

Monday, January 6, 2025

College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
5:00 PM

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

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=DC959Q0F3091>

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/89837765329>

Or you may call this number to listen: 1-669-900-9128 ID#89837765329

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

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Information

Public Content

Voting Members

Position 1 - Tracy Warner - term expires 12/31/2026

Position 2 - Kelli Leen - term expires 12/31/2028

Position 3 - Doug Case - term expires 12/31/2026

Position 4 - Teri Lesmeister -term expires 12/31/2028

Position 5 - Allison Peck - term expires 12/31/2026

Position 6 - Kirk Amick - term ends 12/31/2028

Ex-Officio - Arlene Alen - WW Valley Chamber of Commerce Representative

Advisory Members

Mike Rizzitiello - City Administrator

Brian Carleton - Finance Director

Maryelizabeth E. Garcia - City Clerk

Subject : 1.03 Public Comment

Meeting : Jan 6, 2025 - 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 January 6, 2025.

Meeting : Jan 6, 2025 - 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 December 9, 2024

Meeting : Jan 6, 2025 - College Place Economic Development,

Category : 2. Consent Agenda
Type : Action (Consent), Minutes

Consent

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

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

Meeting : Jan 6, 2025 - 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

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Subject : 2.04 Excusing the Absence of Commission Member Leen.

Meeting : Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 2. Consent Agenda

Type : Action (Consent)

Recommended Action : Excuse the absence of Commission Member Leen.

Consent

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3. Guest Presentations

Subject :	3.01 Comprehensive Economic Development Strategy (CEDS) Work - Mr. Saldana
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	3. Guest Presentations
Type :	Discussion, Information

Public Content

Historical Perspective:

Information for Consideration:

File Attachments

[CEDS College Place Meeting #3.pdf \(260 KB\)](#)

4. Action Agenda

Subject :	4.01 FY 2025 Selection of Chair & Vice Chair - Mr. Rizzitiello
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Type :	Action, Discussion, Information
Recommended Action :	Nominations and elections of Officers.

Public Content

2.26.050 Officers.

Officers of the commission shall be elected in the first scheduled meeting in July of each year. Officers of the commission shall consist of a chairman, vice chairman, secretary, treasurer, and their duties are:

A. Chair.

1. It shall be the duty of the chair to preside at all meetings of the commission;
2. The chair shall appoint any special committees;
3. The chair is empowered to call additional meetings as needed;
4. The chair shall prepare the agenda for each meeting from items submitted by the commission members, city staff, and the public.

B. Vice Chair.

1. The vice chair shall perform the duties of the chair in his or her absence;
2. When necessary, the vice chair shall assume any duties assigned by the chair;
3. The vice chair shall succeed to the office of the chair in the event the chair steps down during an unexpired term;
4. The vice chair shall provide quarterly updates to the city council, school board and other groups as needed.

Subject :	4.02 Draft FY 2025 Economic Development Marketing Flyers - Mr. Rizzitiello
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Type :	Action
Preferred Date :	Jan 06, 2025
Absolute Date :	Jan 06, 2025
Fiscal Impact :	No
Budgeted :	Yes
Recommended Action :	Motion to recommend FY 2025 Economic Development Flyers to College Place City Council.

File Attachments

[EconomicDevelopment_2025_Data_MarketingFlier.pdf \(735 KB\)](#)

[EcDev_2025_Data_Downtown_Flier.pdf \(239 KB\)](#)

[EcDev_2025_Data_MeadowbrookandStoneCreek.pdf \(282 KB\)](#)

[EcDev_2025_Data_MyraRdFlier.pdf \(234 KB\)](#)

5. Staff Reports

Subject :	5.01 College Place Marketing Efforts - Ms. Maryelizabeth Garcia
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

Information for Consideration:

File Attachments

[2025 Visitor's Guide.pdf \(7.447 KB\)](#)

[WW-212480\(1\).pdf \(5.765 KB\)](#)

[WW-270246.pdf \(2.942 KB\)](#)

Subject :	5.02 Development Activity: January 2025
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

Information for Consideration:

The City Administrator will go over active commercial and residential development leads for January 2025.

File Attachments

[DevelopmentTrackSheet_January2025.pdf \(142 KB\)](#)

6. Closing Items

Subject :	6.01 Next Meeting: February 2, 2025
Meeting :	Jan 6, 2025 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Information

Public Content

Please find the attached calendar for 2025.

File Attachments

[2025 Calendar.pdf \(120 KB\)](#)

Subject :	6.02 Conclude
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Meeting :	Jan 6, 2025 - 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, December 9, 2024)

Generated by Maryelizabeth Garcia on Monday, December 9, 2024

1. Opening Items

Procedural: 1.01 Call To Order

Commission Vice Chair Peck called the meeting to order at 5:02 PM.

Information: 1.02 Roll Call

PRESENT:

Commission Members	Kelli Leen; Tracy Warner; Doug Case; Chloe Congleton; Allison Peck;
Ex- Officio	Arlene Alen - Walla Walla Valley Chamber of Commerce City Administrator, Michael Rizzitiello
Staff	Finance Director, Brian Carleton; City Clerk, Maryelizabeth Garcia

Also Present:

MEMBERS EXCUSED: Bruce Morehead

MEMBERS ABSENT:

Procedural: 1.03 Public Comment

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for December 9, 2024

Action (Consent), Minutes: 2.02 Approve Minutes from November 4, 2024

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.

Commission Member Case made a motion to approve the consent agenda. Second by Leen and the motion passed 6-0.

3. Guest Presentations

Discussion, Information: 3.01 CEDS Update - Mr. Saldana

Mr. Saldana informed the Commission that the CEDS project is 30% complete the Economic Conditions Phase. He reviewed the demographics and consumer segmentation market profile of the City, as well as next steps in the process.

Discussion ensued.

Discussion, Information: 3.02 Martin Airfield Area Planning Study - Mr. Ben Hoppe (JUB Engineers)

Mr. Hoppe informed the Commission that J-U-B Engineers is presently working on the Economic Feasibility Study, Site Analysis, and Infrastructure Analysis. J-U-B has identified 44 acres of potentially developable land and discussed access options to the site. Mr. Hoppe anticipates the final plan to be completed in March 2025.

Discussion ensued.

4. Action Agenda - None.

5. Staff Reports

Discussion, Information: 5.01 Downtown Association Formation Update- Ms. Garcia

Ms. Garcia informed the Commission of the successful first meeting of the College Place Downtown Group and informed the commission of the next steps. The next meeting is scheduled for December 10, 2024 in the Fire Station.

Discussion, Information: 5.02 December 2024 Development Update - Mr. Rizzitiello

Mr. Rizzitiello provided a brief overview of December 2024 Development Activity regarding commercial and residential developments within the City of College Place.

Information: 5.03 2025 LTAC Funding Recommendations - Ms. Garcia

Ms. Garcia presented the City Council agreement to fund all nine 2025 LTAC Grant Program applications as indicated by the Lodging Tax Advisory Commission.

6. Closing Items

Information: 6.01 Next Meeting: January 6, 2025

Procedural: 6.02 Conclude

Commission Member Congleton made a motion to conclude the meeting at 5:34 PM. Second by Commission Member Case and with no objection, the meeting concluded.

Approved:

Allison Peck – Vice Chair

Attest:

Maryelizabeth E. Garcia – City
Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred December 9, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.

City of College Place

**Economic Development, Tourism,
and Events Commission**



Comprehensive Economic Development Strategy

Facilitated Strategic Discussion

January 6, 2025



Facilitated Discussion



Assets & Opportunities
for Economic
Development



Potential Threats to
Economic Progress



City Roles in Improving
Economic Vitality

Facilitated by:
Paul Saldana, Principal Consultant
Stradd Herrera, Research Analyst

Topic 1: Assets and Opportunities for Economic Development

Q.1: What are College Place's strongest assets that are currently under-recognized or underdeveloped from an economic development point of view?

Q.2: What opportunities may be emerging for College Place based on economic conditions and changes in Walla Walla County?

Topic 2: Potential Threats to Economic Progress

Q. 1: What are the greatest threats to College Place's economic well-being and progress?

Q. 2: What kinds of actions can the City take to counter these threats?

Q. 3: What are some of the barriers to business growth in College Place (i.e., what factors might discourage businesses from wanting to locate or expand here)?



Topic 3: City Roles in Improving Economic Vitality

Q. 1: What could/should the City of College Place do, if anything, to be more “business friendly”? Is there anything City should *stop* doing?

Q. 2: What types of industries would you like to see the City prioritize in its efforts to attract new businesses and help existing businesses to grow?

Next Steps



- Team Site Visit & Interviews – January 9 & 10, 2025
- Economic Conditions Analysis – January 27, 2025
- Target Industry Analysis – January 27, 2025
- Draft SWOT Analysis – February 3, 2025 (EDTEC Meeting)

Thank you.



ECONOMIC GROWTH
STRATEGIES



We are OPEN for business!!!!

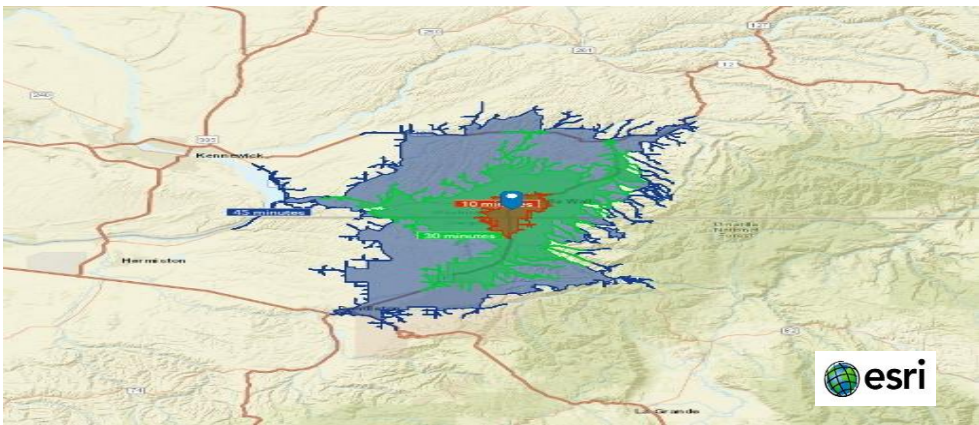
And ready for yours.

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

Demographic Overview

	10 Minute Drive		30 Minute Drive		45 Minute Drive	
	2024	2029	2024	2029	2024	2029
Population	45,877	46,383	69,692	70,200	76,311	76,796
Households	18,119	18,501	26,484	26,929	29,225	29,703
Median Income	\$65,311	\$77,197	\$69,493	\$80,771	\$70,722	\$81,844
Per Capita Income	\$36,138	\$43,170	\$36,325	\$43,302	\$36,905	\$43,958
Median Age	39.5	40.6	39.9	40.7	40.5	41.2

Drive Time Trade Area Map



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



City of College Place Economic Development

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

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





We are OPEN for business!!!!

These retailers are

Beautifully positioned
in College Place, Washington!



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



2024 Consumer Spending 45 Minute Drive Time

- Apparel and Services: \$58,007,624
- Electronics: \$6,539,300
- Entertainment & Recreation: \$102,318,942
- Food at Home/Groceries: \$183,035,386
- Restaurants: \$96,675,715
- Furniture: \$24,691,411
- Appliances: \$15,088,628
- Gasoline & Convenience: \$85,634,116



City of College Place Economic Development

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

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





College Avenue

Downtown College Place (4th to 13th Streets)
Walla Walla University Campus (4th to Whitman)
North College Ave Business District (Whitman Drive to Rose Street)

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

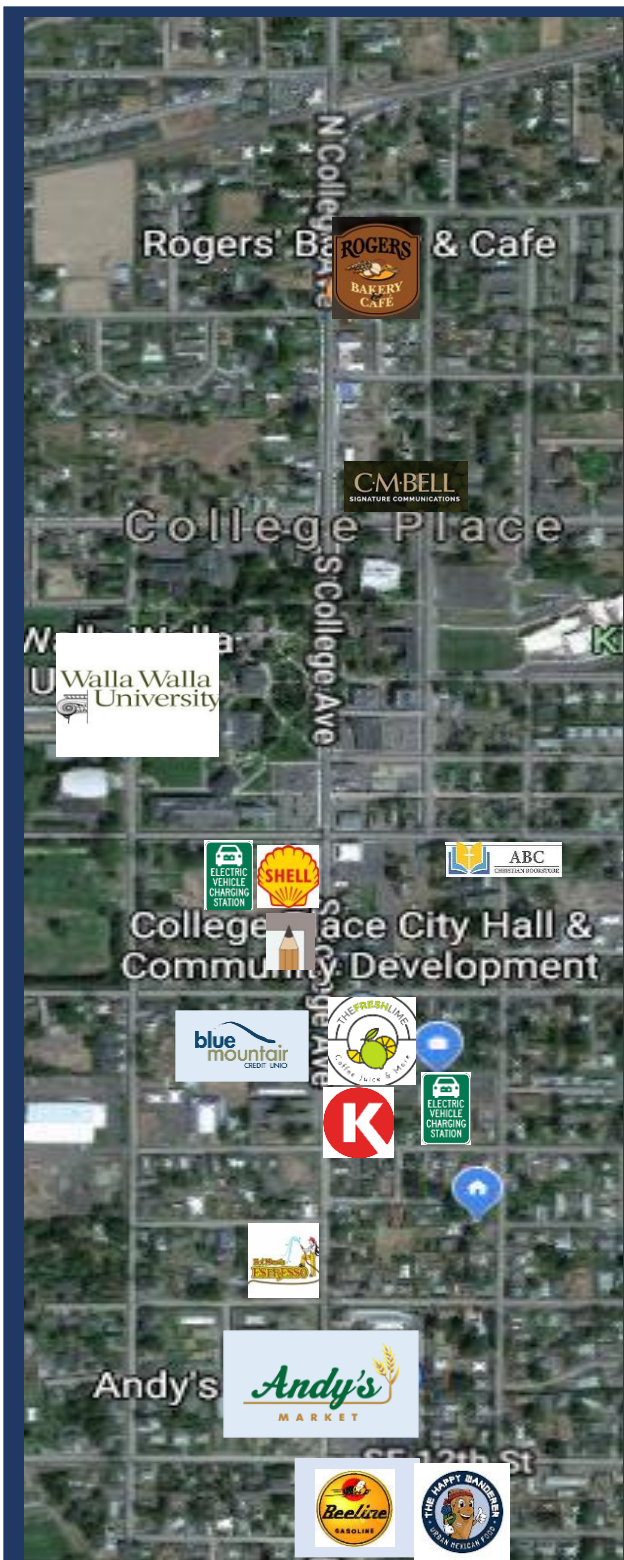
Data Points

Statistic	10 Minute Drive Time	30 Minute Drive Time	45 Minute Drive Time
2024 Population	38,633	69,461	77,522
2029 Population	39,006	69,968	77,997
2024 Daytime Population	42,967	67,760	77,255
2024 Median Household Income	\$62,376	\$69,416	\$70,883
2029 Median Household Income	\$74,217	\$80,697	\$82,019
2024 Median Home Value	\$400,498	\$402,158	\$390,000
2029 Median Home Value	\$543,598	\$529,888	\$508,327
2024 Median Age	39.3	39.9	40.4
2029 Median Age	40.4	40.7	41.2

Forecasted Consumer Demand (45 Minute)

Type	2029 Demand
Apparel and Services	\$70,773,798
Electronics	\$7,978,477
Entertainment	\$124,703,141
Food At Home/Groceries	\$223,137,745
Restaurants	\$117,905,061
Furniture	\$30,100,960
Appliances	\$18,381,614
Lawn & Garden	\$22,026,435
Personal Care Products	\$16,923,821
Housekeeping Supplies	\$28,076,815
Gasoline & Convenience Centers	\$104,327,611

Source: ESRI Business Analyst Online, Retail Demand Outlook Reports Jan 2025.





Meadowbrook/Stone Creek Business District



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



Data Points

Statistic	10 Minute Drive Time	30 Minute Drive Time	45 Minute Drive Time
2024 Population	48,832	69,720	80,818
2029 Population	49,286	70,220	81,225
2024 Daytime Population	50,560	67,908	84,568
2024 Median Household Income	\$66,489	\$69,455	\$69,992
2029 Median Household Income	\$78,482	\$80,740	\$81,277
2024 Median Home Value	\$409,540	\$400,509	\$384,926
2029 Median Home Value	\$542,909	\$527,481	\$498,506
2024 Median Age	39.9	39.9	40.4
2029 Median Age	40.8	40.7	41.2

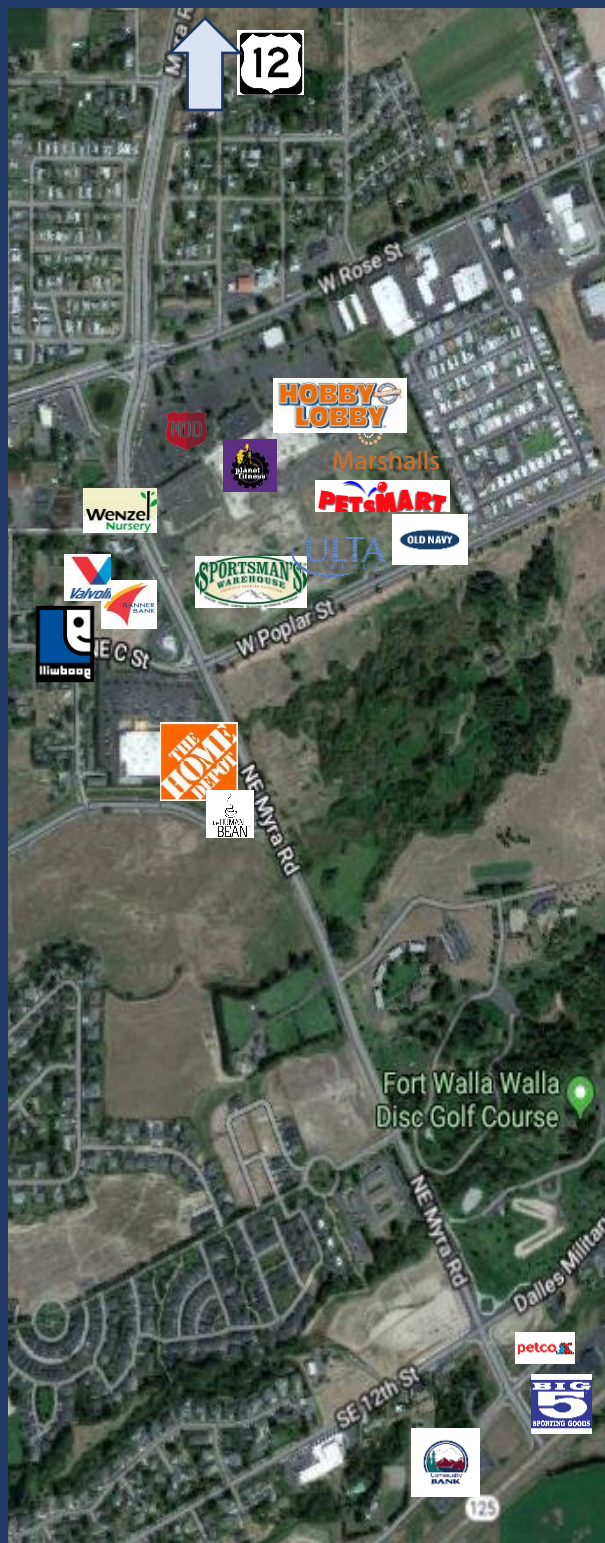
Forecasted Consumer Demand (45 Minute Drive Time)

Type	2029 Spending
Apparel and Services	\$73,323,868
Computers & Electronics	\$8,261,422
Entertainment	\$128,638,659
Food/Groceries	\$238,815,193
Restaurants	\$121,842,171
Furniture	\$31,068,628
Appliances	\$18,925,217
Lawn & Garden	\$22,617,887
Housekeeping Supplies	\$29,003,025
Personal Care Products	\$17,503,351
Gasoline & Convenience Stores	\$107,710,064

Source: ESRI Business Analyst Online, Retail Demand Outlook Profile Reports – January 2025.



Myra Rd Commercial Corridor



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

Data Points

Statistic	10 Minute Drive Time	30 Minute Drive Time	45 Minute Drive Time
2024 Population	45,877	69,692	76,311
2029 Population	46,383	70,200	76,796
2024 Daytime Population	48,843	67,908	76,536
2024 Median Household Income	\$65,311	\$69,493	\$70,722
2029 Median Household Income	\$77,197	\$80,771	\$81,844
2024 Median Home Value	\$404,441	\$402,571	\$391,921
2029 Median Home Value	\$565,134	\$530,347	\$510,776
2024 Median Age	39.5	39.9	40.5
2029 Median Age	40.6	40.7	41.2

Consumer Demand Forecast (45 Minute Drive Time)

Type	2029 Spending
Apparel and Services	\$69,678,371
Computers & Electronics	\$7,855,540
Entertainment	\$122,826,400
Food At Home / Groceries	\$219,754,195
Restaurants	\$116,100,961
Furniture	\$29,641,841
Appliances	\$18,107,248
Lawn & Garden	\$21,705,731
Personal Care	\$16,666,294
Housekeeping Supplies	\$27,656,958
Gasoline & Convenience Stores	\$102,747,748

Source: ESRI Business Analyst Online, Retail Demand Outlook Profile Reports Jan 2025.



Rejuvenate & Reinvigorate

Comfortable, quaint, and inviting, College Place offers a welcoming, walkable escape from the hustle and bustle of city life. Full of holistic health providers and a historic 133-year old University campus in the middle of its downtown district, College Place is sure to have what you need to nourish your mind, body, and soul.

In College Place



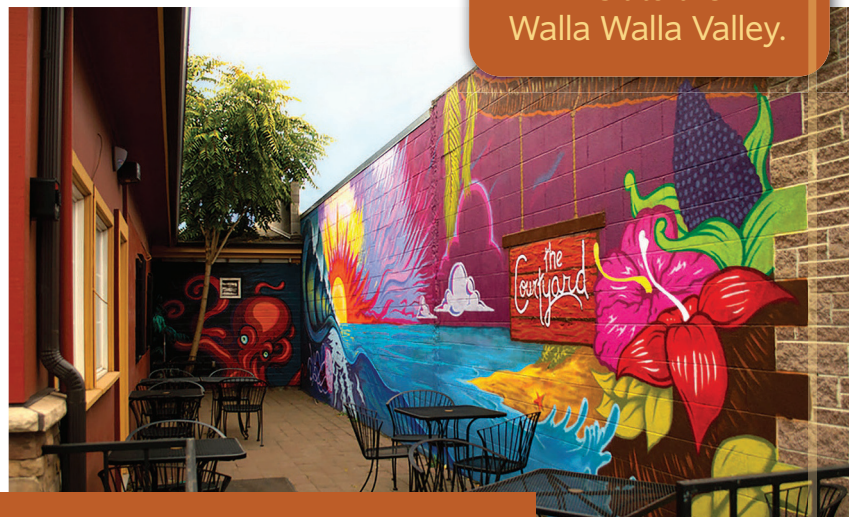


Small town
wonderful
comfortable,
quaint & inviting

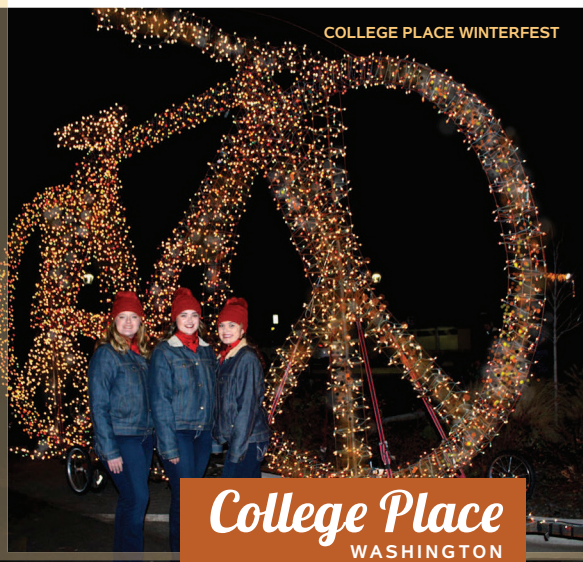
Nestled near
the picturesque
Blue Mountains,
College Place
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your next
visit to the
Walla Walla Valley.



FARMERS MARKET AT LIONS PARK



Learn more about College Place at CPWA.US/VISITORS



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City of College Place: Development Activity - January 2025

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Jersey Mike's	Fast Food Restaurant	Meadowbrook	- Sept 2023 Another fast food sandwich tenant will go in space next to Chipotle. - Dec 2023 Awaiting building permit app. - May 2024 Getting building plan submittals. - June 2024 Filed Sign Permit. - October 2024 Aiming for Thanksgiving opening.	ICSC Las Vegas
WalMart	BigBox	Meadowbrook	- July 2024 Filed permits to repave parking lot, renovate store, and do generate site improvements. - September 2024 Renovations in process. - October 2024 Parking lot repaved. Addition for grocery pickup. - November 2024 Grand reopening was held on Friday, October 25th.	Walmart
Project Tom	Car Wash	Meadowbrook	- June 2024 Interested in Meadowbrook sites. - November 2024 Pursuing option agreement for a site.	ICSC Las Vegas

Project Murph	Gas Station	Meadowbrook	- June 2024 Interested in establishing gas station in outlot of Walmart. - August 2024 Getting permission from corporate. - Nov 2024 Will likely move forward after Walmart renovation elements are complete.	ICSC Las Vegas
Project Palouse	Commercial Developer	South College Avenue	- June 2024 Interested in partnering with Lakeside and buying properties along South College (south of Mojonnier) - November 2024 Continuing due diligence.	ICSC Las Vegas
Project Cobble	Hotel	Whitman & Myra	- November 2023 Hotelier working out development agreement with property owner. Still trying to hammer out road access. - February 2024 Still working out development agreement. - May 2024 Purchase and Sale agreement in place. Dependent upon roundabout. - September 2024 Gave them new Hotel Study. Going after TIB roundabout grant. - November 2024 Awaiting announcement from TIB about roundabout grant.	ICSC Las Vegas
Project LK	Senior Assisted Living	Myra & Garrison Village Way	- November 2024 Assisted Living operator interested in buying vacant parcel on northwest corner for development of senior village.	Developer on another project in town.

Project Bullseye	Big Box	Whitman & Myra	- March 2024 Option agreement exists. - November 2024 Tied to project Cobble and its success.	ICSC Las Vegas
Project OPH	Breakfast Restaurant	Whitman & Myra	- November 2023 Option for breakfast restaurant. Dependent upon hotel. -March 2024 Signed agreement based on hotel coming in adjacent. -November 2024 Tied to Project Cobble.	Property Owner.
Project DE	Brunch Restaurant	Meadowbrook	- June 2024 Interested in serving market. - September 2024 Doing site evaluations. - November 2024 Awaiting Myra porkchop removal before making offer.	ICSC Las Vegas
Project Y	Grocer	Whitman & Myra	- December 2023 option for regional grocer at play. - June 2024 Is going to Board of Company for site approval. -November 2024 On back burner for now. Operator is trying to sell store up in Spokane area and use funds to do new store here. In process.	Cold Call
Project MP	Hotel	Meadowbrook	- August 2024 Doing due diligence. - November 2024 Getting together investors.	ICSC Las Vegas

Project Smile	Industrial	West Whitman Drive	- November 2024 Due diligence on warehousing and production.	Cold Call
Project FM	Medium sized grocery and general merchandise store.	College Avenue, across from College Place High School.	- June 2024 Continue monitoring progress of Lakeside development before making decision. - November 2024 Evaluating property near SR 125 and College.	ICSC Las Vegas
Project Flight	Aerospace	Martin Airfield	- Nov 2023 Project is now annexed into the City. Working with property owner on future planning. - August 2024 Working with developer via State CERB Grant for infrastructure planning. - November 2024 Aiming to have study completed by end of year.	Property owner.
Project Lawn	Lawn care	Commercial Drive	- August 2024 Headquarters for a small lawn care business. Working through submission issues with site engineer. - October 2024 Going through last markups. - November 2024 Awaiting pull of building permit.	Property owner.
Residential				
Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- - Dec 2022 Wise size development got moved to next Spring. - Nov 2024 Will start to develop wise size once done with Avery Estates in WW.	Hayden Homes has owned property for the last decade.

NW Residential	20 Apartments	SW Oakwood Pl off of SW 6th	- June 2024 Going through entitlement process. - July 2024 Company decided to buy eight homes on market in town to rehab and will be putting site with plans up for sale. - November 2024 Now group is looking at reengaging on development likely early next year.	NW Residential Properties
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. - Nov 2022 Revizing development plans. Likely will develop in 2023. - June 2024 Getting last minute additional financing to make reality. - September 2024 - Under deadline by end of September to get something out of the ground to fall in old building codes. - October 2024 Purchased permitting for first structure.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.

Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - April 2021 Awaiting final engineering drawings. - Dec 2022 Project appears to be on ice for now. Tad asked about vesting rights. - Feb 2024 Talked to developer. Expecting dirt to be turned this year. -August 2024 Buildings are being built. - October 2024 In Construction.	Property owner.
Lakeside/College Holdings Development	Single & Multi-Family	197 Mojonnier Rd	-August 2024 Expecting Master Planned Development application is planned for July 2024. Engineering on East-West Rd has started. - September 2024 Master Planned Development Application filed. Staff reviewing. - October 2024 Master Planned Development Application deemed incomplete. Asked for additional info.	Property owner.

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. - Sept 2023 Engineer for developer is working on site issues. - Dec 2023 Expecting infrastructure to go in soon. - May 2024 Infrastructure being installed. -October 2024 Still working on site infrastructure. - November 2024 Getting ready to file plats.	Property developer.
Deer Meadows Subdivision	Townhome	SW 12th	- December 2021 Developer Jeff Kelly out of Tri Cities is planning townhomes for site purchased from Marc Maiuri - Sept 2022 SEPA out now. 13 lot subdivision proposed by Jeff Kelly out of Pasco. - October 2022 Hearing Examiner meeting held. - December 2022 Going through final entitlements. - February 2023 Planning for a Summer start. - May 2024 Have turned in plans for grading permits. - October 2024 No Update.	Developer

Martin Airfield/Tarrgon Development	Airfield Update, Flex Facilities, Residential	West Whitman Drive	- Feb 2024 Project is now annexed into the City. Working with property owner on future planning. - May 2024 Martin Airfield study is starting. - July 2024 Working with City on area study. Also, Tarragon bought Hinshaw Ranch property. - October 2024 Working with City on Airfield area study.	Developer
Project Dairy	Residential	West Whitman Drive	- August 2024 Discussions with land owner about possible inclusion into UGA next time it opens for residential.	Land Owner
Project Sod	Residential	Wallua Avenue	- August 2024 Property owners wants to do affordable housing. Wants into UGA next time it opens up.	Land Owner

Salerno Estates	Single Family Homes	359 SW 12th	- May 2023 Had public comment period for this development. 8 homes on approximately half acres. Reviewing comments and finalizing conditions of approval. - June 2023 Site plans approved. Past appeal period. - Dec 2023 Working with developer on issues. - Feb 2024 Infrastructure plans getting turned in. - March 2024 Expecting construction to start soon. - May 2024 Working on site utilities. - August 2024 Working on area utilities. - November 2024 Continuing development.	Developer
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2025 Regular Meetings and Events

Subject to change by Committee action

JANUARY

S	M	T	W	T	F	S
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FEBRUARY

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JUNE

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JULY

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DECEMBER

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Key:

Holiday
City Hall Closed

Holiday
1/2 Day

Workshop 5:30PM
1st Tuesday

Council 7:00PM
2nd & 4th Tuesday

EDTEC 5:00PM
1st Monday

LTAC 3:30PM
1st Thursday (Aug & Nov)

Civil Service 12PM
2nd Thursday

UTAC 3:30PM
2nd Thursday (4x year)

Planning 7:00PM
3rd Tuesday

YAC 4:00PM
3rd Wednesday (3x year)

Historic Preservation
4PM - 3rd Thursday

PAR 8:00AM
4th Friday

GP Themed Event
Tentative Date: 1-6PM

City Block Party
Tentative Date: 1-6PM

Farmer's Market
Thurs May-Sept 4-7PM

Freedom Festival
6-10 PM

Movies in the Park
Starts @ Sundown

Fall Festival
3-6PM

Winterfest 4-6PM
First Thursday in Dec

