463	4.47%	91,425	4.43%
Front Desk	120,000	6.28%	123,600	6.34%	127,308	6.42%	131,127	6.41%	135,061	6.54%
Workers Comp Insurance	9,251	0.48%	9,402	0.48%	9,823	0.50%	10,314	0.50%	10,508	0.51%
Payroll Tax	47,412	2.48%	48,187	2.47%	50,341	2.54%	52,857	2.58%	53,855	2.61%
TOTAL HOTEL PAYROLL	426,712	22.33%	433,686	22.23%	453,066	22.86%	475,714	23.24%	484,691	23.46%
Hotel Operating Expenses:										
Cleaning Supplies	6,702	0.35%	6,646	0.34%	6,622	0.33%	6,707	0.33%	6,705	0.32%
Laundry Supplies	6,093	0.32%	6,042	0.31%	6,020	0.30%	6,098	0.30%	6,095	0.30%
Linens	12,185	0.64%	12,084	0.62%	12,040	0.61%	12,195	0.60%	12,190	0.59%
Guest Supplies	18,278	0.96%	18,126	0.93%	18,060	0.91%	18,293	0.89%	18,285	0.89%
Operating Supplies	10,357	0.54%	10,271	0.53%	10,234	0.52%	10,366	0.51%	10,362	0.50%
Repairs & Maintenance	9,371	0.49%	12,444	0.64%	14,592	0.74%	17,085	0.83%	19,278	0.93%
Swimming Pool Maintenance	10,000	0.52%	11,500	0.59%	13,225	0.67%	15,209	0.74%	17,490	0.85%
Grounds/Landscape	8,500	0.44%	8,755	0.45%	9,018	0.46%	9,288	0.45%	9,567	0.46%
Franchise Fees	99,645	5.21%	99,645	5.11%	99,645	5.03%	99,645	4.87%	99,645	4.82%
Marketing Funds Fee	21,353	1.12%	21,353	1.09%	21,353	1.08%	21,353	1.04%	21,353	1.03%
Reservation Expense	9,300	0.49%	9,300	0.48%	9,300	0.47%	9,300	0.45%	9,300	0.45%
PMS Fee	6,552	0.34%	6,552	0.34%	6,552	0.33%	6,552	0.32%	6,552	0.32%
Complimentary Breakfast	48,740	2.55%	48,336	2.48%	48,160	2.43%	48,780	2.38%	48,760	2.36%
Travel Agent Fees	93,709	4.90%	95,720	4.91%	97,279	4.91%	100,502	4.91%	101,466	4.91%
Vending Expense	15,231	0.80%	15,105	0.77%	15,050	0.76%	15,244	0.74%	15,238	0.74%
Marketing / Advertising	18,742	0.98%	19,144	0.98%	19,456	0.98%	20,100	0.98%	20,293	0.98%
Utilities	76,430	4.00%	78,026	4.00%	79,268	4.00%	81,865	4.00%	82,635	4.00%
Cable/Internet/Phone	28,470	1.49%	29,324	1.50%	30,204	1.52%	31,110	1.52%	32,043	1.55%
Credit Card Expense	42,992	2.25%	43,890	2.25%	44,588	2.25%	46,049	2.25%	46,482	2.25%
Management Fee	114,644	6.00%	117,040	6.00%	118,902	6.00%	122,798	6.00%	123,953	6.00%
TOTAL OPERATING EXPENSES	657,292	34.40%	669,304	34.31%	679,568	34.29%	698,539	34.13%	707,692	34.26%
Income Before Fixed Expenses	826,735		847,672		849,073		872,380		873,504	
Gross Operating Profit (GOP)										
Reserves & Fixed Expenses:										
Real Estate Taxes (Estimates)	101,153	5.29%	101,153	5.19%	101,153	5.10%	101,153	4.94%	101,153	4.90%
Insurance	28,661	1.50%	29,260	1.50%	29,726	1.50%	30,699	1.50%	30,988	1.50%
Reserves For Replacement	38,215	2.00%	58,520	3.00%	59,451	3.00%	81,865	4.00%	82,635	4.00%
NET OPERATING INCOME (NOI)	658,707	34.47%	658,740	33.77%	658,744	33.24%	658,663	32.18%	658,727	31.89%
Loan (Interest Payment)	507,015	26.54%	497,662	25.51%	487,732	24.61%	477,190	23.32%	465,998	22.56%
Loan (Principal Reduction)	151,641	7.94%	160,994	8.25%	170,924	8.63%	181,466	8.87%	192,658	9.33%
NET CASH FLOW	\$50	0.00%	\$84	0.00%	\$87	0.00%	\$6	0.00%	\$71	0.00%

NOTE: The above information is a forwards looking projection of anticipated expenses and profits with regard to this project based on the professional experience of Core Distinction Group LLC (CDG) participation in other projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by Smith Travel Research (STR) in the market's proximity along with to date range shopping of local and surrounding hotels. This projection could change due to changes and in the economy, both locally and overall, the acceptance of the project by the local community and patrons and the fact that CDG has not been involved in a project in this area and in a municipality with these demographics in the past. Thereby, all investors understand and acknowledge that these forward projections are not warranted by CDG and are subject to change and fluctuation.



This lodging demand analysis is based on general observations of the surrounding market area and the overall College Place, WA market area.

1st Quarter (Jan-Mar)	January	February	March	
Lodging Rooms Available	2,418	2,184	2,418	
Lodging Occupancy %	47.6%	55.4%	63.1%	
Total Occ. Rooms	1,150	1,210	1,525	
Average Daily Rate	128.35	131.40	137.34	
Total Revenue	\$147,605	\$158,994	\$209,444	
2nd Quarter (Apr-June)	April	May	June	
Lodging Rooms Available	2,340	2,418	2,340	
Lodging Occupancy %	67.3%	70.3%	79.1%	
Total Occ. Rooms	1,575	1,700	1,850	
Average Daily Rate	148.57	153.43	164.83	
Total Revenue	\$234,001	\$260,834	\$304,939	
3rd Quarter (July-Sept)	July	August	September	
Lodging Rooms Available	2,418	2,418	2,340	
Lodging Occupancy %	76.5%	69.3%	76.9%	
Total Occ. Rooms	1,850	1,675	1,800	
Average Daily Rate	172.71	174.09	160.59	
Total Revenue	\$319,508	\$291,596	\$289,055	
4th Quarter (Oct-Dec)	October	November	December	TOTAL
Lodging Rooms Available	2,418	2,340	2,418	28,470
Lodging Occupancy %	68.2%	57.7%	53.8%	65.5%
Total Occ. Rooms	1,650	1,350	1,300	18,635
Average Daily Rate	154.71	147.73	150.45	\$153.81
Total Revenue	\$255,271	\$199,438	\$195,581	2,866,265

** The above forecasts represent projections for occupancy, ADR, and revenue of a developed 78 unit lodging option. Financial Returns projected based on specific brand chosen for development. Development costs and FDD required by each brand for financial projection estimates.*

NOTE: The above information is a forward looking projection of anticipated occupancies, average daily rate and revenue based on the professional experience of Core Distinction Group LLC's participation in other projects, similar in nature. Occupancy and ADR projections derived from market data trends reported by CoStar/Smith Travel Research (STR) in the market's proximity along with to date rate shopping of local and surrounding hotels, and community feedback. This projection could change due to changes in the economy (both locally and overall), the acceptance of the project by the local community and patrons, and the fact that CDG has not been involved in a project in this area and in a municipality with these demographics in the past. Thereby, all investors understand and acknowledge that these forward looking projections are not warranted by CDG and are subject to change and fluctuation.

Source: Core Distinction Group LLC



First Year Ramp Up Projections of 78 Guestroom Lodging Options:

OCC%	ADR:	REVPAR	Room Revenue:
58.9%	\$146.12	\$86.08	\$2,450,657

1-5 Year Projections:

OCC%	ADR:	REVPAR	Room Revenue:	YEAR 1
65.5%	\$153.81	\$100.68	\$2,866,265	
OCC%	ADR:	REVPAR	Room Revenue:	YEAR 2
67.4%	\$158.43	\$106.81	\$3,040,821	
OCC%	ADR:	REVPAR	Room Revenue:	YEAR 3
69.4%	\$161.59	\$112.21	\$3,194,686	
OCC%	ADR:	REVPAR	Room Revenue:	YEAR 4
71.5%	\$164.83	\$117.89	\$3,356,337	
OCC%	ADR:	REVPAR	Room Revenue:	YEAR 5
71.5%	\$166.47	\$119.07	\$3,389,901	

It should be noted that the above projections are considered to be forecasted for the first full year open. Consideration for a ramp up period at a minimum of 90 to 178 days is typical for new hotel development. It should be noted that projections shown in any forward reaching Pro Forma will indicate a first partial year ramp up period for comparison and budget planning. The opening of this potential hotel development should be in timing up to 90 days prior to peak season to ensure highest potential profitability in year 1. A minimum of \$150k should be factored into the total project cost under working capital to offset this first year ramp up period loss potential. Hotels used in this seasonality analysis are from the regional market of College Place, WA. The market's demand patterns appear average.

Source: Core Distinction Group LLC



Proposed Property

In this section of the report, Core Distinction Group has compiled a projection of income and expense for the proposed hotel development. This projection is based on the hotel's recommendations stated throughout this report, as well as the occupancy and average rate projected throughout this report. This section of the report also details construction/development costs gathered by Core Distinction Group.

Proposed Property Description

The quality of a lodging facility's physical improvements has a direct influence on marketability, attainable occupancy, and average room rate. The design and functionality of the structure can also affect operating efficiency and overall profitability. This section investigates the subject property's proposed physical improvements and personal property in an effort to determine how they are expected to contribute to attainable cash flows.

Projected Construction/Development Costs

Gathering the most accurate costs available may help ensure the hotel project projection estimates set in this report be as accurate as possible. Core Distinction Group requested construction/development costs directly from a reputable hotel construction company and/or the brand selected by the client. Core Distinction Group is not responsible for any discrepancies in costs in the future. The total estimated costs for this proposed hotel development project are listed in table below:

Hotel Construction/Development Costs in College Place, WA	
Total Estimated Costs	\$12,169,000

Hotel Construction/Development Costs in College Place, WA		
Total Estimated Costs	\$156,013	per room/key



Projected Hotel Development Revenue

In this section of this report, Core Distinction Group has compiled projections of revenue for the proposed hotel. This projection is based on the hotel's recommendations stated throughout this report, as well as the occupancy and average rate projected throughout this report. Room revenue is determined by two variables: occupancy and average rate. We projected occupancy and average rate in a previous section of this report. The proposed subject hotel is expected to stabilize by year three. Following the stabilized year, the proposed subject hotel's average rate is projected to increase along with the underlying rate of inflation. Due to the scale of the proposed hotel development, the revenue will also contain a small amount of food and beverage revenue, telephone revenue, meeting space revenue and miscellaneous revenue. Below you will find a five year projection of total revenue for the proposed hotel development:

Five Year Projected Hotel Development Revenue	
Year 1	
	\$2,922,170.25
Year 2	
	\$3,098,402.95
Year 3	
	\$3,253,995.95
Year 4	
	\$3,417,426.37
Year 5	
	\$3,450,989.74

Projected Hotel Development Payroll

The projected hotel development payroll expenses consist of all payroll associated with the revenue obtained by the proposed property. Core Distinction Group includes; the General Manager salary, all maintenance payroll, all housekeeping payroll, all front desk payroll, as well as workers compensation insurance and any payroll taxes in its evaluation. Below you will find the forecasted five year proposed property's total payroll:

Five Year Projected Hotel Development Total Payroll	
Year 1	
	\$526,872.40
Year 2	
	\$540,965.93
Year 3	
	\$574,415.44
Year 4	
	\$590,849.10
Year 5	
	\$599,391.92



Projected Hotel Development Operating Expenses

The projected hotel development operating expenses consist of all operating expenses associated with the revenue obtained by the proposed property. Core Distinction Group includes the following in its operating expenses:

Cleaning Supply Expenses - All expenses related to the cleaning of the proposed hotel project.

Laundry Supply Expenses - All expenses related to the laundering of the linens at the proposed hotel project.

Linen Expenses - All expenses related to the ongoing cost of replacing linens at the proposed hotel project.

Guest Supply Expenses - All expenses related to the restocking of supplies used by the guest at proposed hotel project.

Operating Supply Expenses - All expenses related to the operations of the proposed hotel project.

Repairs and Maintenance Expenses - All expenses related to the repair and maintenance of the proposed hotel project. It should be noted that as a new hotel, these amounts may be lower in the first year or two of operation. However, this also does include any contracts such as elevator maintenance, fire alarm monitoring, etc.

Swimming Pool Maintenance Expenses - All expenses related to the upkeep of the pool at the proposed hotel project. It should be noted that if the proposed hotel does not have a pool, this number will not be present in the proposed hotel project expenses.

Grounds and Landscaping Expenses - All expenses related to the ongoing maintenance of lawn, landscaping and snow removal (if applicable) of the proposed hotel project.

Franchise Fee Expenses - All expenses related to the ongoing fees charged by the franchise to the proposed hotel project.

Property Management System Expenses - All expenses related to the ongoing fees charged by the property management system of the proposed hotel project.

Breakfast Expenses - All expenses related to the breakfast provided by the proposed hotel project.

Travel Agent Fee Expenses - All expenses related to the ongoing fees charged by any travel agent booking revenue at the proposed hotel project. This also includes online travel agent websites.

Reservation Expenses - All expenses related to the ongoing fees charged by the central reservation system of proposed hotel project.



Projected Hotel Development Operating Expenses (continued)

Vending and Bar Expenses - All expenses related to the bar or vending area of the proposed hotel project.

Office Expenses - All expenses related to the office supplies need at the proposed hotel project.

Marketing and Advertising Expenses - All expenses related to the marketing and advertising done for the proposed hotel project.

Utility Expenses - All expenses related to the utilities utilized at the proposed hotel project.

Telephone Expenses - All expenses related to the phone system at the proposed hotel project.

Internet Expenses - All expenses related to the internet system at the proposed hotel project.

Cable Expenses - All expenses related to the cable system at the proposed hotel project.

Waste Removal Expenses - All expenses related to the removal of waste at the proposed hotel project.

Dues and Subscription Expenses - All expenses related to any dues or subscriptions utilized at proposed hotel project.

Licenses and Permitting Expenses - All expenses related to any ongoing licenses or permits for the proposed hotel project.

Credit Card Processing Expenses - All expenses related to the credit card processing system at the proposed hotel project.

Management Fee Expenses - All expenses related to the ongoing professional hotel management fees of the proposed hotel project.

Accounting Service Expenses - All expenses related to the ongoing, professional accounting or accountant fees of the proposed hotel project.

Other Expenses/Frequent Stay Program Expenses - All expenses related to the brand's frequent stay program at the proposed hotel project. This line also includes any miscellaneous expenses.



Projected Hotel Development Operating Expenses (continued)

Below you will find the forecasted five year, proposed property's total operating expenses:

Five Year Projected Hotel Development Total Operating Expenses	
Year 1	
	\$878,698.64
Year 2	
	\$922,436.10
Year 3	
	\$961,791.11
Year 4	
	\$1,003,328.59
Year 5	
	\$1,016,286.72



Projected Hotel Development Reserves and Fixed Expenses

The projected hotel development reserves and fixed expenses consist of all fixed monthly expenses as well as the reserve for replacement expenses associated with the revenue obtained by the proposed property. Core Distinction Group includes the following in its reserves and fixed expenses:

Real Estate Tax Expenses - This expense relates to the real estate taxes assessed for the proposed hotel project. In some cases this item could be an estimate and/or may be reduced due to incentives. Depending on the taxing policy of the municipality, property taxes can be based on the value of the real property or the value of the personal property and the real property. We have based our estimate of the proposed subject property's market value (for tax purposes) on an analysis of assessments of comparable hotel properties in the local municipality. The numbers below are based on what was available to Core Distinction Group representatives at the time of conducting the research in this report.

Insurance Expenses - This expense relates to the ongoing property insurance for the proposed hotel project. In some cases this item could be an estimate. The insurance expense consists of the cost of insuring the hotel and its contents against damage or destruction by fire, weather, sprinkler leakage, boiler explosion, plate glass breakage, and so forth. General insurance costs also include premiums relating to liability, fidelity, and theft coverage. Insurance rates are based on many factors, including building design and construction, fire detection and extinguishing equipment, fire district, distance from the firehouse, and the area's fire experience. Insurance expenses do not vary with occupancy. The numbers to follow are based on what was available to Core Distinction Group representatives at the time of conducting the research in this report.

Reserve for Replacement Expenses - Furniture, fixtures, and equipment are essential to the operation of a lodging facility, and their quality often influences a property's revenue-producing abilities. This expense line includes all non-real estate items that are capitalized, rather than expensed. The furniture, fixtures, and equipment of a hotel are exposed to heavy use and must be replaced at regular intervals. The useful life of these items is determined by their quality, durability, and the amount of guest traffic and use. Periodic replacement of furniture, fixtures, and equipment is essential to maintain the quality, image, and revenue-producing potential of a lodging facility. Studies have indicated that on an ongoing basis a minimum of 4 percent is required to properly maintain hotels. Because the proposed hotel will be a new construction, we used a buildable approach whereas, in the first two years of operation, the reserve was estimated to be 3 percent and in subsequent years the reserve for replacement was estimated to be 4 percent of total sales and is estimated to provide sufficient funds for future capital improvements.



Projected Hotel Development Reserves and Fixed Expenses (continued)

Below you will find the forecasted five year, proposed property's total reserves and fixed expenses:

Five Year Projected Hotel Development Total Reserves and Fixed Expenses	
Year 1	
	\$203,428.61
Year 2	
	\$240,580.78
Year 3	
	\$247,582.47
Year 4	
	\$289,111.10
Year 5	
	\$290,957.09



Projected Hotel Development Loan Expenses

The projected hotel development loan expenses consist of all monthly expenses incurred by the proposed property. Based on our analysis of the current lodging industry's mortgage market and adjustments for specific factors, such as the property's site, proposed facility, and conditions in the hotel market, it is our opinion that a 6% interest, 25-year amortization mortgage is appropriate for the proposed subject hotel. In the mortgage equity analysis, we have applied a loan-to-cost ratio of 70%, which is reasonable to expect based on this interest rate and current parameters. Below you will find the forecasted five year, proposed property's total loan expenses:

Five Year Projected Hotel Development Total Interest Payment	
Year 1	
	\$507,015
Year 2	
	\$497,662
Year 3	
	\$487,732
Year 4	
	\$477,190
Year 5	
	\$465,998

Five Year Projected Hotel Development Total Principal Reduction	
Year 1	
	\$151,641
Year 2	
	\$160,994
Year 3	
	\$170,924
Year 4	
	\$181,466
Year 5	
	\$192,658



Projected Hotel Development Income

The projected hotel development income is measured by two separate parameters for the proposed property:

Return On Investment (ROI) is a performance measure used to evaluate the efficiency of an investment or compare the efficiency of a number of different investments. ROI tries to directly measure the amount of return on a particular investment relative to the investment's cost.

Net Operating Income (NOI) is a calculation used to analyze the profitability of income-generating real estate investments. NOI equals all revenue from the property, minus all reasonably necessary operating expenses.

The projected hotel development Return On Investment (ROI) and Net Operating Income (NOI) for the proposed property are as follows:

Five Year Projected Hotel Development Total Return On Investment (ROI)	
Year 1	
	17.93%
Year 2	
	20.16%
Year 3	
	22.23%
Year 4	
	23.99%
Year 5	
	24.27%

Five Year Projected Hotel Development Total Net Operating Income (NOI)	
Year 1	
	22.09%
Year 2	
	24.57%
Year 3	
	26.92%
Year 4	
	28.96%
Year 5	
	29.54%





Core DISTINCTION GROUP

COMPREHENSIVE HOTEL MARKET FEASIBILITY STUDY

PREPARED FOR

COLLEGE PLACE, WASHINGTON

PREPARED BY:

Core Distinction Group, LLC.

Lisa Pennau - Founding Partner

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Jessica Junker - Managing Partner

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Offices in Wisconsin

INCLUDES

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Economic Overview
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Lodging Supply
Lodging/Competitive Data
Regional Data
Room Share Overview
Economic Impact
Conclusion

TAKING THE FIRST STEP TO DEVELOP A NEW HOTEL



Date Wednesday, October 26, 2022

Attn: Mike Rizzitiello

Address 625 S. College Avenue

City, State, Zip College Place, WA 99324

In accordance with our agreement, Core Distinction Group, LLC. has completed a Comprehensive Hotel Market Feasibility Study to determine if College Place, WA has the potential to support a new hotel. In addition, the aforementioned study includes a complete Pro Forma based on construction costs and operating costs provided by the brand(s) requested by you.

As in all studies of this type, the estimated results are based upon competent and efficient management and an effective marketing program and presume no significant change in the competitive position of the hotel industry from that set forth in this report. We have no responsibility to update this report for events and circumstances occurring after completion of our research conducted in September and October 2022. These projections are based upon estimates, assumptions and other information developed from our research and we do not warrant that they will be attained. We do not consider the legal and regulatory requirements applicable to this project, including zoning, permits, licenses and other state and local government regulations.

This report has been prepared for your use and guidance in determining whether hotel development should be pursued in your community and to share with developers, hotel franchise companies, and potential lenders/investors. Neither our name nor the material submitted may be used in any prospectus or used in offerings or representations in connection with the sale of securities or participation interests without our express written permission.

Please do not hesitate to call if Core Distinction Group can be of any further assistance in the interpretation and application of our findings, recommendations and conclusions. We appreciate the cooperation you extended to us during the course of our agreement and look forward to working with you again in the future.

Sincerely,

Jessica Junker
Partner



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Introduction

The following Comprehensive Lodging Feasibility Study Report will review the potential development of a hotel in College Place, WA.

Intended Use - This report is to be used by the Client for determining feasibility and attracting a new hotel.

Intended User - College Place, WA is the only intended user for this report.

Core Distinction Group LLC (CDG) has been engaged to provide this Comprehensive Lodging Feasibility Study Report for the College Place, WA market area. This Lodging Feasibility Study provides an overview of information concerning the market area and the factors that would affect the possible development of a hotel facility in this community.

The consultant from Core Distinction Group LLC met with representatives of the community and the surrounding area to gather information pertinent to hotel development. Comprehensive research was performed and reviewed regarding the community's economic indicators, competitive lodging supply, and lodging demand generators. CDG performed field research to determine the relationship between the community and its lodging need. Economic indicators were studied to determine the stability and future growth potential of the general market. The research was conducted as a macro and micro market analysis of the College Place, WA and the areas immediately surrounding area to determine their viability to support the potential of a hotel development.

This report will present projections for stabilized hotel operation based upon current operating performance in the market area. Occupancy, Average Daily Room Rate, and Sales Revenue projections for the hotel were based upon a detailed review of the field research data. Also, recommendations as to the property type, suggested property size, services, and amenities were included. These projections and recommendations were based upon the market demand research for a potential lodging facility.

This report provides statistical and highlighted narratives to support the conclusions regarding the market area and its ability to support potential hotel development.

General Assumptions - For the purpose of this assignment, we assumed the proposed property will be operated as an upper-mid scaled to upper scaled, franchised hotel with a central reservations system that is fully-integrated with a recognized marketing platform. If this or any of the following are not followed, it could affect the overall feasibility of subject property.



Introduction (continued)

Operational Assumptions - For the purpose of this assignment, we assume the subject property would be managed by a professional hotel management company at an industry standard fee between five and seven percent.

Franchise Fees - For the purpose of this assignment, we assume the subject property would pay franchise fees quoted to Core Distinction Group, LLC by either the developer or franchise representative. In the event that Core Distinction Group is not able to receive a quote, fees will be based on the franchise's registered Franchise Disclosure Document.

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Community Overview

For the purpose of this Comprehensive Hotel Market Feasibility Study, Core Distinction Group, LLC representatives gathered information and history about the market to give readers a brief summary. This section offers that Community Overview.

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Group, LLC.



Community Overview and History

College Place is a town in Walla Walla County, Washington, United States. It neighbors the larger city of Walla Walla, and had a population of 9,902 at the 2020 census. College Place is the home of Walla Walla University (formerly Walla Walla College, thus the city's name), a Seventh-day Adventist operated liberal arts university. Due to the primarily Adventist population, most downtown College Place businesses close on Saturday, reopening in most cases on Sunday. College Avenue is the main street running north to south from Highway 12 to the Milton-Freewater Highway.

Walla Walla County is a county located in the U.S. state of Washington. As of the 2020 census, its population was 62,584. The county seat and largest city is Walla Walla. The county was formed on April 25, 1854 and is named after the Walla Walla tribe of Native Americans. Walla Walla County is included in the Walla Walla, WA Metropolitan Statistical Area. The Walla Walla MSA is the second smallest metropolitan area in the United States, after the Carson City, Nevada MSA.

College Place is the home of Walla Walla University, a Seventh-day Adventist operated liberal arts university. Due to the primarily Adventist population, most downtown College Place businesses close on Saturday, reopening in most cases on Sunday. Martin Field, to the west of town, was an air training base during World War II. It is now a private airfield.

The area offers wine, culture, and the beauty of the outdoors meet. Around every corner is a perfect restaurant, ideal tasting room, or must-have purchase. Around every bend is an iconic winery, unforgettable view, or epic adventure. Recognized among the finest wine regions in the nation, the area features more than 120 wineries and 2,800 acres of grapes that welcome you to taste. These robust, exceptional flavors come with a refreshingly relaxed come-as-you-are attitude.



Executive Summary

For the purpose of this Comprehensive Hotel Market Feasibility Study, an executive summary will provide an overview of the document to follow. The Executive Summary will contain the following information:



Methodology



Current Hotel Segment Recommendations for Market Studied



Current Hotel Size Recommendations for Market Studied



Current Hotel Room Configuration Recommendations for Market Studied



Current Economic Impact of Hotel for Market Studied

Further detailed information on findings from research analysis conducted will be highlighted throughout this report. Further detail on the projections and conclusions can be found in the Projections section of this report.



Executive Summary

It is the opinion of Core Distinction Group, that at the time of this study, the community of College Place, Washington and the immediate surrounding areas within Walla Walla County, Washington, offers the current and future demand to support the proposed hotel development in this Comprehensive Hotel Market Feasibility Study . The conclusion and recommendations within this Comprehensive Hotel Market Feasibility Study was based on but not limited to the following criteria:

-  Overall Economic Condition of Community
-  Overall Market Demand Areas
-  Location of Proposed Property
-  Local Demand Generator Need
-  Lodging Demand in Community
-  Lodging Supply in Community
-  Trending Lodging Data of Current Lodging Supply
-  Impact of New Hotel Development on Current Lodging Supply
-  Cost of Construction of New Hotel Development
-  Potential Revenue of New Hotel Development
-  Cost of Operation of New Hotel Development



Executive Summary (continued)

Based on the information provided to Core Distinction Group at the time of researching the subject community, the following recommendations are made:

Property segment recommended for the potential development of a hotel is an Upper Midscale hotel. This type of hotel would allow the property to be positioned properly at the subject site. It is anticipated that a new hotel would capture displaced Lodging Demand currently staying in markets surrounding College Place, WA. Additionally, the newness of the hotel should be well received in the marketplace. It's location will be ideal to serve College Place and regional markets. This type of hotel would also be capable of adjusting rates to best fit the demand in the market and the seasonality of the area.

Property size recommendation of a newly developed hotel was researched to be between 70-90 guestrooms in this report. This would position it to be similar in size to the average room size of 89 noted by the competitive set surveyed. The size would assist the property in achieving the Occupancy projections listed in this report. It is not advisable to over-build in this market at this time. Expansion of the hotel in future years could be considered as the market's Lodging Demand grows. Adjusting the room count will modify Performance.

Economic Impact Potential: There are multiple economic impacts of building and developing a new hotel in a community. Some direct impact drivers include projected hotel revenue including all room revenues, meeting room revenue, as well as vending/bar revenue. On average, this size property will create 15-25 full time jobs. Part-time employment varies by hotel need and hiring practices. Additional economic development will include taxes, which include all sales taxes collected on hotel revenue, as well as all payroll related taxes collected from full-time hotel employees and temporary construction workers. Local governments will also collect new property taxes from the operation of the hotel. Indirect impact includes all jobs and income generated by businesses that supply goods and services to the hotel. A few examples of businesses that will indirectly benefit from the development of a hotel include suppliers of room related goods (housekeeping supplies, room amenities, etc.), telecommunication vendors (internet, cable, etc.), utility companies, food and beverage suppliers, and other hotel related vendors.



Economic Overview

For the purpose of this Comprehensive Hotel Market Feasibility Study, an Economic Overview will provide an overview of the economic condition of the market studied. The Economic Overview will contain the following information:



Consumer Spending Report



Daytime Employment Report



Demographic Detail Report



Demographic Market Comparison Report

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Group, LLC.





Core
DISTINCTION GROUP
www

Consumer Spending Report

College Place, WA 99324

2022 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$33,474	\$168,648	\$206,850
Vehicle Purchases	17,141	85,651	106,500
Gasoline	8,700	43,591	53,197
Vehicle Expenses	529	3,383	3,986
Transportation	2,953	15,528	18,341
Automotive Repair & Maintenance	4,151	20,496	24,826
Total Health Care	\$6,249	\$32,520	\$38,962
Medical Services	3,721	19,191	23,038
Prescription Drugs	1,873	9,926	11,869
Medical Supplies	655	3,403	4,055
Total Education/Day Care	\$7,038	\$37,366	\$44,253
Education	4,201	22,709	26,890
Fees & Admissions	2,837	14,657	17,363

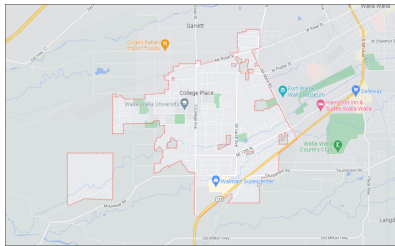
DK
Property
Core Distinction
Group, LLC.



Daytime Employment Report

1 Mile Radius

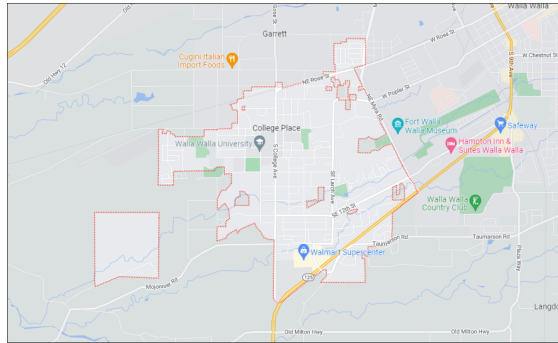
College Place, WA 99324



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	226	1,976	9
Retail & Wholesale Trade	28	614	22
Hospitality & Food Service	13	154	12
Real Estate, Renting, Leasing	8	21	3
Finance & Insurance	14	48	3
Information	9	49	5
Scientific & Technology Services	15	46	3
Management of Companies	0	0	0
Health Care & Social Assistance	48	281	6
Educational Services	13	353	27
Public Administration & Sales	8	63	8
Arts, Entertainment, Recreation	1	11	11
Utilities & Waste Management	9	38	4
Construction	26	128	5
Manufacturing	11	52	5
Agriculture, Mining, Fishing	1	3	3
Other Services	22	115	5

Demographic Detail Report

College Place, WA 99324



Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	10,643		54,912		66,518	
2022 Estimate	10,329		53,397		64,827	
2010 Census	9,646		50,134		61,656	
Growth 2022 - 2027	3.04%		2.84%		2.61%	
Growth 2010 - 2022	7.08%		6.51%		5.14%	
2022 Population by Age	10,329		53,397		64,827	
Age 0 - 4	644	6.23%	2,950	5.52%	3,657	5.64%
Age 5 - 9	654	6.33%	3,084	5.78%	3,877	5.98%
Age 10 - 14	629	6.09%	3,167	5.93%	4,021	6.20%
Age 15 - 19	703	6.81%	3,680	6.89%	4,529	6.99%
Age 20 - 24	867	8.39%	4,316	8.08%	5,141	7.93%
Age 25 - 29	827	8.01%	3,872	7.25%	4,692	7.24%
Age 30 - 34	768	7.44%	3,534	6.62%	4,305	6.64%
Age 35 - 39	709	6.86%	3,409	6.38%	4,103	6.33%
Age 40 - 44	590	5.71%	3,111	5.83%	3,744	5.78%
Age 45 - 49	494	4.78%	2,860	5.36%	3,463	5.34%
Age 50 - 54	462	4.47%	2,797	5.24%	3,397	5.24%
Age 55 - 59	494	4.78%	2,961	5.55%	3,580	5.52%
Age 60 - 64	528	5.11%	3,097	5.80%	3,716	5.73%
Age 65 - 69	526	5.09%	3,036	5.69%	3,631	5.60%
Age 70 - 74	474	4.59%	2,669	5.00%	3,182	4.91%
Age 75 - 79	371	3.59%	1,997	3.74%	2,386	3.68%
Age 80 - 84	256	2.48%	1,301	2.44%	1,564	2.41%
Age 85+	332	3.21%	1,558	2.92%	1,840	2.84%
Age 65+	1,959	18.97%	10,561	19.78%	12,603	19.44%
Median Age	35.50		38.10		37.70	
Average Age	38.60		39.90		39.60	

Demographic Detail Report

College Place, WA 99324					
Radius	1 Mile		5 Mile		10 Mile
2022 Population By Race	10,329		53,397		64,827
White	9,471	91.69%	48,352	90.55%	59,189 91.30%
Black	185	1.79%	1,279	2.40%	1,353 2.09%
Am. Indian & Alaskan	92	0.89%	803	1.50%	949 1.46%
Asian	262	2.54%	1,129	2.11%	1,236 1.91%
Hawaiian & Pacific Island	31	0.30%	213	0.40%	230 0.35%
Other	288	2.79%	1,621	3.04%	1,868 2.88%
Population by Hispanic Origin	10,329		53,397		64,827
Non-Hispanic Origin	7,899	76.47%	41,548	77.81%	48,838 75.34%
Hispanic Origin	2,430	23.53%	11,849	22.19%	15,989 24.66%
2022 Median Age, Male	33.30		36.90		36.40
2022 Average Age, Male	36.70		38.90		38.60
2022 Median Age, Female	38.10		39.50		39.10
2022 Average Age, Female	40.50		41.00		40.70
2022 Population by Occupation Classification	8,260		43,456		52,367
Civilian Employed	4,675	56.60%	23,463	53.99%	28,534 54.49%
Civilian Unemployed	310	3.75%	1,236	2.84%	1,438 2.75%
Civilian Non-Labor Force	3,275	39.65%	18,732	43.11%	22,368 42.71%
Armed Forces	0	0.00%	25	0.06%	27 0.05%
Households by Marital Status					
Married	1,916		9,691		11,887
Married No Children	1,231		6,003		7,262
Married w/Children	684		3,688		4,625
2022 Population by Education	7,097		38,146		45,971
Some High School, No Diploma	861	12.13%	4,164	10.92%	5,432 11.82%
High School Grad (Incl Equivalency)	757	10.67%	6,834	17.92%	8,854 19.26%
Some College, No Degree	2,618	36.89%	14,070	36.88%	16,853 36.66%
Associate Degree	264	3.72%	1,945	5.10%	2,369 5.15%
Bachelor Degree	1,554	21.90%	6,804	17.84%	7,652 16.65%
Advanced Degree	1,043	14.70%	4,329	11.35%	4,811 10.47%

Demographic Detail Report

College Place, WA 99324							
Radius	1 Mile		5 Mile		10 Mile		
2022 Population by Occupation	8,899		43,861		53,349		
Real Estate & Finance	132	1.48%	894	2.04%	979	1.84%	
Professional & Management	1,890	21.24%	10,359	23.62%	12,323	23.10%	
Public Administration	374	4.20%	1,721	3.92%	2,274	4.26%	
Education & Health	1,892	21.26%	7,697	17.55%	8,973	16.82%	
Services	1,008	11.33%	5,317	12.12%	6,387	11.97%	
Information	76	0.85%	397	0.91%	494	0.93%	
Sales	1,086	12.20%	4,753	10.84%	5,809	10.89%	
Transportation	46	0.52%	253	0.58%	256	0.48%	
Retail	353	3.97%	2,087	4.76%	2,681	5.03%	
Wholesale	146	1.64%	483	1.10%	584	1.09%	
Manufacturing	314	3.53%	1,920	4.38%	2,380	4.46%	
Production	349	3.92%	2,362	5.39%	3,137	5.88%	
Construction	309	3.47%	1,426	3.25%	1,749	3.28%	
Utilities	185	2.08%	808	1.84%	955	1.79%	
Agriculture & Mining	268	3.01%	1,284	2.93%	1,799	3.37%	
Farming, Fishing, Forestry	255	2.87%	947	2.16%	1,225	2.30%	
Other Services	216	2.43%	1,153	2.63%	1,344	2.52%	
2022 Worker Travel Time to Job	4,370		22,182		27,092		
<30 Minutes	4,130	94.51%	19,503	87.92%	23,760	87.70%	
30-60 Minutes	149	3.41%	1,465	6.60%	1,967	7.26%	
60+ Minutes	91	2.08%	1,214	5.47%	1,365	5.04%	
2010 Households by HH Size	3,747		18,650		22,841		
1-Person Households	1,112	29.68%	5,571	29.87%	6,599	28.89%	
2-Person Households	1,414	37.74%	6,501	34.86%	7,872	34.46%	
3-Person Households	494	13.18%	2,529	13.56%	3,154	13.81%	
4-Person Households	392	10.46%	2,110	11.31%	2,645	11.58%	
5-Person Households	212	5.66%	1,147	6.15%	1,480	6.48%	
6-Person Households	77	2.05%	476	2.55%	652	2.85%	
7 or more Person Households	46	1.23%	316	1.69%	439	1.92%	
2022 Average Household Size	2.40		2.50		2.50		
Households							
2027 Projection	4,132		20,498		24,718		
2022 Estimate	4,006		19,885		24,037		
2010 Census	3,747		18,650		22,840		
Growth 2022 - 2027	3.15%		3.08%		2.83%		
Growth 2010 - 2022	6.91%		6.62%		5.24%		



Demographic Detail Report

College Place, WA 99324				
Radius	1 Mile	5 Mile	10 Mile	
2022 Households by HH Income	4,004	19,884	24,037	
<\$25,000	790 19.73%	4,250 21.37%	5,139 21.38%	
\$25,000 - \$50,000	1,036 25.87%	4,382 22.04%	5,285 21.99%	
\$50,000 - \$75,000	566 14.14%	3,374 16.97%	4,261 17.73%	
\$75,000 - \$100,000	462 11.54%	2,142 10.77%	2,593 10.79%	
\$100,000 - \$125,000	600 14.99%	2,250 11.32%	2,724 11.33%	
\$125,000 - \$150,000	154 3.85%	1,088 5.47%	1,195 4.97%	
\$150,000 - \$200,000	236 5.89%	1,262 6.35%	1,458 6.07%	
\$200,000+	160 4.00%	1,136 5.71%	1,382 5.75%	
2022 Avg Household Income	\$75,929	\$80,318	\$79,764	
2022 Med Household Income	\$58,543	\$60,080	\$59,854	
2022 Occupied Housing	4,006	19,884	24,037	
Owner Occupied	2,295 57.29%	12,335 62.03%	14,911 62.03%	
Renter Occupied	1,711 42.71%	7,549 37.97%	9,126 37.97%	
2010 Housing Units	4,146	20,865	24,980	
1 Unit	3,197 77.11%	16,046 76.90%	19,454 77.88%	
2 - 4 Units	571 13.77%	1,844 8.84%	2,212 8.86%	
5 - 19 Units	274 6.61%	1,650 7.91%	1,863 7.46%	
20+ Units	104 2.51%	1,325 6.35%	1,451 5.81%	
2022 Housing Value	2,296	12,335	14,910	
<\$100,000	251 10.93%	1,149 9.31%	1,666 11.17%	
\$100,000 - \$200,000	537 23.39%	2,821 22.87%	3,572 23.96%	
\$200,000 - \$300,000	665 28.96%	3,208 26.01%	3,851 25.83%	
\$300,000 - \$400,000	403 17.55%	2,426 19.67%	2,734 18.34%	
\$400,000 - \$500,000	169 7.36%	1,102 8.93%	1,294 8.68%	
\$500,000 - \$1,000,000	271 11.80%	1,493 12.10%	1,637 10.98%	
\$1,000,000+	0 0.00%	136 1.10%	156 1.05%	
2022 Median Home Value	\$254,135	\$268,500	\$257,569	
2022 Housing Units by Yr Built	4,376	21,984	26,893	
Built 2010+	376 8.59%	1,908 8.68%	2,096 7.79%	
Built 2000 - 2010	724 16.54%	2,294 10.43%	2,688 10.00%	
Built 1990 - 1999	666 15.22%	2,250 10.23%	2,931 10.90%	
Built 1980 - 1989	358 8.18%	1,252 5.70%	1,653 6.15%	
Built 1970 - 1979	665 15.20%	3,231 14.70%	3,936 14.64%	
Built 1960 - 1969	422 9.64%	1,992 9.06%	2,513 9.34%	
Built 1950 - 1959	348 7.95%	2,467 11.22%	3,021 11.23%	
Built <1949	817 18.67%	6,590 29.98%	8,055 29.95%	
2022 Median Year Built	1978	1969	1968	



Demographic Market Comparison Report

1 mile radius

College Place, WA 99324

	1 Mile		County	
Population Growth				
Growth 2010 - 2022	7.08%		3.92%	
Growth 2022 - 2027	3.04%		1.64%	
Empl	4,675	93.78%	27,171	93.78%
Unempl	310	6.22%	1,803	6.22%
2022 Population by Race				
White	9,471	91.69%	55,757	91.36%
Black	185	1.79%	1,371	2.25%
Am. Indian & Alaskan	92	0.89%	871	1.43%
Asian	262	2.54%	1,067	1.75%
Hawaiian & Pacific Island	31	0.30%	231	0.38%
Other	288	2.79%	1,735	2.84%
Household Growth				
Growth 2010 - 2022	6.91%		4.01%	
Growth 2022 - 2027	3.15%		1.81%	
Renter Occupied	1,711	42.71%	8,169	36.21%
Owner Occupied	2,295	57.29%	14,389	63.79%
2022 Households by Household Income				
Income <\$25K	790	19.73%	4,349	19.28%
Income \$25K - \$50K	1,036	25.87%	4,982	22.09%
Income \$50K - \$75K	566	14.14%	4,075	18.06%
Income \$75K - \$100K	462	11.54%	2,509	11.12%
Income \$100K - \$125K	600	14.99%	2,353	10.43%
Income \$125K - \$150K	154	3.85%	1,239	5.49%
Income \$150K - \$200K	236	5.89%	1,573	6.97%
Income \$200K+	160	4.00%	1,478	6.55%
2022 Med Household Inc				
2022 Median Age	\$58,543		\$62,662	
	35.50		38.00	

Demographic Summary Report

College Place, WA 99324

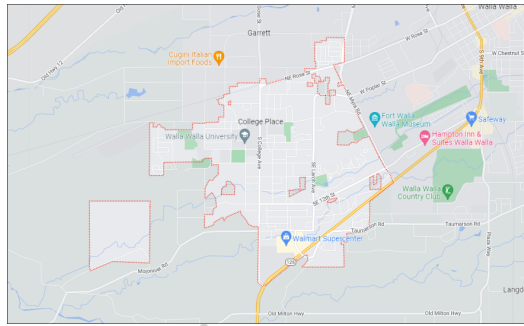


Radius	1 Mile		5 Mile		10 Mile	
Population						
2027 Projection	10,643		54,912		66,518	
2022 Estimate	10,329		53,397		64,827	
2010 Census	9,646		50,134		61,656	
Growth 2022 - 2027	3.04%		2.84%		2.61%	
Growth 2010 - 2022	7.08%		6.51%		5.14%	
2022 Population by Hispanic Origin	2,429		11,850		15,988	
2022 Population	10,329		53,397		64,827	
White	9,471	91.69%	48,352	90.55%	59,189	91.30%
Black	185	1.79%	1,279	2.40%	1,353	2.09%
Am. Indian & Alaskan	92	0.89%	803	1.50%	949	1.46%
Asian	262	2.54%	1,129	2.11%	1,236	1.91%
Hawaiian & Pacific Island	31	0.30%	213	0.40%	230	0.35%
Other	288	2.79%	1,621	3.04%	1,868	2.88%
U.S. Armed Forces	0		25		27	
Households						
2027 Projection	4,132		20,498		24,718	
2022 Estimate	4,006		19,885		24,037	
2010 Census	3,747		18,650		22,840	
Growth 2022 - 2027	3.15%		3.08%		2.83%	
Growth 2010 - 2022	6.91%		6.62%		5.24%	
Owner Occupied	2,295	57.29%	12,335	62.03%	14,911	62.03%
Renter Occupied	1,711	42.71%	7,549	37.96%	9,126	37.97%
2022 Households by HH Income	4,004		19,884		24,037	
Income: <\$25,000	790	19.73%	4,250	21.37%	5,139	21.38%
Income: \$25,000 - \$50,000	1,036	25.87%	4,382	22.04%	5,285	21.99%
Income: \$50,000 - \$75,000	566	14.14%	3,374	16.97%	4,261	17.73%
Income: \$75,000 - \$100,000	462	11.54%	2,142	10.77%	2,593	10.79%
Income: \$100,000 - \$125,000	600	14.99%	2,250	11.32%	2,724	11.33%
Income: \$125,000 - \$150,000	154	3.85%	1,088	5.47%	1,195	4.97%
Income: \$150,000 - \$200,000	236	5.89%	1,262	6.35%	1,458	6.07%
Income: \$200,000+	160	4.00%	1,136	5.71%	1,382	5.75%
2022 Avg Household Income	\$75,929		\$80,318		\$79,764	
2022 Med Household Income	\$58,543		\$60,080		\$59,854	

Demographic Trend Report

1 Mile Radius

College Place, WA 99324



Description	2010		2022		2027	
Population	9,646		10,329		10,643	
Age 0 - 4	578	5.99%	644	6.23%	668	6.28%
Age 5 - 9	528	5.47%	654	6.33%	665	6.25%
Age 10 - 14	513	5.32%	629	6.09%	657	6.17%
Age 15 - 19	891	9.24%	703	6.81%	672	6.31%
Age 20 - 24	1,279	13.26%	867	8.39%	749	7.04%
Age 25 - 29	668	6.93%	827	8.01%	816	7.67%
Age 30 - 34	542	5.62%	768	7.44%	820	7.70%
Age 35 - 39	434	4.50%	709	6.86%	774	7.27%
Age 40 - 44	453	4.70%	590	5.71%	695	6.53%
Age 45 - 49	498	5.16%	494	4.78%	596	5.60%
Age 50 - 54	601	6.23%	462	4.47%	516	4.85%
Age 55 - 59	541	5.61%	494	4.78%	482	4.53%
Age 60 - 64	470	4.87%	528	5.11%	490	4.60%
Age 65 - 69	375	3.89%	526	5.09%	498	4.68%
Age 70 - 74	333	3.45%	474	4.59%	474	4.45%
Age 75 - 79	295	3.06%	371	3.59%	405	3.81%
Age 80 - 84	317	3.29%	256	2.48%	298	2.80%
Age 85+	333	3.45%	332	3.21%	367	3.45%
Age 15+	8,030	83.25%	8,401	81.33%	8,652	81.29%
Age 20+	7,139	74.01%	7,698	74.53%	7,980	74.98%
Age 65+	1,653	17.14%	1,959	18.97%	2,042	19.19%
Median Age	33		36		37	
Average Age	38.00		38.60		39.10	
Population By Race	9,646		10,329		10,643	
White	9,008	93.39%	9,471	91.69%	9,695	91.09%
Black	153	1.59%	185	1.79%	184	1.73%
Am. Indian & Alaskan	77	0.80%	92	0.89%	102	0.96%
Asian	158	1.64%	262	2.54%	299	2.81%
Hawaiian & Pacific Islander	23	0.24%	31	0.30%	34	0.32%
Other	208	2.16%	288	2.79%	329	3.09%

Demographic Trend Report

1 Mile Radius

College Place, WA 99324					
Description	2010		2022		2027
Population by Race (Hispanic)	1,975		2,430		2,614
White	1,874	94.89%	2,278	93.74%	2,438 93.27%
Black	21	1.06%	29	1.19%	35 1.34%
Am. Indian & Alaskan	22	1.11%	31	1.28%	38 1.45%
Asian	18	0.91%	26	1.07%	30 1.15%
Hawaiian & Pacific Islander	3	0.15%	6	0.25%	6 0.23%
Other	36	1.82%	59	2.43%	68 2.60%
Household by Household Income	3,746		4,004		4,133
<\$25,000	1,163	31.05%	790	19.73%	789 19.09%
\$25,000 - \$50,000	1,158	30.91%	1,036	25.87%	1,049 25.38%
\$50,000 - \$75,000	631	16.84%	566	14.14%	575 13.91%
\$75,000 - \$100,000	379	10.12%	462	11.54%	480 11.61%
\$100,000 - \$125,000	207	5.53%	600	14.99%	646 15.63%
\$125,000 - \$150,000	45	1.20%	154	3.85%	166 4.02%
\$150,000 - \$200,000	74	1.98%	236	5.89%	256 6.19%
\$200,000+	89	2.38%	160	4.00%	172 4.16%
Average Household Income	\$53,277		\$75,929		\$77,636
Median Household Income	\$37,500		\$58,543		\$60,915



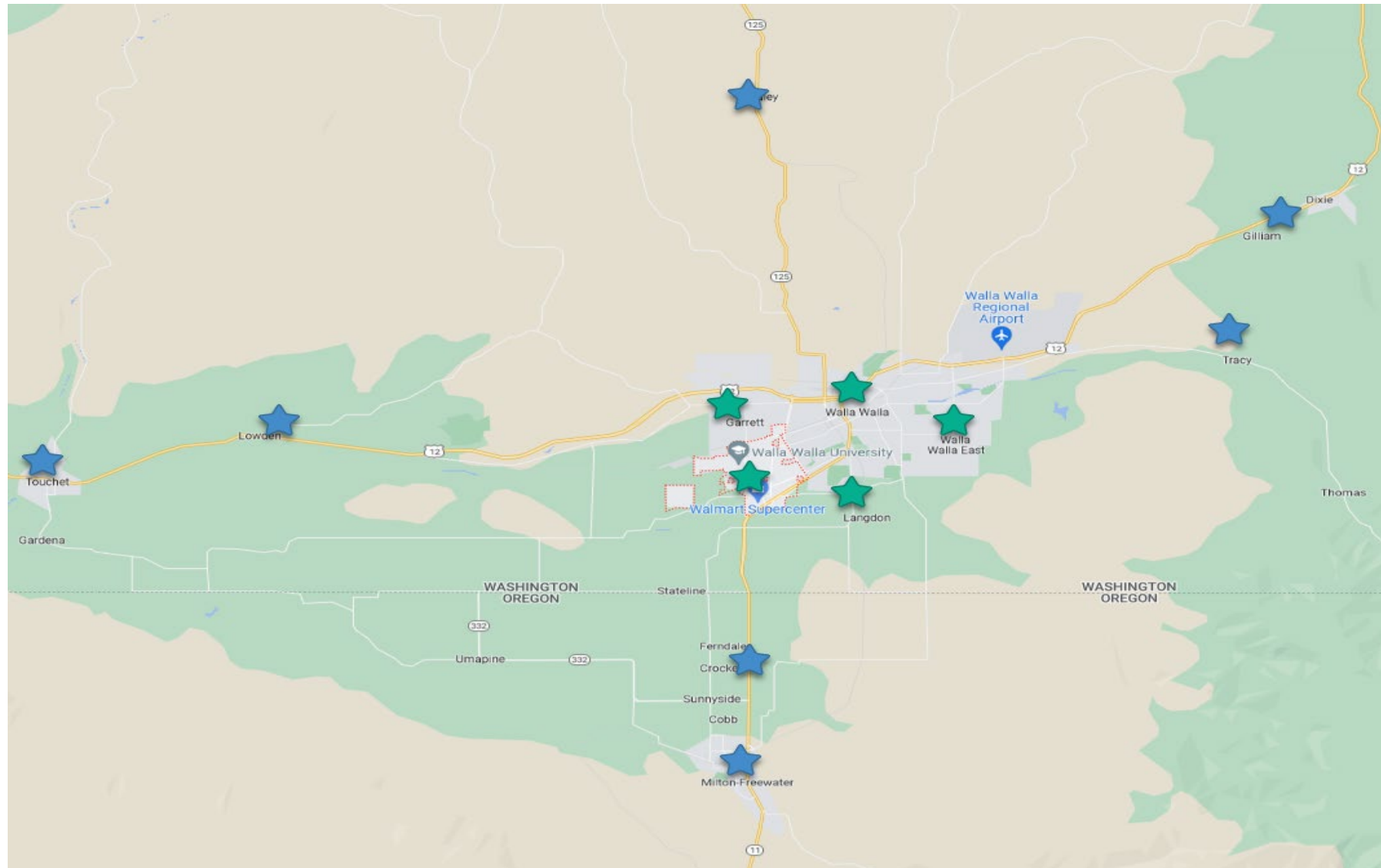
Market Demand

The economic vitality of the market and the surrounding markets or feeder markets, is an important consideration in forecasting lodging demand and future revenue potential. The market lodging demand area for a lodging facility is the geographical region where the sources of demand and the competitive supply are located. In the following document you will find a map of the estimated market lodging demand area for the subject market.

DRAFT
Property of
Core Distinction
Group, LLC.



Market Lodging Demand Area: (Focus Area of Sales Efforts of Additional Lodging)



★ Immediate Feeder Market

★ Secondary Feeder Market

** Feeder Market = Outlying Community that feeds travelers into desired market (Sales Focus Area)

Source: Google Maps; Core Distinction Group, LLC.

Site Analysis

For the purposes of this Comprehensive Hotel Market Feasibility Study, a representative with Core Distinction Group LLC evaluated all sites and, although a site has not yet been selected, we recommend that all the selected sites will be improved with a limited-service lodging facility. The potential locations are detailed in the following pages including analysis of each site.



Site Rating, Location, Land



Frontage, Topography, Drainage



Environmental Hazards, Ground Stability, Utilities



Parking, Easements/Encroachments/Restrictions



Traffic Counts

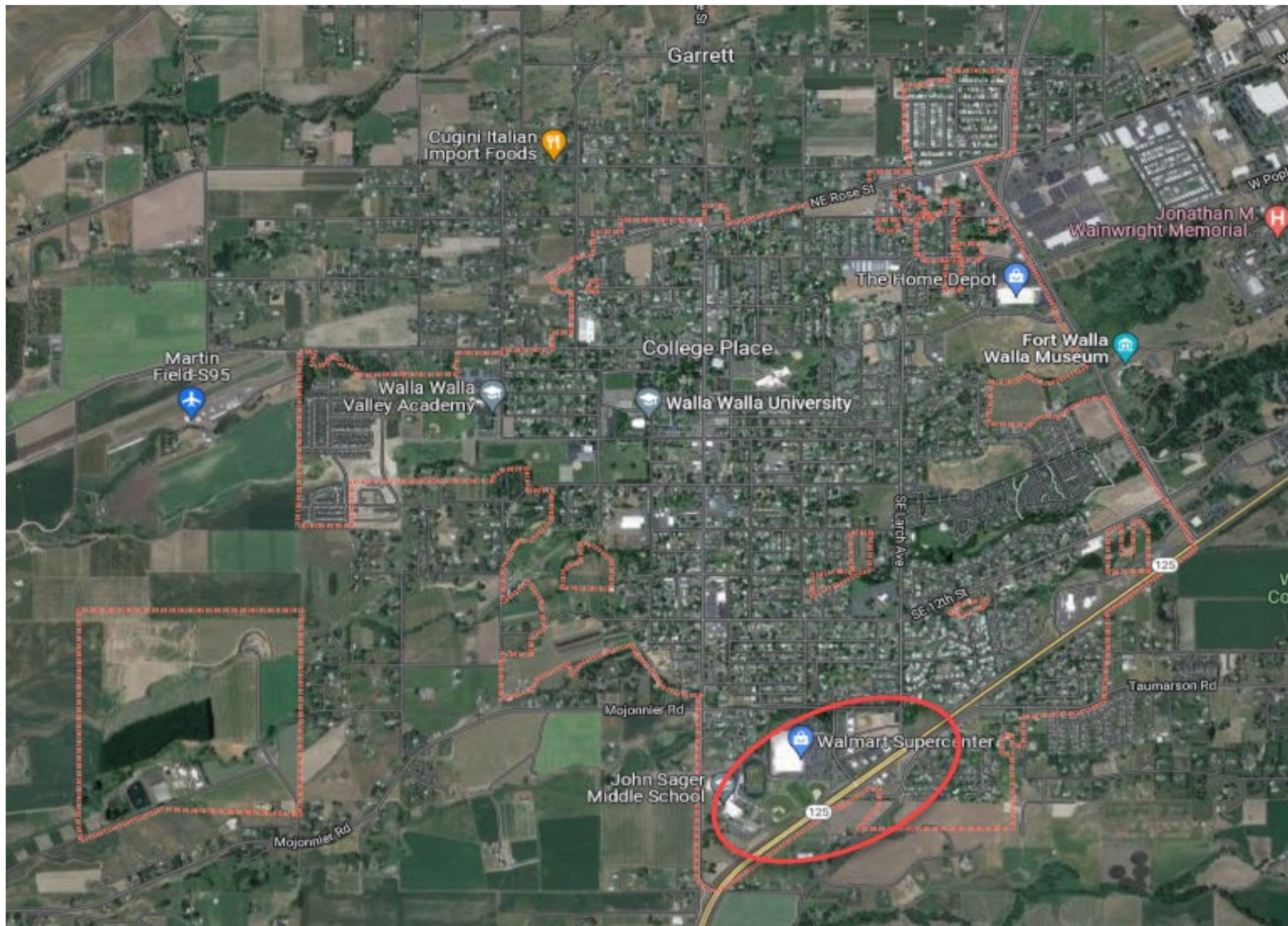
It is important to analyze the site with respect to regional and local transportation routes and demand generators, including ease of access. A detail of traffic information will follow the individual site information in this report.



Vicinity of Highway 125 in the Commerce Area of College Place					
Visibility	1	2	3	4	5
Accessibility	1	2	3	4	5
Traffic Counts	1	2	3	4	5
Site Prep	1	2	3	4	5
Major Utilities	1	2	3	4	5
Zoning	1	2	3	4	5
Area Support Services	1	2	3	4	5
Demand Generator Position	1	2	3	4	5
Competition Position	1	2	3	4	5
Overall Result			96%	43	45

Location	Located in the vicinity of Walmart and the commerce area on Highway 125 in College Place, Washington.
Land Area	The recommended site size for proposed property is two to three acres.
Frontage	This proposed should offer frontage or high visibility to Highway 125.
Topography	The area offers many options with very little issues. The topography does not appear to have development issues at this time.
Drainage	No drainage issues were observed at the time of visit and none were disclosed to Core Distinction Group at the time of Site Visit.
Environmental Hazards	An environmental assessment report was not provided for review. However, these issues are out of Core Distinction Group's scope of work and expertise. It is assumed that property is not adversely affected by these hazards.
Ground Stability	A soil report was not provided for review. However, these issues are out of Core Distinction Group's scope of work and expertise. It is assumed that property is not adversely affected by these hazards.
Utilities	It is to the understanding of Core Distinction Group that water, electricity and sewer are available in the general area.
Parking	This area is assumed to offer a site that will be able to accommodate the appropriate number of parking spaces.
Easements, Encroachments and Restrictions	Core Distinction Group was not provided a title report on said site and was not made aware of any easements, encroachments or restrictions that would affect this site.

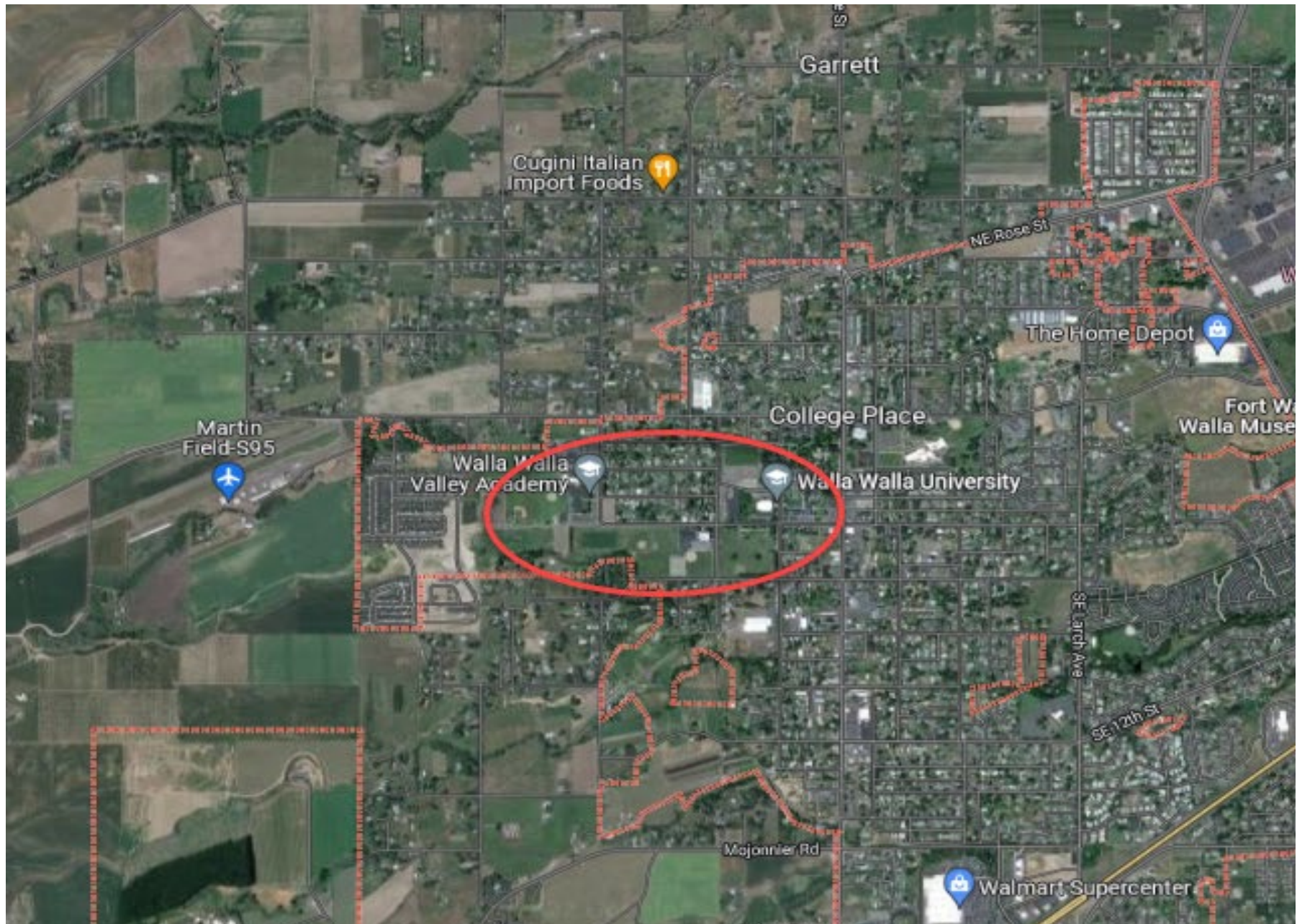




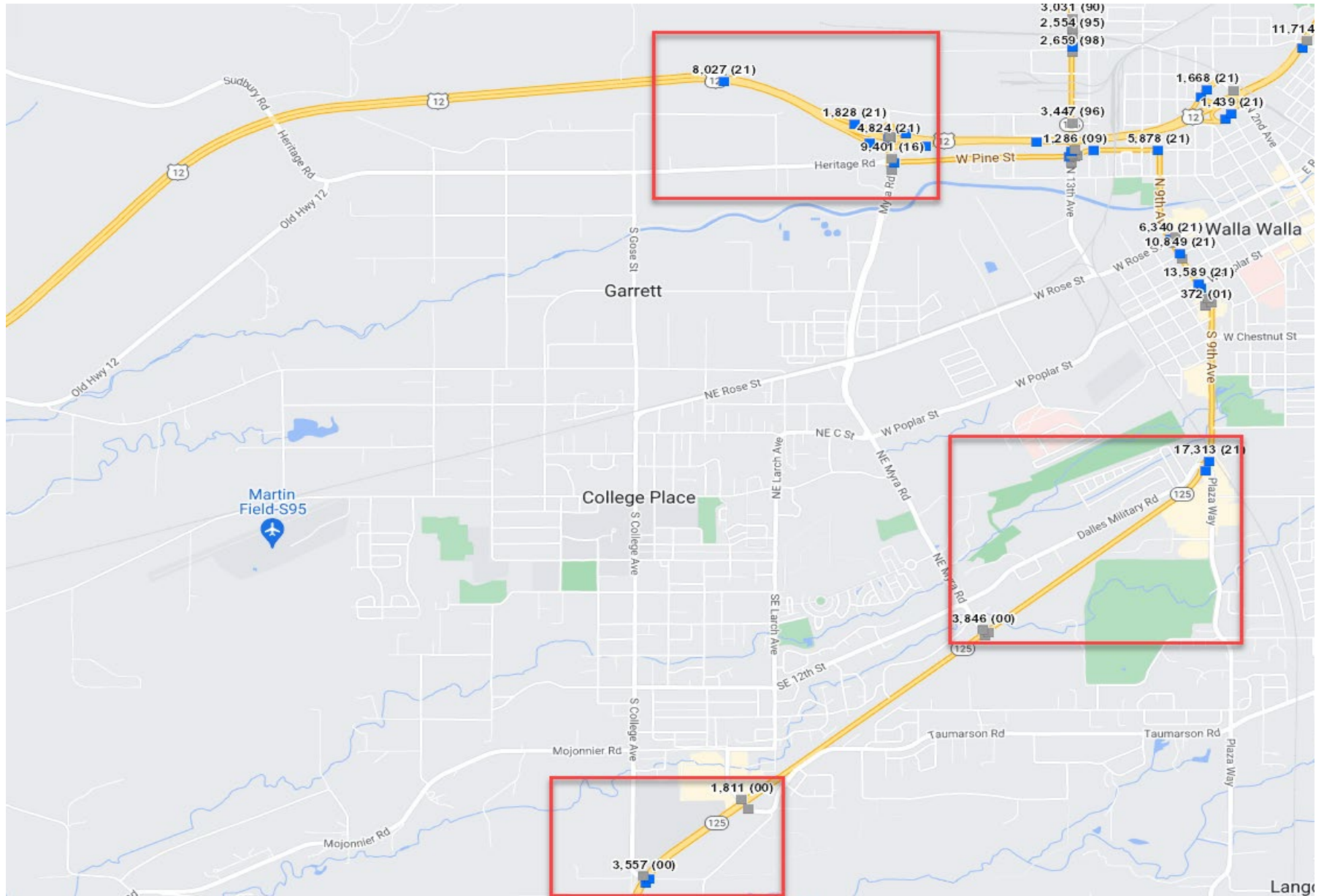
Vicinity of Walla Walla University Campus in College Place					
Visibility	1	2	3	4	5
Accessibility	1	2	3	4	5
Traffic Counts	1	2	3	4	5
Site Prep	1	2	3	4	5
Major Utilities	1	2	3	4	5
Zoning	1	2	3	4	5
Area Support Services	1	2	3	4	5
Demand Generator Position	1	2	3	4	5
Competition Position	1	2	3	4	5
Overall Result			82%	37	45

Location	Located in the vicinity of the Walla Walla University in College Place, Washington.
Land Area	The recommended site size for proposed property is two to three acres.
Frontage	This proposed should offer frontage or high visibility from Walla Walla University.
Topography	The area offers many options with very little issues. The topography does not appear to have development issues at this time.
Drainage	No drainage issues were observed at the time of visit and none were disclosed to Core Distinction Group at the time of Site Visit.
Environmental Hazards	An environmental assessment report was not provided for review. However, these issues are out of Core Distinction Group's scope of work and expertise. It is assumed that property is not adversely affected by these hazards.
Ground Stability	A soil report was not provided for review. However, these issues are out of Core Distinction Group's scope of work and expertise. It is assumed that property is not adversely affected by these hazards.
Utilities	It is to the understanding of Core Distinction Group that water, electricity and sewer are available in the general area.
Parking	This area is assumed to offer a site that will be able to accommodate the appropriate number of parking spaces.
Easements, Encroachments and Restrictions	Core Distinction Group was not provided a title report on said site and was not made aware of any easements, encroachments or restrictions that would affect this site.



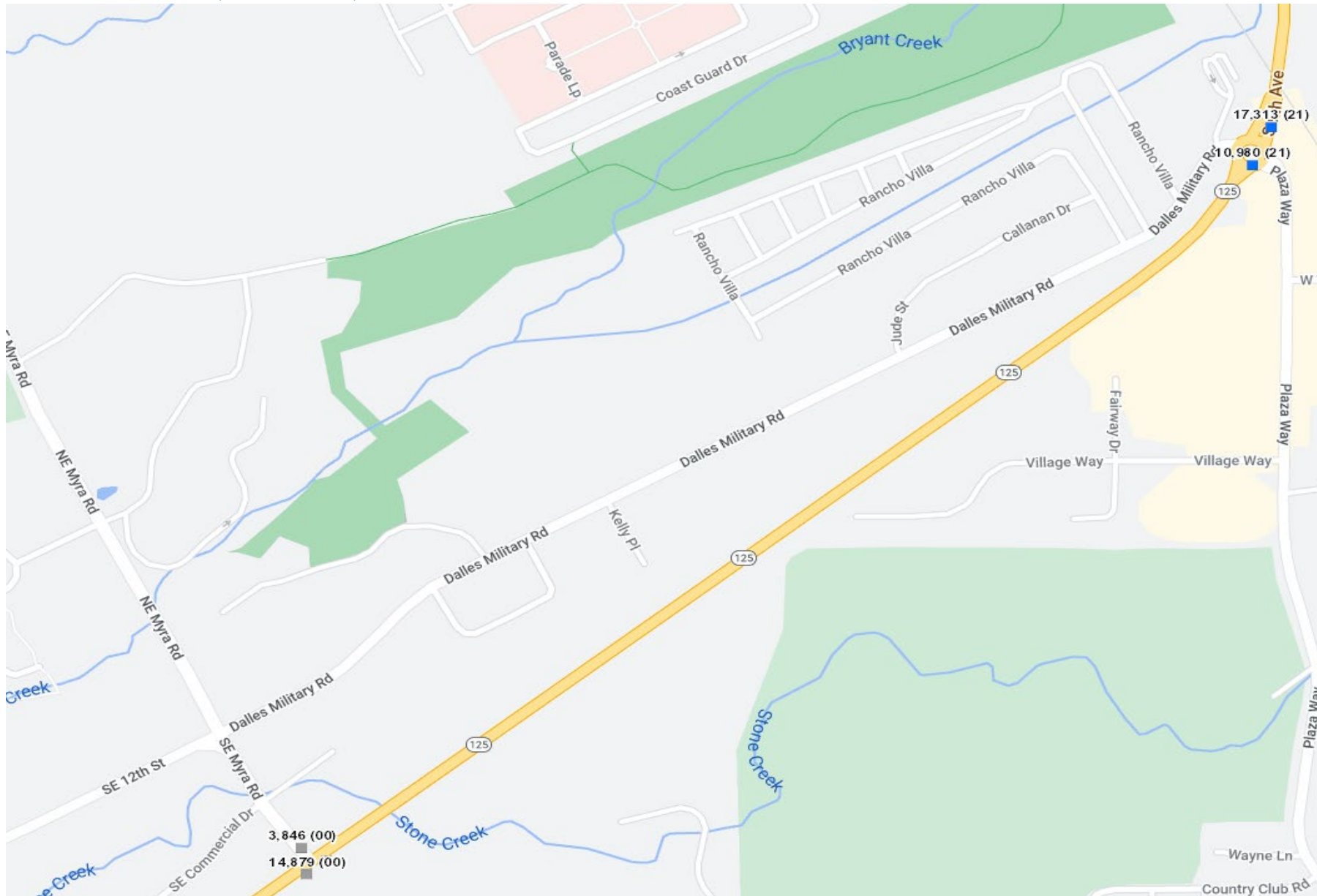


Traffic Counts



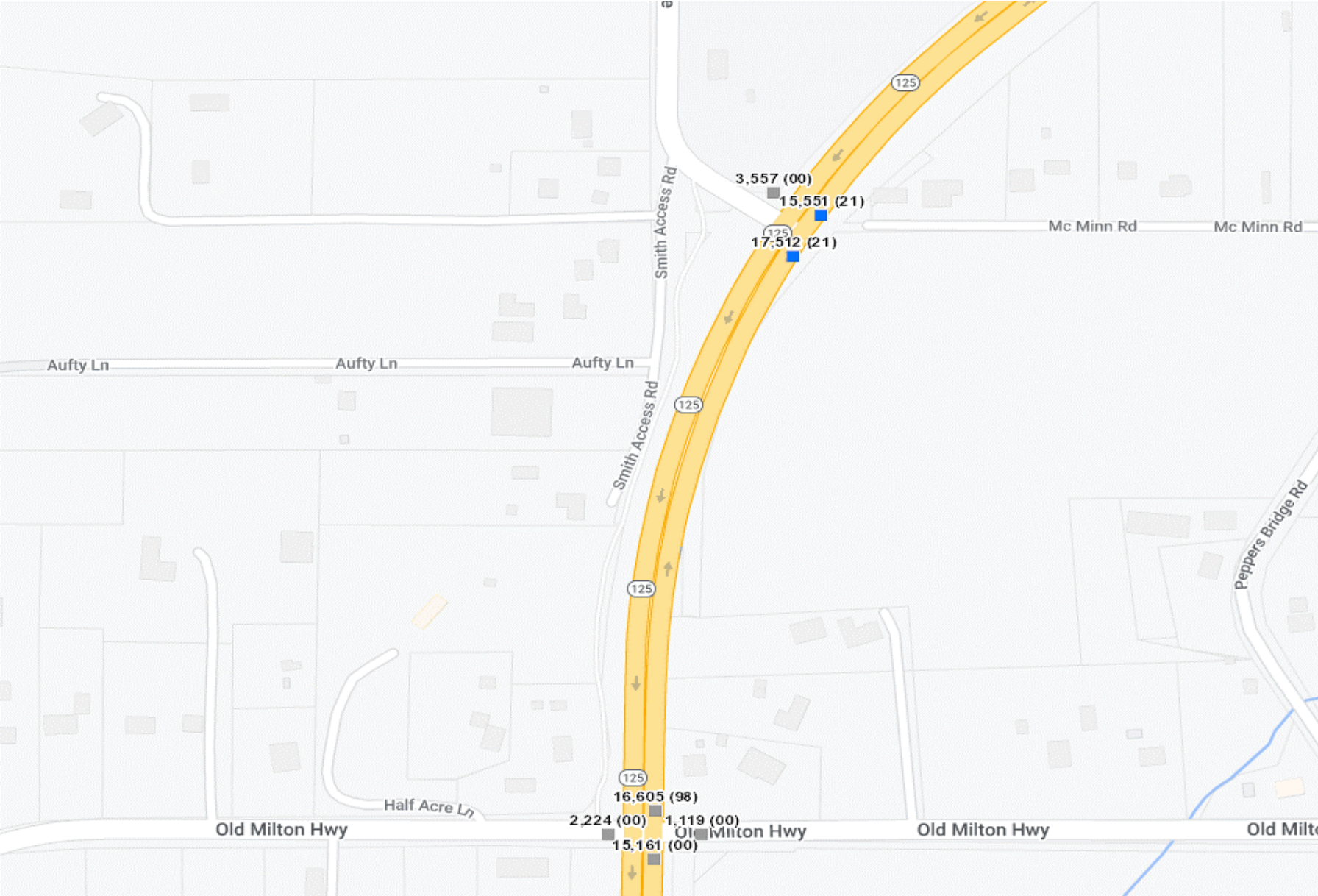
Source: WADOT

Traffic Counts (continued)



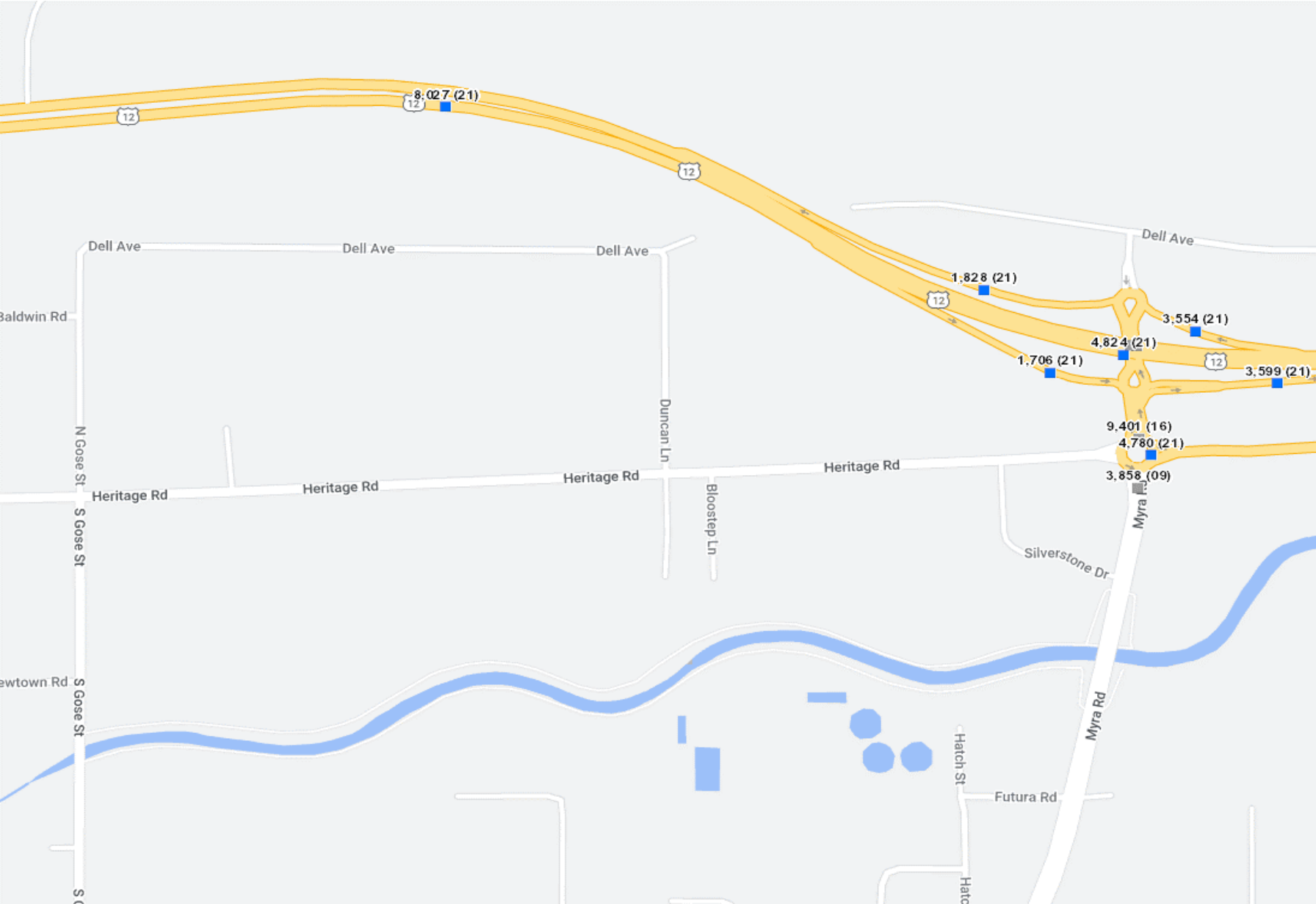
Source: WADOT

Traffic Counts (continued)



Source: WADOT

Traffic Counts (continued)



Source: WADOT

Lodging Demand

For the purposes of this Comprehensive Hotel Market Feasibility Study, it is important to understand the overall demand of lodging in the market as well as surrounding markets. This section reviews need in the areas based on the following market segments:



Market Segmentation Projection



Area Events and Attractions Demand



Transient and Walk-In Demand



Events by Month



Demand Generators and Attractions

In addition to a breakdown and overview of the market's lodging demand segmentation, this sections also details the sources of said lodging demand and in some cases, identifies when the demand peaks.



Attractions & Demand Generators:

Walla Walla University - A Seventh-day Adventist institution of higher education founded in 1892. On its five campuses throughout the Pacific Northwest, WWU cultivates environments of excellence, generosity, beauty, and Christian faith. The headquarters of WWU is located on an 83-acre campus in the Walla Walla Valley in Southeastern Washington state where cultural arts, vibrant dining, and recreational opportunities abound. The university also operates four satellite campuses, including a School of Nursing in Portland, Oregon, a marine biology station near Anacortes, Washington, and School of Social Work and Sociology campuses in Missoula and Billings, Montana.

Parks and Recreation - City of College Place maintains four parks comprising about fifteen acres. The two most popular parks is the seven acre Kiwanis Park located on the east side of the Walla Walla University campus near 3rd and Date streets as well as the seven acre Lions Park located near the center of the city at 8th and Larch Streets. Kiwanis Park offers 4 pickleball courts, one basketball court, restrooms, a playground, and a picnic shelter. Lions Park is located near the geographic center of the community on the southeast corner of Larch & 8 Streets. Garrison Creek meanders through the park. Other landmarks in the park include a picnic shelter, the Lions Club building, and a youth fishing pond located in the southeast corner of the park facility.

The Walla Walla County Fairgrounds - The ideal venue for reunions, picnics, company parties, wedding receptions, banquets and indoor or outdoor activities. The grounds have shady lawn areas, an outdoor stage, RV camping, picnic tables, benches and more. Families have been coming to the fairgrounds for generations enjoying community and private events experiencing something new on each visit and making memories worth repeating. Browse our website and discover information about upcoming events at the Fairgrounds, Walla Walla Frontier Days, facility rentals, auto events, equine events and a whole lot more!

Wine Valley Golf Club - This stunning Dan Hixson design unfolds on a grand scale, playing over rolling hills in the shadow of the Blue Mountains. Each hole affords multiple lines of play, ensuring a pleasant round for every golfer and a true challenge for those who seek it. Be among the first to experience one of America's most exciting new courses. Golf, Instruction, Tournaments and Golf Outings, Corporate Events, Weddings, Hard Goods, Soft Goods, Driving Range and Practice Facilities.



Attractions & Demand Generators:

Walla Walla Country Club - Founded in 1923 and designed by a local banker, W.W. Baker in 1923 then redesigned by world famous golf course architect A.W. Tillinghast in 1936. The overall length of the course looks as it should lend itself to low scores, but the trees, rough and smallish greens more than make up for the short length. Sitting nestled at the base of the Blue Mountains in Eastern Washington, the Walla Walla Country Club is “The Best Kept Secret in the State”! The Walla Walla Country Club currently has reciprocals with 10 other private country clubs. These reciprocals include complimentary use of the golf course and other recreational facilities along with charge privileges for food, beverages and pro shop purchases.

Veterans Memorial Golf Course - Set within the breathtaking tranquility of the foothills of the Blue Mountains, Veterans Memorial Golf Course captures the true essence of Southeastern Washington Golf more than any other. From the first tee, Veterans Memorial Golf Course serves up a visual and dynamic feast. Players are treated to an ever-changing landscape or 18 different golf holes, each with its own individual character and spectacular view. Each hole has been carefully designed to challenge the strategy of the expert golfer, at the same time, with 3 tees to choose from it keeps from intimidating the beginner.

Fort Walla Walla Museum - Offering a remarkable journey into Walla Walla’s rich heritage of Indian culture, military establishment, pioneer settlement, and horse-era agriculture. Visitors arrive at the Museum’s expansive new Entrance Hall and Galleries and go on to explore four more exhibit halls as well as a fascinating pioneer settlement.

Gesa Power House Theatre - A 300-seat performing arts venue, located in downtown Walla Walla. The 120-year-old building was once the Walla Walla Gas Plant, built to produce coal gas used to light the streets, businesses, and homes of Walla Walla. The Gesa Power House Theatre is on the Washington State Building Preservation Commission list of State historic buildings and on the National Register of Historic Places. The venue also hosts a variety of other cultural events, musical concerts, and private events (including weddings).

Red Star Barn - Nestled in the foothills of the beautiful Walla Walla Blue Mountains since 1907, Red Star Barn originally served as a shelter for wheat and livestock, during the hostile winter months. Owner Nat Small, whose family have resided in Walla Walla for four generations, has restored and renovated the barn, preserving the authenticity of the old, while incorporating elements of sustainability that align with the ecological backdrop of Eastern Washington’s natural landscape.



Attractions & Demand Generators:

Kontos Cellars - A winery that was born from the heart of Walla Walla. Second-generation winemakers and third-generation farmers, the Kontoses embody the spirit of the Walla Walla Valley and look to welcome you into the tasting room in an experience that emulates the warmth of this community and share wines representative of the Walla Walla Valley AVA.

Mansion Creek Cellars - A family owned winery dedicated to using Portuguese grapes such as Tinta Cão, Touriga Nacional, and Souzão as well as Spanish grapes like Grenache and Tempranillo.

Canoe Ridge Vineyard - Founded in 1994 in Walla Walla, Canoe Ridge Vineyard has established an iconic reputation for sourcing wines directly from its Horse Heaven Hills vineyard. Winemaker Bill Murray is focused on Bordeaux varietal production with emphasis on Merlot. A majority of the cooperage is French oak to add soft toasted notes as the wines age. The wines are made with structure and softness. The winery features small lot 1,000-6,000 fermenters, two presses and a cellar that can hold 3,000 barrels. Tanks in the winery were originally chosen to align with blocks off of Canoe Ridge Vineyard, skewing the winery toward red wine production. The automated barrel racking station allows for efficient and thorough racking and sanitation. Their winery software allows the winemaking team to hone their crafts efficiently and accurately. Their sophisticated in-house laboratory offers full-range tests.

Wl Corazon Winery - They are a small wine producer in the Walla Walla valley specializing in unique varietals such as Cabernet Franc, Petit Verdot, Malbec, and Carmenere.

House of Smith - Charles Smith had humble beginnings and intentions. From a migrant restaurant worker ('79-'89, California) to a rock band manager ('89-'99, Copenhagen, and London) to fledgling winemaker with \$5,000 and an Astro van ('99, Walla Walla, Washington), Charles is now the largest (and most-lauded) independent wine producer in Washington State. His portfolio includes K Vintners, Substance, SIXTO, ViNO CasaSmith, Golden West, POPUP, and B.Leighton.

Waterbrook Winery - Founded in 1984 in the heart of Walla Walla, Waterbrook is recognized for producing wines that truly exemplify the outstanding vineyard sources in the Columbia Valley. From vineyard to bottle, every detail of production is completed by a passionate team, led by winemaker John Freeman.



Attractions & Demand Generators:

Foundry Vineyards - Since 2003, Foundry Vineyards has focused its vision around a unique experience that highlights the creative processes of making both art and wine. There is a distinct aesthetic to each aspect of the winery, from the art-driven labels and the gallery-like tasting room to the modern feel of the contemporary sculpture garden and design store. Today, Foundry Vineyards is operated by Jay & Lisa Anderson (brother and sister duo and second-generation). The focus on art and wine has not wavered, as both children crafted their careers around the family's passion for art in all its forms. Jay has pushed the vision to also include interests in regenerative agriculture, organic farming, and low-intervention winemaking.

Bellaflora Farms - Home to Walla Walla's exclusive wedding experience, Bellaflora Farms offers a gorgeous pastoral setting perfect for any event. From weddings and anniversary parties to corporate events and private galas, the beautiful grounds create the ideal backdrop for any event. Tucked in amongst romantic vineyards and verdant woods our expansive grounds and lush gardens are heightened by the beauty and serenity of rambling Mill Creek.

Creekstone Gardens - A premier outdoor wedding venue in Walla Walla, nestled among our area's most beautiful wheat fields and popular vineyards. Our site has 3.5 acres featuring two beautiful wedding sites, picturesque Titus Creek, and a pond with "Mr. Pickles", our 1946 Ford flatbed, offering picture opportunities unique to our site! New for 2016, our 4300 square foot party barn to be finished in January! Located less than one mile from Walla Walla on Mill Creek Road, we are easy to find out of town guests.

Mackey Vineyards - Dedicated to French style production and winemaking methods to achieve uncompromising expression of terroir, that ineffable quality that links the wines to the unique land where the grapes are grown. Mackey Vineyards produces wines of restraint, balance and finesse, turning every meal and every day into a celebration.

Mark Ryan Winery - Founded in 1999 with the goal of making the best wines in Washington State. Largely self-taught, Mark honed the craft of winemaking through rigorous study and the welcomed advice of some of the area's most experienced producers. Over a decade later, Mark Ryan Winery has grown in size, earned acclaim from wine-lovers and critics alike, and garnered respect from the state's elite producers. The goal, however, remains the same. Make delicious wines that represent the vineyard from which they come, making every vintage better than the last.



Lodging Supply

For the purposes of this Comprehensive Hotel Market Feasibility Study, the competitive set includes properties that were determined to be competitive with the proposed hotel based on either their location, brand affiliation, facilities and amenities offered, rate structure, community surveys, and/or market orientation. There are many instances where independent and/or economy hotels do not report to the reporting agency.

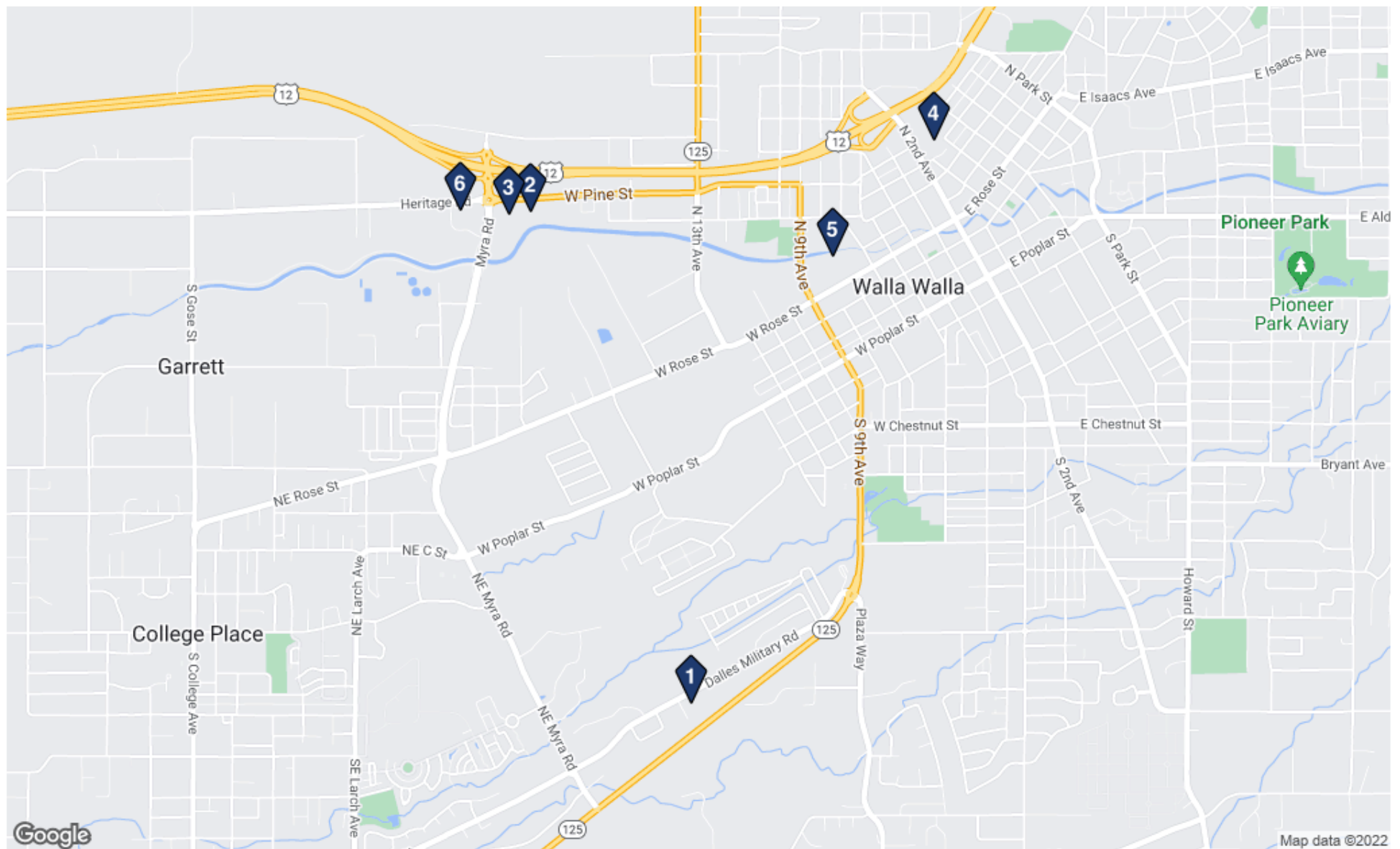
In some cases, Core Distinction Group must access data from surrounding or Secondary market hotels to obtain a Smith Travel Research (STR)/CoStar report. This can also include a Secondary Competitive Set. The following information will be presented in Lodging Supply:



Primary Competitive Set Property Overviews



Property Map Overview



Property Summary Report

Hampton by Hilton Inn & Suites Walla Walla

1531 Kelly Pl
Walla Walla, WA 99362 - Washington State Area Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Hampton by Hilton
Hotel Opened	Aug 2008
Operation Type	Franchise
Operation Status	Open

BUILDING

Type	Hotel
Year Built	Aug 2008
Rooms	102
Location	Suburban
Stories	4
Primary Corridors	Interior
Meeting Space	588 SF

LAND

Land Acres	2.21 AC
Zoning	General Commercial
Parcels	360731120060

EXPENSES

Taxes	\$737.60/Room (2022)
-------	----------------------

SPACE FEATURES

- Business Center
- Fitness Center
- On-Site Retail
- Pool

SALE

Sold Price	\$9,010,000 (\$88,333/Room)
Date	Feb 2022
Sale Type	Investment
Financing	Down Payment of \$1,226,302 (13.61%) 1st Mortgage: Potlatch No.1 FCU (Acquisition & Development)

TRANSPORTATION

Airport	13 min drive to Walla Walla Regional Airport
Walk Score®	Car-Dependent (30)
Transit Score®	Minimal Transit (22)

Property Summary Report

Comfort Inn & Suites Walla Walla

1419 W Pine St
Walla Walla, WA 99362 - Washington State Area Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Comfort Inn
Hotel Opened	Apr 2007
Operation Type	Franchise
Operation Status	Open

BUILDING

Type	Hotel
Year Built	2006
Rooms	76
Location	Suburban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	2.68 AC
Zoning	CH
Parcels	360719320046

EXPENSES

Taxes	\$479.21/Room (2022)
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SPACE FEATURES

- Fitness Center
- On-Site Retail
- Pool

SALE

Sold Price	\$5,000,000 (\$65,789/Room)
Date	Jan 2019
Sale Type	Investment
Financing	Down Payment of \$1,437,681 (31%) 1st Mortgage: Umpqua Bank

TRANSPORTATION

Airport	10 min drive to Walla Walla Regional Airport
Walk Score®	Car-Dependent (26)
Transit Score®	Minimal Transit (22)

Property Summary Report

Holiday Inn Express Walla Walla

1433 W Pine St
Walla Walla, WA 99362 - Washington State Area Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Holiday Inn Express
Hotel Opened	May 2001
Operation Type	Franchise
Operation Status	Open

BUILDING

Type	Hotel
Year Built	2000
Rooms	81
Location	Suburban
Stories	3
Primary Corridors	Interior
Meeting Space	700 SF

LAND

Land Acres	2.23 AC
Zoning	CH
Parcels	350724410060

EXPENSES

Taxes	\$500.07/Room (2022)
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PARKING

Spaces	65 Surface
Ratio	0.80/Room

SPACE FEATURES

- Business Center
- On-Site Retail
- Spa
- Fitness Center
- Pool

TRANSPORTATION

Parking	65 available (Surface);Ratio of 0.80/Room
Airport	10 min drive to Walla Walla Regional Airport
Walk Score®	Car-Dependent (25)
Transit Score®	Minimal Transit (21)

PROPERTY CONTACTS

True Owner	Randy Grudzinski 3331 Panakres Ln Walla Walla, WA 99362 (509) 529-8099 (p)	Recorded Owner	Walla Walla Hie Llc 1433 W Pine St Walla Walla, WA 99362
Parent Company	IHG Hotels & Resorts		

Property Summary Report

Best Western Plus Walla Walla Suites Inn

7 E Oak St
Walla Walla, WA 99362 - Washington State Area Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Best Western Plus
Hotel Opened	May 1995
Operation Type	Franchise
Operation Status	Open

BUILDING

Type	Hotel
Year Built	1994
Rooms	76
Location	Suburban
Stories	3
Primary Corridors	Interior
Meeting Space	500 SF

LAND

Land Acres	2.01 AC
Zoning	C
Parcels	360720730813

EXPENSES

Taxes	\$515.30/Room (2022)
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SPACE FEATURES

- Business Center
- Fitness Center
- Hot Tub
- Pool

TRANSPORTATION

Airport	9 min drive to Walla Walla Regional Airport
Walk Score®	Very Walkable (77)
Transit Score®	Some Transit (32)

PROPERTY CONTACTS

True Owner	Robert Williams 1120 Mognolia Dr Walla Walla, WA 99362 (509) 525-4700 (p)	True Owner	Sherie Greiner 2050 Delmont Pl Walla Walla, WA 99362 (509) 525-4700 (p)
Recorded Owner	Walla Walla Suites Motel 7 E Oak St Walla Walla, WA 99362	Parent Company	Best Western Hotels & Resorts

Property Summary Report

Courtyard Walla Walla

550 W Rose St
Walla Walla, WA 99362 - Washington State Area Submarket

Upscale
Class



HOSPITALITY

Brand	Courtyard
Hotel Opened	Jan 2015
Operation Type	Franchise
Operation Status	Open

BUILDING

Type	Hotel
Year Built	Jan 2015
Rooms	120
Location	Suburban
Stories	3
Primary Corridors	Interior
Meeting Space	2,576 SF

LAND

Land Acres	8.82 AC
Zoning	CH
Parcels	360719630228

EXPENSES

Taxes	\$646.72/Room (2022)
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SPACE FEATURES

- Fitness Center
- Meeting Event Space
- Pool
- Restaurant

TRANSPORTATION

Airport	10 min drive to Walla Walla Regional Airport
Walk Score®	Very Walkable (78)
Transit Score®	Some Transit (33)

TENANTS

Courtyard by Marriott Walla Walla

PROPERTY CONTACTS

True Owner	A & A Construction & Development, Inc. 202 E Spokane Falls Blvd Spokane, WA 99202 (509) 624-1170 (p)	Recorded Owner	Walla Walla Hospitality LLC 550 Rose St Walla Walla, WA 99362
Developer	USKH Inc 5 N Colville St Walla Walla, WA 99362	Architect	Jensen Design Architects 7730 Leary Way NE Redmond, WA 98052 (425) 216-0318 (p) (425) 216-0329 (f)
Parent Company	Marriott International		



Property Summary Report

La Quinta Inns & Suites Walla Walla

776 Silverstone Dr
Walla Walla, WA 99362 - Washington State Area Submarket

Upper Midscale
Class



HOSPITALITY

Brand	La Quinta Inns & Suites
Hotel Opened	Sep 2017
Operation Type	Franchise
Operation Status	Open

BUILDING

Type	Hotel
Year Built	Sep 2017
Rooms	77
Location	Suburban
Stories	4
Primary Corridors	Interior
Meeting Space	750 SF

LAND

Land Acres	1.32 AC
Zoning	HC
Parcels	350724410074

EXPENSES

Taxes	\$1,038.65/Room (2022)
-------	------------------------

SPACE FEATURES

- Business Center
- Fitness Center
- Hot Tub
- Meeting Event Space
- Pool
- Public Access Wifi

TRANSPORTATION

Airport	10 min drive to Walla Walla Regional Airport
Walk Score®	Car-Dependent (21)
Transit Score®	Minimal Transit (20)

PROPERTY CONTACTS

True Owner	Nageshwar Motel, Inc. 7030 Cascade Ave SE Snoqualmie, WA 98065	Recorded Owner	Nageshwar Motel, Inc. 7030 Cascade Ave SE Snoqualmie, WA 98065
Parent Company	Wyndham Hotels & Resorts		

STR/COSTAR Global Data

For the purposes of this Comprehensive Hotel Market Feasibility Study, as stated previously, the competitive set includes those midscale and upper midscale properties that were determined could be competitive with the proposed hotel based on either their location, brand affiliation, facilities and amenities offered, rate structure, community interviews, and/or market orientation. Core Distinction Group must follow specific guidelines in order to access accurate CoStar/STR Global Data. The following guidelines must be followed:



Property Minimum - A trend or a competitive set must include a minimum of three participating properties, not including the subject property if selecting a competitive set. Of the three, there must be a minimum of two properties not affiliated with the subject property (brand, parent, management, ownership and/or asset manager). The minimum number of properties must report data before performance data will be released.



Company Minimum - A trend or a competitive set must include a minimum of two companies not affiliated with the request or the subject property (brand, parent, management, ownership and/or asset manager).



Property - No single property can account for more than 50% of the total participating room supply of a competitive set, excluding the rooms of the subject property and other properties from the same company as the subject (parent, management, ownership and/or asset manager).



Brand - No single brand (e.g. Holiday Inn, Comfort Inn) can account for more than 50% of the total participating room supply of a competitive set, excluding the rooms of the subject and other properties from the same company as the subject.



Company - No single company (e.g. Hilton Worldwide, Interstate Hotels & Resorts, Host Hotels & Resorts) can account for more than 70% of the total participating room supply of a competitive set, excluding the rooms of the subject property and other properties from the same company as the subject (parent, management, ownership and/or asset manager).

This section will include the data provided by CoStar/STR Global.



STR Global - CoStar - Data by Measure - Primary Comp Set

Occupancy (%)													
YR.	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2018	43.6%	51.2%	57.2%	64.6%	68.5%	77.0%	76.8%	79.6%	71.0%	66.8%	53.4%	48.6%	63.2%
2019	47.2%	49.4%	59.1%	65.0%	68.2%	76.2%	76.4%	78.1%	70.4%	66.4%	54.9%	49.2%	63.4%
2020	46.2%	56.6%	32.5%	26.5%	35.7%	51.0%	60.2%	65.5%	64.2%	56.2%	41.2%	38.2%	47.8%
2021	42.1%	46.1%	54.5%	61.2%	64.1%	72.7%	79.1%	78.6%	68.9%	61.0%	53.0%	49.5%	61.0%
2022	44.2%	54.3%	59.9%	64.4%	68.6%	75.3%	75.9%	79.4%					65.3%
Avg	44.8%	50.8%	50.8%	54.3%	59.1%	69.2%	73.1%	75.5%	68.6%	62.6%	50.6%	46.4%	58.8%

ADR (\$)													
YR.	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2018	\$111.69	\$118.39	\$122.15	\$125.23	\$123.35	\$131.44	\$132.08	\$135.49	\$127.98	\$123.15	\$122.04	\$132.25	\$125.44
2019	\$114.92	\$118.37	\$123.78	\$124.86	\$126.06	\$132.86	\$135.33	\$144.10	\$124.06	\$122.79	\$122.15	\$132.17	\$126.79
2020	\$114.80	\$119.24	\$108.17	\$86.12	\$91.12	\$104.71	\$118.18	\$121.21	\$112.74	\$108.75	\$104.21	\$109.49	\$108.23
2021	\$106.96	\$109.50	\$114.45	\$123.81	\$127.86	\$137.36	\$150.18	\$151.38	\$139.64	\$134.53	\$123.11	\$136.77	\$131.77
2022	\$118.30	\$123.95	\$126.31	\$140.42	\$142.77	\$151.35	\$159.94	\$159.47					\$143.00
Avg	\$112.09	\$116.38	\$117.14	\$115.01	\$117.10	\$126.59	\$133.94	\$138.05	\$126.11	\$122.31	\$117.88	\$127.67	\$122.52

RevPAR (\$)													
YR.	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2018	\$48.67	\$60.59	\$69.92	\$80.93	\$84.51	\$101.25	\$101.51	\$107.89	\$90.89	\$82.25	\$65.15	\$64.26	\$79.82
2019	\$54.29	\$58.49	\$73.15	\$81.19	\$86.00	\$101.22	\$103.33	\$112.50	\$87.30	\$81.55	\$67.01	\$65.08	\$80.93
2020	\$53.05	\$67.43	\$35.18	\$22.81	\$32.49	\$53.37	\$71.17	\$79.39	\$72.40	\$61.07	\$42.98	\$41.84	\$52.77
2021	\$45.06	\$50.50	\$62.36	\$75.74	\$81.93	\$99.88	\$118.72	\$119.03	\$96.27	\$82.02	\$65.29	\$67.69	\$81.77
2022	\$52.28	\$67.34	\$75.60	\$90.37	\$97.98	\$113.99	\$121.47	\$126.58					\$93.45
Avg	\$50.27	\$59.25	\$60.15	\$65.17	\$71.23	\$88.93	\$98.68	\$104.70	\$86.72	\$76.72	\$60.11	\$59.72	\$73.47

Revenue (\$)													
YR.	January	February	March	April	May	June	July	August	September	October	November	December	YTD
2018	\$802,604	\$902,519	\$1,153,106	\$1,291,719	\$1,393,759	\$1,615,925	\$1,674,034	\$1,779,366	\$1,450,559	\$1,356,514	\$1,039,870	\$1,059,739	\$15,519,714
2019	\$895,424	\$871,208	\$1,206,352	\$1,295,759	\$1,418,353	\$1,615,416	\$1,704,069	\$1,855,319	\$1,393,320	\$1,344,919	\$1,069,516	\$1,073,319	\$15,742,974
2020	\$874,907	\$1,004,474	\$580,117	\$281,886	\$414,943	\$851,776	\$1,173,720	\$1,309,273	\$1,155,499	\$1,007,119	\$685,900	\$689,979	\$10,029,593
2021	\$743,127	\$752,247	\$1,028,484	\$1,208,786	\$1,351,270	\$1,594,119	\$1,957,896	\$1,962,996	\$1,536,488	\$1,352,684	\$1,042,024	\$1,116,419	\$15,646,540
2022	\$862,186	\$1,003,023	\$1,246,764	\$1,442,259	\$1,615,887	\$1,819,343	\$2,003,277	\$2,087,592					\$12,080,331
Avg	\$829,016	\$882,612	\$992,015	\$1,019,538	\$1,144,581	\$1,419,309	\$1,627,430	\$1,726,739	\$1,383,967	\$1,265,309	\$959,328	\$984,864	\$14,234,705

STR Global - CoStar - 12 Month Moving Average - Primary Comp Set

Occupancy (%)												
YR.	January	February	March	April	May	June	July	August	September	October	November	December
2018	61.9%	61.6%	61.2%	61.1%	61.4%	61.8%	62.2%	62.4%	62.4%	62.7%	63.1%	63.3%
2019	63.6%	63.4%	63.6%	63.6%	63.6%	63.5%	63.5%	63.4%	63.3%	63.3%	63.4%	63.5%
2020	63.4%	63.9%	61.7%	59.1%	56.7%	54.5%	53.1%	52.0%	51.5%	50.6%	49.4%	48.4%
2021	48.1%	47.2%	49.2%	51.7%	53.8%	55.6%	57.1%	58.3%	58.7%	59.1%	60.0%	61.0%
2022	27.2%	61.8%	62.2%	62.5%	62.9%	63.1%	62.8%	62.9%				
Avg	59.3%	59.0%	58.9%	58.9%	58.9%	58.9%	59.0%	59.0%	59.0%	58.9%	59.0%	59.1%

ADR (\$)												
YR.	January	February	March	April	May	June	July	August	September	October	November	December
2018	\$124.65	\$124.76	\$124.84	\$124.84	\$124.54	\$124.93	\$124.85	\$125.08	\$125.21	\$125.64	\$126.04	\$126.33
2019	\$126.47	\$126.48	\$126.60	\$126.57	\$126.82	\$126.95	\$127.28	\$128.16	\$127.80	\$127.77	\$127.77	\$127.77
2020	\$127.78	\$127.76	\$127.20	\$126.23	\$124.74	\$122.17	\$120.10	\$117.04	\$115.76	\$114.26	\$112.80	\$110.83
2021	\$110.19	\$109.27	\$109.84	\$112.02	\$114.53	\$117.73	\$121.50	\$124.96	\$127.48	\$129.61	\$130.57	\$132.12
2022	\$132.74	\$133.48	\$134.31	\$135.67	\$137.00	\$138.38	\$139.33	\$140.21				
Avg	\$122.27	\$122.07	\$122.12	\$122.42	\$122.66	\$122.95	\$123.43	\$123.81	\$124.06	\$124.32	\$124.30	\$124.26

RevPAR (\$)												
YR.	January	February	March	April	May	June	July	August	September	October	November	December
2018	\$77.21	\$76.81	\$76.41	\$76.41	\$76.48	\$77.26	\$77.68	\$78.07	\$78.18	\$78.75	\$79.48	\$79.92
2019	\$80.40	\$80.24	\$80.52	\$80.54	\$80.66	\$80.66	\$80.81	\$81.21	\$80.91	\$80.85	\$81.00	\$81.07
2020	\$80.97	\$81.65	\$78.43	\$74.59	\$70.71	\$66.62	\$63.78	\$60.86	\$59.59	\$57.78	\$55.73	\$53.67
2021	\$52.97	\$51.62	\$54.02	\$57.86	\$61.58	\$65.40	\$69.44	\$72.81	\$74.77	\$76.55	\$78.38	\$80.58
2022	\$81.19	\$82.48	\$83.61	\$84.81	\$86.17	\$87.33	\$87.56	\$88.21				
Avg	\$72.89	\$72.58	\$72.35	\$72.35	\$72.36	\$72.49	\$72.93	\$73.24	\$73.36	\$73.48	\$73.65	\$73.81

Revenue (\$)												
YR.	January	February	March	April	May	June	July	August	September	October	November	December
2018	\$13,755,279	\$13,847,200	\$13,956,086	\$14,086,017	\$14,322,786	\$14,644,604	\$14,907,493	\$15,166,962	\$15,186,566	\$15,294,210	\$15,432,809	\$15,519,714
2019	\$15,612,534	\$15,581,223	\$15,634,469	\$15,638,509	\$15,663,102	\$15,662,593	\$15,692,628	\$15,768,581	\$15,711,343	\$15,699,748	\$15,729,394	\$15,742,974
2020	\$15,722,457	\$15,855,723	\$15,229,488	\$14,215,615	\$13,212,205	\$12,448,565	\$11,918,216	\$11,372,170	\$11,134,348	\$10,796,548	\$10,412,932	\$10,029,592
2021	\$9,897,812	\$9,645,586	\$10,093,953	\$11,020,853	\$11,957,181	\$12,699,523	\$13,483,700	\$14,137,423	\$14,518,413	\$14,863,978	\$15,220,102	\$15,646,542
2022	\$15,765,601	\$16,016,376	\$16,234,656	\$16,468,129	\$16,732,746	\$16,957,970	\$17,003,351	\$17,127,946				
Avg	\$13,747,021	\$13,732,433	\$13,728,499	\$13,740,249	\$13,788,819	\$13,863,821	\$14,000,509	\$14,111,284	\$14,137,668	\$14,163,621	\$14,198,809	\$14,234,706

Primary Competitive Set Date

For the purposes of this Comprehensive Hotel Market Feasibility Study, the competitive set includes properties that were determined to be competitive with the proposed hotel based on either their location, brand affiliation, facilities and amenities offered, rate structure, community surveys, and/or market orientation. There are many instances where independent and/or economy hotels do not report to the reporting agency. The following information will be analyzed in Competitive Set Analysis:



Key Performance Indicators



Supply & Demand/Supply & Demand Changes



Occupancy/Occupancy Changes



Average Daily Rate/Average Daily Rate Changes



Primary Competitive Hotel Properties Data Summary

Primary Competitive Set			
Property Name	Industry Segment	Open Date	Room Count
Hampton by Hilton Inn & Suites Walla Walla	Upper Midscale	2008	102
Comfort Inn & Suites Walla Walla	Upper Midscale	2007	76
Holiday Inn Express Walla Walla	Upper Midscale	2001	81
Best Western Plus Walla Walla Suites Inn	Upper Midscale	1995	76
La Quinta Inns & Suites Walla Walla	Upper Midscale	2017	77
Courtyard Walla Walla	Upscale	2015	120
Primary Competitive Set Room Count Average			89
Source: CoStar/STR Core Distinction Group, LLC			

Primary Competitive Set Current			
Time Frame	Occupancy	Average Daily Rate	Revenue Per Available Room
YTD	63.5%	\$143.00	\$93.45
3 Month Average	76.9%	\$157.03	\$120.75
12 Month Average	62.9%	\$140.21	\$88.21
Source: CoStar/STR Core Distinction Group, LLC			

Primary Competitive Set Prior Year			
Time Frame	Occupancy	Average Daily Rate	Revenue Per Available Room
12 Month Average	58.1%	\$124.00	\$72.00
Source: CoStar/STR Core Distinction Group, LLC			

Primary Competitive Set Year Over Year Percentage Change			
Time Frame	Occupancy	Average Daily Rate	Revenue Per Available Room
Percent of Change	8.3%	12.6%	21.9%
Source: CoStar/STR Core Distinction Group, LLC			



Primary Competitive Hotel Quoted Rates

Primary Competitive Set Listed Rates - Weekdays				
Property Name	OCT	JAN	APR	JUL
Hampton by Hilton Inn & Suites Walla Walla	\$125	\$105	\$125	\$155
Comfort Inn & Suites Walla Walla	\$110	\$110	\$110	\$125
Holiday Inn Express Walla Walla	\$115	\$110	\$110	\$125
Best Western Plus Walla Walla Suites Inn	\$110	\$130	\$130	\$130
La Quinta Inns & Suites Walla Walla	\$110	\$90	\$95	\$110
Courtyard Walla Walla	\$160	\$160	\$160	\$180
Primary Competitive Set Average	\$122	\$118	\$122	\$138
Primary Competitive Set Rate Average				\$125

Primary Competitive Set Listed Rates - Weekends				
Property Name	OCT	JAN	APR	JUL
Hampton by Hilton Inn & Suites Walla Walla	\$155	\$140	\$180	\$180
Comfort Inn & Suites Walla Walla	\$160	\$130	\$185	\$180
Holiday Inn Express Walla Walla	\$160	\$140	\$180	\$180
Best Western Plus Walla Walla Suites Inn	\$160	\$140	\$190	\$200
La Quinta Inns & Suites Walla Walla	\$135	\$115	\$130	\$145
Courtyard Walla Walla	\$250	\$220	\$250	\$240
Primary Competitive Set Average	\$170	\$148	\$186	\$188
Primary Competitive Set Rate Average				\$173
Source: CoStar/STR Core Distinction Group, LLC				

Primary Competitive Set Trend			
Time Frame	Occupancy	Average Daily Rate	Revenue Per Available Room
YTD	63.5%	\$143.00	\$93.45
3 Month Average	76.9%	\$157.03	\$120.75
12 Month Average	62.9%	\$140.21	\$88.21
Source: CoStar/STR Core Distinction Group, LLC			

Projected Primary Competitive Set Rates	
Time Frame	Average Daily Rate
3 Month Average	\$157.03
12 Month Average	\$140.21
Future Quoted Rate Average	\$148.65
Projected Average Daily Rates	\$148.63
Source: Google Travel/CoStar/STR Core Distinction Group, LLC	



Search Analytics

INVENTORY ROOMS
532 +0%
Prior Period 532

UNDER CONSTRUCTION ROOMS
0 -
Prior Period 0

12 MO OCC RATE
62.9% +8.3%
Prior Period 58.1%

12 MO ADR
\$140 +12.6%
Prior Period \$124

12 MO REVPAR
\$88 +21.9%
Prior Period \$72

MARKET SALE PRICE/ROOM
\$118K +1.7%
Prior Period \$116K

MARKET CAP RATE
7.9% -0.1%
Prior Period 8.0%

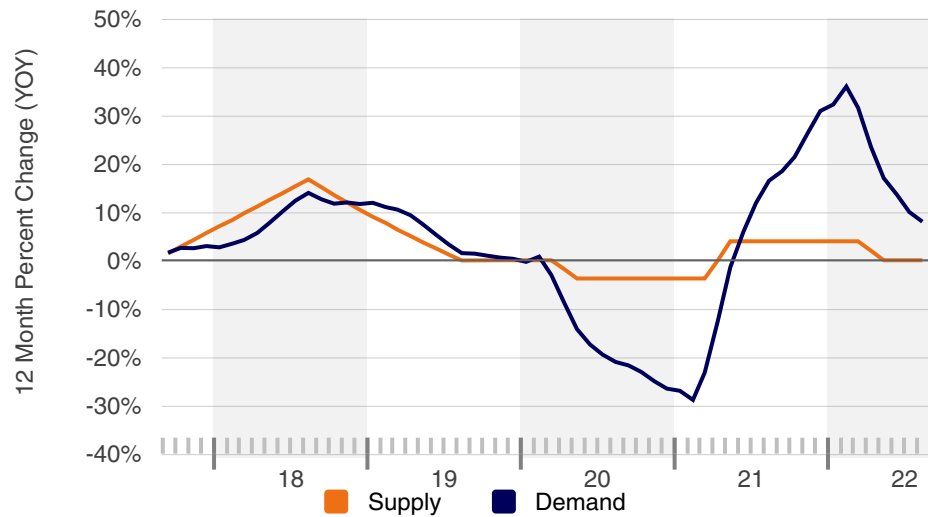
Key Metrics

Inventory		Sales Past Year	
Existing Properties	6 ↕	Sales Volume	\$9M ↑
12 Mo Delivered Rooms	0 ↕	Properties Sold	1 ↑
12 Mo Delivered Properties	0 ↕	Months to Sale	-
12 Mo Recently Opened Rooms	0 ↕	Average Price Per Building	\$9M
12 Mo Recently Opened Properties	0 ↕	Market Price Per Room	\$118K ↑
Under Construction Properties	0 ↕	Market Cap Rate	7.9% ↓

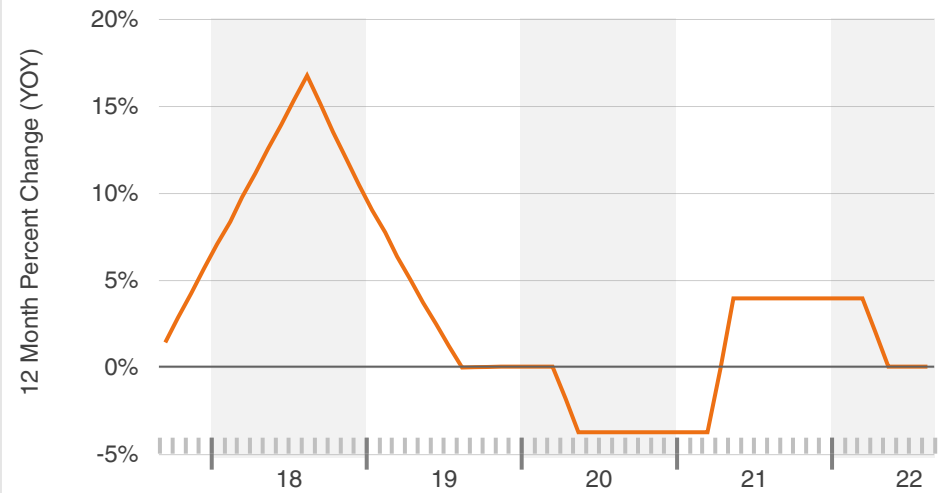
Performance Trend	
Occupancy Rate	79.4% ↑
Average Daily Rate	\$159.47 ↑
Revenue Per Available Room	\$126.58 ↑
YTD Occupancy Rate	65.3% ↑
YTD Average Daily Rate	\$143.00 ↑
YTD RevPAR	\$93.45 ↑
3 Mo Occupancy Rate	76.9% ↑
3 Mo Average Daily Rate	\$157.03 ↑
3 Mo RevPAR	\$120.75 ↑
12 Mo Occupancy Rate	62.9% ↑
12 Mo Average Daily Rate	\$140.21 ↑
12 Mo RevPAR	\$88.21 ↑

Search Analytics

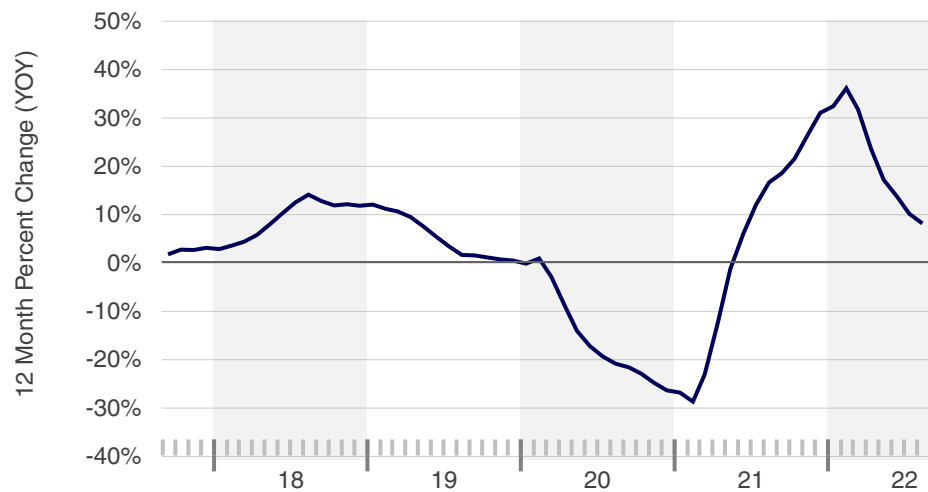
Supply & Demand Change



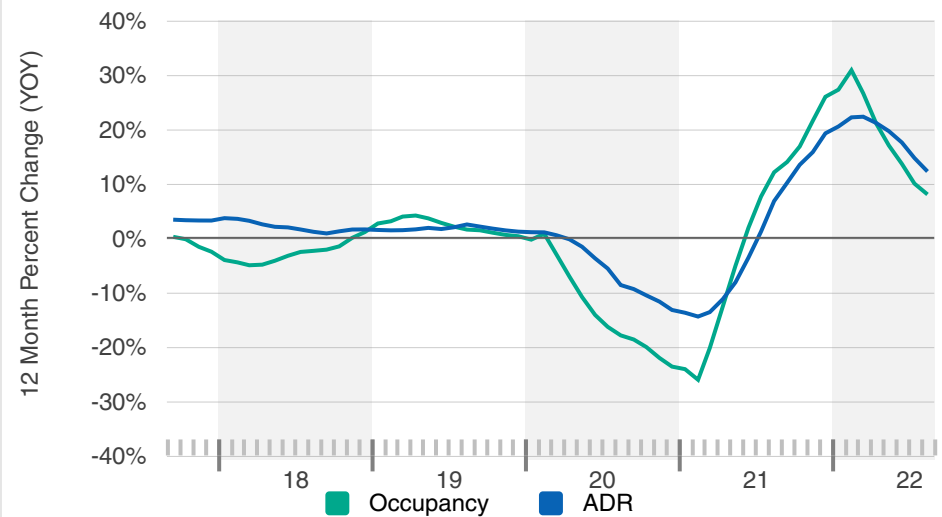
Supply Change



Demand Change

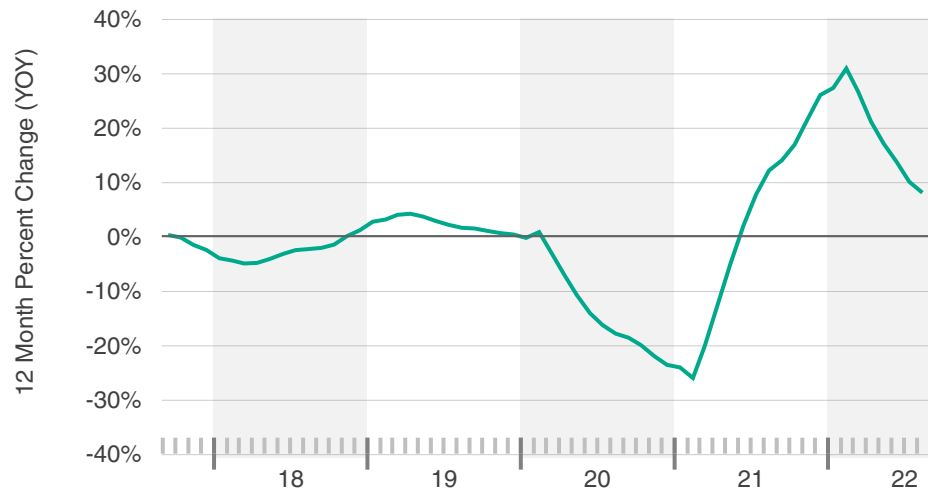


Occupancy & ADR Change

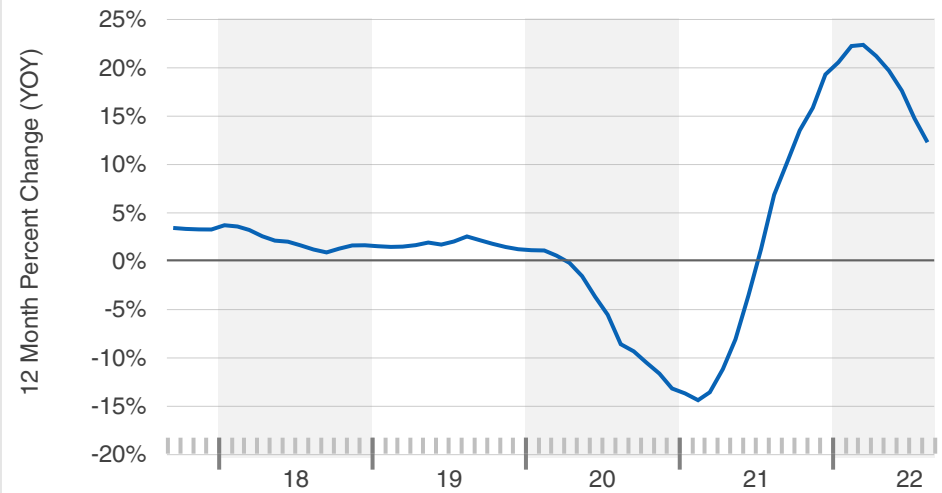


Search Analytics

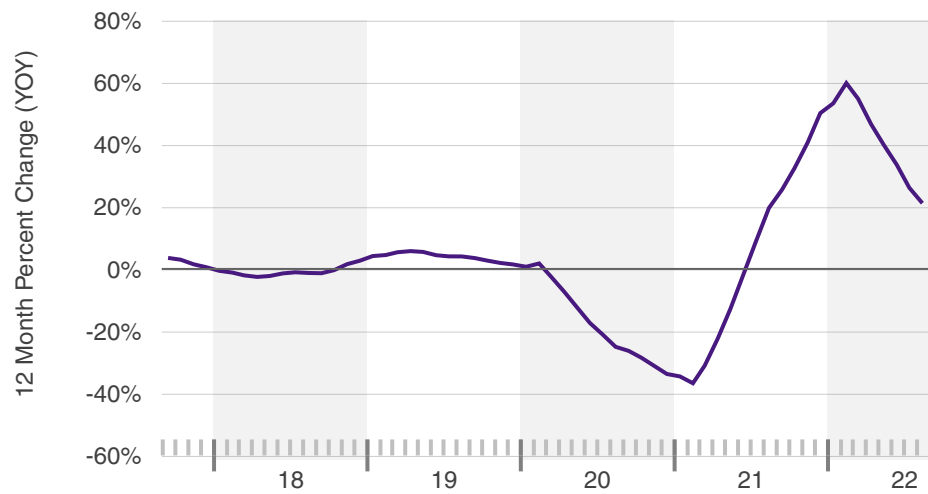
Occupancy Change



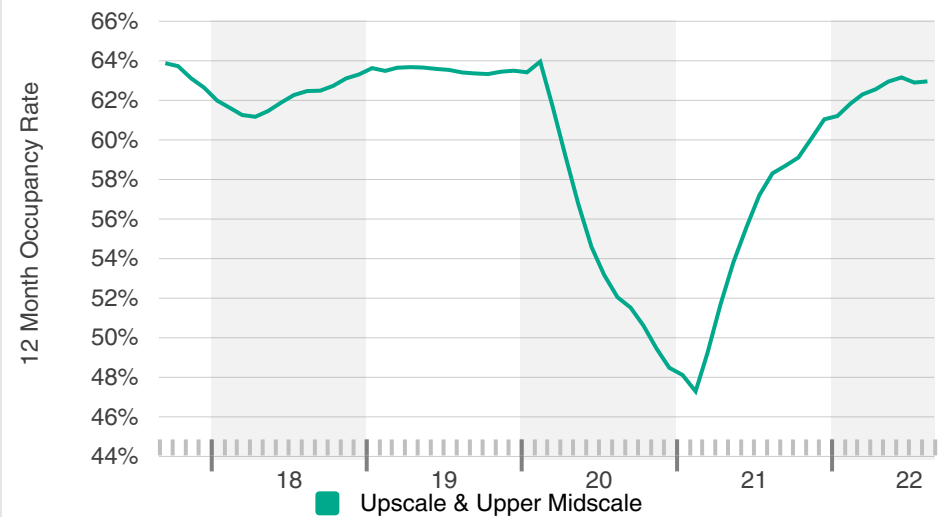
ADR Change



RevPAR Change

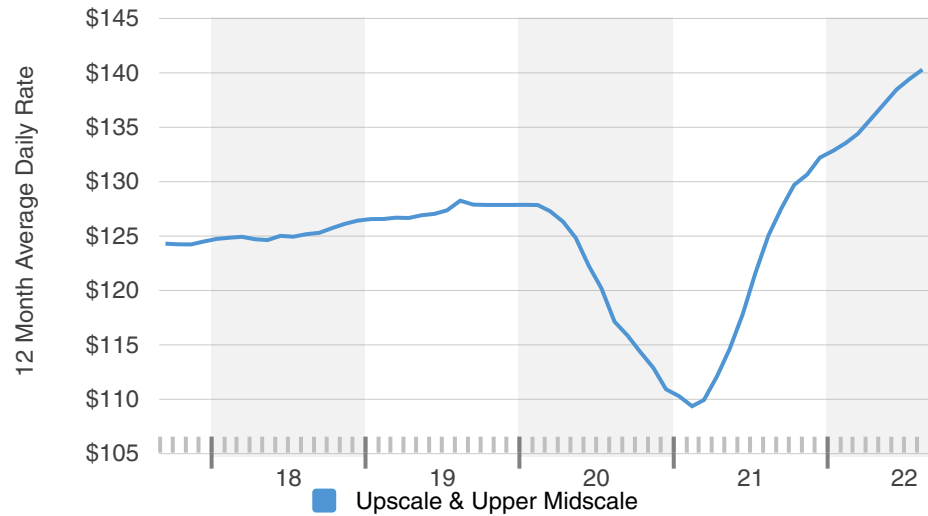


Occupancy By Class

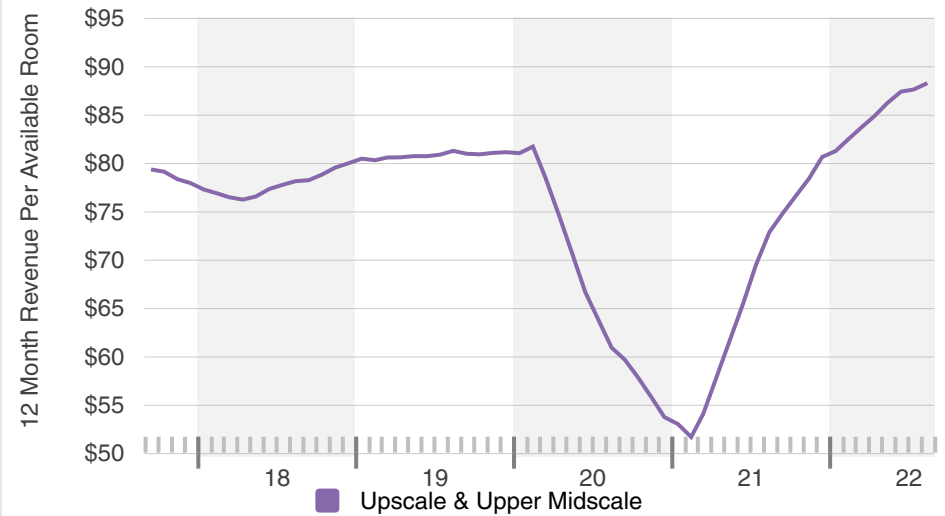


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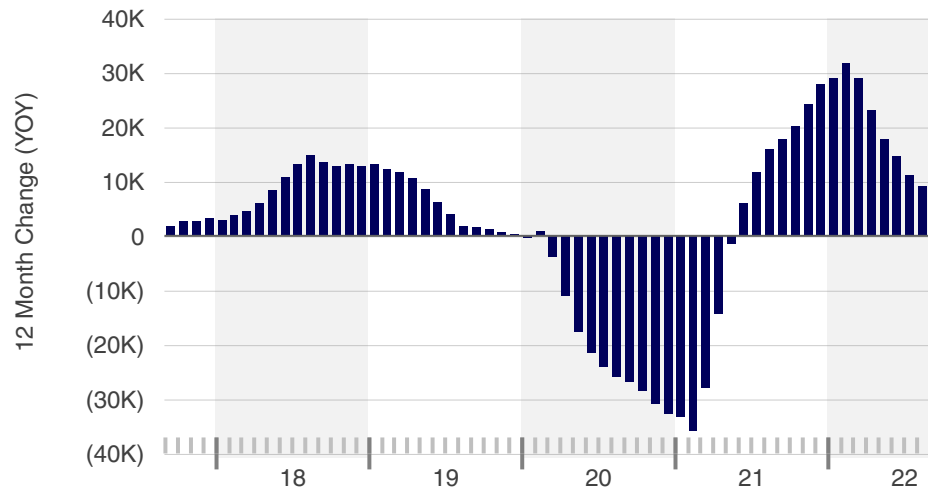
ADR By Class



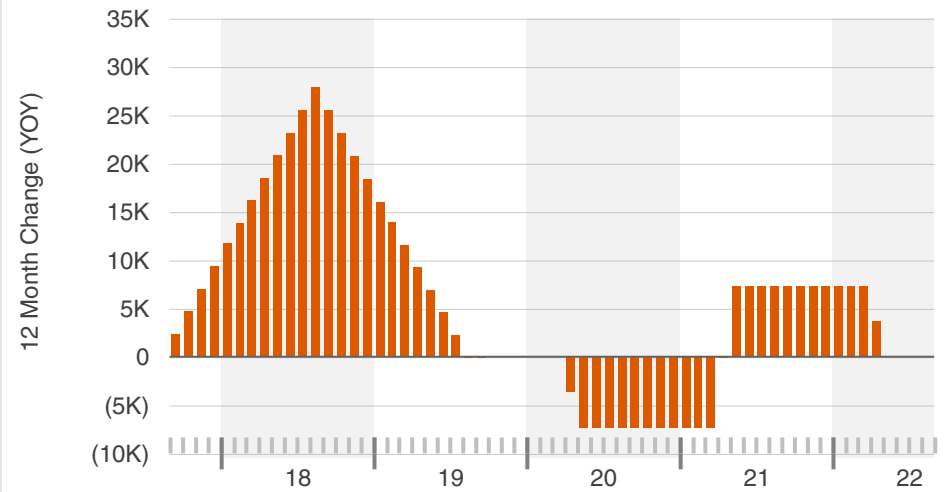
RevPAR By Class



Demand Change

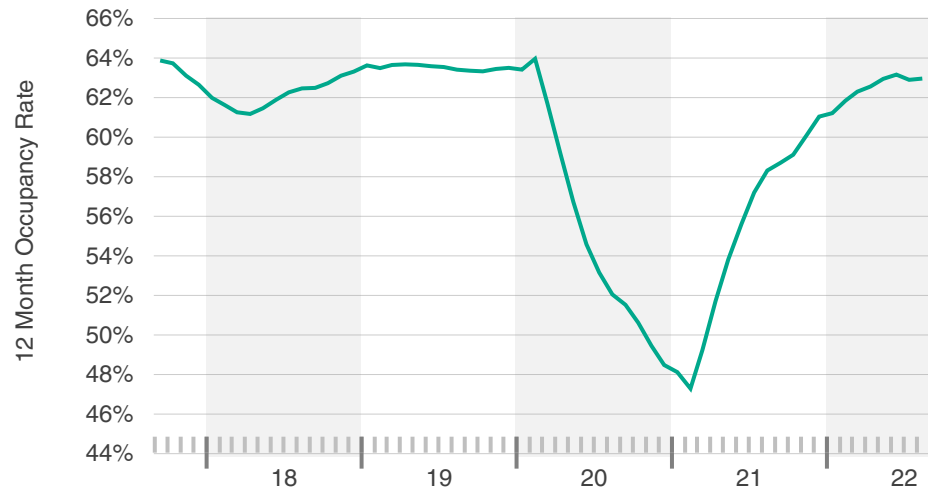


Supply Change

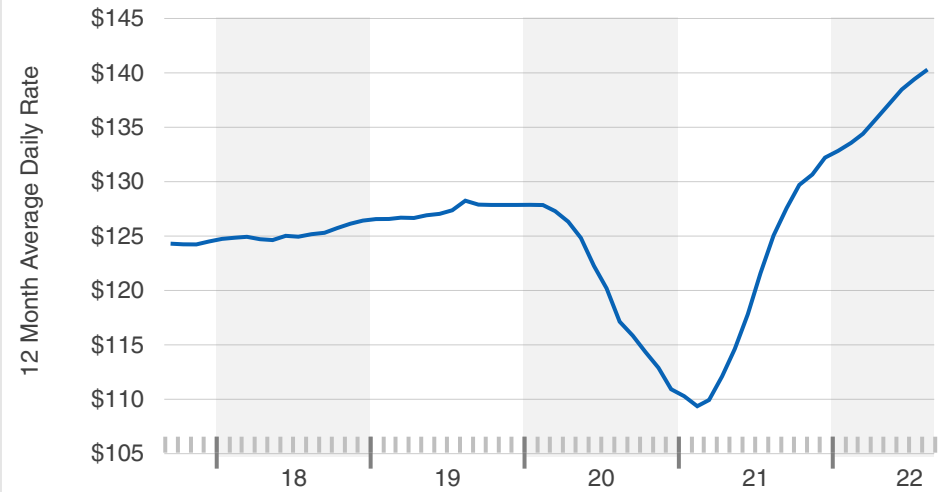


Search Analytics

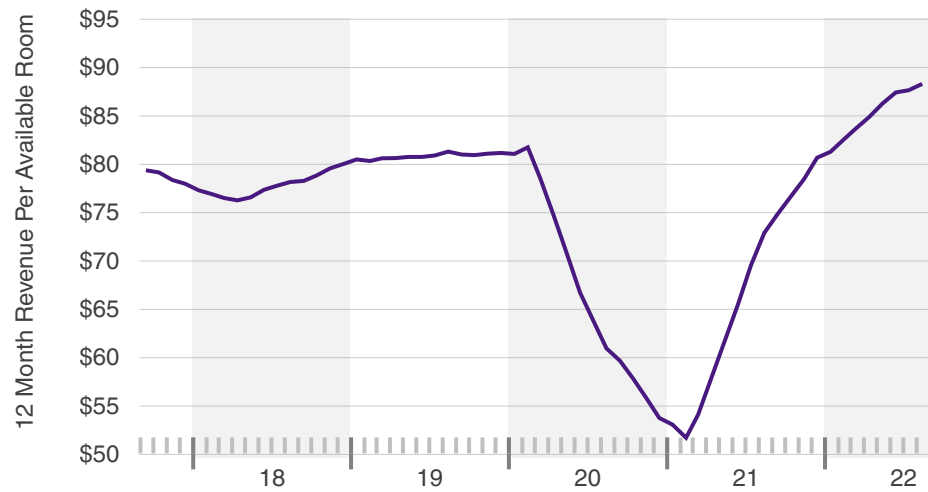
Occupancy



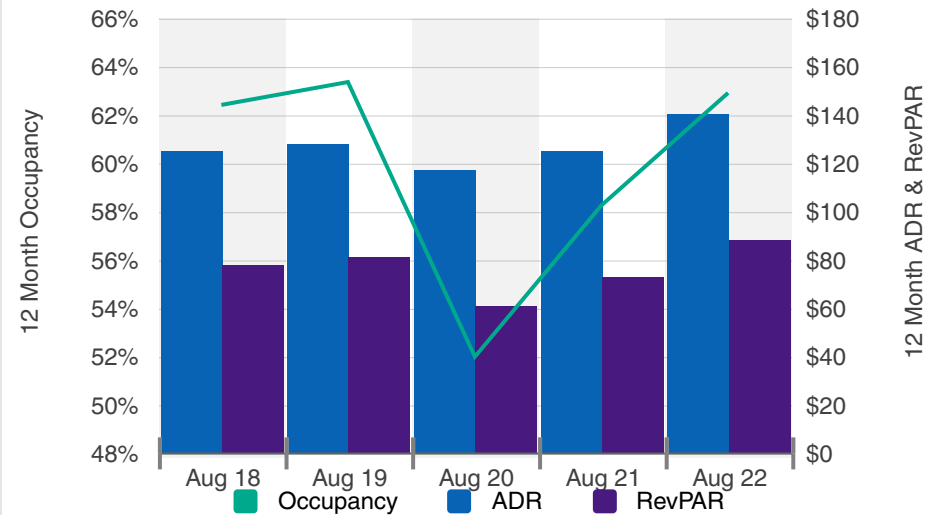
ADR



RevPAR

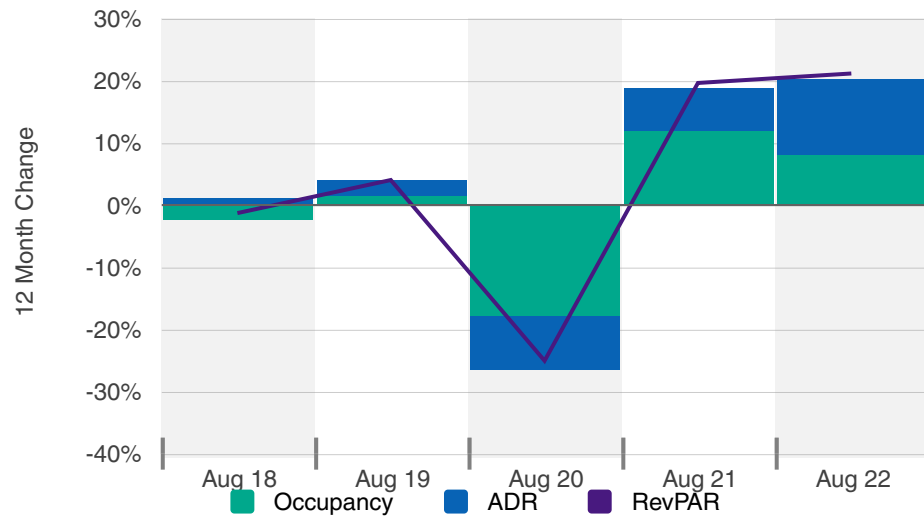


Occupancy, ADR & RevPAR

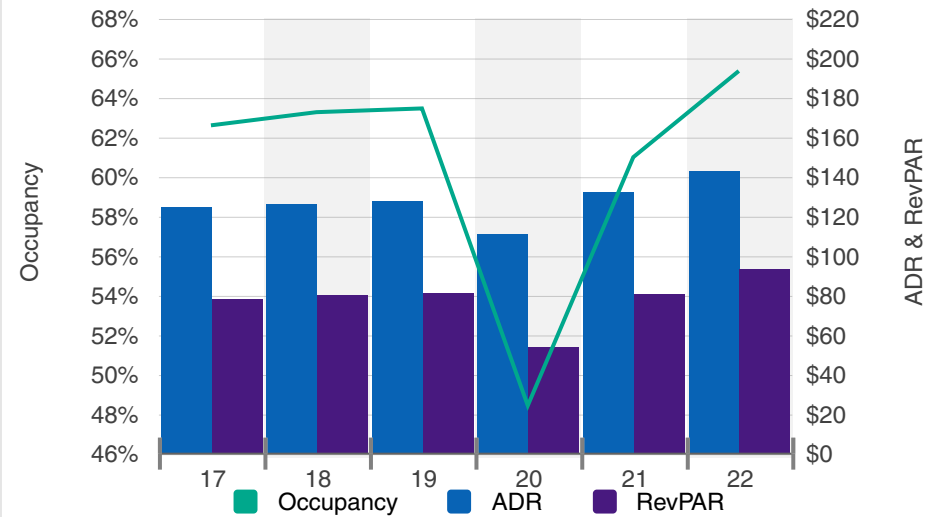


Search Analytics

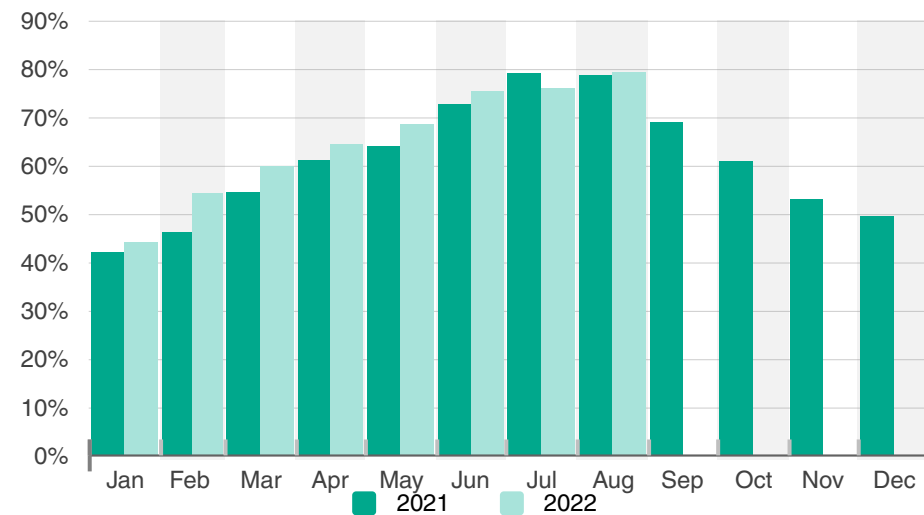
RevPAR Growth Composition



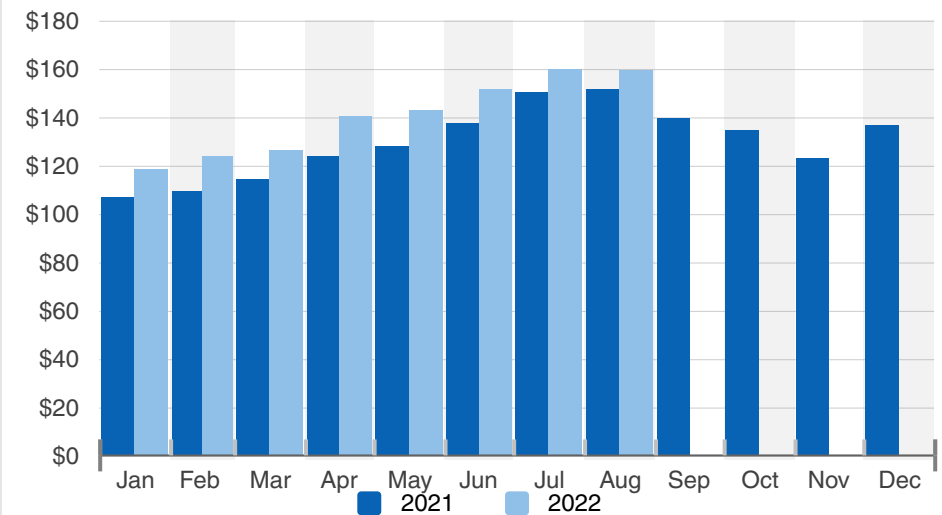
Occupancy, ADR & RevPAR Annualized vs YTD



Occupancy Monthly

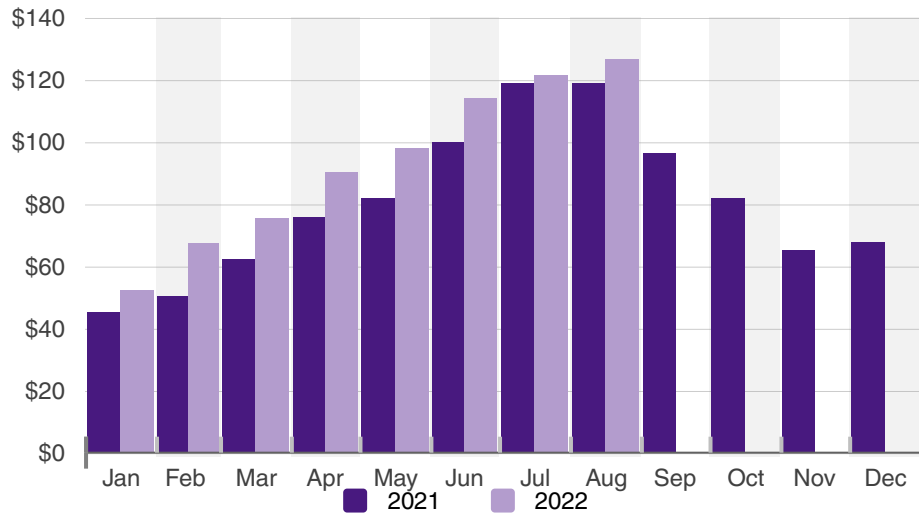


ADR Monthly

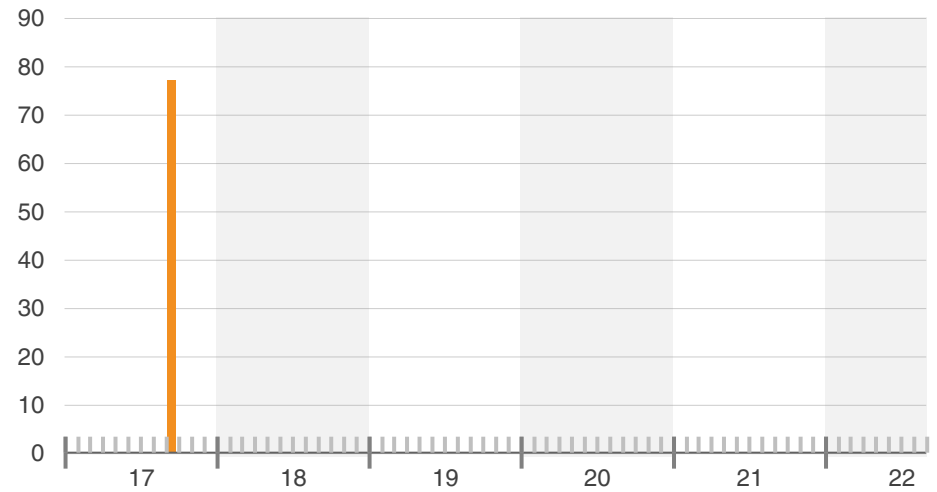


Search Analytics

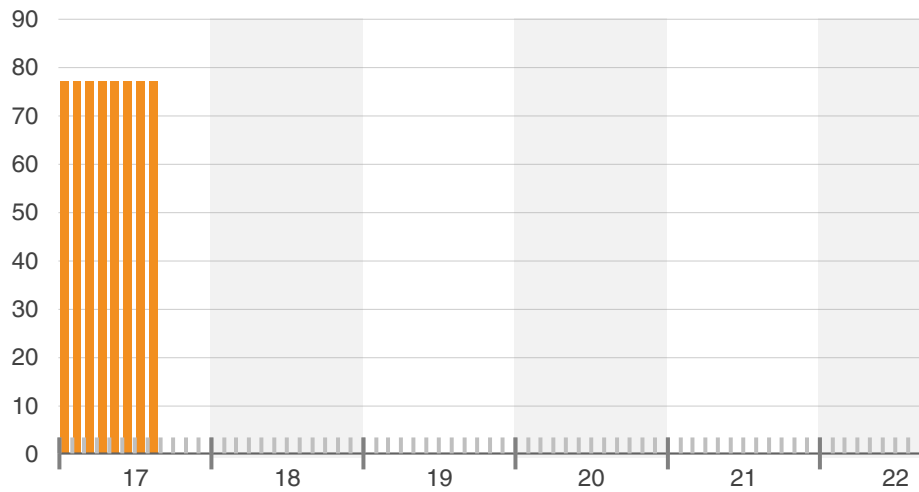
RevPAR Monthly



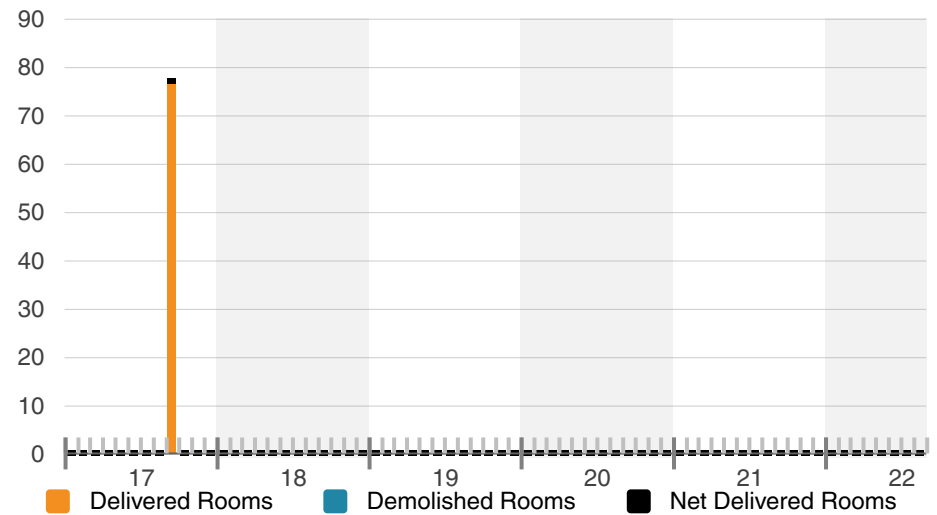
Rooms Delivered



Rooms Under Construction

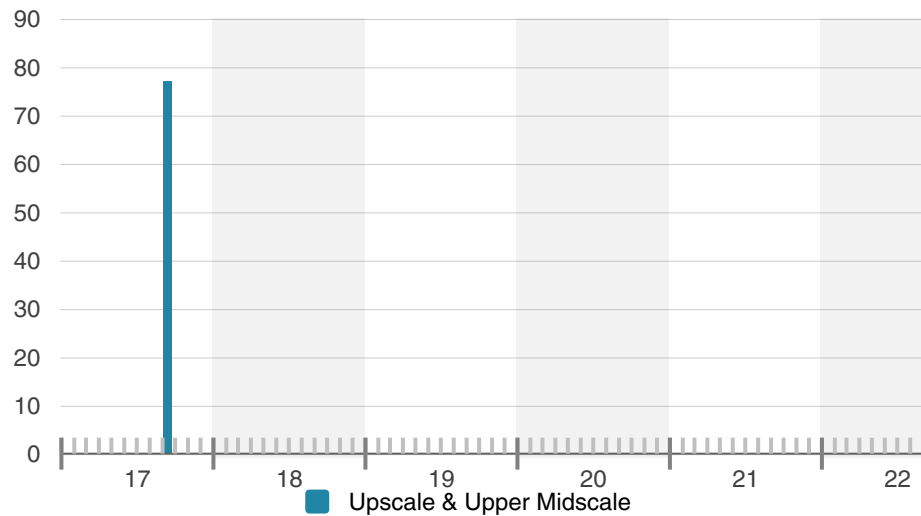


Delivered, Demolished & Net Delivered Rooms



Search Analytics

Rooms Delivered By Class



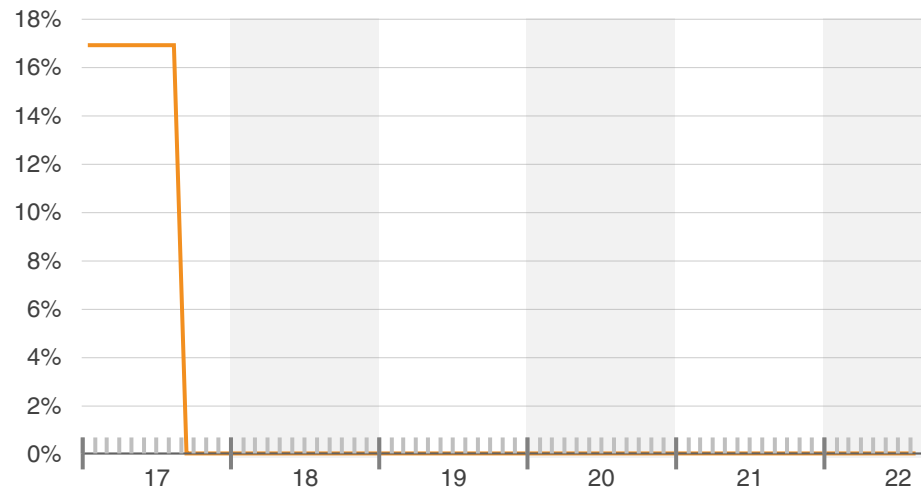
Demolished Rooms

No Data Available

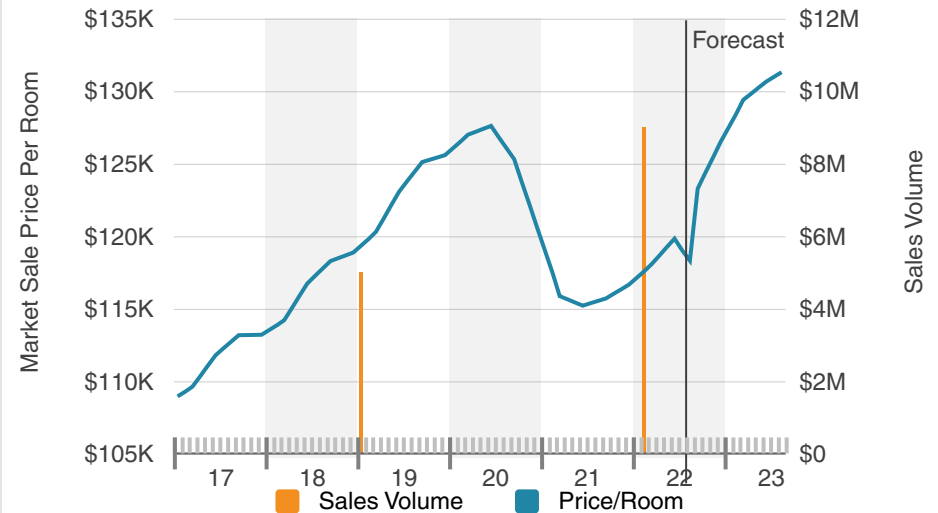


No data available for the past 5 years

Rooms Under Construction % of Inventory

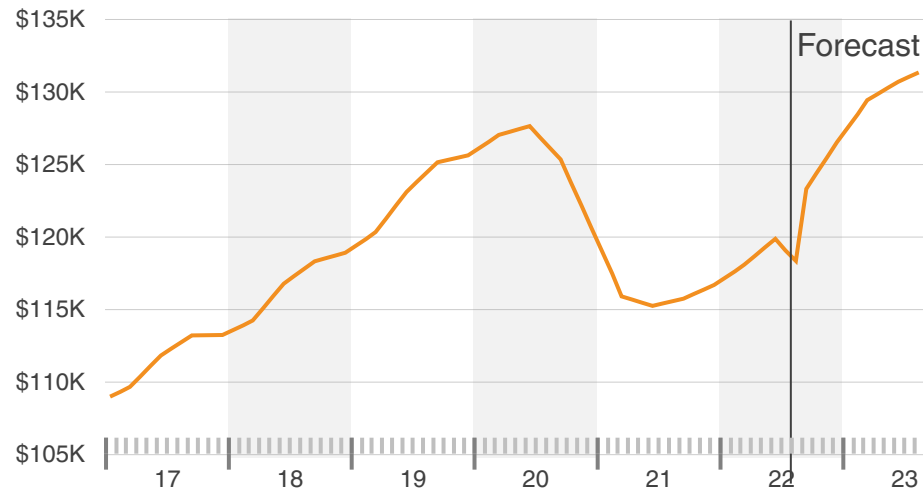


Sales Volume & Market Sale Price Per Room

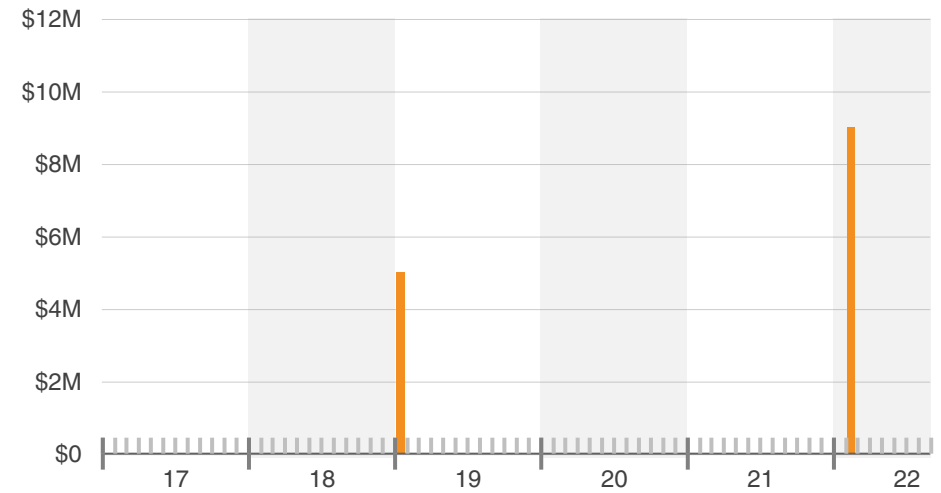


Search Analytics

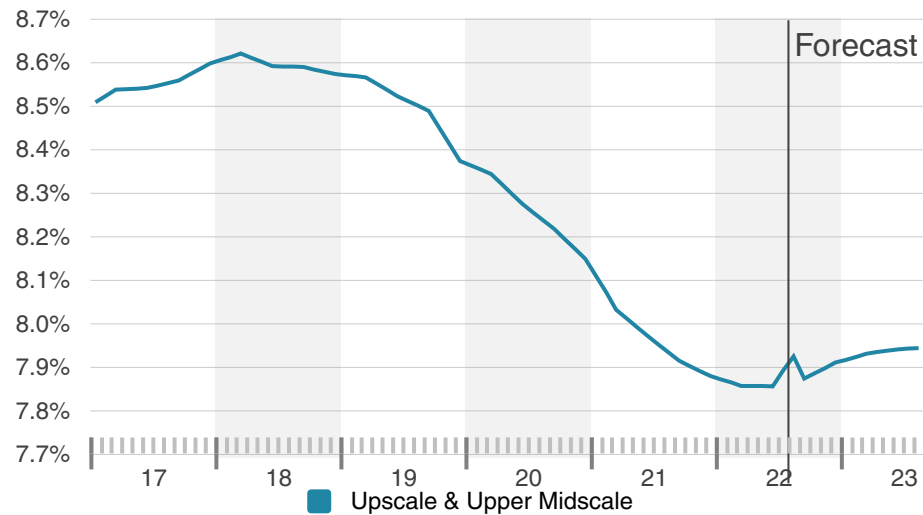
Market Sale Price Per Room



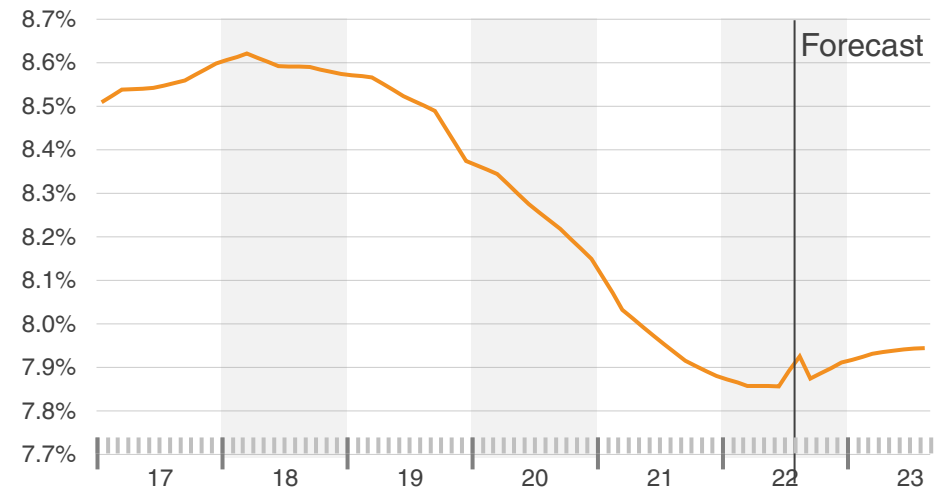
Sales Volume



Market Cap Rate By Class



Market Cap Rate



Search Analytics

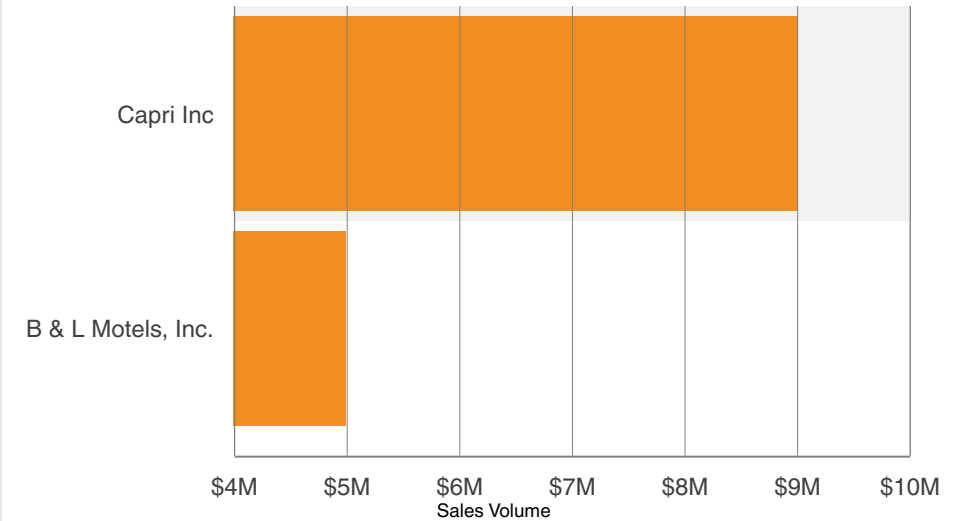
Top Brand Delivered

No Data Available

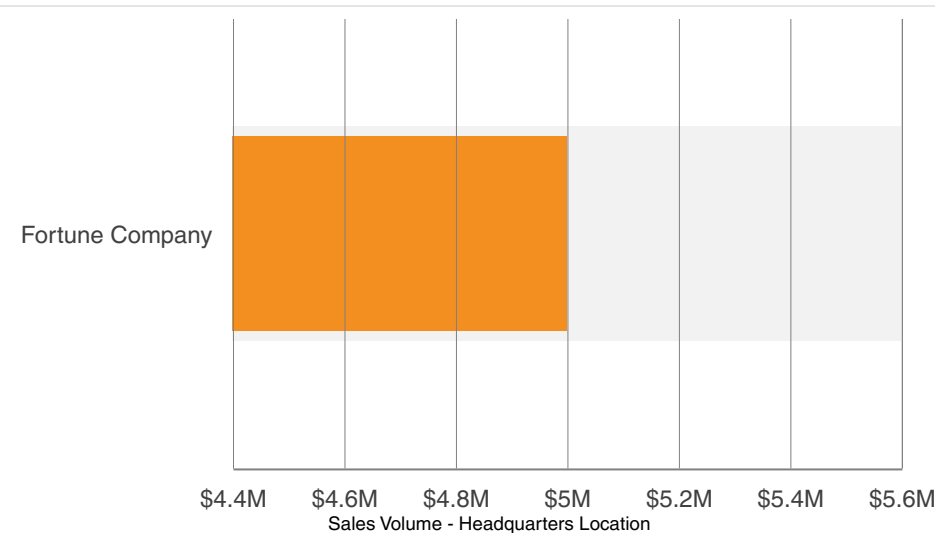


No data available for the current selection

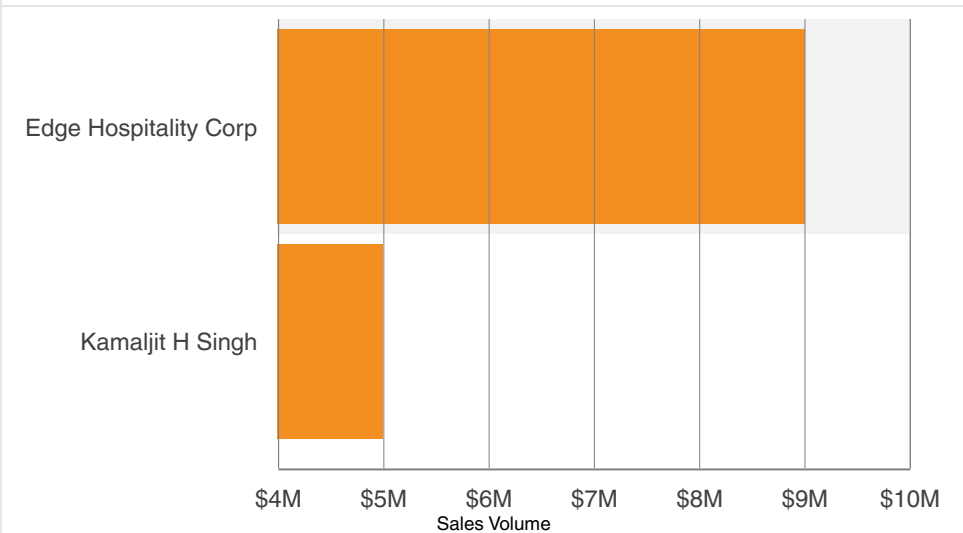
Top Sellers



Top Seller Brokers



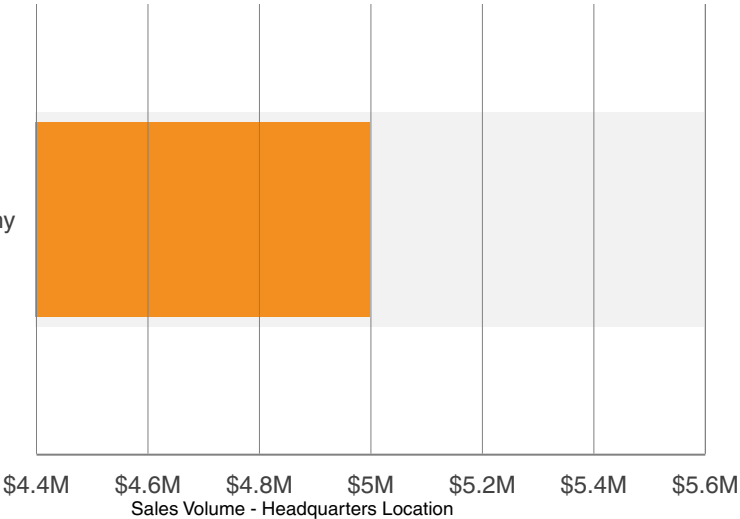
Top Buyers



Search Analytics

Top Buyer Brokers

Fortune Company



Report Criteria

- 6 Properties / 0 Spaces
- 5 mi Radius
- Property Type: Hospitality
- Construction Status: Existing
- Scale: Upscale +1

Regional Industry Overview

For the purposes of this Comprehensive Hotel Market Feasibility Study, Core Distinction Group reviewed Regional/Market/Submarket data to help gain knowledge of the market and surrounding areas. The following information will be analyzed in Regional Industry Overview Data:

-  **Regional Competitive Hotel Properties Data Summary**
-  **Market Overview**
-  **Performance Data**
-  **Past Construction Data**
-  **Under Construction Data**
-  **Sales Data**
-  **Economy Data**
-  **Submarket Data**



Regional Competitive Hotel Properties Data Summary

Washington State Area Hospitality

Regional Submarket Competitive Set Performance			
Time Frame	Occupancy	Average Daily Rate	Revenue Per Available Room
YTD	60.1%	\$132.55	\$79.67
3 Month Average	71.7%	\$148.58	\$106.50
12 Month Average	57.8%	\$128.77	\$74.42
Source: CoStar/STR Core Distinction Group, LLC			

Regional Submarket Performance by Class (Running 12 Months)			
Time Frame	Occupancy	Average Daily Rate	Revenue Per Available Room
Upscale & Upper Midscale	63.1%	\$150.07	\$94.69
Midscale & Economy	55.0%	\$103.29	\$56.78
Source: CoStar/STR Core Distinction Group, LLC			



Overview

Washington State Area Hospitality

12 Mo Occupancy

57.8%

12 Mo ADR

\$128.77

12 Mo RevPAR

\$74.42

12 Mo Supply

6.1M

12 Mo Demand

3.5M

Washington State Area is a large hotel submarket, and has about 17,000 rooms spread across some 320 properties. That adds up to about a third of the Washington State market's hotel inventory. Washington State Area is characterized by very small hotels, with an average property size of 52 rooms. That's even lower than the 67-room-per-building market average, and both are well below the national norm of about 90 rooms per building.

The submarket's inventory skews towards cost-efficient lodging: Over half of the rooms here are Economy or Midscale. The broader Washington State market likewise has a high proportion of Economy and Midscale rooms relative to the typical U.S. hotel market.

The COVID-19 pandemic had a profound impact on the entire U.S. hospitality sector, and the Washington State Area hotel submarket was no exception to this trend. At worst, occupancies dropped to a monthly rate of 25.6% in April of 2020. While occupancies have started to recover, room demand is down by 0.6% as of August,

when compared to the same month the prior year.

Twelve-month RevPAR in the Washington State Area hotel submarket was up sharply as of August, climbing at a 21.4% year-over-year rate. In the Washington State market, RevPAR increased at an even stronger rate of 30.5% over the same timeframe.

There are about 260 rooms spread between three projects underway in the Washington State Area submarket, representing a 1.5% expansion of the existing inventory. This extends a stretch of new development in the submarket, which saw 9 projects containing around 620 rooms deliver in the past three years. That development was partially offset by a number of demolitions, which took around 160 rooms off line over the same timeframe.

Washington State Area recorded about 26 hotel trades over the past year—well above the norm in what is already one of the more actively traded US hotel submarkets.

KEY INDICATORS

Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	980	54.5%	\$238.29	\$129.89	18	0
Upscale & Upper Midscale	5,917	63.1%	\$150.07	\$94.69	76	160
Midscale & Economy	9,812	55.0%	\$103.29	\$56.78	0	95
Total	16,709	57.8%	\$128.77	\$74.42	94	255

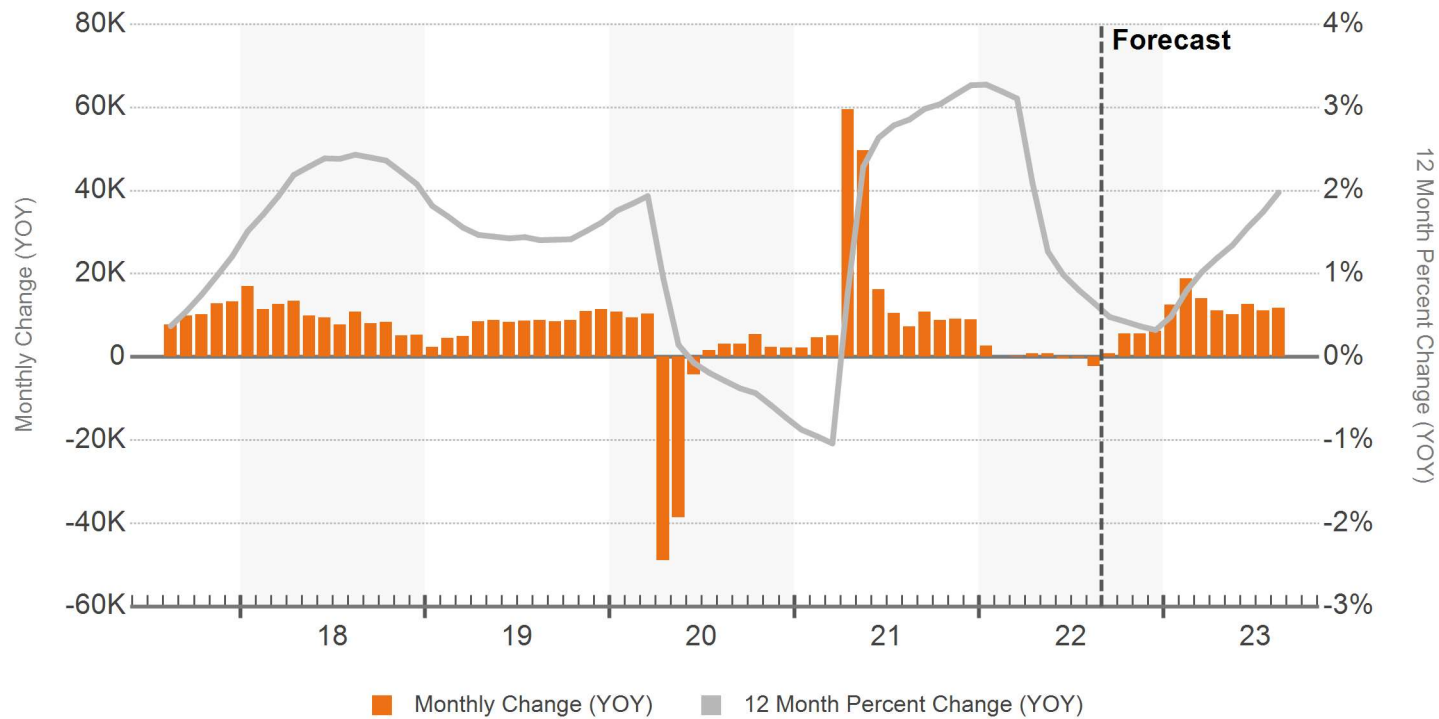
Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	72.9%	71.7%	60.1%	57.8%	54.9%	60.4%
Occupancy Change	-0.2%	-0.5%	3.1%	6.2%	-0.1%	0.9%
ADR	\$152.47	\$148.58	\$132.55	\$128.77	\$113.56	\$136.94
ADR Change	10.3%	11.1%	12.3%	14.3%	3.8%	1.8%
RevPAR	\$111.21	\$106.50	\$79.67	\$74.42	\$62.40	\$82.67
RevPAR Change	10.1%	10.5%	15.8%	21.4%	3.7%	2.7%



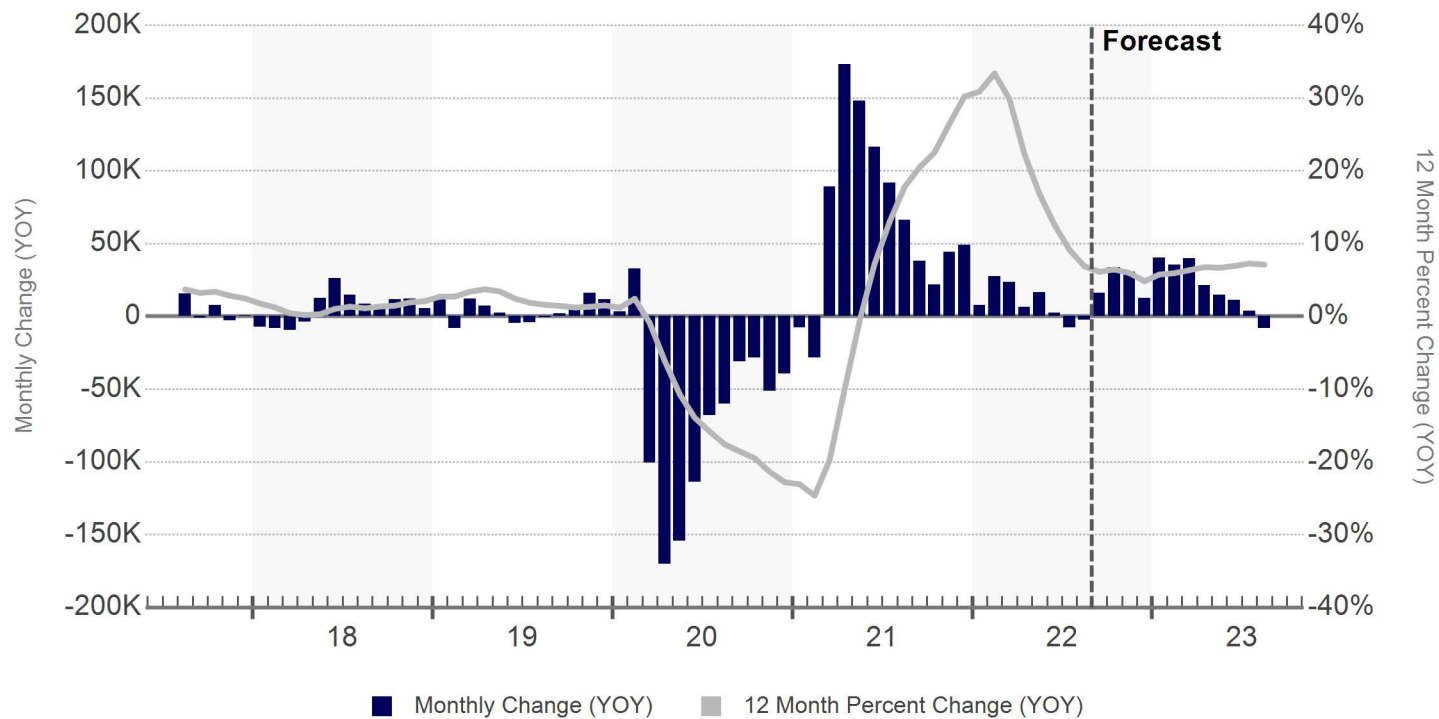
Performance

Washington State Area Hospitality

SUPPLY CHANGE



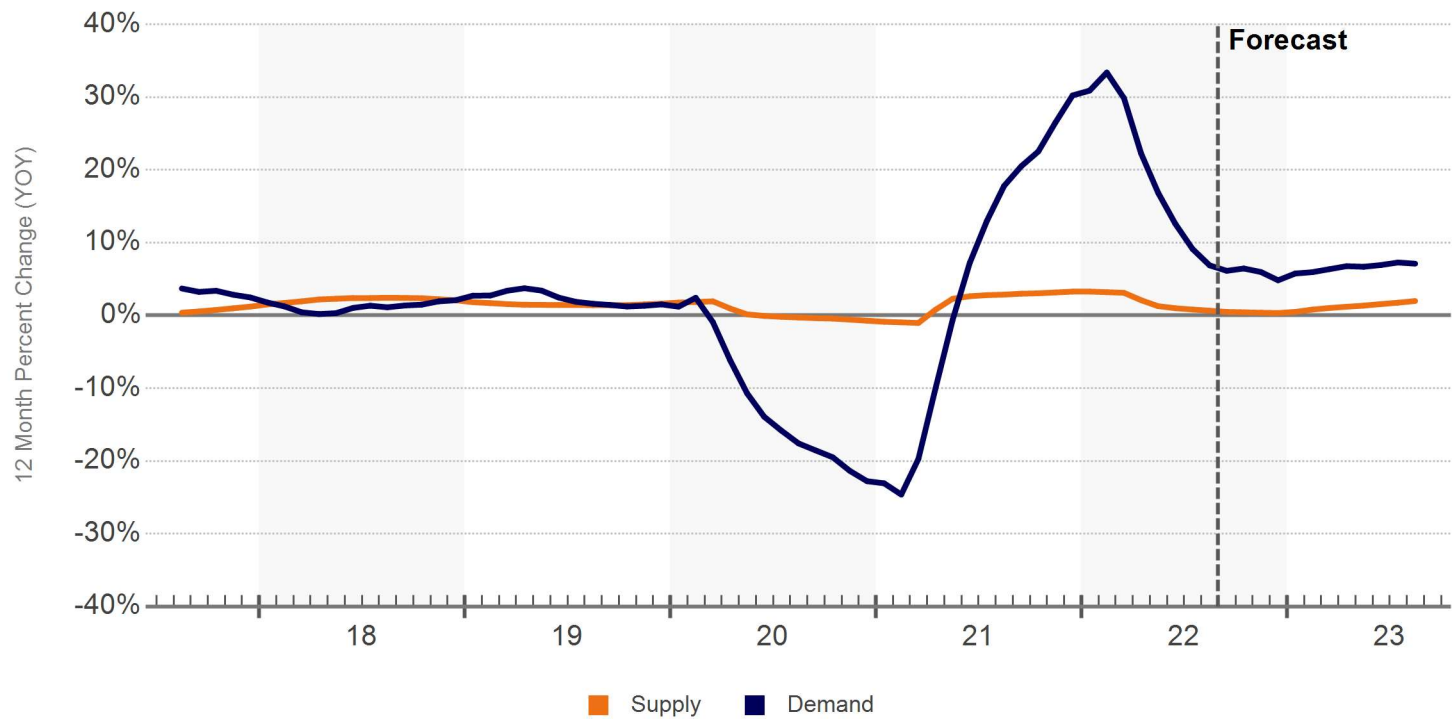
DEMAND CHANGE



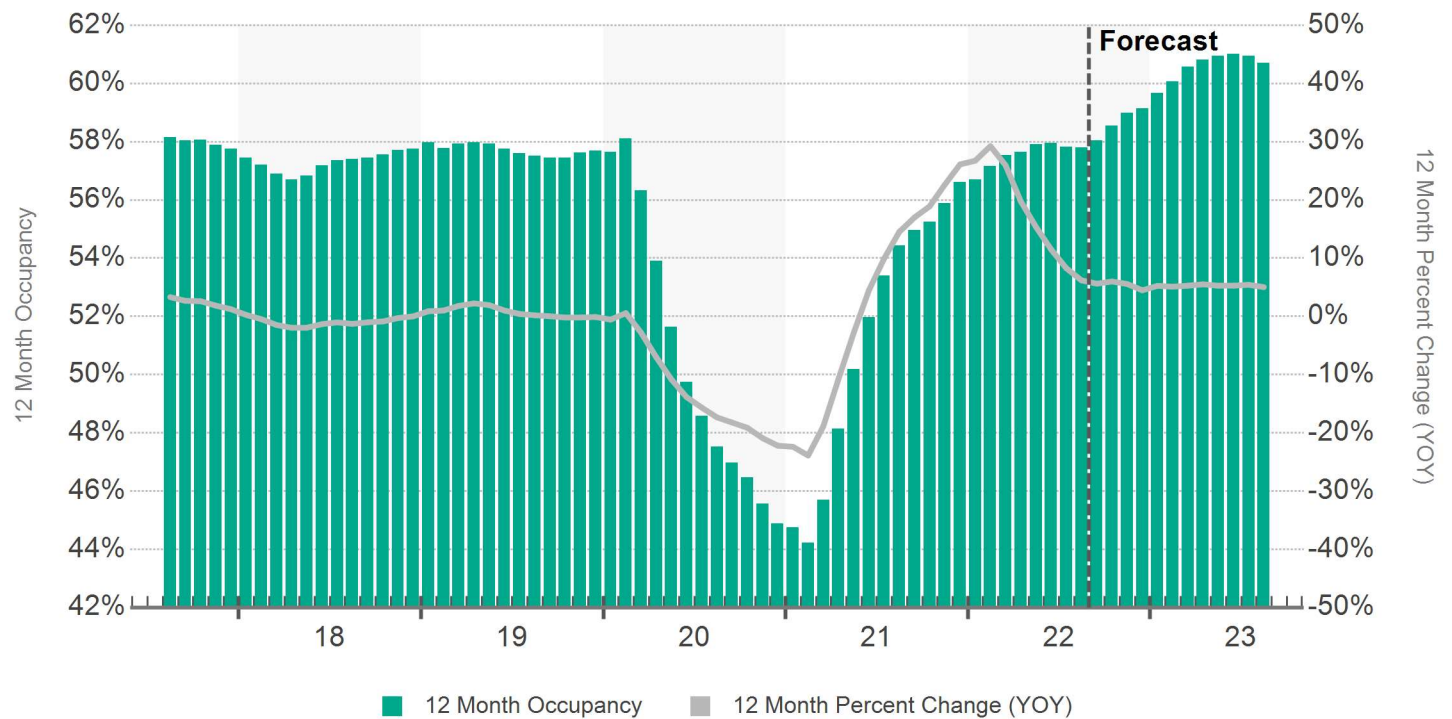
Performance

Washington State Area Hospitality

SUPPLY & DEMAND CHANGE



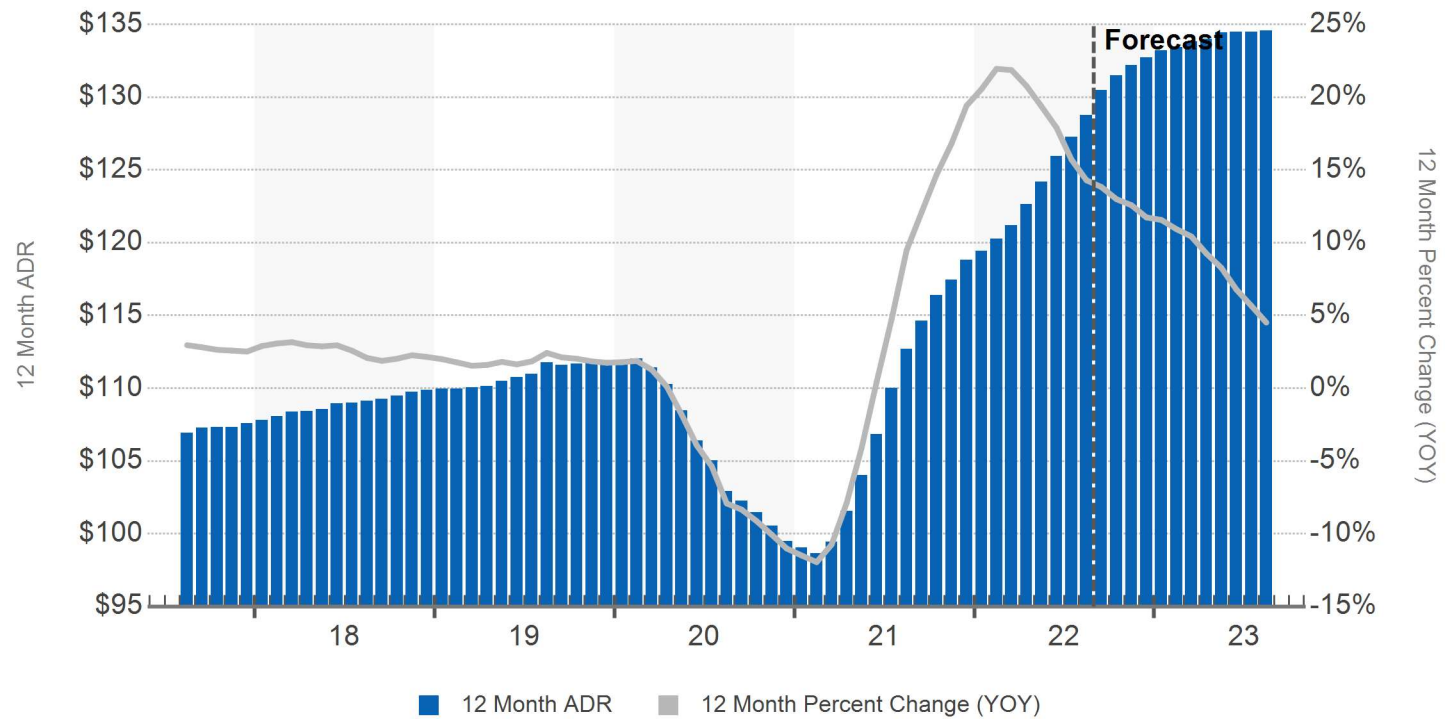
OCCUPANCY



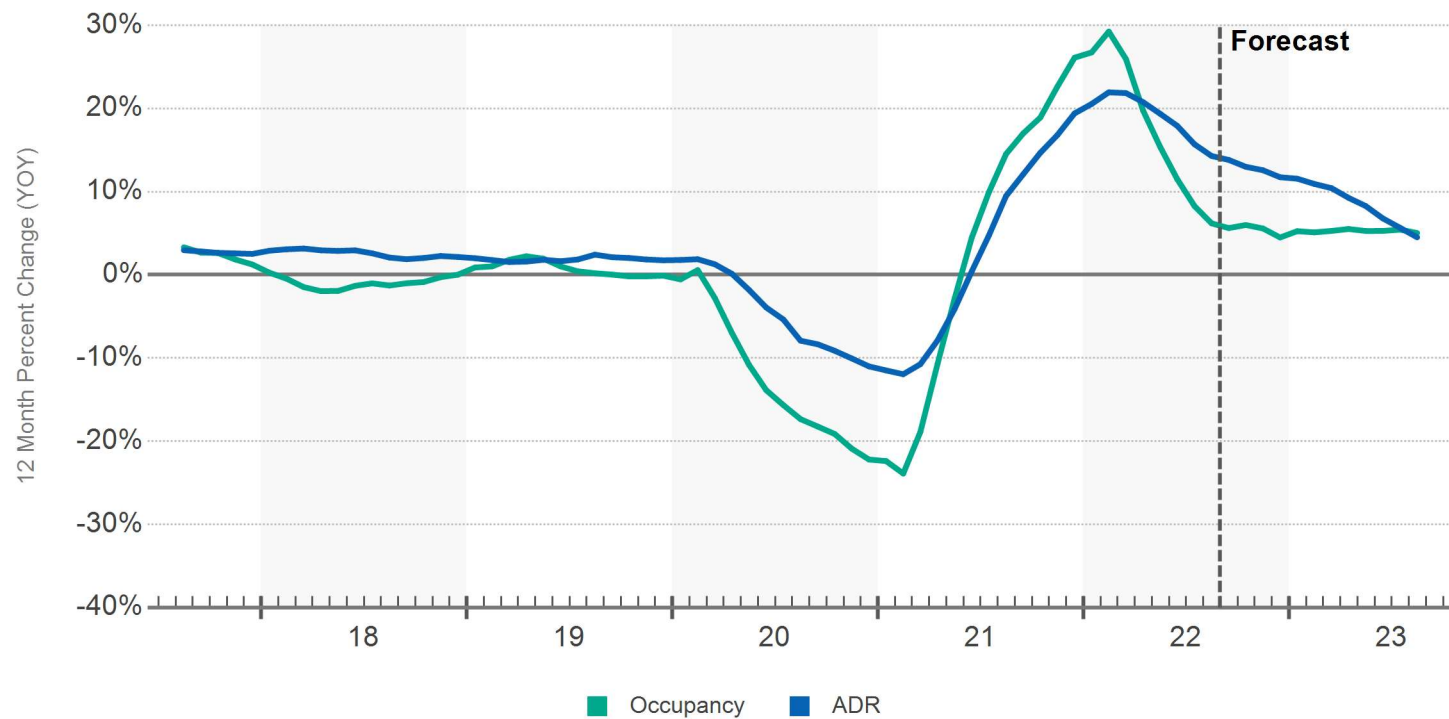
Performance

Washington State Area Hospitality

ADR



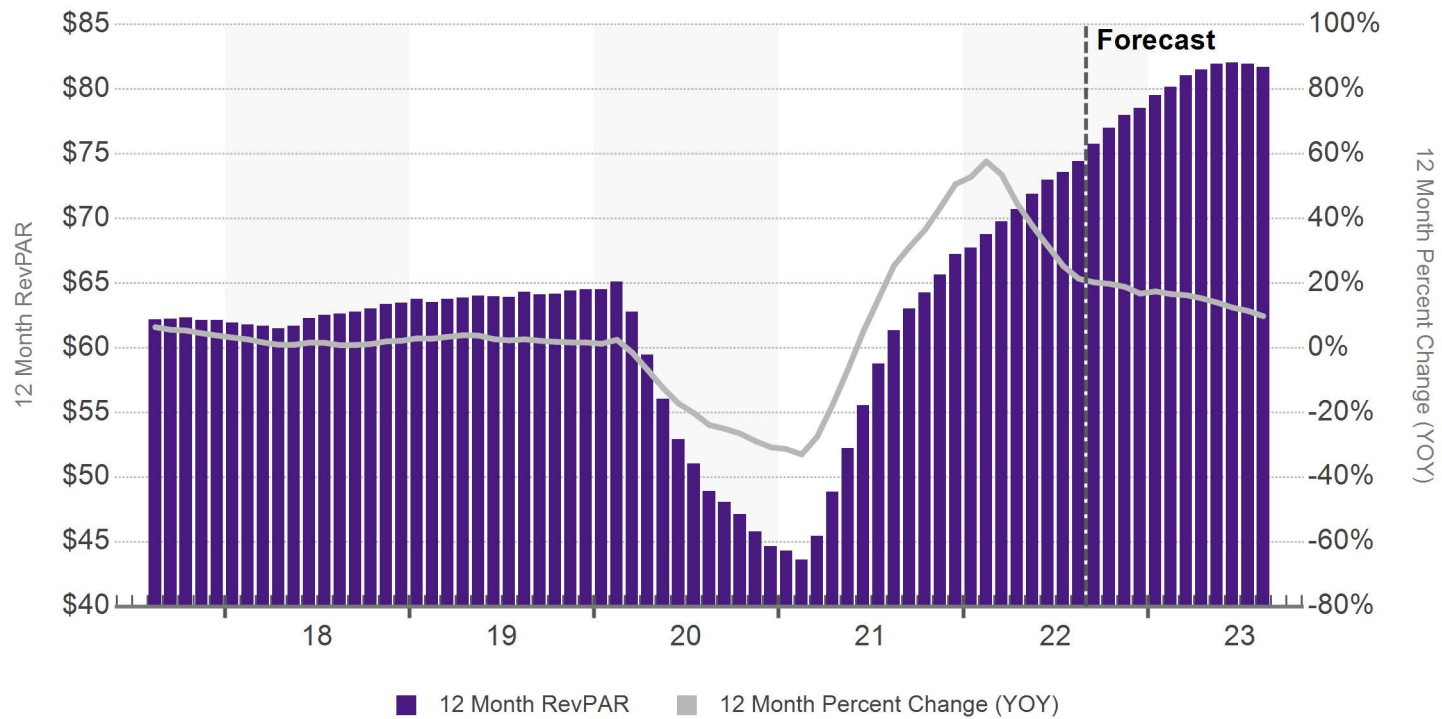
OCCUPANCY & ADR CHANGE



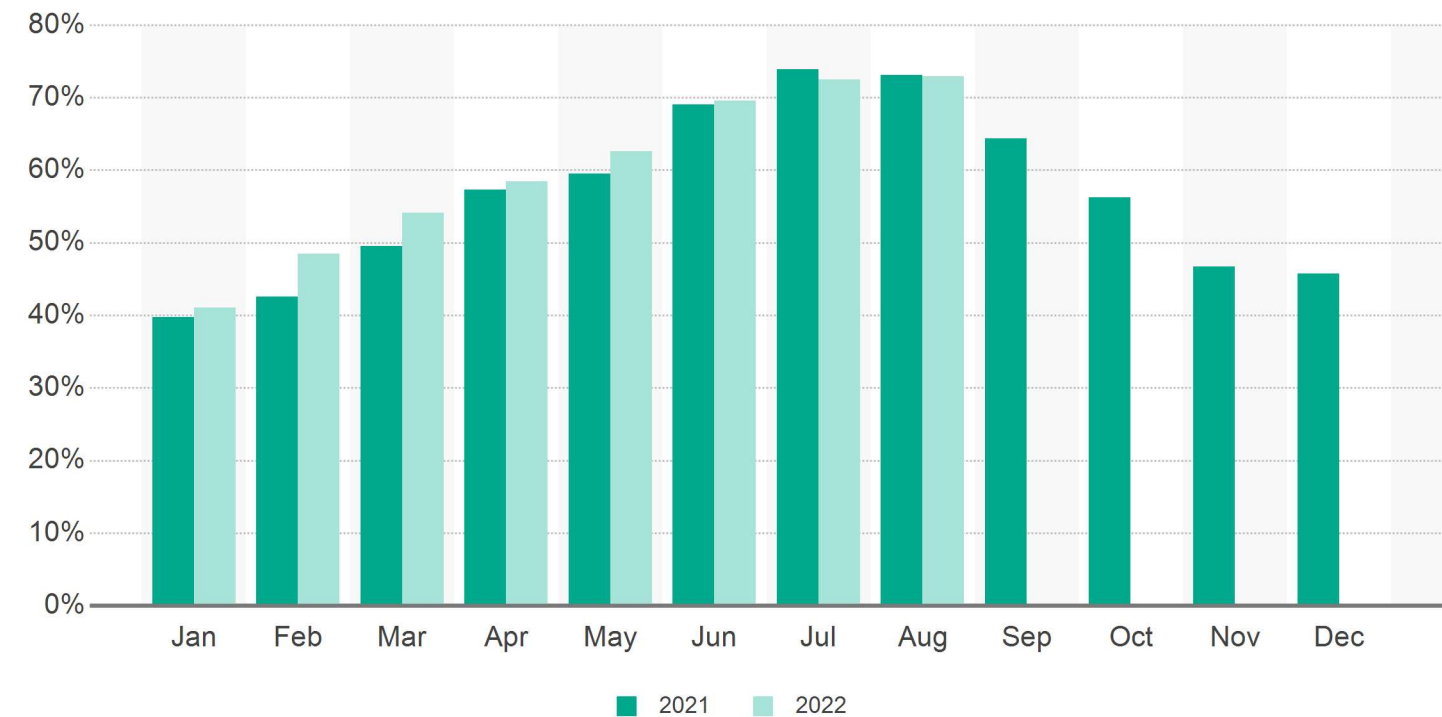
Performance

Washington State Area Hospitality

REVPAR



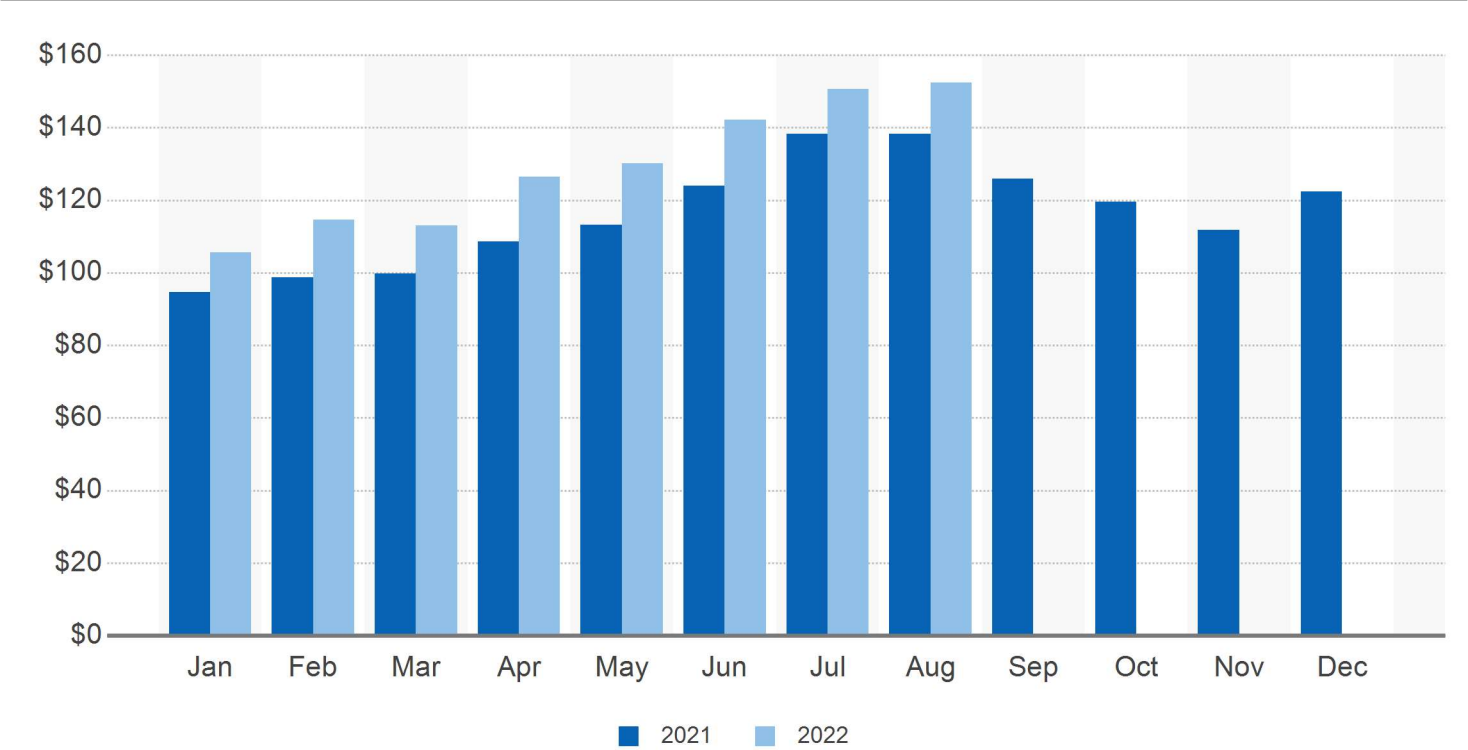
OCCUPANCY MONTHLY



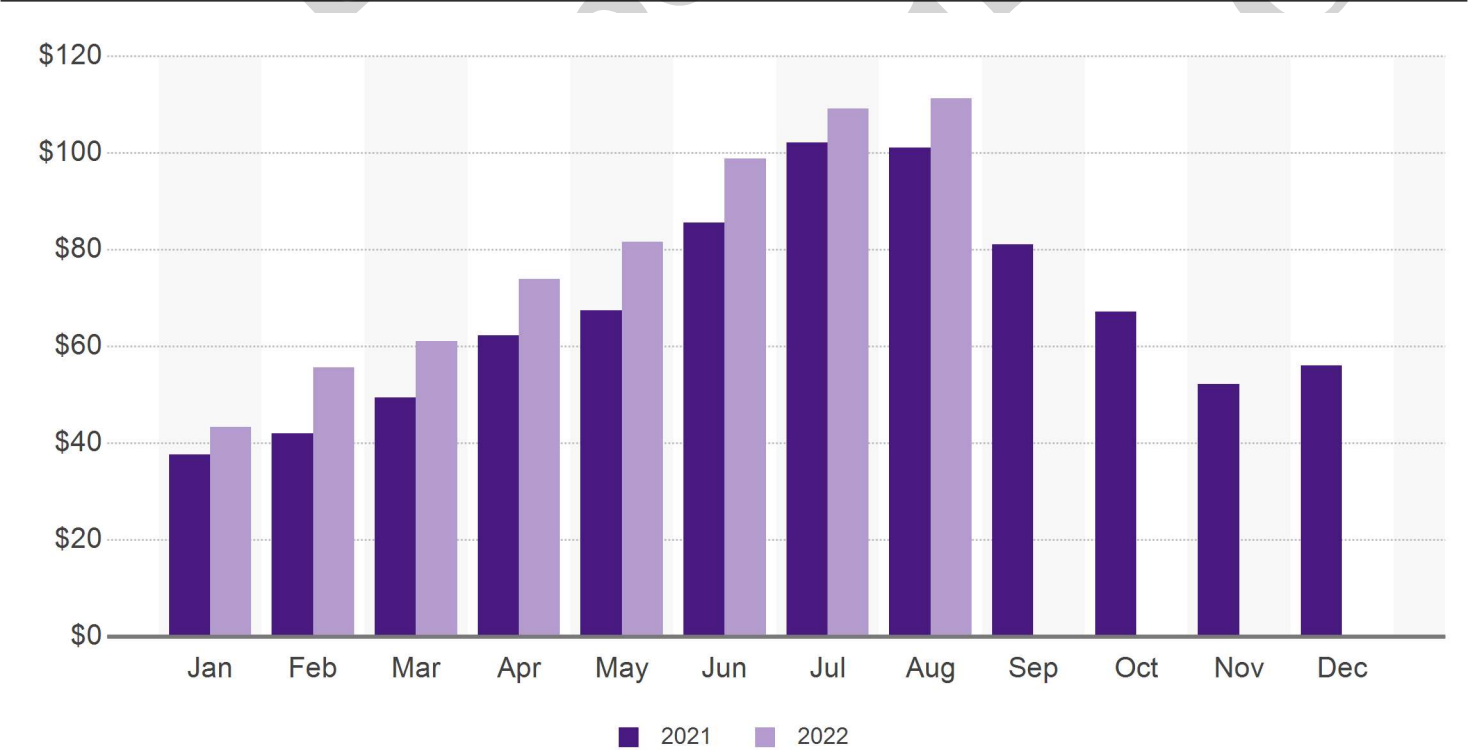
Performance

Washington State Area Hospitality

ADR MONTHLY



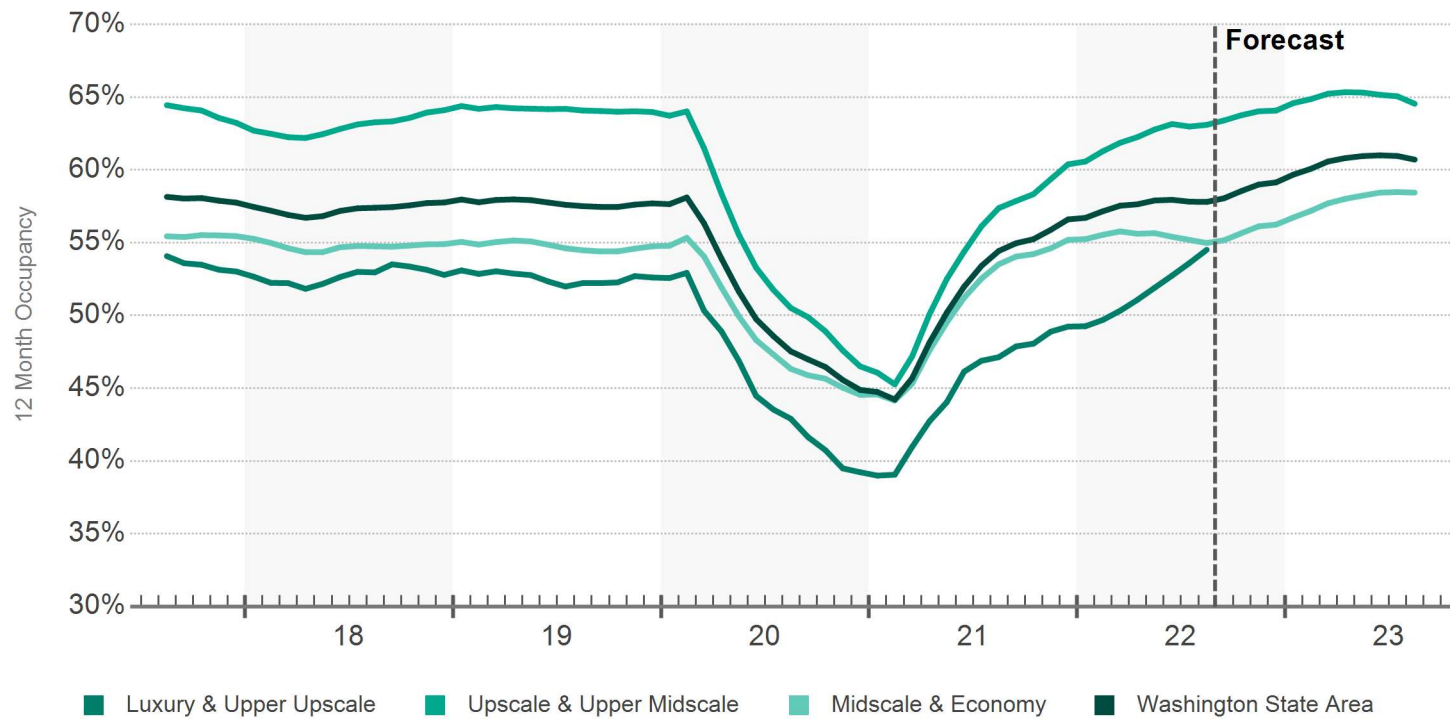
REVPAR MONTHLY



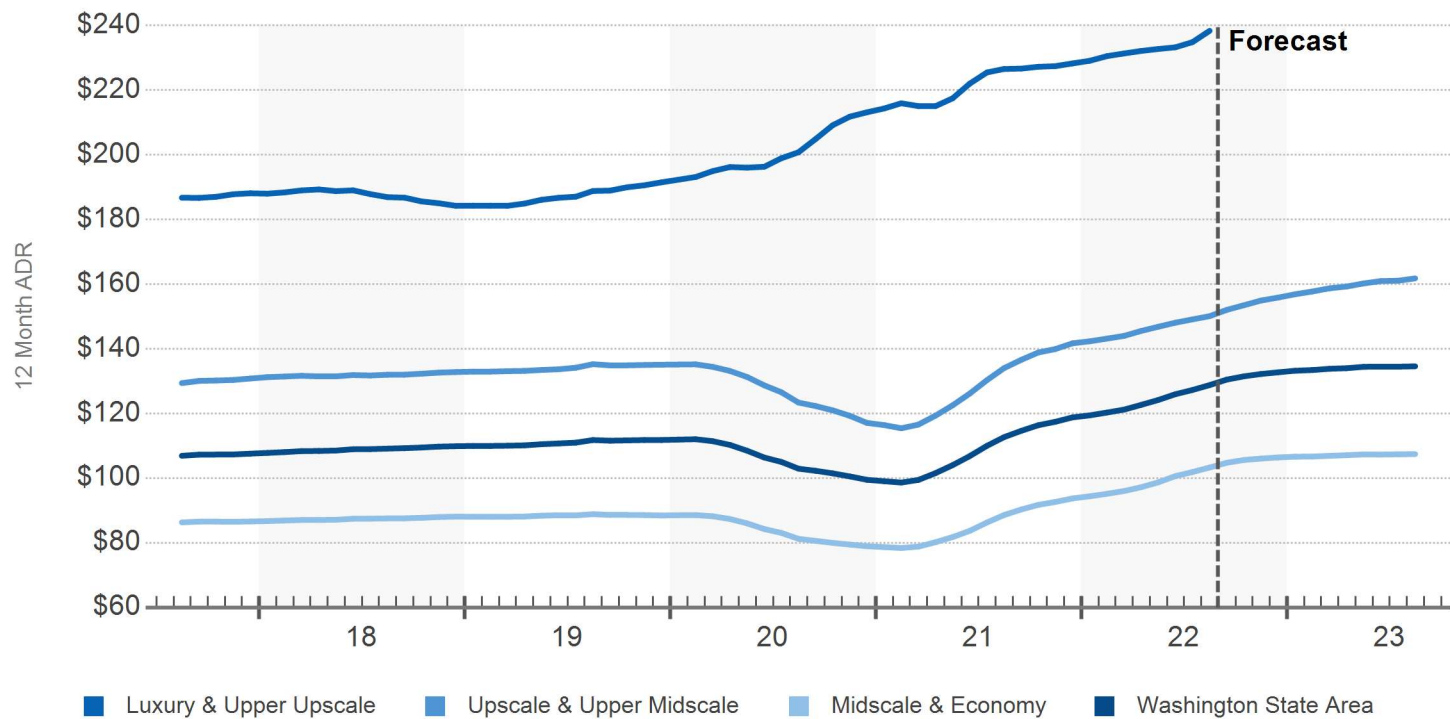
Performance

Washington State Area Hospitality

OCCUPANCY BY CLASS



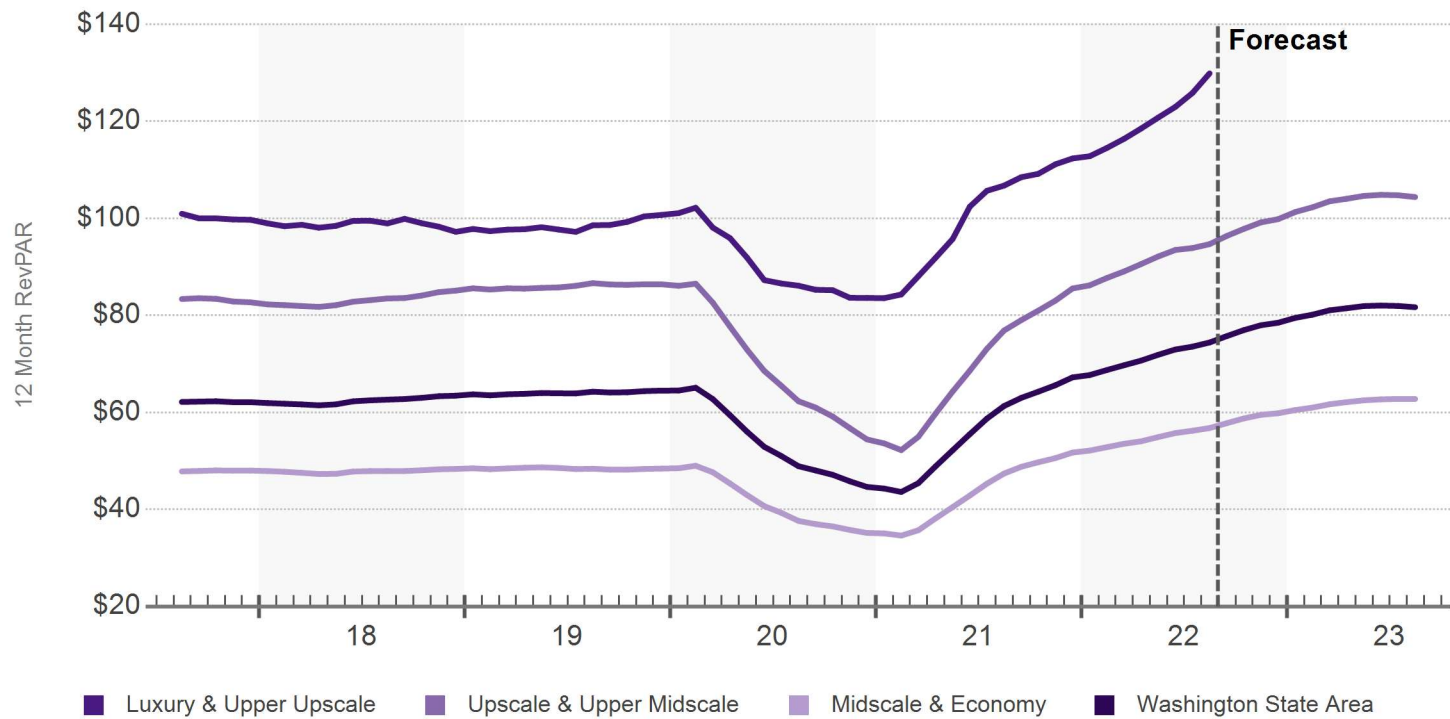
ADR BY CLASS



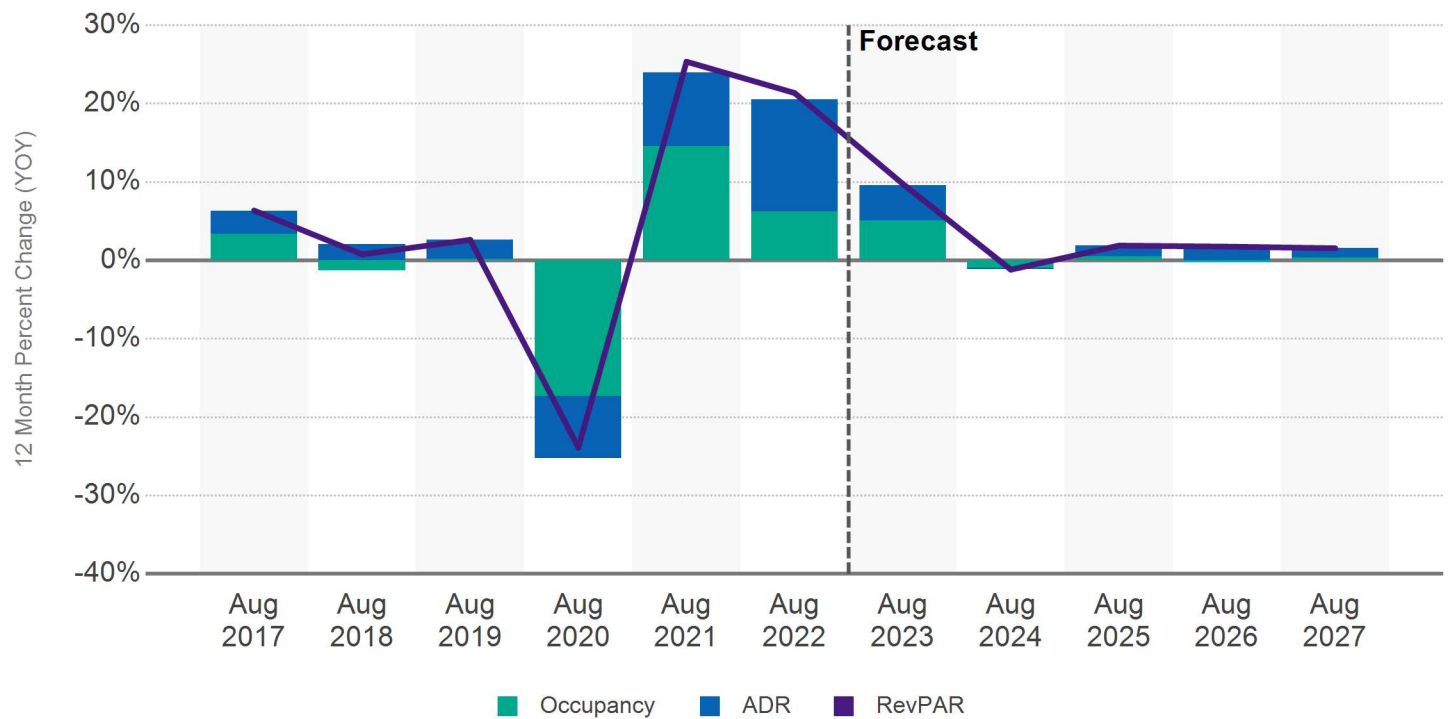
Performance

Washington State Area Hospitality

REVPAR BY CLASS



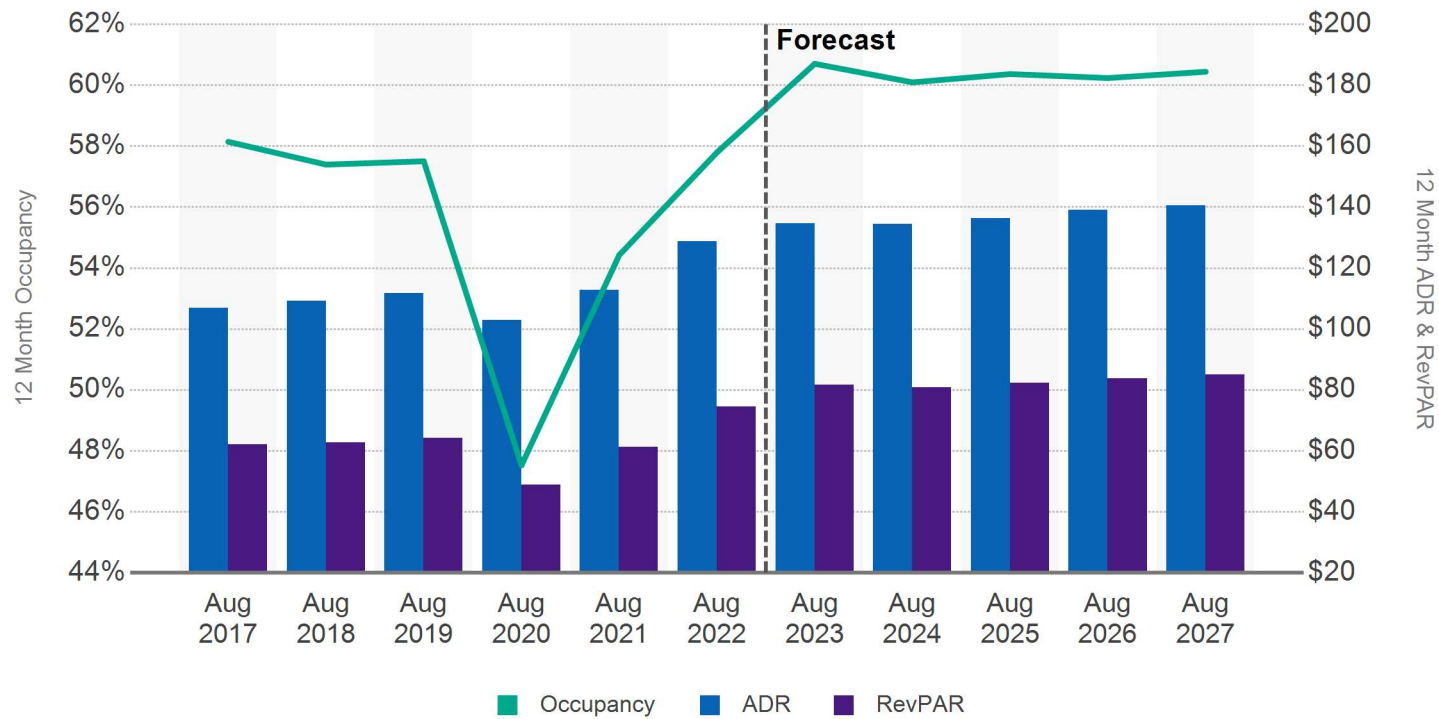
REVPAR GROWTH COMPOSITION



Performance

Washington State Area Hospitality

OCCUPANCY, ADR & REVPAR



Property
Core Distinction
Group, LLC

Performance

Washington State Area Hospitality

FULL-SERVICE HOTELS PROFITABILITY (ANNUAL)

Market	% of Revenues	2021		2020-2021 % Change	
		PAR	POR	PAR	POR
Revenue					
Rooms	-	-	-	-	-
Food	-	-	-	-	-
Beverage	-	-	-	-	-
Other F&B	-	-	-	-	-
Other Departments	-	-	-	-	-
Miscellaneous Income	-	-	-	-	-
Total Revenue	-	-	-	-	-
Operating Expenses					
Rooms	-	-	-	-	-
Food & Beverage	-	-	-	-	-
Other Departments	-	-	-	-	-
Administrative & General	-	-	-	-	-
Information & Telecommunication Systems	-	-	-	-	-
Sales & Marketing	-	-	-	-	-
Property Operations & Maintenance	-	-	-	-	-
Utilities	-	-	-	-	-
Gross Operating Profit	-	-	-	-	-
Management Fees	-	-	-	-	-
Rent	-	-	-	-	-
Property Taxes	-	-	-	-	-
Insurance	-	-	-	-	-
EBITDA	-	-	-	-	-
Total Labor Costs	-	-	-	-	-

(1) For Annual P&L, the current year exchange rate is used for each year going back in time. This current year exchange rate is the average of all 12 monthly rates for that year.

(2) Percentage of Revenues for departmental expenses (Rooms, Food & Beverage, and Other Departments) are based on their respective departmental revenues. All other expense percentages are based on Total Revenue.

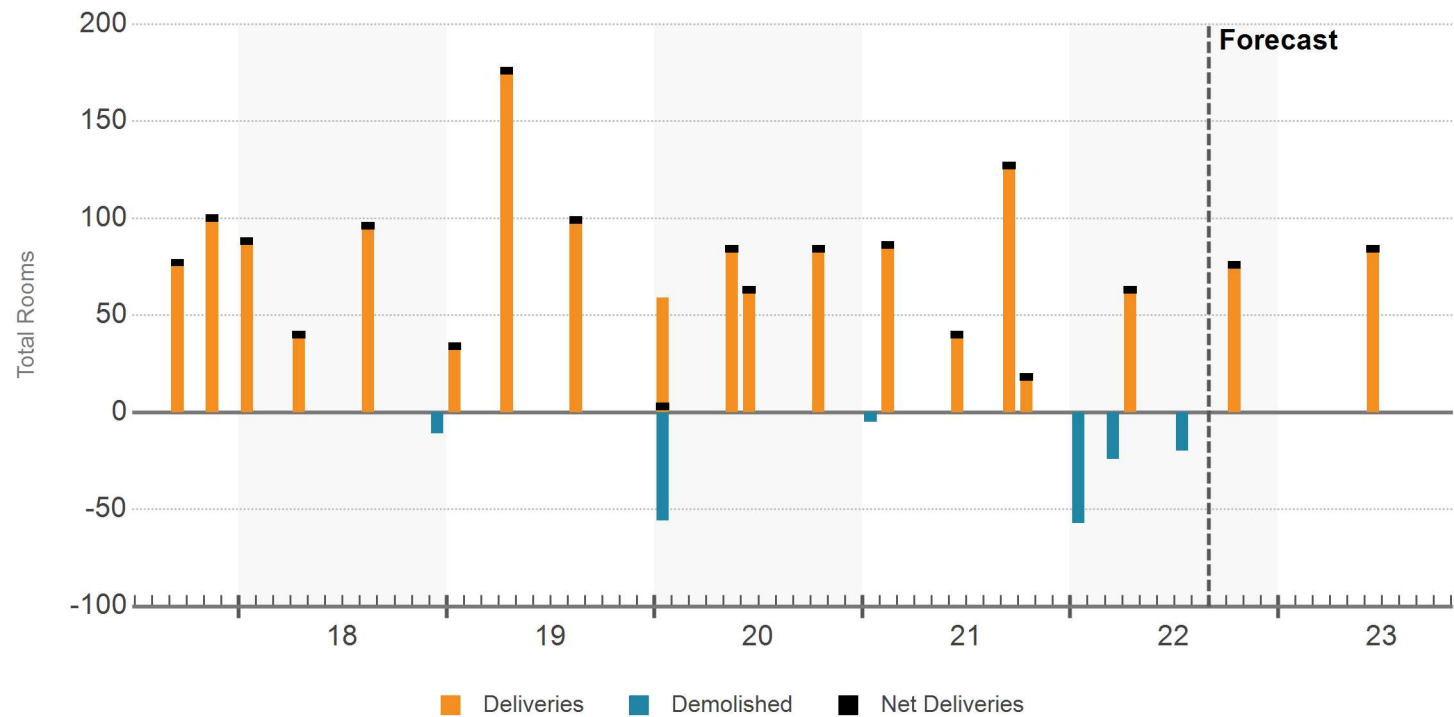
(3) Labor costs are already included in the operating expenses above. Amounts shown in Total Labor Costs are for additional detail only.



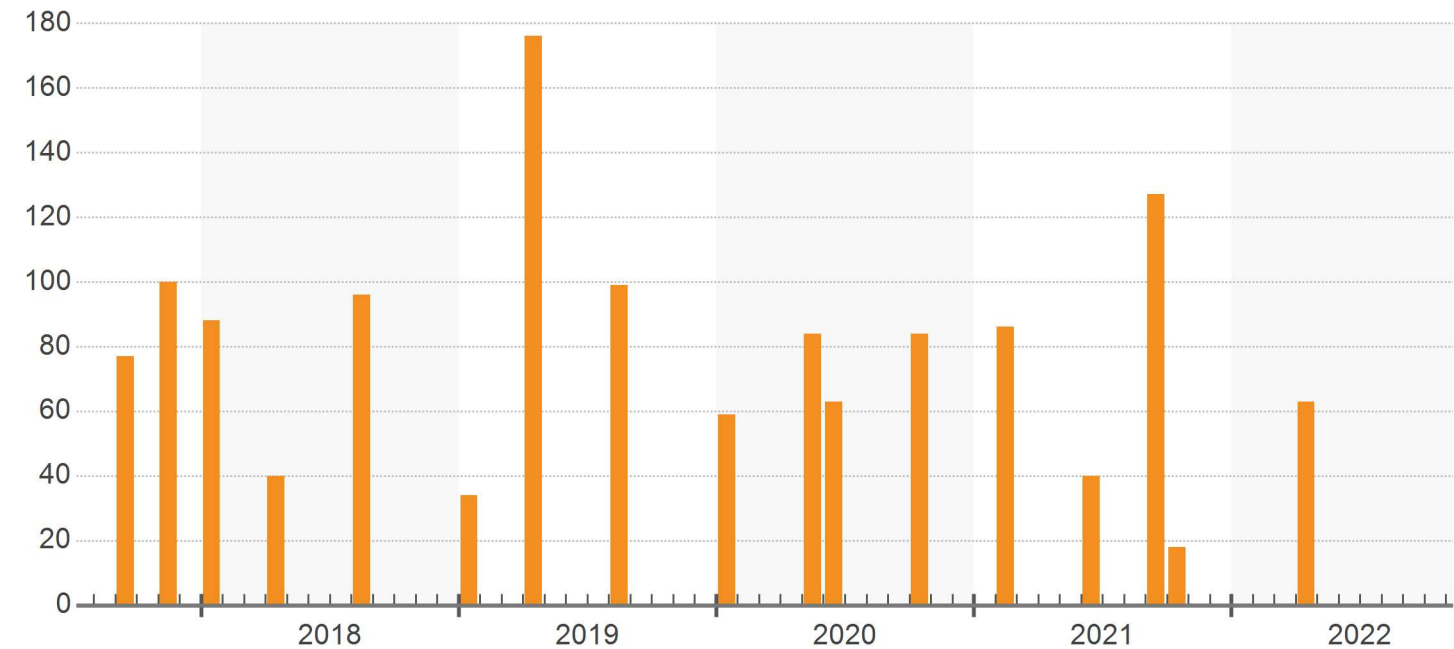
Construction

Washington State Area Hospitality

DELIVERIES & DEMOLITIONS



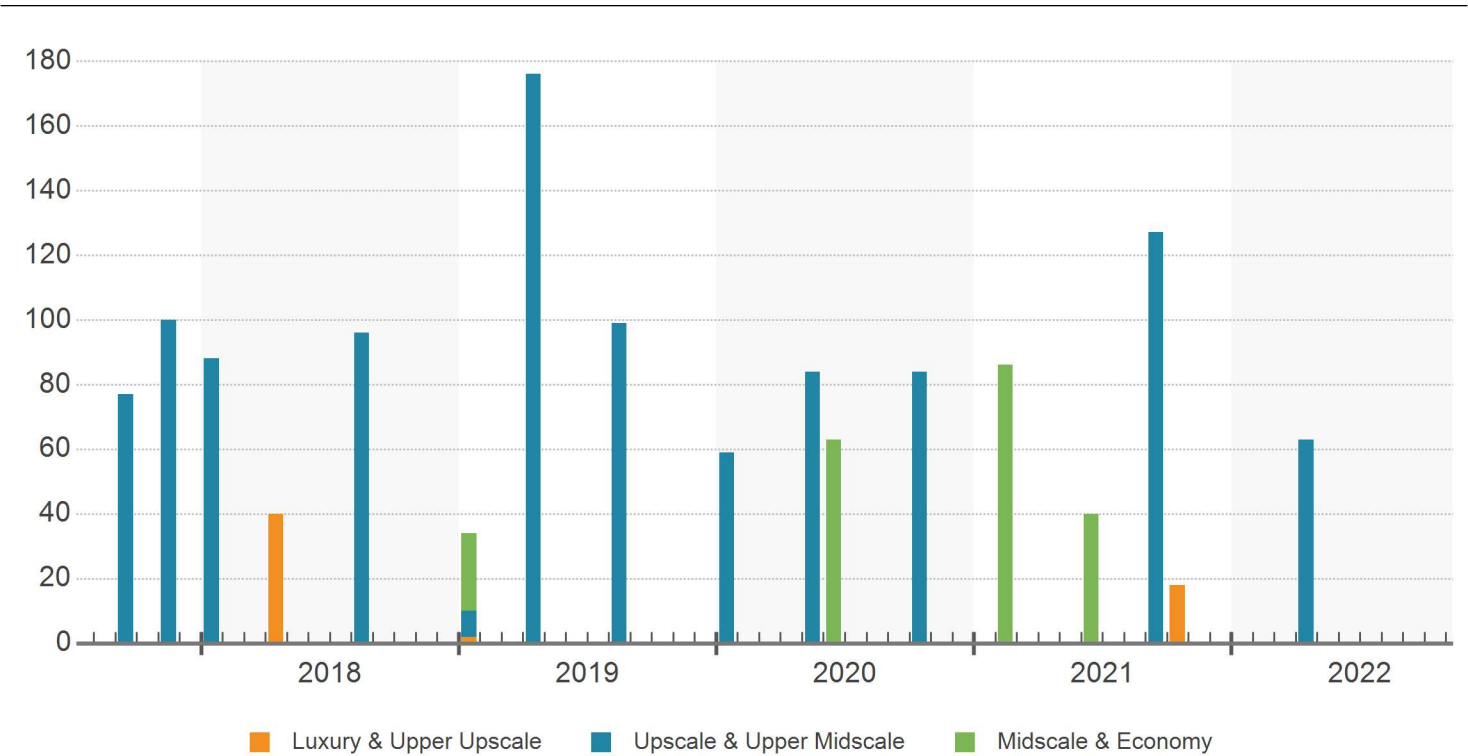
ROOMS DELIVERED



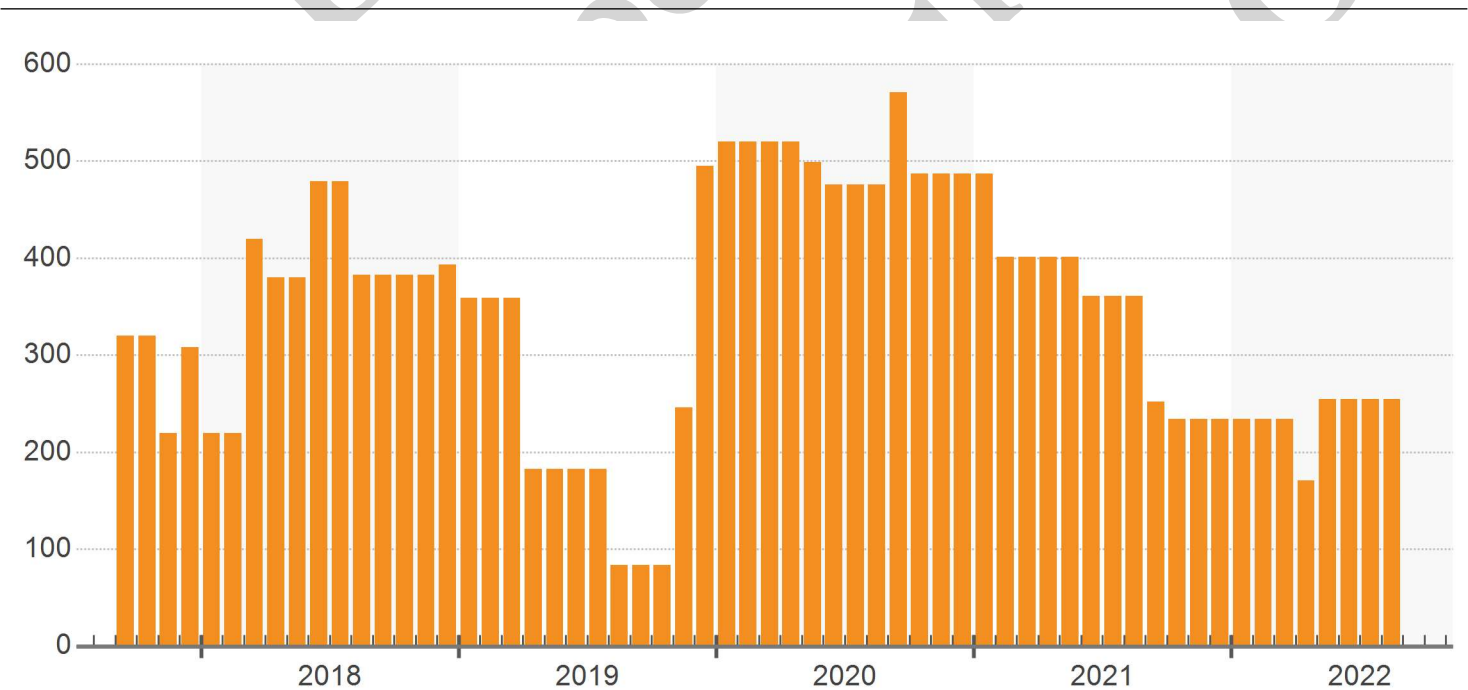
Construction

Washington State Area Hospitality

ROOMS DELIVERED BY CLASS



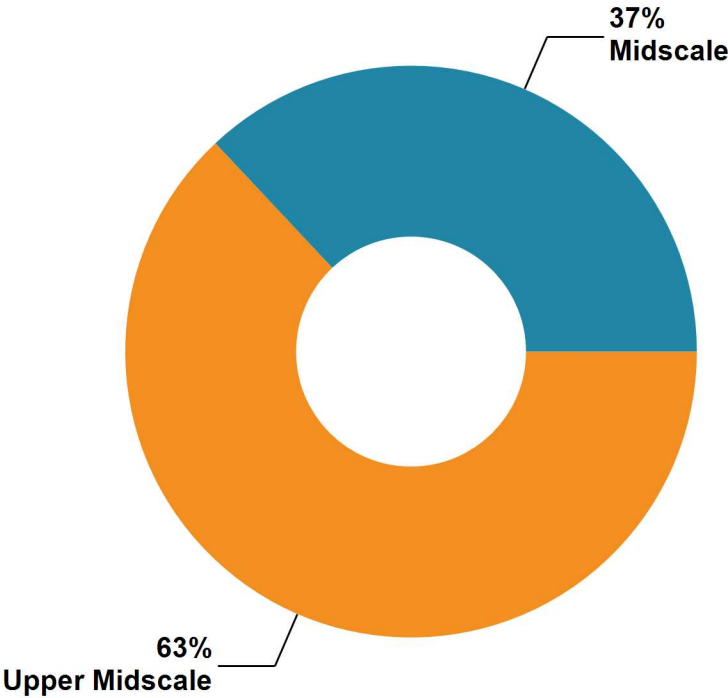
ROOMS UNDER CONSTRUCTION



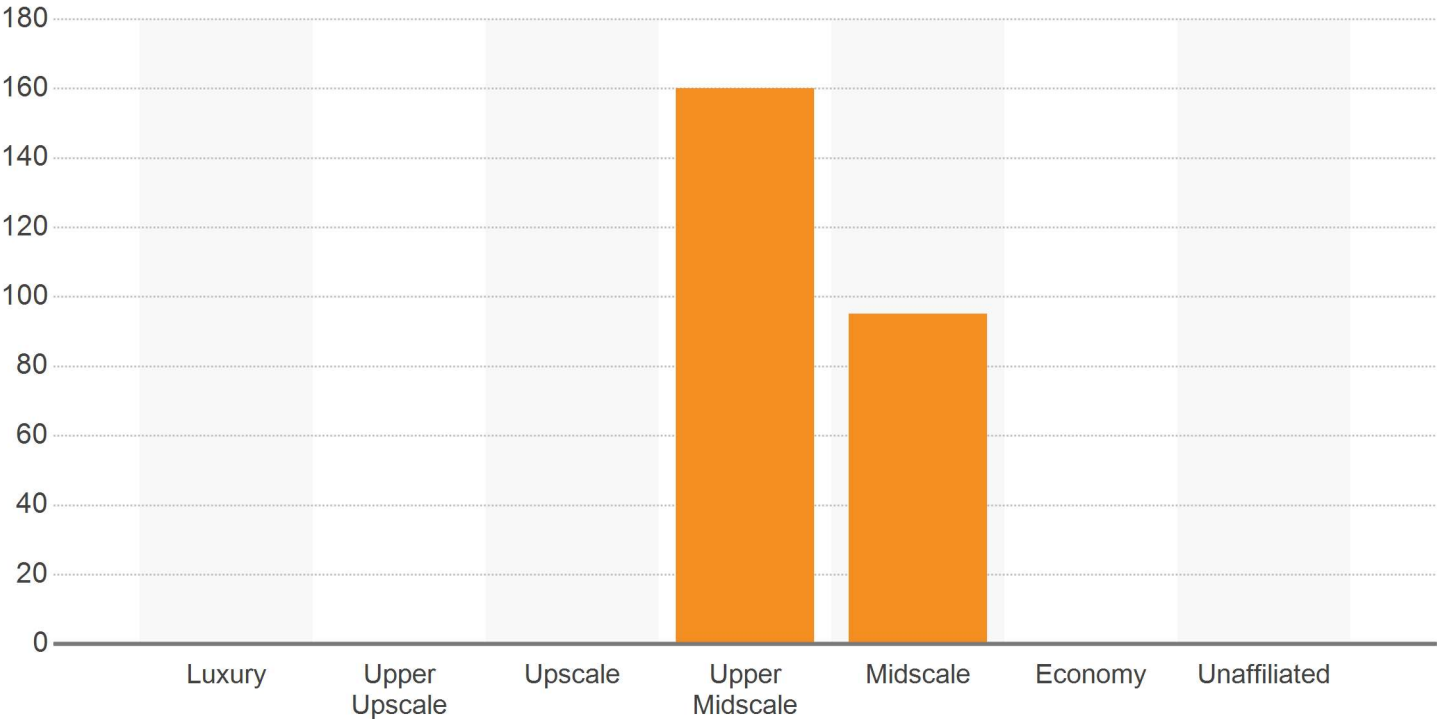
Construction

Washington State Area Hospitality

TOTAL ROOMS UNDER CONSTRUCTION BY SCALE



ROOMS UNDER CONSTRUCTION BY SCALE



Under Construction Properties

Washington State Area Hospitality

Properties

Rooms

Percent of Inventory

Average Rooms

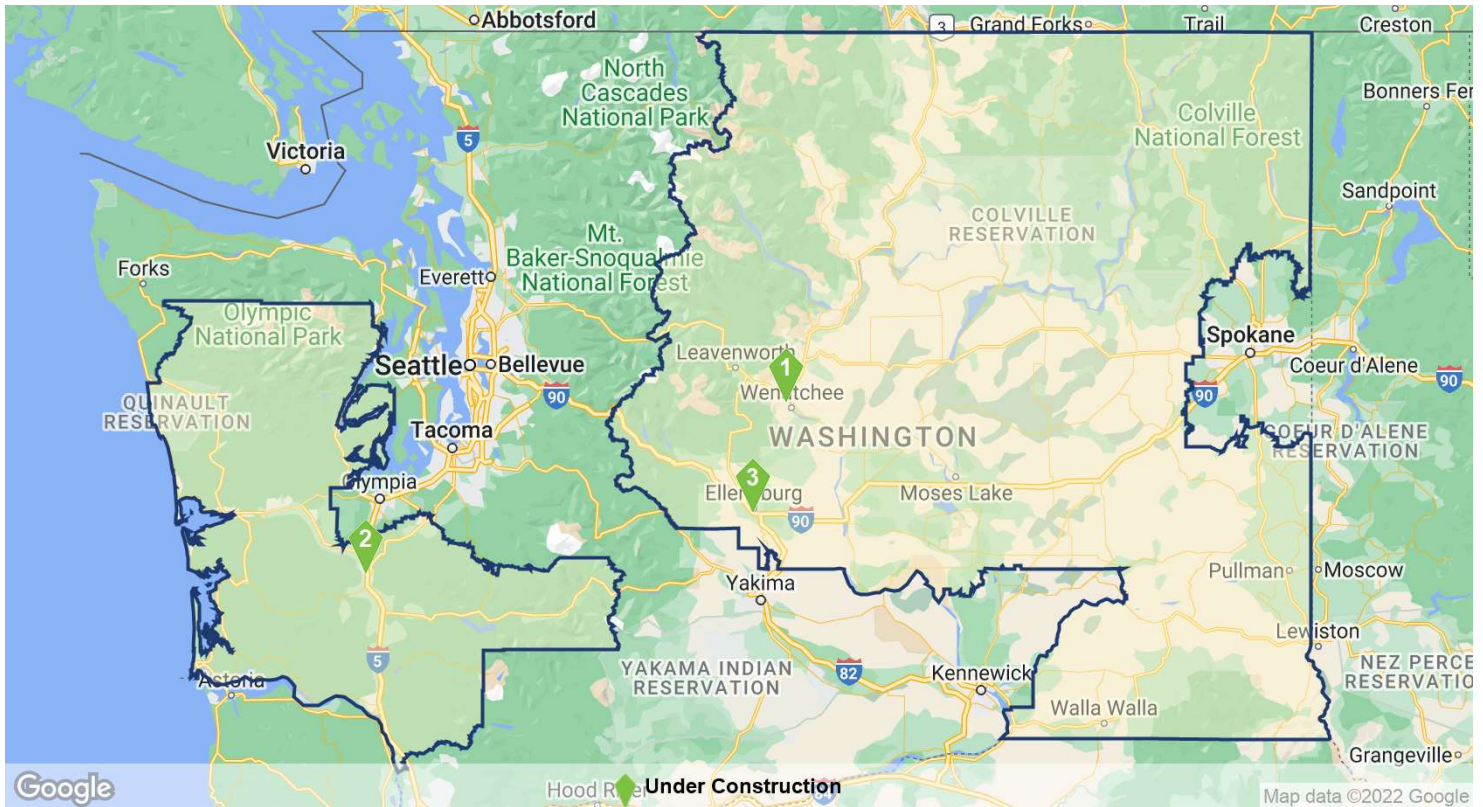
3

255

1.5%

85

UNDER CONSTRUCTION PROPERTIES



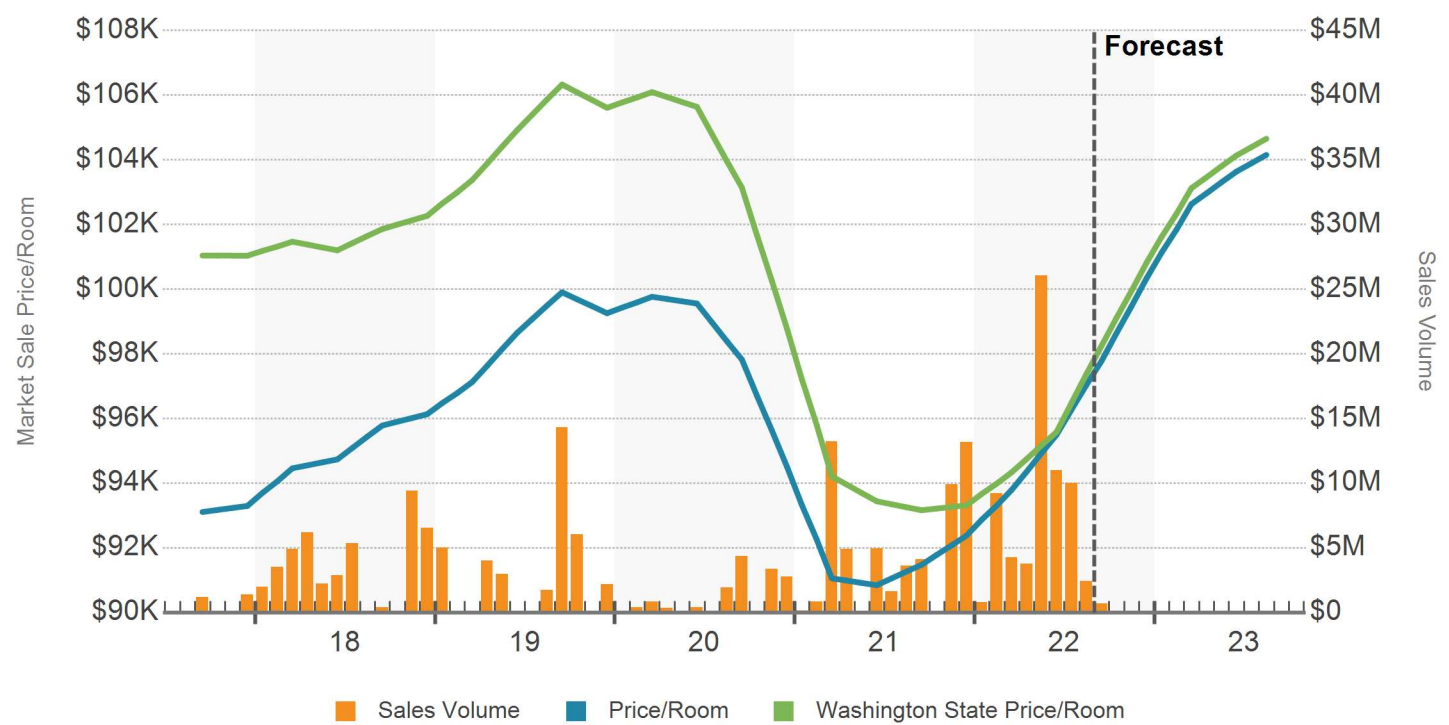
UNDER CONSTRUCTION

	Property Name/Address	Class	Rooms	Stories	Start	Complete	Brand/Developer
1	avid hotel Wenatchee 1640 N Wenatchee Ave	Midscale	95	5	Sep 2020	Sep 2022	Avid
2	La Quinta Inns & Suites Centralia 1225 Mellen St	Upper Midscale	84	4	May 2022	Jun 2023	La Quinta Inns & Suites Nicholson Development Prope...
3	TownePlace Suites Ellensburg 1709 Opportunity St	Upper Midscale	76	1	Nov 2019	Oct 2022	TownePlace Suites Hogback B C LLC

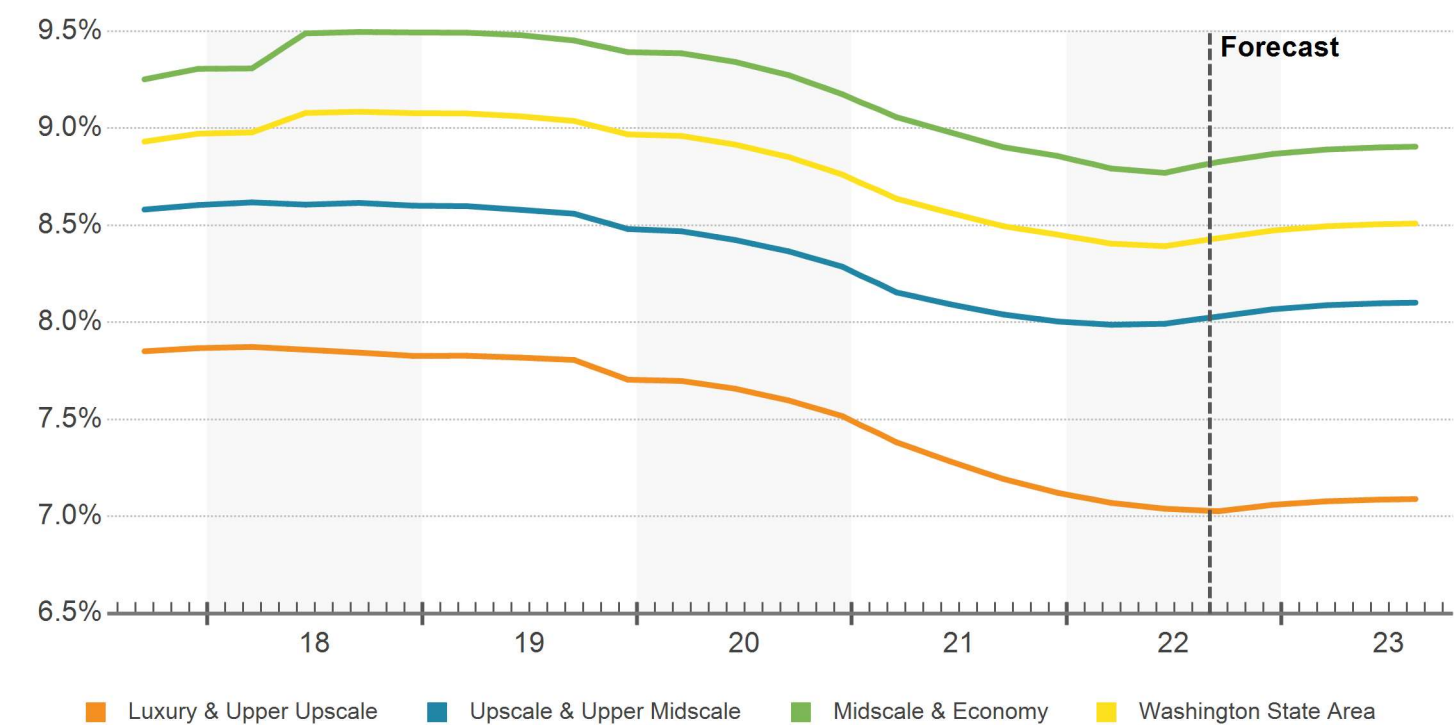
Sales

Washington State Area Hospitality

SALES VOLUME & MARKET SALE PRICE PER ROOM



MARKET CAP RATE



Sales Past 12 Months

Washington State Area Hospitality

Sale Comparables

Average Price/Room

Average Price

Average Cap Rate

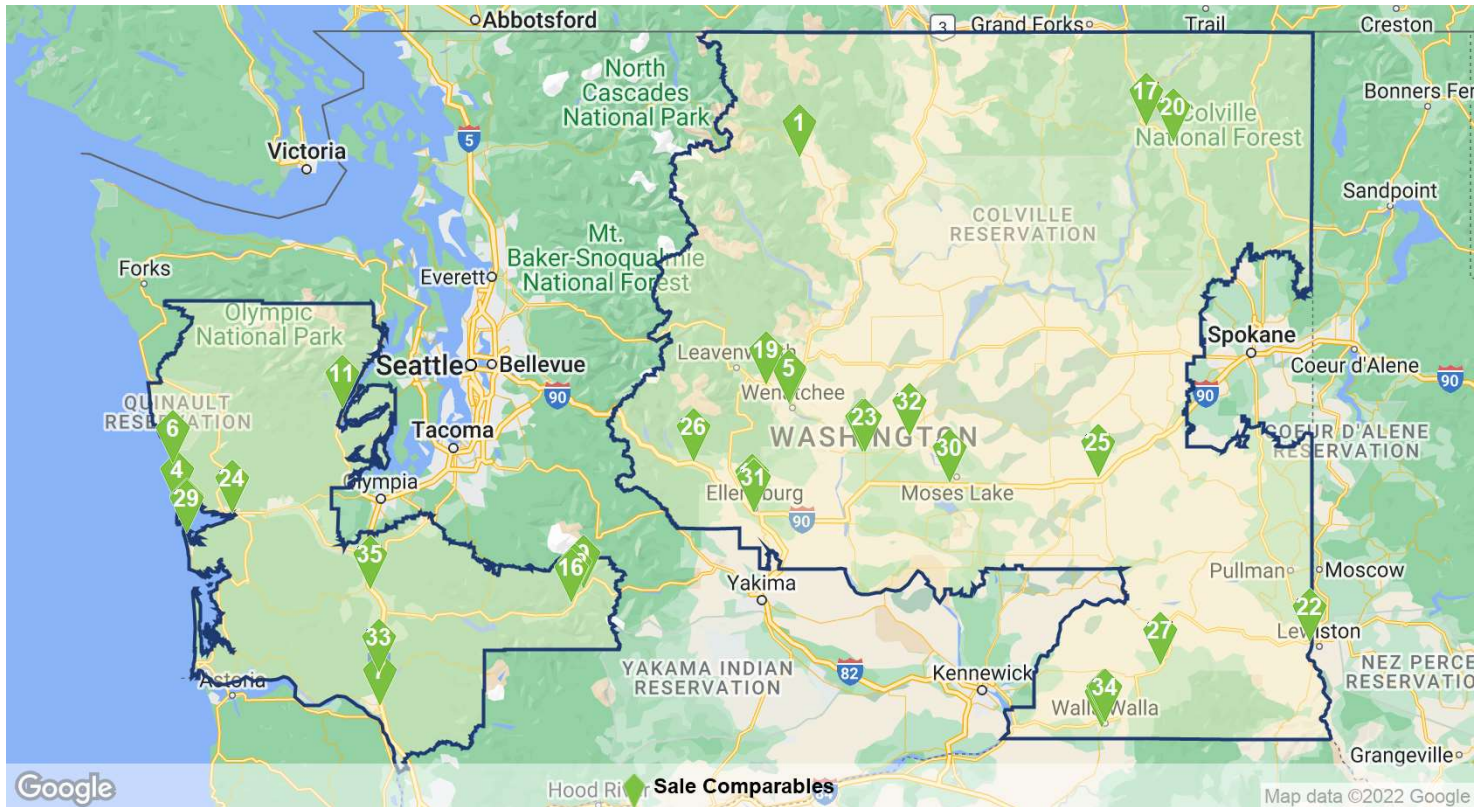
35

\$80K

\$3.5M

10.5%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sale Attributes	Low	Average	Median	High
Sale Price	\$104,430	\$3,505,457	\$1,600,000	\$12,500,000
Price/Room	\$2,429	\$80,160	\$60,273	\$226,774
Cap Rate	8.9%	10.5%	11.0%	11.6%
Time Since Sale in Months	0.7	5.7	5.0	10.6
Property Attributes	Low	Average	Median	High
Property Size in Rooms	11	43	32	112
Number of Floors	1	2	2	4
Total Meeting Space	120	1,434	1,434	7,079
Year Built	1900	1971	1970	2008
Class	Economy	Midscale	Economy	Upper Upscale

Sales Past 12 Months

Washington State Area Hospitality

RECENT SIGNIFICANT SALES

	Property Name/Address	Property Information				Sale Information		
		Class	Yr Built	Rooms	Brand	Sale Date	Price	Price/Room
1	Sun Mountain Lodge 604 Patterson Lake Rd	Upper Upscale	1900	112	-	5/11/2022	\$12,500,000	\$111,607
2	Hampton by Hilton Inn & Suites W... 1531 Kelly Pl	Upper Midscale	2008	102	Hampton by Hilton	2/16/2022	\$9,010,000	\$88,333
3	Best Western Plus Wenatchee Do... 815 N Wenatchee Ave	Upper Midscale	1997	81	Best Western Plus	11/17/2021	\$8,800,000	\$108,642
4	Ocean Paradise Hotel & Resort 773 Ocean Shores Blvd NW	Economy	1998	62	-	5/20/2022	\$7,600,000	\$122,581
5	Quality Inn Wenatchee 1401 N Miller St	Midscale	1984	102	Quality Inn	7/20/2022	\$7,371,468	\$72,269
6	Sandpiper Beach Resort 4159 State Route 109	Economy	1973	31	-	12/28/2021	\$7,030,000	\$226,774
7	Super 8 Kelso/Longview Area 250 Kelso Dr	Economy	1993	84	Super 8	6/23/2022	\$5,999,846	\$71,427
8	Budget Inn Walla Walla 305 N 2nd Ave	Economy	1961	57	-	12/7/2021	\$4,735,670	\$83,082
9	Packwood Lodge 13807 US Highway 12	Midscale	1969	30	-	5/2/2022	\$4,000,000	\$133,333
10	Travelodge by Wyndham Aberdeen 521 W Wishkah St	Economy	1962	65	Travelodge	3/9/2022	\$3,840,000	\$59,077
11	Glen Ayr Canal Resort 25381 N US Highway 101	Economy	1976	17	-	4/29/2022	\$3,750,000	\$220,588
12	The Cowlitz River Lodge 13069 U.S. Hwy 12	Economy	1990	32	-	6/22/2022	\$3,550,000	\$110,938
13	403 W University Way	Economy	1967	72	Motel 6	8/8/2022	\$2,434,000	\$33,806
14	Quincy Inn & Suites 500 F St SW	Economy	1991	30	-	7/14/2022	\$1,600,000	\$53,333
15	Nites Inn 1200 S Ruby St	Economy	1984	32	-	5/23/2022	\$1,500,000	\$46,875
16	Crest Trail Lodge 12729 US Highway 12	Economy	1995	27	-	6/22/2022	\$1,450,000	\$53,704
17	Grandview Inn Motel & RV Park 978 Highway 395 N	Economy	1950	13	-	12/6/2021	\$1,165,000	\$89,615
18	Breakers Boutique Inn 971 Montesano St	Economy	1959	13	-	11/30/2021	\$1,100,000	\$84,615
19	Cashmere Inn 229 Cottage Ave	Economy	1956	21	-	7/25/2022	\$1,000,000	\$47,619
20	Selkirk Motel 369 S Main St	Economy	1953	19	-	1/10/2022	\$700,000	\$36,842



Appendix

Washington State Area Hospitality

OVERALL SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2026	6,244,843	0	0%	3,756,248	(14,892)	-0.4%
2025	6,244,843	0	0%	3,771,140	14,722	0.4%
2024	6,244,843	12,607	0.2%	3,756,418	(22,238)	-0.6%
2023	6,232,236	114,820	1.9%	3,778,656	161,001	4.5%
2022	6,117,416	19,749	0.3%	3,617,655	166,504	4.8%
YTD	4,044,467	1,505	0%	2,430,885	73,910	3.1%
2021	6,097,667	192,915	3.3%	3,451,151	801,001	30.2%
2020	5,904,752	(43,555)	-0.7%	2,650,150	(781,761)	-22.8%
2019	5,948,307	94,627	1.6%	3,431,912	51,036	1.5%
2018	5,853,680	119,096	2.1%	3,380,875	69,249	2.1%
2017	5,734,584	68,586	1.2%	3,311,627	79,643	2.5%
2016	5,665,998	3,301	0.1%	3,231,983	68,272	2.2%
2015	5,662,697	69,926	1.3%	3,163,711	78,604	2.5%
2014	5,592,771	35,396	0.6%	3,085,106	146,822	5.0%
2013	5,557,375	54,300	1.0%	2,938,285	170,071	6.1%
2012	5,503,075	56,802	1.0%	2,768,213	(9,888)	-0.4%

LUXURY & UPPER UPSCALE SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2026	358,022	0	0%			
2025	358,022	0	0%			
2024	358,022	0	0%			
2023	358,022	8,572	2.5%			
2022	349,450	(38,510)	-9.9%			
YTD	229,890	(25,396)	-9.9%	137,269	6,633	5.1%
2021	387,960	27,372	7.6%	190,995	49,546	35.0%
2020	360,588	(29,012)	-7.4%	141,449	(63,501)	-31.0%
2019	389,600	3,600	0.9%	204,950	1,215	0.6%
2018	386,000	22,825	6.3%	203,735	11,189	5.8%
2017	363,175	0	0%	192,546	(4,853)	-2.5%
2016	363,175	0	0%	197,400	10,936	5.9%
2015	363,175	0	0%	186,464	9,683	5.5%
2014	363,175	0	0%	176,781	5,707	3.3%
2013	363,175	2,416	0.7%	171,074	12,707	8.0%
2012	360,759	3,424	1.0%	158,366	(4,209)	-2.6%

Appendix

Washington State Area Hospitality

UPSCALE & UPPER MIDSACLE SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2026	2,220,182	0	0%	1,421,632	(5,269)	-0.4%
2025	2,220,182	0	0%	1,426,901	6,780	0.5%
2024	2,220,182	12,607	0.6%	1,420,121	(2,557)	-0.2%
2023	2,207,575	50,670	2.3%	1,422,678	40,737	2.9%
2022	2,156,905	58,260	2.8%	1,381,941	114,788	9.1%
YTD	1,427,963	40,316	2.9%	938,924	82,385	9.6%
2021	2,098,645	98,425	4.9%	1,267,153	337,067	36.2%
2020	2,000,220	16,177	0.8%	930,086	(339,232)	-26.7%
2019	1,984,043	86,085	4.5%	1,269,318	52,805	4.3%
2018	1,897,958	99,656	5.5%	1,216,513	79,468	7.0%
2017	1,798,302	57,901	3.3%	1,137,045	10,526	0.9%
2016	1,740,401	3,043	0.2%	1,126,519	29,651	2.7%
2015	1,737,358	68,981	4.1%	1,096,868	44,261	4.2%
2014	1,668,377	42,235	2.6%	1,052,607	49,968	5.0%
2013	1,626,142	34,703	2.2%	1,002,639	61,739	6.6%
2012	1,591,439	1,890	0.1%	940,900	(13,560)	-1.4%

MIDSCALE & ECONOMY SUPPLY & DEMAND

Year	Supply			Demand		
	Available Rooms	Change	% Change	Occupied Rooms	Change	% Change
2026	3,666,639	0	0%	2,117,173	(8,718)	-0.4%
2025	3,666,639	0	0%	2,125,891	6,973	0.3%
2024	3,666,639	0	0%	2,118,918	(19,673)	-0.9%
2023	3,666,639	55,578	1.5%	2,138,591	107,813	5.3%
2022	3,611,061	(1)	0%	2,030,778	37,775	1.9%
YTD	2,386,614	(13,415)	-0.6%	1,354,692	(15,108)	-1.1%
2021	3,611,062	67,118	1.9%	1,993,003	414,549	26.3%
2020	3,543,944	(30,720)	-0.9%	1,578,454	(378,582)	-19.3%
2019	3,574,664	4,942	0.1%	1,957,035	(2,627)	-0.1%
2018	3,569,722	(3,385)	-0.1%	1,959,662	(21,519)	-1.1%
2017	3,573,107	10,685	0.3%	1,981,182	73,856	3.9%
2016	3,562,422	258	0%	1,907,326	27,867	1.5%
2015	3,562,164	945	0%	1,879,459	24,897	1.3%
2014	3,561,219	(6,839)	-0.2%	1,854,562	91,100	5.2%
2013	3,568,058	17,181	0.5%	1,763,462	95,702	5.7%
2012	3,550,877	51,488	1.5%	1,667,760	7,791	0.5%

Appendix

Washington State Area Hospitality

OVERALL PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2026	60.1%	-0.4%	\$139.88	2.0%	\$84.13	1.6%
2025	60.4%	0.4%	\$137.14	1.8%	\$82.82	2.2%
2024	60.2%	-0.8%	\$134.68	0.7%	\$81.02	-0.1%
2023	60.6%	2.5%	\$133.74	0.8%	\$81.09	3.3%
2022	59.1%	4.5%	\$132.72	11.7%	\$78.49	16.7%
YTD	60.1%	3.1%	\$132.55	12.3%	\$79.67	15.8%
2021	56.6%	26.1%	\$118.78	19.4%	\$67.23	50.6%
2020	44.9%	-22.2%	\$99.48	-11.0%	\$44.65	-30.8%
2019	57.7%	-0.1%	\$111.79	1.7%	\$64.50	1.6%
2018	57.8%	0%	\$109.87	2.1%	\$63.46	2.2%
2017	57.7%	1.2%	\$107.57	2.5%	\$62.12	3.8%
2016	57.0%	2.1%	\$104.92	3.9%	\$59.85	6.1%
2015	55.9%	1.3%	\$100.99	4.3%	\$56.42	5.6%
2014	55.2%	4.3%	\$96.82	8.7%	\$53.41	13.4%
2013	52.9%	5.1%	\$89.10	1.9%	\$47.11	7.1%
2012	50.3%	-1.4%	\$87.41	-1.8%	\$43.97	-3.2%

LUXURY & UPPER UPSCALE PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2026						
2025						
2024						
2023						
2022						
YTD	59.7%	16.7%	\$249.15	6.0%	\$148.77	23.7%
2021	49.2%	25.5%	\$228.22	7.1%	\$112.35	34.4%
2020	39.2%	-25.4%	\$213.11	11.3%	\$83.60	-17.0%
2019	52.6%	-0.3%	\$191.45	3.9%	\$100.71	3.6%
2018	52.8%	-0.4%	\$184.19	-2.1%	\$97.22	-2.5%
2017	53.0%	-2.5%	\$188.07	3.7%	\$99.71	1.2%
2016	54.4%	5.9%	\$181.31	4.9%	\$98.55	11.1%
2015	51.3%	5.5%	\$172.81	-0.4%	\$88.72	5.1%
2014	48.7%	3.3%	\$173.50	0.8%	\$84.45	4.2%
2013	47.1%	7.3%	\$172.10	-0.3%	\$81.07	7.0%
2012	43.9%	-3.5%	\$172.67	4.7%	\$75.80	1.0%

Appendix

Washington State Area Hospitality

UPSCALE & UPPER MIDSACLE PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2026	64.0%	-0.4%	\$166.66	2.0%	\$106.71	1.6%
2025	64.3%	0.5%	\$163.45	1.6%	\$105.05	2.1%
2024	64.0%	-0.7%	\$160.87	0.4%	\$102.90	-0.3%
2023	64.4%	0.6%	\$160.21	2.8%	\$103.25	3.4%
2022	64.1%	6.1%	\$155.82	10.0%	\$99.84	16.7%
YTD	65.8%	6.5%	\$153.02	8.6%	\$100.61	15.7%
2021	60.4%	29.9%	\$141.69	21.0%	\$85.55	57.2%
2020	46.5%	-27.3%	\$117.07	-13.3%	\$54.44	-37.0%
2019	64.0%	-0.2%	\$135.06	1.7%	\$86.41	1.5%
2018	64.1%	1.4%	\$132.79	1.5%	\$85.11	2.9%
2017	63.2%	-2.3%	\$130.80	3.6%	\$82.70	1.2%
2016	64.7%	2.5%	\$126.29	1.8%	\$81.74	4.4%
2015	63.1%	0.1%	\$124.04	3.2%	\$78.31	3.3%
2014	63.1%	2.3%	\$120.18	17.7%	\$75.83	20.5%
2013	61.7%	4.3%	\$102.09	2.3%	\$62.94	6.7%
2012	59.1%	-1.5%	\$99.76	-5.3%	\$58.98	-6.7%

MIDSCALE & ECONOMY PERFORMANCE

Year	Occupancy		ADR		RevPAR	
	Percent	% Change	Per Room	% Change	Per Room	% Change
2026	57.7%	-0.4%	\$113.80	2.0%	\$65.71	1.6%
2025	58.0%	0.3%	\$111.53	2.1%	\$64.67	2.5%
2024	57.8%	-0.9%	\$109.21	1.8%	\$63.11	0.9%
2023	58.3%	3.7%	\$107.27	0.8%	\$62.57	4.6%
2022	56.2%	1.9%	\$106.39	13.5%	\$59.83	15.7%
YTD	56.8%	-0.5%	\$106.55	15.1%	\$60.48	14.4%
2021	55.2%	23.9%	\$93.73	18.7%	\$51.73	47.1%
2020	44.5%	-18.6%	\$78.95	-10.8%	\$35.16	-27.4%
2019	54.7%	-0.3%	\$88.46	0.4%	\$48.43	0.1%
2018	54.9%	-1.0%	\$88.09	1.7%	\$48.36	0.7%
2017	55.4%	3.6%	\$86.61	2.4%	\$48.02	6.0%
2016	53.5%	1.5%	\$84.61	5.0%	\$45.30	6.5%
2015	52.8%	1.3%	\$80.59	5.4%	\$42.52	6.8%
2014	52.1%	5.4%	\$76.44	3.5%	\$39.81	9.0%
2013	49.4%	5.2%	\$73.88	1.8%	\$36.51	7.1%
2012	47.0%	-1.0%	\$72.58	0.2%	\$34.09	-0.8%

Appendix

Washington State Area Hospitality

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2026	-	-	-	-	-	-	\$120,854	247	8.5%
2025	-	-	-	-	-	-	\$116,711	239	8.5%
2024	-	-	-	-	-	-	\$111,748	229	8.5%
2023	-	-	-	-	-	-	\$105,824	217	8.5%
2022	-	-	-	-	-	-	\$100,327	205	8.5%
YTD	20	\$68.1M	5.4%	\$3,403,911	\$75,142	10.3%	\$96,782	198	8.4%
2021	21	\$56.4M	5.2%	\$2,686,492	\$64,846	11.4%	\$92,383	189	8.5%
2020	15	\$14.3M	2.2%	\$951,460	\$39,208	12.9%	\$94,515	193	8.8%
2019	11	\$36.1M	3.6%	\$3,284,026	\$60,713	9.4%	\$99,252	203	9.0%
2018	21	\$43.3M	5.8%	\$2,063,695	\$45,957	10.1%	\$96,132	197	9.1%
2017	16	\$26.3M	4.3%	\$1,643,863	\$38,341	10.4%	\$93,296	191	9.0%
2016	12	\$28.4M	3.2%	\$2,369,179	\$56,521	11.0%	\$88,388	181	8.9%
2015	16	\$27.3M	4.6%	\$1,704,989	\$38,314	10.2%	\$83,414	171	8.8%
2014	14	\$23.1M	4.8%	\$1,648,630	\$31,317	11.9%	\$77,657	159	8.7%
2013	7	\$10M	2.7%	\$1,429,986	\$24,355	8.4%	\$73,210	150	8.7%
2012	2	\$3.6M	0.4%	\$1,818,750	\$58,669	5.0%	\$69,193	142	8.6%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

LUXURY & UPPER UPSCALE SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2026	-	-	-	-	-	-	\$454,944	290	7.1%
2025	-	-	-	-	-	-	\$439,350	280	7.1%
2024	-	-	-	-	-	-	\$420,668	268	7.1%
2023	-	-	-	-	-	-	\$398,366	254	7.1%
2022	-	-	-	-	-	-	\$377,675	241	7.1%
YTD	1	\$12.5M	11.4%	\$12,500,000	\$111,607	-	\$364,451	232	7.0%
2021	-	-	-	-	-	-	\$337,757	215	7.1%
2020	-	-	-	-	-	-	\$334,670	213	7.5%
2019	-	-	-	-	-	-	\$349,631	223	7.7%
2018	-	-	-	-	-	-	\$336,041	214	7.8%
2017	-	-	-	-	-	-	\$316,379	202	7.9%
2016	-	-	-	-	-	-	\$297,577	190	7.8%
2015	-	-	-	-	-	-	\$281,205	179	7.7%
2014	-	-	-	-	-	-	\$263,166	168	7.6%
2013	-	-	-	-	-	-	\$240,558	153	7.6%
2012	-	-	-	-	-	-	\$217,287	139	7.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.



Appendix

Washington State Area Hospitality

UPSCALE & UPPER MIDSACLE SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2026	-	-	-	-	-	-	\$143,644	245	8.1%
2025	-	-	-	-	-	-	\$138,720	236	8.1%
2024	-	-	-	-	-	-	\$132,822	226	8.1%
2023	-	-	-	-	-	-	\$125,780	214	8.1%
2022	-	-	-	-	-	-	\$119,247	203	8.1%
YTD	1	\$9M	1.7%	\$9,010,000	\$88,333	-	\$115,004	196	8.0%
2021	4	\$19.1M	3.6%	\$4,783,750	\$90,259	-	\$111,471	190	8.0%
2020	-	-	-	-	-	-	\$115,091	196	8.3%
2019	2	\$16.5M	2.8%	\$8,250,000	\$105,769	10.6%	\$121,016	206	8.5%
2018	1	\$4.5M	2.0%	\$4,487,500	\$41,939	9.6%	\$117,270	200	8.6%
2017	1	\$3.6M	2.0%	\$3,600,000	\$33,962	-	\$112,667	192	8.6%
2016	3	\$17M	4.0%	\$5,680,000	\$88,750	11.1%	\$106,625	182	8.6%
2015	3	\$12.8M	6.4%	\$4,250,000	\$41,803	6.9%	\$100,398	171	8.5%
2014	2	\$7.5M	5.7%	\$3,732,550	\$27,959	-	\$93,093	159	8.4%
2013	-	-	-	-	-	-	\$89,046	152	8.3%
2012	-	-	-	-	-	-	\$85,253	145	8.2%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

MIDSCALE & ECONOMY SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Room	Avg Cap Rate	Price/Room	Price Index	Cap Rate
2026	-	-	-	-	-	-	\$74,732	230	8.9%
2025	-	-	-	-	-	-	\$72,171	222	8.9%
2024	-	-	-	-	-	-	\$69,102	213	8.9%
2023	-	-	-	-	-	-	\$65,438	202	8.9%
2022	-	-	-	-	-	-	\$62,039	191	8.9%
YTD	18	\$46.6M	7.1%	\$2,587,123	\$67,295	10.3%	\$59,855	184	8.8%
2021	17	\$37.3M	6.6%	\$2,193,019	\$56,659	11.4%	\$57,208	176	8.9%
2020	15	\$14.3M	3.7%	\$951,460	\$39,208	12.9%	\$58,906	181	9.2%
2019	9	\$19.6M	4.5%	\$2,180,477	\$44,702	8.3%	\$61,935	191	9.4%
2018	20	\$38.9M	8.5%	\$1,942,505	\$46,471	10.3%	\$60,197	185	9.5%
2017	15	\$22.7M	5.9%	\$1,513,454	\$39,141	10.4%	\$60,059	185	9.3%
2016	9	\$11.4M	3.2%	\$1,265,572	\$36,624	10.9%	\$57,176	176	9.2%
2015	13	\$14.5M	4.2%	\$1,117,679	\$35,700	11.3%	\$54,063	167	9.1%
2014	12	\$15.6M	4.8%	\$1,301,310	\$33,225	11.9%	\$50,438	155	9.0%
2013	7	\$10M	4.2%	\$1,429,986	\$24,355	8.4%	\$47,463	146	9.0%
2012	2	\$3.6M	0.6%	\$1,818,750	\$58,669	5.0%	\$45,133	139	8.9%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.



Appendix

Washington State Area Hospitality

DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Rooms	% Change	Bldgs	Rooms	Bldgs	Rooms	Bldgs	Rooms
YTD	324	16,709	-1.1%	1	63	(2)	(38)	3	255
2021	327	16,890	1.6%	4	271	3	266	3	234
2020	324	16,626	0.7%	4	290	2	234	6	487
2019	323	16,518	1.7%	5	309	5	309	6	495
2018	321	16,234	1.6%	3	224	2	213	6	393
2017	318	15,979	2.8%	4	354	4	354	4	308
2016	313	15,551	0%	1	1	1	1	3	254
2015	313	15,554	0.9%	2	141	1	129	1	1
2014	313	15,409	0.7%	2	139	2	139	2	141
2013	313	15,300	0.9%	1	50	1	50	1	131
2012	312	15,168	0.8%	1	16	1	16	1	50



Room Share Overview

For the purposes of this Comprehensive Hotel Market Feasibility Study, Core Distinction Group reviewed Room Share Market data to help gain knowledge of the market and surrounding areas. The following information will be analyzed in Room Share Overview Data:

-  Occupancy Rate
-  Average Daily Rate
-  Monthly Revenue
-  Unit Type
-  Rental Growth
-  Unit Amenities



Room Share Data Summary

Core Distinction Group pulled data in the College Place, Washington Area order to gain an understanding the overall area room share market. The area had 36 active room share rental units.

Room Share Occupancy in the College Place, Washington Area:

Occupancy Rate



Room Share Average Daily Rate in the College Place, Washington Area:

Average Daily Rate



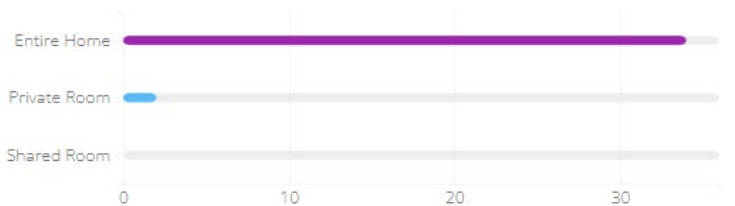
Room Share Average Monthly Revenue in the College Place, Washington

Revenue



Room Share Rental Type in the College Place, Washington Area:

Rental Type



Source: AirDNA.com



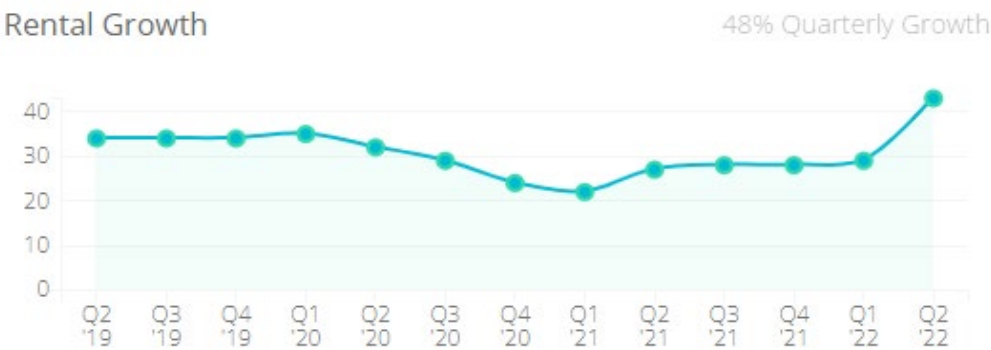
Room Share Data Summary (continued)

At the time of this report, the area units, 55% were listed in airbnb, 6% are listed on Vrbo, and 39% were listed on both.

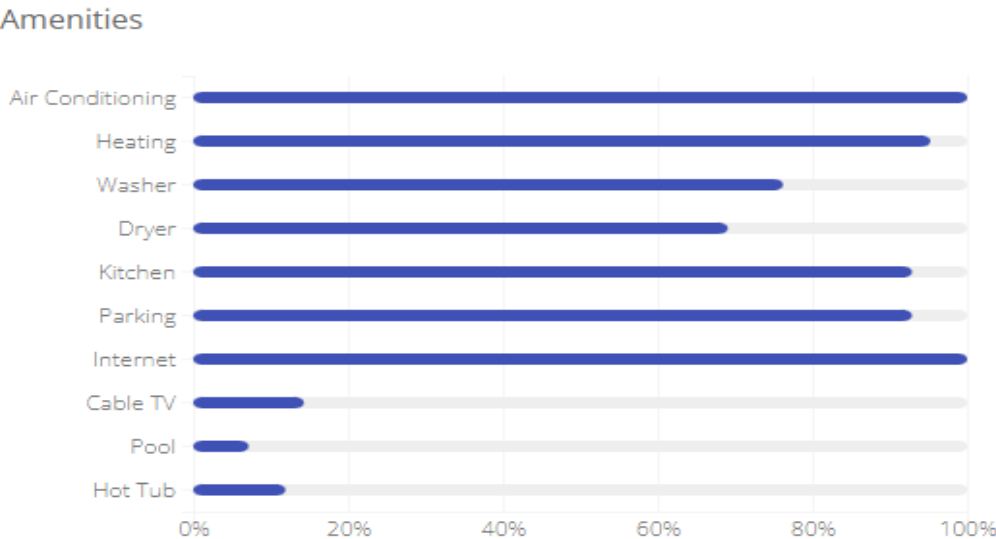
Room Share Rental Sizes in the College Place, Washington Area:



Room Share Rental Growth in the College Place, Washington Area:

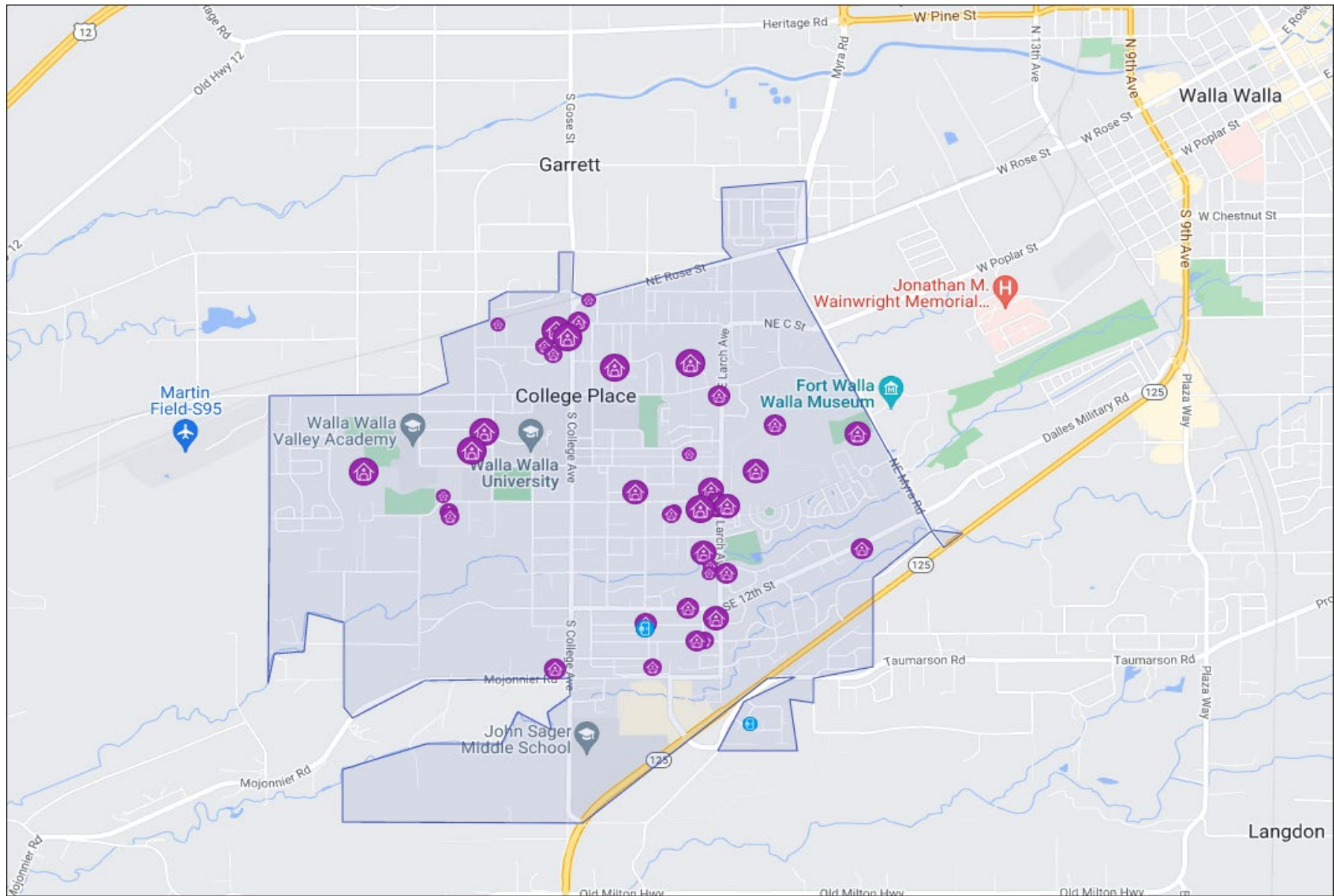


Room Share Rental Amenities in the College Place, Washington Area:



Source: AirDNA.com





Source: AirDNA.com

Economic Impact Summary

In this section of the report, Core Distinction Group has compiled a summary of what the potential direct and indirect economic impact could be for the proposed hotel development. This projection offers revenue and job creation information based on this hotel's recommendations stated throughout this report, as well as the occupancy and average rate projected.

-  Direct Economic Impact
-  Indirect Economic Impact

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Direct Economic Impact

When considering the potential Direct Economic Impact of a new hotel in the community, you look at the direct tax revenue the community is gaining from the project. This takes into consideration Lodging/Bed Taxes when applicable, Sales Taxes and Real Estate Taxes. Below you will find the estimated tax revenue of this project broken down in each category:

Sales Tax Revenue Per Year	
Year	Sales Tax
Ramp Up Year	\$222,586
Year One	\$260,073
Year Two	\$275,758
Year Three	\$289,606
Year Four	\$304,151
Year Five	\$307,138

Based on 8.9% College Place City Sales Tax

Lodging/Bed Tax Revenue Per Year	
Year	Lodging/Bed Tax
Ramp Up Year	\$125,049
Year One	\$146,109
Year Two	\$154,920
Year Three	\$162,700
Year Four	\$170,871
Year Five	\$172,549

Based on estimated 5% Lodging/Bed/Innkeepers Tax if implemented by College Place.

Real Estate Tax Revenue Per Year (Based on Estimates)	
Year	Real Estate Tax
Ramp Up Year	\$101,153
Year One	\$101,153
Year Two	\$101,153
Year Three	\$101,153
Year Four	\$101,153
Year Five	\$101,153

This information does not account for the collateral economic impact as well. There are many collateral economic impacts that can be accounted for. Additional revenue (and usage) from your sewer, water, trash disposal, utilities and so on all noted in the Pro Forma. The construction period can also promote additional economic growth. All of these add up and vary.



Indirect Economic Impact Estimates

When considering the potential Indirect Economic Impact of a new hotel in the community, you look at the spending of the guest within the community. For the purpose of this summary, we have identified the potential spending on food/dining. This does not take into consideration any taxes increased by said purchases. Below you will find the average rooms sold each year for the potential hotel project:

Rooms Sold Per Year Average		
Year	Occupancy	Rooms Sold
Ramp Up Year	58.9%	16,772
Year One	65.5%	18,635
Year Two	67.4%	19,194
Year Three	69.4%	19,770
Year Four	71.5%	20,363
Year Five	71.5%	20,363

Taking this into consideration, the estimates of rooms sold each day can be found below:

Average Rooms Per Night Sold	
Ramp Up Year	46
Year One	51
Year Two	53
Year Three	54
Year Four	56
Year Five	56



Indirect Economic Impact Estimates (continued)

The average cost of food in the United States of America is \$45 per day. Based on the spending habits of previous travelers, when dining out an average meal in the United States of America should cost around \$18 per person. Breakfast prices are usually a little cheaper than lunch or dinner. The price of food in sit-down restaurants in the United States of America is often higher than fast food prices or street food prices. The total estimated indirect food revenue in your community is estimated* to be around:

Average Indirect Food Revenue Per Day	
Ramp Up Year	\$2,068
Year One	\$2,297
Year Two	\$2,366
Year Three	\$2,437
Year Four	\$2,511
Year Five	\$2,511

Average Indirect Food Revenue Per Year	
Ramp Up Year	\$754,718
Year One	\$838,575
Year Two	\$863,732
Year Three	\$889,644
Year Four	\$916,334
Year Five	\$916,334

* Based on the assumption of one person per room night sold.

Based on this information, it can be assumed this additional revenue will also create indirect food service jobs. When considering the additional food revenue into your community, industry standards states that around 30% of revenue goes towards labor. Based on the amount of additional revenue, this would bring in the following amount of full-time equivalent jobs*:

Average Indirect Food Service Jobs Needed	
Ramp Up Year	12.2
Year One	13.6
Year Two	14.0
Year Three	14.4
Year Four	14.9
Year Five	14.9

* Based on 32 hours a week and the median average base hourly rate of Food Service Workers of \$11.12 per hour, at the time of this report according to www.payscale.com.



Indirect Economic Impact Estimates (continued)

Entertainment and activities in the United States of America typically cost an average of \$45 per person, per day. This includes fees paid for admission tickets to museums and attractions, day tours, and other sightseeing expense.

Average Indirect Entertainment/Activities Revenue Per Day	
Ramp Up Year	\$2,068
Year One	\$2,297
Year Two	\$2,366
Year Three	\$2,437
Year Four	\$2,511
Year Five	\$2,511

Average Indirect Entertainment/Activities Revenue Per Year	
Ramp Up Year	\$754,718
Year One	\$838,575
Year Two	\$863,732
Year Three	\$889,644
Year Four	\$916,334
Year Five	\$916,334

** Based on the assumption of one person per room night sold.*

Based on this information, it can be assumed this additional revenue will also create indirect tour guide or tourism industry jobs. When considering the additional food revenue into your community, industry standards states that around 25% of revenue goes towards labor. Based on the amount of additional revenue, this would bring in the following amount of full-time equivalent jobs*:

Average Indirect Entertainment/Activities Jobs Needed	
Ramp Up Year	7.6
Year One	8.4
Year Two	8.7
Year Three	8.9
Year Four	9.2
Year Five	9.2

** Based on 32 hours a week and the median average base hourly rate of Tour Guide of \$15 per hour, at the time of this report according to www.salary.com.*



Indirect Economic Impact Estimates (continued)

The average person spends about \$21 on alcoholic beverages in the United States of America per day.

Average Indirect Alcoholic Beverages Revenue Per Day	
Ramp Up Year	\$965
Year One	\$1,072
Year Two	\$1,104
Year Three	\$1,137
Year Four	\$1,172
Year Five	\$1,172

Average Indirect Alcoholic Beverages Revenue Per Year	
Ramp Up Year	\$352,202
Year One	\$391,335
Year Two	\$403,075
Year Three	\$415,167
Year Four	\$427,622
Year Five	\$427,622

** Based on the assumption of one person per room night sold.*

Based on this information, it can be assumed this additional revenue will also create indirect bartender jobs. When considering the additional alcoholic beverage revenue into your community, industry standards states that around 30% of revenue goes towards labor. Based on the amount of additional revenue, this would bring in the following amount of full-time equivalent jobs*:

Average Indirect Bartender Jobs Needed	
Ramp Up Year	5.8
Year One	6.4
Year Two	6.6
Year Three	6.8
Year Four	7.0
Year Five	7.0

** Based on 32 hours a week and the median average base hourly rate of a bartender of \$11 per hour, at the time of this report according to www.salary.com.*



Indirect Economic Impact Estimates (continued)

The average price for Tips and Handouts in the United States of America is \$12 per day. The usual amount for a tip in the United States of America is 10% - 20%.

Average Indirect Tips/Handouts Revenue Per Day	
Ramp Up Year	\$551
Year One	\$613
Year Two	\$631
Year Three	\$650
Year Four	\$669
Year Five	\$669

Average Indirect Tips/Handouts Revenue Per Year	
Ramp Up Year	\$201,258
Year One	\$223,620
Year Two	\$230,329
Year Three	\$237,238
Year Four	\$244,356
Year Five	\$244,356

** Based on the assumption of one person per room night sold.*

Based on this additional revenue being paid, the increase in both food, beverage, and entertainment/activity, service worker's hourly wage would increase substantially in the market.

Source: BudgetYourTravel.com



Conclusion

For the purposes of this Comprehensive Hotel Market Feasibility Study, Core Distinction Group LLC offers an overview and overall description of the conclusion and recommendations found through its research and analysis. This section will contain:



Current Hotel Segment Recommendations for Market Studied



Current Hotel Size Recommendations for Market Studied



Recommended Sleeping Room Configuration for Market Studied



Current Economic Impact of Hotel for Market Studied



Conclusion and Recommendations

Property segment recommended for the potential development of a hotel is an Upper Midscale hotel. This type of hotel would allow the property to be positioned properly at the subject site. It is anticipated that a new hotel would capture displaced Lodging Demand currently staying in markets surrounding College Place, WA. Additionally, the newness of the hotel should be well received in the marketplace. It's location will be ideal to serve College Place and regional markets. This type of hotel would also be capable of adjusting rates to best fit the demand in the market and the seasonality of the area.

Property size recommendation of a newly developed hotel was researched to be between 70-90 guestrooms in this report. This would position it to be similar in size to the average room size of 89 noted by the competitive set surveyed. The size would assist the property in achieving the Occupancy projections listed in this report. It is not advisable to over-build in this market at this time. Expansion of the hotel in future years could be considered as the market's Lodging Demand grows. Adjusting the room count will modify Performance.

Economic Impact Potential: There are multiple economic impacts of building and developing a new hotel in a community. Some direct impact drivers include projected hotel revenue including all room revenues, meeting room revenue, as well as vending/bar revenue. On average, this size property will create 15-25 full time jobs. Part-time employment varies by hotel need and hiring practices. Additional economic development will include taxes, which include all sales taxes collected on hotel revenue, as well as all payroll related taxes collected from full-time hotel employees and temporary construction workers. Local governments will also collect new property taxes from the operation of the hotel. Indirect impact includes all jobs and income generated by businesses that supply goods and services to the hotel. A few examples of businesses that will indirectly benefit from the development of a hotel include suppliers of room related goods (housekeeping supplies, room amenities, etc.), telecommunication vendors (internet, cable, etc.), utility companies, food and beverage suppliers, and other hotel related vendors.



Understanding Terms

For the purposes of this Comprehensive Hotel Market Feasibility Study, Core Distinction Group, LLC has taken the time to offer detailed definitions of words and terms highlighted throughout this report. This section contains the information to help readers navigate industry terms.

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Property of
Core Distinction
Group, LLC.



Understanding Terms:

Below you will find definitions of industry terms used throughout this report to help the reader gain an understanding of certain phrases and indicators:

Average Daily Rate (ADR)

A measure of the average rate paid for rooms sold, calculated by dividing room revenue by rooms sold. $ADR = \text{Room Revenue} / \text{Rooms Sold}$

Chain Scale

Chain Scale segments are grouped primarily according to actual average room rates. An independent hotel, regardless of average room rate, is included as a separate Chain Scale category. The Chain Scale segments are: Luxury, Upper Upscale, Upscale, Upper Midscale, Midscale, Economy and Independent.

Competitive Set (Comp Set)

A peer group of hotels that competes for business and is selected to benchmark the subject property's performance.

Date-To-Date Comparison

Comparison of daily performance by actual calendar date (1st of January this year vs. 1st of January last year).

Day-To-Day Comparison

Comparison of daily performance by day of week (Monday this year vs. Monday last year).

Demand

The number of rooms sold in a specified time period (excludes complimentary rooms).

Group Rooms

Typically defined as 10 or more rooms per night sold, pursuant to a signed agreement. Refer to Data Reporting Guidelines for more specific application.

Index

Measures a hotel's performance relative to an aggregated grouping of hotels (i.e., competitive set, market or submarket). We utilize indexes to measure performance in three key areas: Occupancy, ADR and RevPAR. An index of 100 means a hotel is capturing a fair share compared to the aggregated group of hotels. An index greater than 100 represents more than a fair share of the aggregated group's performance. Conversely, an index below 100 reflects less than a fair share of the aggregated group's performance.

Occupancy (OCC)

Percentage of available rooms sold during a specified time period. Occupancy is calculated by dividing the number of rooms sold by rooms available. $\text{Occupancy} = \text{Rooms Sold} / \text{Rooms Available}$

Revenue Per Available Room (RevPAR)

Total room revenue divided by the total number of available rooms. $\text{Room Revenue} / \text{Rooms Available} = \text{RevPAR}$

Total Revenue

Revenue from all hotel operations - including rooms, Food and Beverage, other revenue departments (i.e., spa, golf, parking) and miscellaneous revenue (i.e., rentals, leases, resort fees and cancellation fees).

Year to Date

Period starting at the beginning of the current year and ending on the current date.

Hotel Types - Hotel classifications are driven primarily by building structure and, secondarily, by service level. Hotel types include:

- All-Inclusive: Property with rooms sold only as a complete package, bundling overnight accommodations and value-added amenities and services (i.e., food, beverage, activities and gratuities, etc.)
- All-Suite: Property with guestroom inventory that exclusively consists of rooms offering more space and furniture than a typical hotel room, including a designated living area or multiple rooms.
- B&B/Inn: Independently owned and operated properties that typically include breakfast in the room rates, 20 rooms or fewer and a resident/owner innkeeper.
- Boutique: Hotel that appeals to guests because of its atypical amenity and room configurations. Boutiques are normally independent (with fewer than 200 rooms), have a high average rate and offer high levels of service. Boutique hotels often provide authentic cultural, historic experiences and interesting guest services.
- Condo: Individually and wholly-owned condominium units. Inventory is included in a rental pool operated and serviced by a management company.
- Conference Center: Lodging hotel with a major focus on conference facilities.
- Convention Center: Property with a minimum of 300 rooms and large meeting facilities (minimum of 20,000 square feet).
- Destination Resort: Property that appeals to leisure travelers, typically located in resort markets, and considered a destination in and of themselves with extensive amenity offerings. These properties are typically larger and full-service.

Hotel Types - Hotel classifications are driven primarily by building structure and, secondarily, by service level.
(Continued)

- Extended Stay: Properties typically focused on attracting guests for extended periods. These properties quote weekly rates. The typical length of stay average for guests is four to seven nights.
- Full Service Hotel: Typically Upscale, Upper Upscale and Luxury properties with a wide variety of onsite amenities, such as restaurants, meeting spaces, exercise rooms or spas.
- Gaming/Casino: Property with a major focus on casino operations.
- Golf: Property that includes a golf course amenity as part of its operations. A property does not qualify if it only has privileges on a nearby course.
- Hotel/Motel: Standard hotel or motel operation.
- Limited Service: Property that offers limited facilities and amenities, typically without a full-service restaurant. These hotels are often in the Economy, Midscale or Upper Midscale class.
- Lifestyle Brand: Group of hotels operating under the same brand that is adapted to reflect current trends.
- New Build: Property built from the ground up, not a conversion of a building that was not previously a hotel.
- Ski: Property with onsite access to ski slopes.
- Soft Brand: Collection of hotels that allows owners and operators to affiliate with a major chain while retaining their unique name, design and orientation.
- Spa: Property with an onsite spa facility and full-time staff offering spa treatments.
- Timeshare: Property that typically is a resort condominium unit, in which multiple parties hold property use rights, and each timeshare owner is allotted a period of time when the property may be used.
- Waterpark: An indoor or outdoor waterpark resort with a lodging establishment containing an aquatic facility.

LEADERSHIP

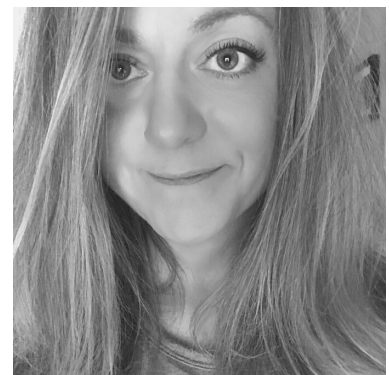
LISA PENNAU

Mrs. Pennau offers more than 25 years of hospitality industry experience. She began in the industry as a rental car agent at the airport in Oshkosh, Wisconsin where she worked while completing her degrees in both hospitality management and sales & marketing at the local college. Lisa moved on to work as a manager in training for Super 8 hotels in Wichita, Kansas and quickly was promoted to general manager of a Super 8 in Omaha, Nebraska. She was recruited by Baymont to become a traveling manager and served several distressed Midwest properties until moving on to work for Hilton as a General Manager at a Hampton Inn Minnetonka, MN. When that hotel sold, Lisa was promoted by the new owners to Regional Director of Operations for Pillar Hotels overseeing 25+ Midwest hotels, in both both rural and metropolitan markets, including Minnesota, Wisconsin, Illinois, Iowa, North Dakota, and South Dakota. During her 10 years as Regional Director of Operations, Lisa oversaw multiple brands such as: Choice, Hilton, Hyatt, IHG, and Marriott. In her final year with Pillar she received the highest honor of Regional Director of the Year for Highest Performing Hotels in all capacities including, revenue, operations, guest service score, turnover, etc.



JESSICA JUNKER

Miss Junker offers more than 18 years of hospitality industry experience. From her beginning in the industry as a banquet server at a full-service hotel in downtown Green Bay, Wisconsin, to overseeing that very property as the manager in only a couple of years. Jessica moved on to work as a Director of Sales at a Residence Inn by Marriott, Area Director of Sales with Interstate Hotels, and Regional Director of Sales and Marketing with Pillar Hotels working on Sales, Marketing, and Revenue Management of anywhere between 15 and 52 hotels with every major and not so major brand in the country. After learning everything she needed about running a hotel, she set her sights on what happens before a hotel is built. She worked in many separate executive roles within an up-and-coming hotel franchise. Miss Junker offers hands-on expert knowledge in hotel operations, sales, marketing, training, contracting, development, construction, really all things hotels. She gained this knowledge from industry leaders like Marriott, Hilton, InterContinental Hotels Group, Choice Hotels, TMI Hospitality, Interstate Hotels, Pillar Hotels & Resorts, Cobblestone Hotels, Wyndham Hotels & Resorts, and many more.



SCOPE OF WORK

Core Distinction Group takes immense pride in the work we do. Throughout each phase of our projects we communicate with our clients regularly. This ensures everyone involved in the project is up-to-date on the progress. We also keep a very tight timeline on our projects. Each phase is well thoughtout and followed consistently. The objective of our studies are to identify and determine the need for lodging in the community, the loss of lodging to the area due to lack of quality or amount of lodging, as well as determine if there is enough need to justify a new hotel. A new hotel that makes good business sense. Below you will find each part and its timing in the process:

RESEARCH & COMMUNITY OUTREACH

This phase involves speaking with community leaders to compile a list of potential demand generators in the local and regional community. Research and Community Outreach is conducted within the first one to two weeks following receipt of the retainer.

SITE VISIT & COMMUNITY INTERVIEWS

This phase involves an in-depth local tour given by community leaders to help Core Distinction understand said community and need for lodging. The tour also includes a detailed analysis of potential sites for the project.

COMMUNITY INTERVIEWS

This phase involves conducting online and phone interviews with potential demand generators gathered during the Research and Community Outreach of the study process. This phase will take place in the first two weeks of the study process.

DATA COMPILATION

This phase of the process involves compiling all the data gathered during our visit to gain the overall picture of what is needed for the community. This phase is conducted in the two weeks following our community visit completion.

*DATA RECEIVING & REPORTING

Once all the demand generator information is gathered, Core Distinction Group begins pulling industry data for target market as well as industry trends to help us gain a better understanding of the local and regional opportunity areas.

COST GATHERING

This involves all things cost. Core Distinction Group gathers actual cost for the development, construction, financing, taxes, and all other ongoing costs associated with the specific project.

PROJECT PRO FORMA

Immediately following Development and Operational Cost Gathering, Core Distinction Group will construct a project, brand, market, and scale specific Pro Forma that is bank, investor, brand and developer friendly.

DRAFT COMPLETION/SUBMITTAL

After Core Distinction has conducted all previous phases, we complete a draft of the study and financial pro forma and submit it for review by the contracted entity. Changes to the study may be made at this point but are limited to spelling and grammar updates.

FINAL

After all requested changes are made and final payment is received, Core Distinction Group will submit a final draft of the Hotel Market Feasibility Study and Brand Specific Pro Forma to the community for distribution.

*If at this point, Core Distinction Group does not feel there is enough need for lodging to merit the costs of a new build hotel, we will stop the process, communicate with the community and offer alternative options for accommodations. If this happens, the contracted entity is not responsible for the remaining study costs highlighted in (Cost) and will receive a report indicating the reasoning behind the decision.



DISCLAIMER

Thank you for the opportunity to complete this market and feasibility study for the proposed hotel project located in College Place, WA. We have studied the market area for additional demand for a lodging facility and the results of our fieldwork and analysis are presented in this report. We have also made recommendations for the scope of the proposed project, including general site location, size of hotel, and brand segment.

We hereby certify that we have no undisclosed interest in the property and our employment and compensation are not contingent upon our findings. This study is subject to the comments made throughout this report and to all assumptions and limiting conditions set forth herein.

The conclusions presented in this report are based upon the information available and received at the time the report was filed. Core Distinction Group, LLC (CDG) has taken every possible precaution to evaluate this information for its complete accuracy and reliability. Parts of this report were prepared or arranged by third-party contributors, as indicated throughout the document. While third-party contributions have been reviewed by CDG for reasonableness and consistency to be included in this report, third-party information has not been fully audited or sought to be verified by CDG. CDG does not provide financial advice.

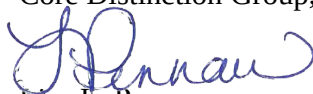
It should be understood that economic and marketplace conditions are in constant change. The results presented in this report are the professional opinion of CDG and are based on information available at the time of the report preparation. These opinions infer that market conditions do not change the information received upon which those opinions have been based. CDG assumes no responsibility for changes in the marketplace. CDG assumes no responsibility for information that becomes outdated once this report is written; nor are we responsible for keeping this information current after the date of the final document presentation.

CDG makes no express or implied representation or warranty that the contents of this report are verified, accurate, suitably qualified, reasonable or free from errors, omissions or other defects of any kind or nature. Those who rely on this report do so at their own risk and CDG disclaims all liability, damages or loss with respect to such reliance.

It is presumed that those reading this report understand the contents and recommendations. If this reader is unclear of understanding the contents, clarification can be received directly from a representative of CDG. While the terms of CDG's engagement do not require that revisions be made to this report to reflect events or conditions which occur subsequent to the date of completion of fieldwork, we are available to discuss the necessity for revisions in view of changes in the economic climate or market factors affecting the proposed hotel project.

Please do not hesitate to call should you have any comments or questions.

Sincerely,
Core Distinction Group, LLC


Lisa L. Pennau
Owner



City of College Place: Development Activity - November 2022				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project Quickie Mart	Gas Station/Corner Shopping Mart	Meadowbrook Area/Former Chase Bank Building	- April 2022 Inquiry from national gas station/merchant to remodel Former Chase Bank building. - November 2022 Looking instead at other sites on Myra or Meadowbrook.	Cold Call
Chipotle	National Mexican Fast Food Restaurant	Meadowbrook	- April 2022 Having plan meeting with establishment this week. - May 2022 National Mexican Fast Casual Restaurant Going into Former Chase Bank Building. - June 2022 Chipotle has closed on Chase Bank building. Will turn in site plans. Confirmed at ICSC. - Sept 2022 Gutting former Chase Bank Bldg. - Nov 2022 Planning for Summer 2023 opening.	Email
Burger King	Fast Food restaurant	Tamaurson	- May 2022 Yakima area franchisee is looking at rescuing plans and continuing project. - June 2022 This development is back. Will likely break ground at beginning of next year per meeting at ICSC. - Nov 2022 No change.	Cold Call

Project Bed	Hotel	College Avenue or Meadowbrook Area	- April 2022 Local interest interested in investing in/partnering on a branded hotel and beginning due diligence on such a deal. - June 2022 Met with hotel brand exec at ICSC. Planning to meet with investors and see what can be done to move forward. - Sept 2022 Contracted with hotel feasibility consultant to land branded hotel. - Nov 2022 Draft study complete. Says City market can support two hotels.	Cold Call
Project Red	Big Box Power Center Developer	Stone Creek & Myra Rd Areas	- April 2022 Meeting at ICSC. Interested in doing joint development deal with Hemmingson on Stone Creek and sole deal on Price site. - June 2022 Met with them at ICSC. Continue to evaluate sites. - Nov 2022 No change.	ICSC Las Vegas
Hot Momma's	Coffee	College Avenue Corridor	- February 2022 Project now permitted. - June 2022 Construction underway. - Sept 2022 Building is up. Putting on finishing touches. - Nov 2022 Now open.	Local Business.

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. - February 2020 No change. - April 2020 Wastewater engineering plans will be done by June then to construction of sewer. This project is contingent on City getting sewer constructed. - April 2021 Company still interested. Waiting on SW Sewer to be completed. -Nov 2022 Still in discussion.	Discussion with potential client.
Project C	Large Wholesaler	Myra	- Nov 2022 Commercial retailer had deal in Pasco that went south. Trying to woo them to our market.	Cold Email
Project D	Sit Down restaurant	Sites are either SR 125/Commercial Drive or SR 125/Tamaurson.	- 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. -April 2020 No Change - April 2021 Project on hold. Waiting for left turn lane from North Myra onto Commercial. -Nov 2022 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. - April 2021 Tarragon is working on a Light Industrial Airport Zoning Overlay proposal to County and City. - October 2021 Zoning overlay before County Commissioners. - February 2022 Working to schedule meeting with Corliss to understand future of property. - Nov 2022 Still master planning development.	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. - October 2021 Early site plans submitted. - November 2021 Finishing first review on site plans. - December 2021 Got comments back to developer. - June 2022 Building underway. - SEpt 2022 Building under construction. - Nov 2022 Close to ribbon cutting.	Random email.

Project Detroit	Car Dealership	Meadowbrook	- Nov 2022 Car dealership potentially looking at some of the lots over in Meadowbrook Development.	Email
Project Arches	Fast Food restaurant	Rose, Myra, or Meadowbrook	- Nov 2022 Site selector is narrowing locations for a CP facility.	Email
Project Equipment	Equipment Rental	Commercial Drive	- February 2022 Equipment rental company looking to relocate to Commercial Drive. - April 2022 Working with end user on permitting issues. - June 2022 Getting ready to close on site. - Sept 2022 Site purchased - Nov 2022 Equipment rental company got bought out by another company and relocation appears dead.	Random email.
Residential				
Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- April 2021 Water connections installed for Phase 3E. Homes under construction. - August 2021 Plans submitted for right size homes off of Doans. - December 2021 Reviewing plans for wise size. - April 2022 No change. - October 2022 Planning to break ground this Fall. - Nov 2022 Wise size development got moved to next Spring.	Hayden Homes has owned property for the last decade.

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. - April 2021 Invoiced developer. They have not communicated future plans after several follow up emails. - November 2021 Developer and original land owner in mediation. - December 2021 Received correspondence this will be a 2022 development. - Nov 2022 Revizing development plans. Likely will develop in 2023.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.
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Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - November 2019 Planning to develop next Summer. - April 2021 Still planning on doing this development this year. - April 2021 Awaiting final engineering drawings. - August 2021 Final edits to drawings underway. - October 2021 One plat developed. Getting ready for development. - December 2021 Awaiting start from developer. One apartment complex fully permitted. Waiting for response on comments for other complex. - April 2022 Project is permitted. - Nov 2022 No change.	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. - April 2020 Property owner short platting development to permit more developable tracts. - April 2021 Boundary line adjustments approved. - Processing short plat for Christianson part of property. - December 2021 Promoting site to development community. - April 2022 Easement secured. - May 2022 Lakeside is closing on Christianson parcel. - June 2022 Lakeside closed on Christianson parcel. - Nov 2022 Lakeside now owns parcel under dba of College Holdings.	Property owner.
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Villages at Garrison Creek Phase 11 and 13	Single Family	Villages at Garrison Creek development.	- December 2021 Received submittal for 72 lot single family in vacant middle donut hole to finish up development. - February 2022 Did public notice. Lots of comments. Developer has to answer comments. - April 2022 City issued letter to developer detailing conditions they need to meet based on comments. - June 2022 Hearing examiner hearing forthcoming. - SEpt 2022 Hearing examiner approved the development with conditions. - October 2022 Planning to see develop in 2023. - Nov 2022 Still planning early 2023 ground breaking.	Property developer.
VESPR	Mixed-Use	8th & College	- February 2022 Still in due diligence. - April 2022 Developer out of Prosser closed on property. Plans to construct mixed-use building. - June 2022 Preliminary plans being worked on. - Sept 2022 SEPA issued on VESPR project. Going for Downtown Incentive. - October 2022 Council considering incentive. - November 2022 Incentive granted. Going through final permitting. Expected to break ground early 2023.	Property owner.

Deer Meadows Subdivision	Townhome	SW 12th	- December 2021 Developer Jeff Kelly out of Tri Cities is planning townhomes for site purchased from Marc Maiuri - February 2022 Developer is working on submitting plans. - June 2022 Site plans ongoing. - Sept 2022 SEPA out now. 13 lot subdivision proposed by Jeff Kelly out of Pasco. - October 2022 Hearing Examiner meeting held. - November 2022 Hearing examiner approved development. Will break ground soon.	Developer
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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. - April 2020 Working with developer and engineer on final review. - July 2020 Utilities installed. Roadway is being constructed. Housing construction has started. - April 2021 Continue constructing homes. - September 2022 Homes under construction. - November 2022 Subdivision about complete.	Property owner.
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