

Tuesday, February 16, 2021
College Place Planning Commission- ELECTRONIC MEETING

7:00 P.M.
401st Regular Planning Commission Meeting

Meeting may be viewed at: Live Stream on City of College Place, Washington

YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Or you may call this number to listen: 1-669-900-9128 ID#915 1285 8464

1. OPENING ITEMS

Subject :	1.01 Call To Order
Meeting :	Feb 16, 2021 - College Place Planning Commission- ELECTRONIC MEETING
Category :	1. OPENING ITEMS
Access :	Public
Type :	Action (Consent), Minutes, Procedural
Minutes :	View Minutes for Jan 19, 2021 - College Place Planning Commission- ELECTRONIC MEET

File Attachments

[PC MINUTES 11921.pdf \(78 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, 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 :	1.02 Roll Call
Meeting :	Feb 16, 2021 - College Place Planning Commission- ELECTRONIC MEETING
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Wrandoll Brenes-Morua- term exp. 12-31-2023

Position 2 - Brian Roth - term exp. 12-31-2021 - Chair

Position 3 -Ben Dawson - term exp. 12-31-2024

Position 4 - Dennis Olson - term exp. 12-31-2024

Position 5 - Eileen Davis - term exp. 12-31-2021

Position 6 - Leroy Waggoner - term exp. 12-31-2024
Position 7 - Todd A. Reiswig - term exp. 12-31-2023 - Vice Chair

Staff

Jon Rickard - Community Development Director

Kristi Scherger - Community Development Administrative Assistant

Subject :	1.03 Public Comment
Meeting :	Feb 16, 2021 - College Place Planning Commission- ELECTRONIC MEETING
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information

Public Content

Planning Commission meetings are primarily structured to permit Commission members to make recommendations to the City Council regarding decisions necessary to govern the City.

Public Comment is the time set aside for Citizens to address the Planning Commission regarding items of concern/interest either not appearing on this agenda, or on the consent agenda. *If you wish to speak on any such item, this is the time to come forward when the Chair asks for public comments.*

COVID-19 Virtual Meeting Protocol for Public Comment:

When submitting public comments, include the following regardless of the manner you are using: - Note that there are deadlines for each method of commenting.

- Your Name
- Your Address

Public comments may be provided in one of three ways:

- Comments in writing of no more than 1 page (If typewritten, no less than 11 pt font.) may be submitted no later than 4:30 PM on the meeting date to be read into the record.
- Comments may be made by telephone during the meeting by calling a number that will be provided to you upon notification to the City Clerk no later than 4:30 PM the day of the meeting.*
- Comments may be made by virtual meeting attendance with a link that will be provided to your email upon notification to the City Clerk no later than 4:30 the day of the meeting.*

***If you would like to make a public comment by either phone or virtual meeting, you can contact the clerk at ineissl@cpwa.us or by phone at 509-394-8511 no later than 4:30 on the meeting date.**

2. CONSENT AGENDA

Subject :	2.01 Approve Agenda for February 18, 2021
Meeting :	Feb 16, 2021 - College Place Planning Commission- ELECTRONIC MEETING

Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent), Minutes
Minutes :	View Minutes for Jan 19, 2021 - College Place Planning Commission- ELECTRONIC MEET

File Attachments

[PC MINUTES 11921.pdf \(78 KB\)](#)

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Subject :	2.02 Approve Minutes from 1/19/2021
Meeting :	Feb 16, 2021 - College Place Planning Commission- ELECTRONIC MEETING
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent), Minutes
Minutes :	View Minutes for Jan 19, 2021 - College Place Planning Commission- ELECTRONIC MEET

File Attachments

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Subject :	2.03 Excuse Absence of Commissioner Waggoner
Meeting :	Feb 16, 2021 - College Place Planning Commission- ELECTRONIC MEETING
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

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Subject :	2.04 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission 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 Planning Commission member.
Meeting :	Feb 16, 2021 - College Place Planning Commission-ELECTRONIC MEETING
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve consent agenda items 2.01 through 2.03

Consent

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3. REGULAR AGENDA

Subject :	3.01 Comprehensive Plan Amendment & Development Code Update 2021
Meeting :	Feb 16, 2021 - College Place Planning Commission-ELECTRONIC MEETING
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Discussion

Public Content

Please refresh yourselves with the following sections of our comprehensive plan in preparation for discussion regarding potential amendments. Gregg Dohrn will join us for general discussion about our current goals and policies, land use designations, & zoning districts to name a few. This will be a working session with open dialog encouraged as we lay the groundwork for the upcoming year.

File Attachments

[Ch4.Land.Use.Adopted.2018.CP.Comp.Plan.pdf \(4,579 KB\)](#)
[Economic Development Policies from 2018 Adopted CP Comp Plan.pdf \(1,671 KB\)](#)
[Future Land Use Map 2018 Adopted CP Comp Plan.pdf \(1,672 KB\)](#)
[Housing Policies from 2018 Adopted CP Comp Plan.pdf \(1,066 KB\)](#)
[Land Use Policies from 2018 Adopted CP Comp Plan.pdf \(1,387 KB\)](#)
[UGA Adjustment Map 2018 CP Comp Plan.pdf \(6,549 KB\)](#)
[Exhibit B Amended Official Zoning Map 11-05-20.pdf \(1,581 KB\)](#)
[PC Transmittal Memo 02-12-21.pdf \(120 KB\)](#)
[Potential Revisions to the Approved Goals and Policies 02-12-21.pdf \(378 KB\)](#)
[Walla Walla Regional HNA Task 2-3 Trends and Needs Memo v4.pdf \(1,172 KB\)](#)

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Adjourn - Next regularly scheduled meeting is March 16, 2020
Meeting :	Feb 16, 2021 - College Place Planning Commission-ELECTRONIC MEETING
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Procedural

College Place Planning Commission- ELECTRONIC MEETING 400TH (Tuesday, January 19, 2021)

Generated by Kristi Scherger on Friday, January 15, 2021

PRESENT:	Planning Commission:	Dennis Olson Brian Roth Ken Louderback Todd Reiswig Eileen Davis
	Staff:	Jon Rickard, Community Development Director Kristi Scherger, Administrative Assistant Community Development Carolyn Holm, Deputy City Clerk Wrاندoll Brenes-Morua
MEMBERS ABSENT:		

1. OPENING ITEMS

Procedural: 1.01 Call To Order

Commissioner Louderback called the meeting to order at 7:01 PM.

Procedural: 1.02 Roll Call

Information: 1.03 Public Comment
No public comments were received.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for 1/19/21

Action (Consent), Minutes: 2.02 Approve Minutes from 10/20/20

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 several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission 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 Planning Commission member.

Commissioner Olson made a motion to approve the consent agenda items 2.01 through 2.03.

Second by Commissioner Roth and the motion passed 5 - 0

3. REGULAR AGENDA

Discussion: 3.01 Election of Officers
Commissioner Roth was nominated to be Chairman.

**Commissioner Louderback made a motion to appoint Commissioner Roth as Chairman.
Second by Commissioner Davis and the motion passed 5-0.**

Commissioner Reiswig was nominated to be Vice-Chairman.

**Commissioner Davis made a motion to appoint Commissioner Reiswig as Vice-Chairman.
Second by Commissioner Louderback and the motion passed 5-0.**

Commissioner Louderback was thanked for his service as Chairman for the Commission.

4. REPORTS

Discussion: 4.01 Overview of the Planning Commission Handbook
Mr. Rickard requested that all of the Commissioners review the Planning Commission Handbook found within BoardDocs through the City of College Place website. Included is Section 1.09, Open Public

Meetings Act (OPMA), offers online training along with a training certificate that needs to be completed and returned to Deputy Clerk, Carolyn Holm.

Discussion 4.02 Walla Walla Housing needs Assessment

Mr. Rickard requested that the Commissioners familiarize themselves with the Walla Walla Regional Housing Action Plan, Task 2: Housing Assessment.

Mr Rickard reviewed 4 key concerns:

1. Income levels
2. Housing mix
3. Housing vacancy rates
4. Home prices and rental rates

5. OTHER BUSINESS - None.

6. CLOSING ITEMS

Procedural: 6.01 Adjourn - Next regularly scheduled meeting is February 16, 2021

Commissioner Louderback adjourned the meeting at 7:38 PM.

Second by Commissioner Olson and, with no objection, the meeting adjourned.

Approved:

Chairman / Vice Chairman

Attest:

Jon Rickard
Community Development
Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred January 19, 2021. Further detail may be obtained by reviewing the actual audio recording made during this session.

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CHAPTER FOUR

LAND USE

City of College Place, Comprehensive Plan - Land Use



LAND USE

In addition to the Goals and Policies contained in Chapter 2, the Land Use Element is based on the findings and conclusions of the Land Use Report, including the Future Land Use Map, which can be found in the Appendix. The Future Land Use Map identifies the preferred land use and development pattern for the City and demonstrates how the City will accommodate projected population and employment growth through the year 2038. The Future Land Use Map consists of the following land use designations which will be used to evaluate proposed changes to the Official City Zoning Map. Proposed rezones must be consistent with the land use designations as follows, or they cannot be approved.

FUTURE LAND USE DESIGNATION

ZONING DISTRICTS

College Avenue District:

Downtown Mixed Use (DMU)

Commercial:

General Commercial (GC)
Mixed Use Commercial
Hwy Commercial
Planned Unit Development (PUD)

Light Industrial:

Light Industry (LI)
Planned Unit Development (PUD)

Multiple Family Residential:

Multi-Family Residential (MFR)
Planned Unit Development (PUD)

Public Uses (PU):

Public Use*

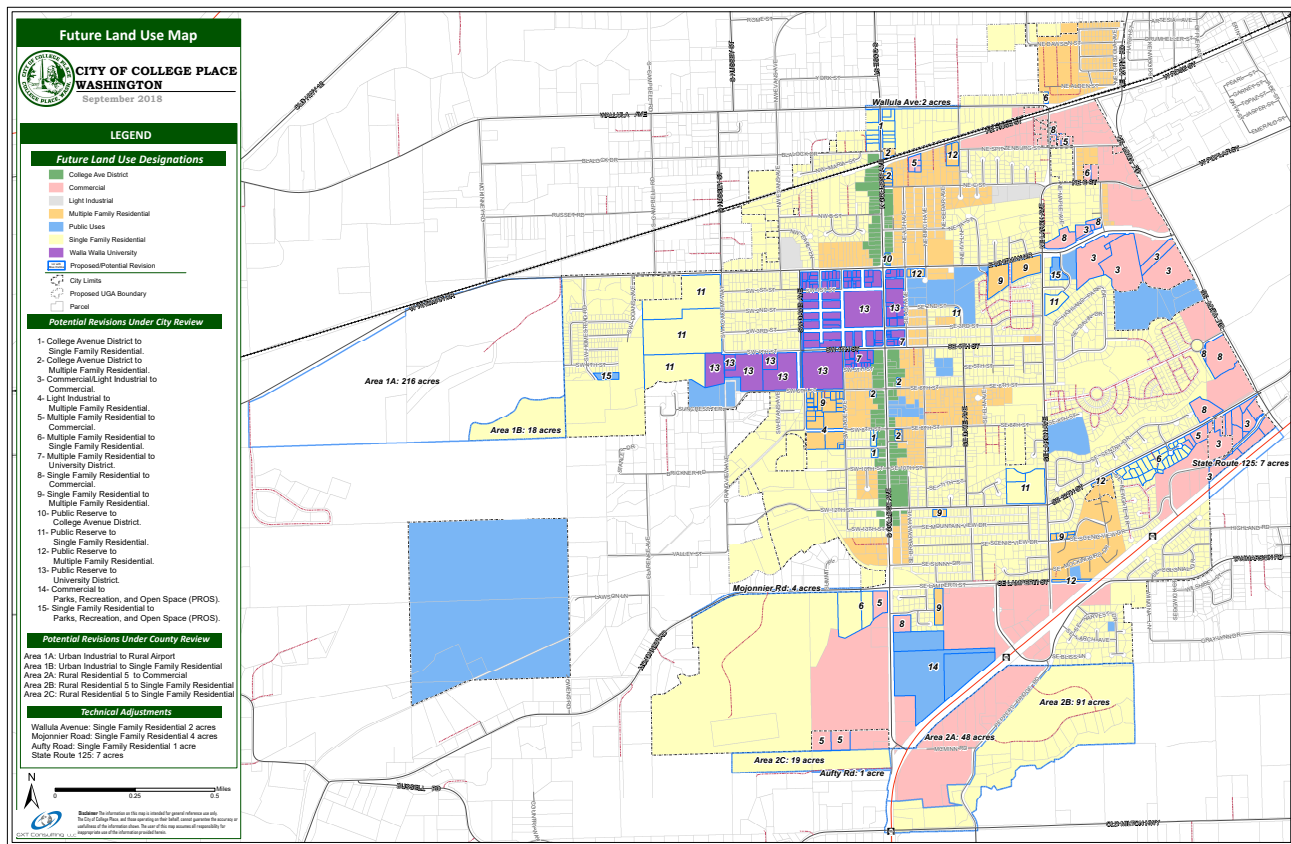
Single Family Residential:

Single Family Residential (SFR)
Planned Unit Development (PUD)

Walla Walla University:

University District

*It should be noted however, that if a publicly owned parcel that is zoned public use is sold to a public party, it shall be rezoned through an administrative determination consistent with the neighboring properties.



FUTURE LAND USE MAP

The Future Land Use Map also identifies the Urban Growth Area for the City. In addition to the City limits, the College Place Urban Growth Area includes selected lands in unincorporated Walla Walla County, adjoining the City, that are characterized by urban development and/or where urban services exist or can reasonably be provided.

The Urban Growth Area is established through a collaborative effort of the City of College Place and Walla Walla County and requires approval by the Board of County Commissioners. The boundaries of the Urban Growth Area contained in this Comprehensive Plan have been adjusted to provide sufficient land to ensure that the City can accommodate the population growth projected for the City in the year 2037, an increase of 1,385 persons. It is important to note that this includes not only additional land suitable for residential development, but also land suitable for commercial and light industrial development. This is a particularly important consideration, as the economic base of the City must be able to grow in order for the City to be able to provide the necessary services to support the projected population growth. In other words, new residential development is sustainable only if there is corresponding commercial and industrial development.

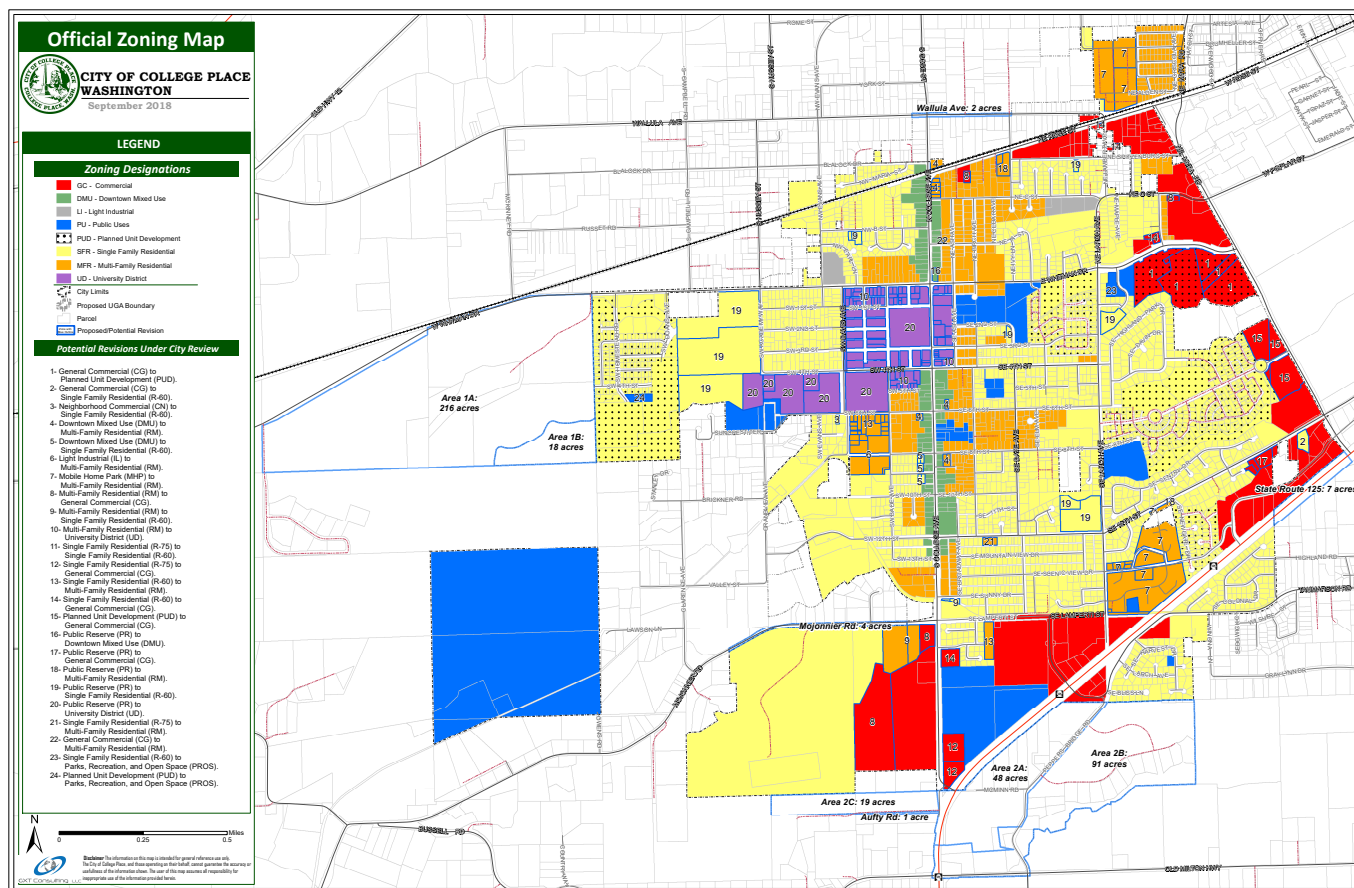
As a part of the process to review and revise the Future Land Use Map and the College Place Urban Growth Area boundaries, an updated demographic profile of the City was prepared (See Appendix B), and a recent land quantity analysis was updated and included in a Land Use Report for the city (See Appendix C). This updated Land Quantity Analysis was especially important as it documented that there is no vacant industrial land suitable for development in the City and given current development patterns, there is enough vacant residential land suitable for development in the City and the proposed UGA to meet the projected population growth through 2037, but not beyond that. As a result, further adjustments will need to be made to the College Place UGA in the future.

As depicted on the Future Land Use Map, the logical area for future growth and development is to the southeast of the City along the SR 125 corridor. The state highway provides ready access to the area and the City will be relocating a well later in 2018 that will provide expanded water service in this area. In addition, City sewer service extends to the boundaries of this area and can readily be extended. It is important to note however, that this Urban Growth Area is not complete as the City has retained an



unspecified Urban Reserve of 58 acres to be added in collaboration with the County and the Port of Walla Walla. Given the County's mandate under the Growth Management Act to preserve agricultural lands of long-term commercial significance, the cities of College Place and Walla Walla, have initiated a process with Walla Walla County, to identify areas adjoining the cities that can be designated for future urban development. It is anticipated that through this process, additional lands along the SR 125 Corridor particularly well suited for light industrial development may be identified for inclusion in the College Place Urban Growth Area.

Another area that may be suitable for the commercial and industrial development that is essential to the City's economic well-being is northwest of the city, in the vicinity of the former State Route 12 corridor, but this area may be more difficult to serve with city water and sewer services. It is understood by the parties that the collaborative process to identify additional areas most suitable for urban development may take a few years, but it is essential that it be completed so that appropriate additions can be made to complete the City's Urban Growth Area.



PROPOSED ZONING MAP

It is also important to note that this Comprehensive Plan calls for several revisions to the City's Official Zoning Map and Development Regulations. One series of changes call for the merger of the R-75 single family residential zone into the R-60 single family zoning district, into a consolidated Single-Family Residential (SFR) zoning district, and the merger of the manufactured housing zone into the Multi-Family Residential Zone (MFR). The net result of these changes is that there will be a clear distinction between areas suitable for single family residences and areas most suitable for multiple family residences.

Another series of changes involve the Public Use zoning district, which previously included both public and private lands. This zone will be revised to feature properties primarily for public use such as City Parks, the City Hall Complex, and K-12 schools. Most notably, properties associated with the Walla Walla University Campus will be moved out of the Public Use Zone and into a new zoning district designed just for properties on the University's campus. Other properties that may be owned by the University but are not a part of the campus, will be zoned to be compatible with neighboring land uses.

CHAPTER TWO

ECONOMIC DEVELOPMENT POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, And Policies



ECONOMIC DEVELOPMENT POLICIES



ECONOMIC DEVELOPMENT POLICY

1: Actively support historic and long-standing businesses in the community.

ECONOMIC DEVELOPMENT POLICY

2: Actively promote College Place as a desirable location for new businesses and industries. This should include, but is not limited to:

- a.** Attracting new investment to diversify and expand the city's jobs base, with focus on attracting living-wage jobs, to allow people to work and live in the community.

ECONOMIC DEVELOPMENT POLICY 3: Establish and maintain a list of sites suitable for commercial and industrial development.

ECONOMIC DEVELOPMENT POLICY 4: Establish and implement a shared strategy with the Port of Walla Walla, the Walla Walla Valley Chamber of Commerce, and the Washington State Department of Commerce, for the marketing of commercial and industrial sites in College Place and the College Place UGA. This may include, but is not limited to recruitment of:

- a.** Big box retail and restaurant/fast casual dining options, that is appropriate for our market;
- b.** Lodging facilities with space for meetings and conferences.

ECONOMIC DEVELOPMENT POLICY 5: In partnership with the Port of Walla Walla, identify and prepare for development, one or more sites suitable for development as a business park and/or for light manufacturing.

ECONOMIC DEVELOPMENT POLICY 6: Explore the potential for preparing selected economic development sites as shovel ready for development. This may include, but is not limited to:

- a.** Conducting an environmental review in advance of project specific development proposals.
- b.** The strategic location and development of infrastructure to support new development.

ECONOMIC DEVELOPMENT POLICY 7: The City and the University should explore the feasibility of establishing a joint entrepreneurial center or similar strategies to support the formation of new businesses.

- a. This may include partnerships with local business, education, training, and economic development organizations such as the Valley Chamber of Commerce as well as Walla Walla Community College.



ECONOMIC DEVELOPMENT POLICY 8: Encourage partnerships that focus resources toward increasing the employability of all citizens. This may include, but is not limited to:

- a. Local job training, retaining, and continuing education programs;
- b. Public/private sponsorship of entrepreneurial and vocational education programs; and
- c. Student internship programs with local businesses.

ECONOMIC DEVELOPMENT POLICY 9: Strengthen collaboration among the business community, economic development stakeholders, Walla Walla University, healthcare organizations, local government, tourism organizations, and other higher education institutions.

- a. This may include, but is not limited to the establishment of a local economic development or business association.

ECONOMIC DEVELOPMENT POLICY 10: Explore the feasibility of establishing a program to finance façade and safety improvements by small businesses.

ECONOMIC DEVELOPMENT POLICY 11: Support sidewalk commercial activities where they will not interfere with pedestrian and vehicular movements.

ECONOMIC DEVELOPMENT POLICY 12: Explore the feasibility of implementing a Main Street Program sponsored by Preserve Washington and the Main Street America Network.

ECONOMIC DEVELOPMENT POLICY 13: Encourage economic development opportunities compatible with airport operations that do not require urban levels of services.

ECONOMIC DEVELOPMENT POLICY 14: Research, prepare, and present regulations to govern the use of residences as short term vacation rentals.

ECONOMIC DEVELOPMENT POLICY 15: Partner with economic development agencies to establish a 'Maker Space' in College Place.

ECONOMIC DEVELOPMENT POLICY 16: Explore the feasibility of establishing a multi-use recreation facility with ballfields in College Place to attract regional youth tournaments.

ECONOMIC DEVELOPMENT POLICY 17: Identify or develop a landmark and asset that can be a draw for tourists.

ECONOMIC DEVELOPMENT POLICY 18: Continue wayfinding/place-making activities throughout the community.

ECONOMIC DEVELOPMENT POLICY 19: Support visitor information kiosks.

ECONOMIC DEVELOPMENT POLICY 20: Develop, refine, and implement economic monitoring in accordance with the Strategic Plan to help advance the City's economic development policies and program



Future Land Use Map



CITY OF COLLEGE PLACE WASHINGTON

September 2018

LEGEND

Future Land Use Designations

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

- City Limits
- Proposed UGA Boundary
- Parcel

Potential Revisions Under City Review

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

Potential Revisions Under County Review

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

Technical Adjustments

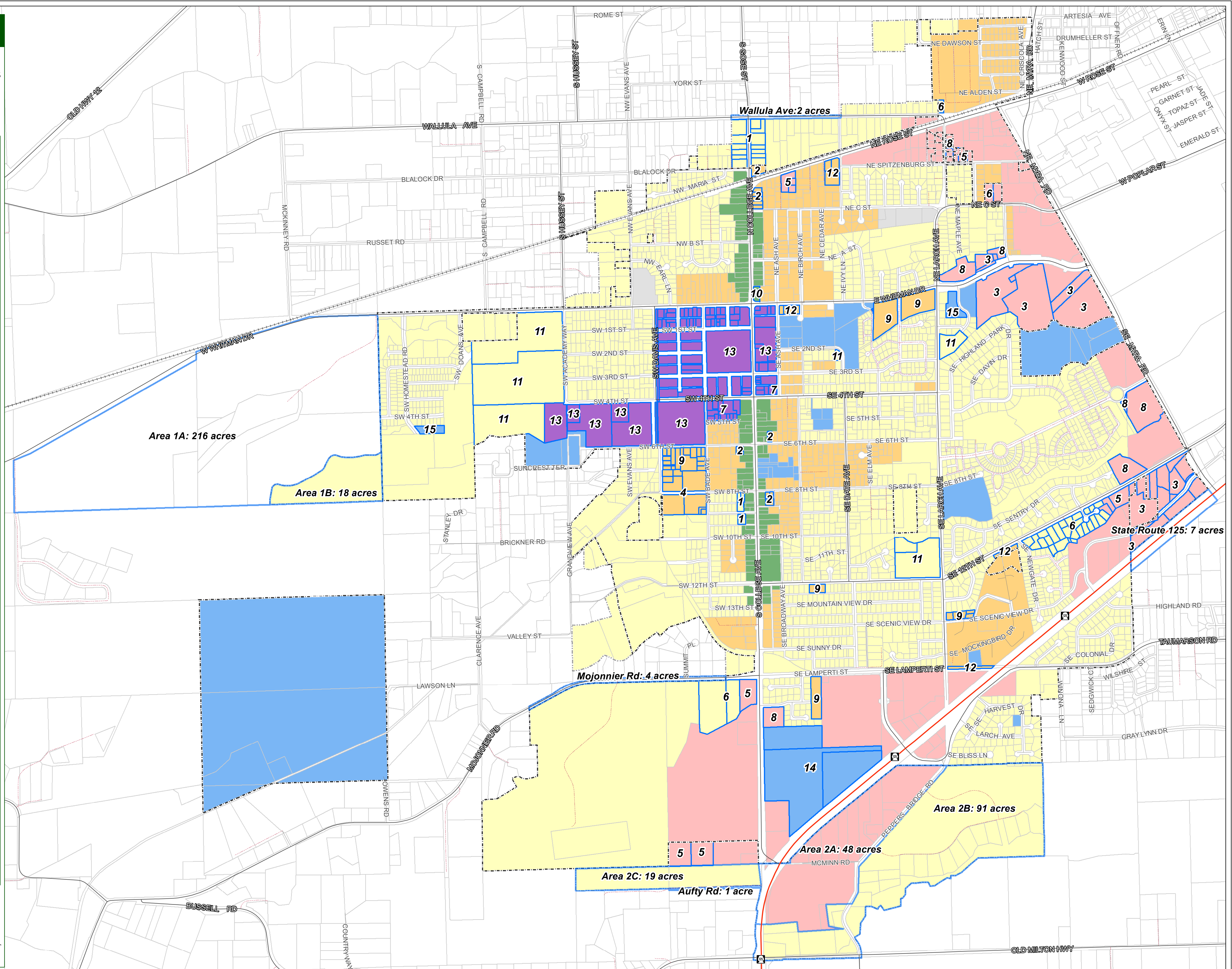
Wallula Avenue: Single Family Residential 2 acres
Mojonnier Road: Single Family Residential 4 acres
Auffy Road: Single Family Residential 1 acre
State Route 125: 7 acres



0 0.25 0.5 Miles



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



CHAPTER TWO

HOUSING POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



HOUSING POLICIES

HOUSING POLICY 1: The City shall encourage the maintenance and rehabilitation of the existing housing stock within the City.

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 residential



developments, clustered units, 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.

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 manufactured home parks to remain a source of affordable housing.



CHAPTER TWO

LAND USE POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



LAND USE POLICIES

LAND USE POLICY 1: Maintain sufficient land in the Urban Growth Area to meet projected population growth well into the future, to provide the tax base necessary to support the provision of City services, and to provide meaningful planning choices.

- a. Work closely with the Walla Walla County, the City of Walla Walla, and the Port of Walla Walla to establish a joint strategy to support the long-term expansion of the College Place Urban Growth Area, especially for commercial and industrial development, without adversely affecting agriculture of long-term commercial significance in the County.
- b. This will include the reallocation of the 58 acres of UGA being held as an Unspecified Urban Reserve, as a result of the removal of Martin Airfield from the College Place Urban Growth area in 2018.
- c. Priority consideration should be given to expanding the UGA along the SR 125 corridor where City services exist or can reasonably be provided.
- d. Properties in the vicinity of Old Highway, 12 suitable for industrial development, should also be considered for inclusion in the College Place UGA.

LAND USE POLICY 2: Maintain a mutually beneficial planning partnership with Walla Walla County and the City of Walla Walla for the review of development proposals near shared boundaries and infrastructure.

LAND USE POLICY 3: Encourage the County to take actions to eliminate the unincorporated pockets in the College Place UGA. This may include, but is not limited to:

- a. Investments by the County to improve infrastructure to urban standards;
- b. Revenue sharing agreements that would facilitate the City serving these areas; and;
- c. The transfer of stormwater management fees collected by the County from the unincorporated pockets to the City to support the installation of improvements necessary to serve these areas.



LAND USE POLICY 4: Allow existing residential and agricultural activities to continue until such time that the property owner is ready to change uses. This may include, but is not limited to:

- a. Requesting that the County modify its policies and practices to allow the current County zoning to remain in place when parcels are added to the College Place Urban Growth Area.

LAND USE POLICY 5: Periodically review and update the regulations governing Planned Unit Developments so that it remains a tool to promote flexible and innovative approaches to development consistent with the provisions of this Comprehensive Plan.

- a. This should include a comparative analysis of development standards required in a PUD and a typical subdivision, with a specific emphasis on park and open space standards.

LAND USE POLICY 6: Support the efforts of the owner of Martin Airfield, the Washington State Department of Transportation Aviation Division, and Walla Walla County, in consultation with the surrounding property owners to establish and maintain an airport overlay zone that will prevent development of height hazards, mitigate noise impacts and prohibit development of uses that would encourage large concentrations of people such as churches, schools and hospitals.



LAND USE POLICY 7: Support the designation of Martin Airfield as a special rural land use in the County Comprehensive Plan.

LAND USE POLICY 8: Support the adoption of a special County zoning district to regulate the use and development of land within the boundaries of Martin Airfield, to insure compatibility with aviation facilities and adjacent properties, protection of runway safety and clear zones and aviation facilities, and enhance the potential for future development that does not require urban levels of service.

LAND USE POLICY 9: Review and update the City Development Regulations to support temporary mobile uses such as food trucks, food cart pods, and pop up shops.

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 11: Maintain an efficient, consistent, and reliable development review process.

LAND USE POLICY 12: Provide more flexible development standards or other incentives to developments that propose exceed the requirements for natural resource protection, open space, public gathering places, and energy efficiency.

LAND USE POLICY 13: Review and revise the criteria for designating parcels as Public Reserve, or similar designation, so that the primary uses in this district involve parcels dedicated for public use such as parks, recreation, and dedicated open spaces.

- a. This may involve amending the Table of Permitted Uses to allow public facilities as a permitted use in all zones.
- b. This could be done in conjunction with establishing a special zoning district for the University Campus.

LAND USE POLICY 14: Review and potentially revise the Development Regulations to eliminate the Neighborhood Commercial (CN) zoning district and list neighborhood commercial as a permitted or conditional use in residential zones.

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.



UGA ADJUSTMENTS



**CITY OF COLLEGE PLACE
WASHINGTON**

September 2018

LEGEND

Potential Revisions Under Review

Application #1: Martin Airfield UGA Adjustments

Area 1A: Rural Airport: **216 acres**

Area 1B: Urban Residential: **18 acres**

Application #2: SR 125 Corridor UGA Adjustments (158 acres)

Area 2A: Urban Commercial: **48 acres**

Area 2B: Urban Residential: **91 acres**

Area 2C: Urban Residential: **19 acres**

Unspecified Urban Reserve: 58 acres

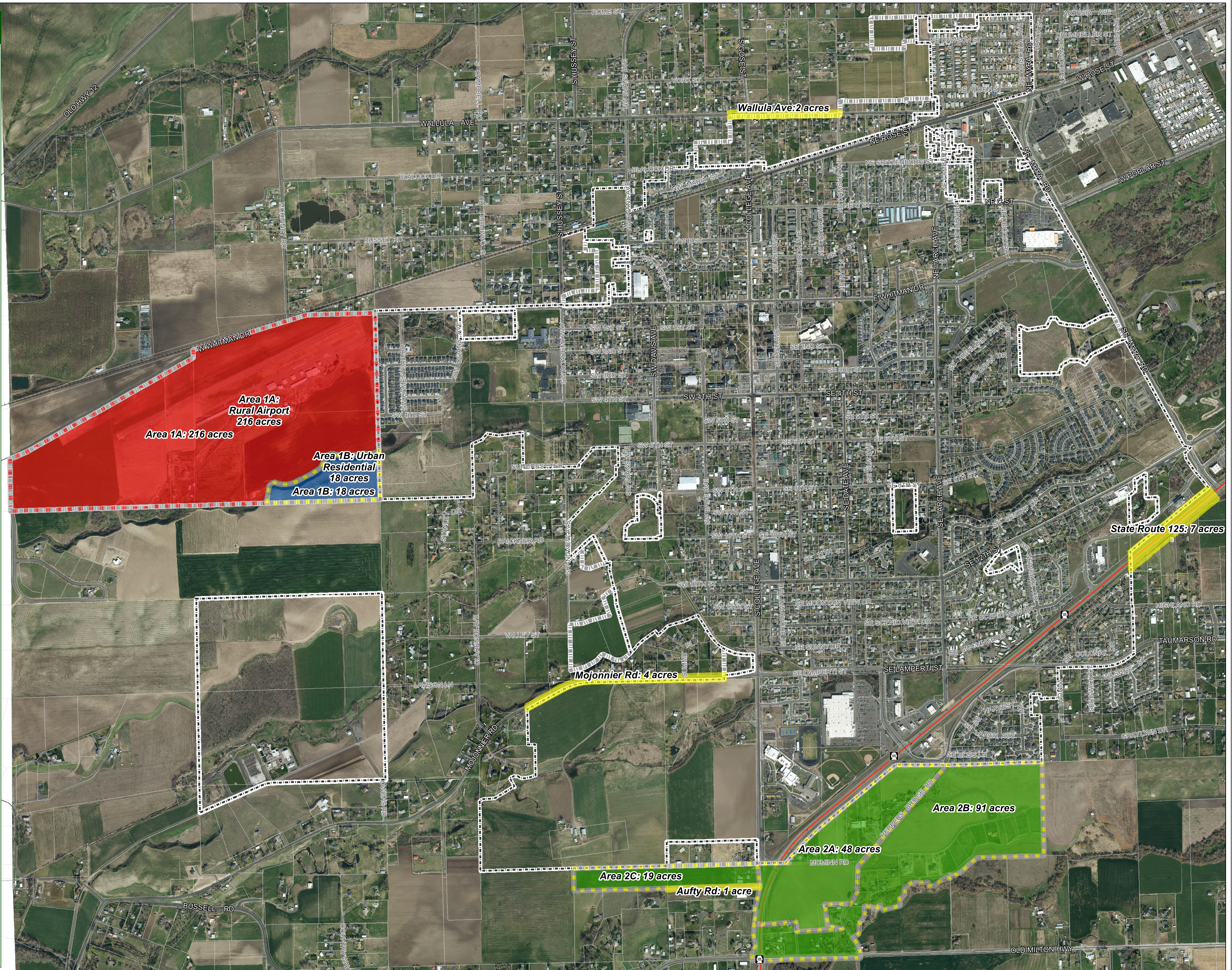
Technical Map Adjustments

Mojonnier Rd: **4 acres**

Wallula Ave: **2 acres**

State Route 125: **7 acres**

Auffy Rd: **.72 acres**



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

Official Zoning Map
Potential Amendments Under Review



**CITY OF COLLEGE PLACE
WASHINGTON**

Approved: October 9, 2018
Potential Amendments: September 26, 2020

LEGEND

Zoning Designations

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

City Limits

UGA

Proposed Revision

Potential Revisions Under City Review

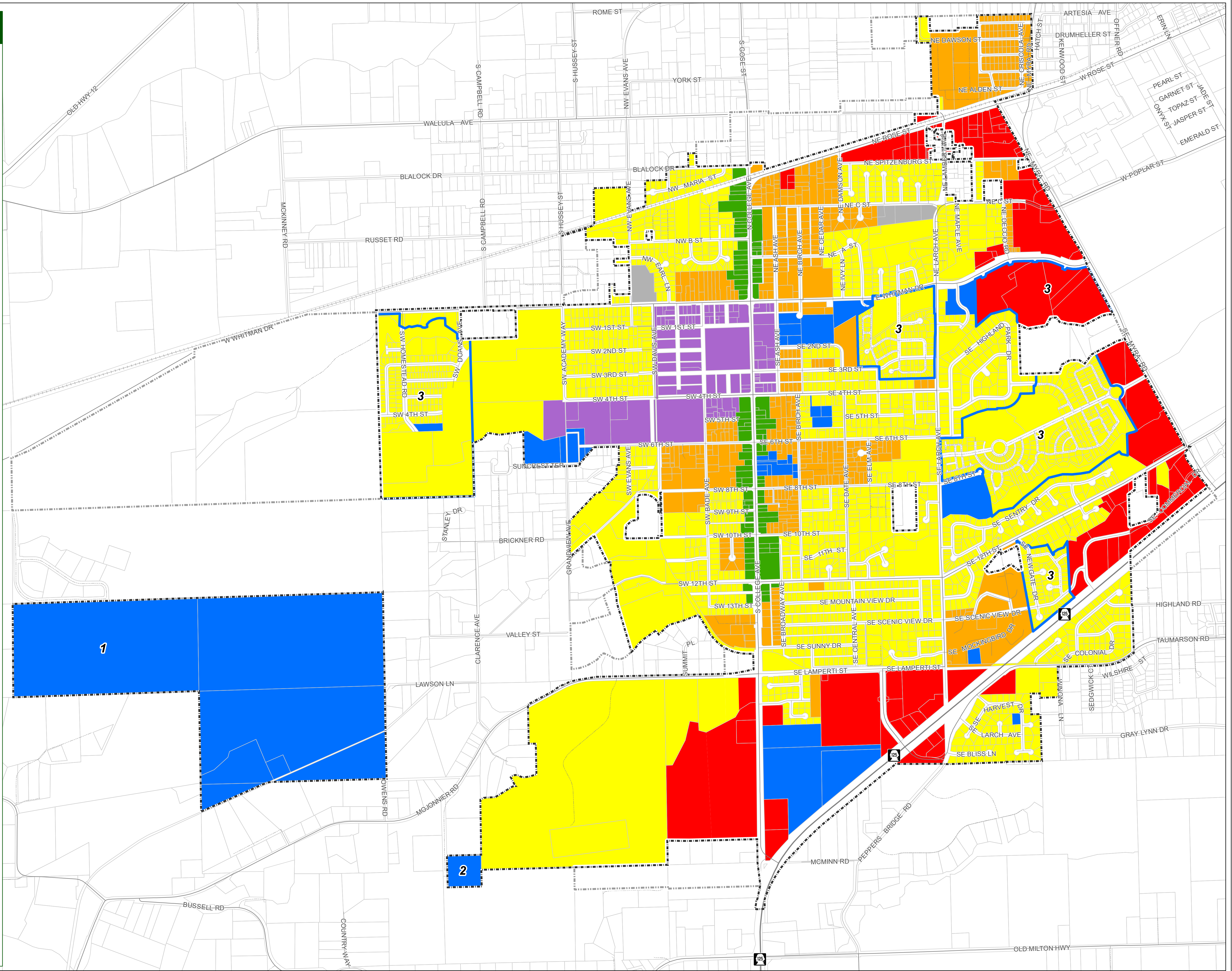
1. To be zoned Public Uses upon annexation to the City.
2. To be zoned Public Uses upon annexation to the City.
3. Note: The Planned Unit Development zoning district no longer exists. Areas previously designated as PUD have been zoned consistent with their PUD approval.



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Miles



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G. R. Dohrn and Associates

Memorandum

Date: February 12, 21

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To: City of College Place Planning Commission

From: Gregg Dohrn

Subject: February 16, 2021 Agenda

Jon has indicated that the College place planning priorities for 2021 includes the following items:

1. Preparation and implementation of a regional affordable housing strategy.
 - a. This could include strategies to enable long-vacant commercial properties to be developed with multi-family housing.
2. A review and possible revisions to the College Place Comprehensive Plan to address the County's decision to leave Martin Airfield in the College Place Urban Growth Area.
3. A review of the County-wide Planning Policies with a particular emphasis on:
 - a. The methodology for allocating future population growth is allocated.
 - b. The methodology for determining urban growth area boundaries.
 - c. Policies to ensure that future population growth can be sustained.
 - d. Rational planning for public infrastructure improvements.
4. Strategies to promote mixed use developments in general and potentially a more vibrant mix of uses along College Avenue.

To set the stage for these discussions, Jon has asked that I review the Goals and Policies in the Comprehensive Plan and identify potential amendments for future discussion with the Planning Commission. The attached document includes the Vision Statement as well as the Goals and policies from the Comprehensive plan. You will note that I have highlighted in underline and strikeout format some potential amendments that we can discuss in subsequent meetings, as well as added some comments in the margin. Some of these items may be appropriate to hold over until the next periodic review of the Comprehensive Plan in 2024-26, but I have further highlighted in yellow the items that may be most relevant to the 2021 planning priorities. As you get a chance, please review the attached document, and do not hesitate to start your own list of items that you would like to discuss and questions that you might have. Following this initial overview discussion, we will narrow the focus of our subsequent discussions and will provide additional resource materials.

**City of College Place, Washington
Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021**

The City of College Place is scheduled to complete a periodic review and update of its Comprehensive Plan by 2026. However, there are several priority planning issues facing the community that may warrant amendments to the Goals and Policies in the Comprehensive Plan during the year 2021. This includes, but is not limited to:

- Implementation of regional strategies to promote more affordable housing.
- Strategies to promote the construction of multi-family housing.
- Changes to the County-wide planning policies to support more rational development of urban growth areas and to enable cities to grow in a sustainable manner.
- Strategies to support the long-term use of Martin Airfield and neighboring properties.
- Strategies to promote a more vibrant mix of land uses along College Avenue.

Potential revisions to the Goals and Policies contained in the Updated College Place Comprehensive Plan, approved October 9, 2018 are highlighted in underline and strikeout format and editorial comments have been noted in the margins. Some of the highlighted revisions may be more appropriately considered during the 2026 update process but have been included for future reference. Those revisions that are most likely to be reviewed by the Planning Commission in 2021 have been highlighted in yellow. This working draft is for discussion purposes only. Any revisions that may be proposed to amend the Comprehensive Plan are subject to review by the Planning Commission, and there will be an opportunity for public review and comment before consideration by the City Council.

Chapter 2 Vision, Values, Goals, and Policies

Vision

The College Place City Council has adopted the following Vision to describe what the community in the future. It is a statement of what the City Council is working towards and it is the foundation of this Comprehensive Plan.

By 2027, College Place is noted for its vibrant downtown with a mix of small businesses and housing that interfaces with Walla Walla University that give residents and a growing tourist trade the feeling of a small town. The City has attracted large-scale commercial development along its most trafficked roads, thus growing its tax base.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Resourceful in the use of finance tools and grant opportunities, the City gets extra value from every dollar of local taxes. Resources support a staff of dedicated, competent employees adequate to provide safety and responsiveness. Deferred maintenance is a thing of the past as depreciation is funded and cash reserves prepare the city to pursue opportunities without excess risk.

Mutual respect is shared between the City Council, residents, and staff. Residents, retirees, students, professionals, and young families feel safe; they know their neighbors and many of the city employees by name. Citizens are engaged and knowledgeable of the affairs of the City due to the character of staff and the quality, timeliness, and context through which information is shared; cooperation is a community norm. Volunteerism is high across the commissions of the City.

People circulate easily irrespective of mode, whether car, foot or bike; a system of sidewalks and trails make foot traffic a preferred method to get around town. The community turns out regularly for the events calendared throughout the year, co-hosted in partnership with the municipality and institutions such as: businesses, volunteer organizations, College Place Public Schools, Rogers School, Walla Walla Valley Academy, and Walla Walla University.

Values

In its expression of civic leadership and service, the City Council and staff hold these core values.

Open and Honest

The City is transparent and fair in its dealings. It is plain spoken in its communication. The City is engaged with its citizens in two-way communication and desires an aware and informed citizenry. The municipality is accountable for its actions and choices.

Cooperation

College Place works well with others and values mutually-beneficial outcomes for the City and its partners.

Respect

The City fosters respect between its Council and staff, Citizens, neighbors, its natural resources and built environment, its resident businesses to bind College Place into a sustainable and prosperous community. The City honors its heritage.

Service

*City of College Place, Washington
Working Draft of Potential Revisions to the
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February 12, 2021*

The City exists to provide services to its constituents. It is an organized, learning organization that makes data-driven decisions. It's employees and Council are empathetic and humble.

Diversity

The City recognizes differences between people and values these differences as an asset. College Place fosters an environment where individuals find safety, dignity, and acceptance.

Comprehensive Plan Goals

In order to realize the Vision for the City, the following Goals will be used to guide decision-making and the allocation of resources.

Goal #1: *Preserve the small-town character of the community. This includes, but is not limited to the following attributes:*

- a. Family oriented;*
- b. Friendly;*
- c. Safe;*
- d. Well maintained properties;*
- e. Relatively quiet; and*
- f. Fiscally sound.*

Goal #2: *Actively involve all residents, business, and property owners in the governance of our community.*

Goal #3: *Establish and implement a comprehensive economic development strategy for the City that supports the creation of jobs, promotes private investment, and increases the local tax base.*

~~**Goal #20:** *Strengthen city partnerships and resources to support economic opportunities.*~~

~~**Goal #21:** *Improve the business climate in College Place.*~~

~~**Goal #22:** *Stimulate and diversify College Place's economy.*~~

~~**Goal #23:** *Maintain the city's infrastructure so that it meets the needs of existing employers and targeted industries.*~~

Commented [GD1]: There are different perspectives on this, but I tend to think of goals as broad statements of what we are trying to accomplish, and policies as more detailed statements of how the goals are going to be achieved. As a result, I tend toward having fewer goals. For discussion purposes, I have suggested a few opportunities for consolidation and have identified some goals that arguably could be policies. These revisions may be more appropriately considered in the future, but since I was reviewing the document, I went ahead and highlighted them.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

~~**Goal #24:** Develop a diverse portfolio of sites ready for business that provide College Place a competitive advantage because infrastructure is in place and owners are willing to sell/lease.~~

~~**Goal #25:** Support the development and redevelopment of a walkable College Avenue from Rose Street to 13th Street as a Mixed Use Downtown District that serves as an attractive location for diverse small businesses, tourism, arts and culture, entertainment, community events, and residents.~~

~~**Goal #26:** Support the development of the Myra Road and State Route 125 corridors for big box stores and chain restaurants.~~

~~**Goal #27:** Grow and sustain a qualified workforce.~~

~~**Goal #28:** Embrace tourism as an economic development tool.~~

~~**Goal #29:** Support programs, projects, and development efforts that enhance the job market and promote community pride.~~

Goal #4: Develop a commercial district reminiscent of a small town “main street” with a mix of uses including commercial, offices, banking, public facilities, and other specialty retail uses, with residences above, consistent with a pleasant pedestrian environment.

Goal #5: Establish and maintain an Urban Growth Area that enables the City to sustain its economic and social well-being.

Goal #6: Establish and maintain a shared vision with the College Place School District as well as Walla Walla Valley Academy/Rogers School for serving the College Place community.

Goal #7: Establish and maintain a shared vision for development activities on and near the campus of Walla Walla University.

Goal #8: Encourage the availability of affordable housing to all economic segments of the community, promote a variety of densities and housing types, and encourage the maintenance and preservation of the existing housing stock.

Goal #9: ~~To p~~Provide a safe and efficient ~~transportation and~~ circulation system for use by vehicles, transit, pedestrians, bicycles, and persons with wheelchairs that promotes and supports the desired land use pattern and economic development priorities.

Goal #10: Support the continued operation of Martin Airfield as a unique community asset.

Goal #11: Maintain and improve existing utilities and services while planning for new growth and development.

City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021

Goal #12: ~~Improve library services and community meeting facilities.~~

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~~Goal #13: Honor the history of the community.~~

Goal #14: ~~Prepare and implement~~ Provide for a broad public and private park and recreation plan and system meeting the needs of all age and income groups within the community.

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Goal #15: Protect, improve, and sustain environmental quality ~~through best management practices and the use of best available science.~~

Goal #16: Infuse the City's built environment with creative expression and design that results in vibrant public spaces where people want to be.

Goal #17: Provide reliable, effective, and efficient utility services at the lowest reasonable cost, consistent with ~~industry standards and the values of our community and with~~ the City's aims of environmental stewardship, social equity, economic development, and the protection of public health.

~~Goal #18: City services are provided at a level consistent with industry standards for a community our size and consistent with the values of the citizens.~~

Goal #19: Support a healthy community in which ~~everyone each individual~~ has access to community resources and services.

~~Goal #13: Honor the history of the community.~~

~~Goal # 30: Protect College Place's valuable historic assets and allows for College Place to leverage its historicity for both commercial and community activities.~~

~~Goal #31: Promote a livable community with a strong sense of history.~~

~~Goal #32: Encourage a sustainable community by supporting preservation efforts.~~

Comprehensive Plan Policies

The Goals of the College Place Comprehensive Plan will be achieved through the implementation of the following Policies:

Governance

Governance Policy #1: Maintain a community newsletter.

City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021

Governance Policy #2: Support the provision of internet access to all residents and businesses in the City.

Governance Policy #3: In accordance with the provisions of the Growth Management Act, ~~the City will~~ periodically review and update the City's Unified Development Code's development regulations, including the regulations to protect environmentally sensitive areas.

Governance Policy #4: City regulations shall be administered in a fair and consistent manner throughout the community.

Governance Policy #5: Actively sponsor and promote community events. This should include supporting Governance Policy #14: Support existing and the establishment of new community events such as the Farmer's Market, Independence Day, Halloween, and Winterfest.

Governance Policy #6: Support the preparation, adoption, and implementation of a Master Plan for the Walla Walla University campus.

~~a. This could include the establishment of a University Master Plan or similar zoning designation for the Walla Walla University campus.~~

Commented [GD2]: This has been accomplished.

Governance Policy #7: The City and the University should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities. This could include, but is not limited to:

- a. Identification of mutually beneficial opportunities to support the implementation of a University Master Plan.
- b. Vacation of City ~~S~~streets within the campus.
- c. Development of a long-term on-campus parking and access strategy.
- c. Coordination of off-campus parking management and enforcement.
- d. Designation of transportation and emergency access corridors; and
- e. Opportunities for shared use of space or facilities.

~~**Governance Policy #8:** The City and the University should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities.~~

~~**Governance Policy #9:** The City should continue to coordinate planning activities with local schools and incorporate supportive measures into the City's Comprehensive Plan.~~

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Governance Policy #10: *The City and local schools should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities.*

Governance Policy #11: *The City shall continue to work in partnership with the College Place School District to identify and plan for future school sites and facilities. This may include, but is not limited to:*

- a. Locating and sizing infrastructure improvements to accommodate projected growth;*
- b. Submitting joint applications to the County to amend Urban Growth Area boundaries to support the planning and construction of new schools; and/or*
- c. Work with the School District should they wish to petition to adopt school impact fees.*

Governance Policy #12: *The City and local schools should continue to explore mutually beneficial strategies for the shared or joint use of facilities.*

Governance Policy #13: *The City should continue to work in partnership with important social service providers such as the Blue Mountain Action Council, Sonbridge, and others to help the needy.*

Governance Policy #15: *The City shall, in consultation with the City of Walla Walla, the Towns of Waitsburg and Prescott, and the County, initiate a thorough review and update of continue to implement the County-wide Planning Policies (see Appendix D). This may include, but is not limited to a periodic review of, and the recommendation of revisions.*

- a. Methodologies for increasing the relative percentage of projected population growth allocated to established urban growth areas;*
- b. Strategies to provide urban growth areas with a clear and rational path to continue to expand as the need arises;*
- c. Provisions to enable cities and towns to conduct a more detailed land capacity analysis and to include local circumstances into the analysis;*
- d. Consideration of a different market factor for underdeveloped land and a more realistic definition of lands suitable for development or redevelopment;*
- e. Strategies to increase the supply of affordable housing;*
- f. Strategies to protect the operation of Martin Airfield; and*

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*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

~~*g. Strategies to enable the cities and towns to implement sustainable growth strategies including realistic potential for economic development.*~~

Governance Policy #16: The City will seek to actively include the public in all comprehensive planning activities in the community, including but not limited to the periodic review and update the review of this Comprehensive Plan.

Land Use

Land Use Policy #1: Maintain ~~sufficient land in the~~an Urban Growth Area ~~with sufficient land~~ to meet projected population growth well into the future, to provide the tax base necessary to support the provision of City services, and to provide meaningful planning choices.

a. Work closely with the Walla Walla County, the City of Walla Walla, and the Port District to establish a joint strategy to support the long-term expansion of the College Place Urban Growth Area, especially for commercial and industrial development, without adversely affecting agriculture of long-term commercial significance in the County.

~~b. This will include the reallocation of the 58 acres of UGA being held as an Unspecified Urban Reserve as a result of the removal of Martin Airfield from the College Place Urban Growth area in 2018.~~

~~e-b.~~ Priority consideration should be given to expanding the UGA along the SR 125 corridor where City services exist or can reasonably be provided.

c. Properties in the vicinity of Old Highway, 12 suitable for industrial development, should also be considered for inclusion in the College Place UGA.

d. Consult with affected property owners to identify properties that should be removed from the College Place UGA.

Land Use Policy #2: Maintain a mutually beneficial planning partnership with Walla Walla County and the City of Walla Walla for the review of development proposals near shared boundaries and infrastructure.

Land Use Policy #3: Encourage the County to take actions to eliminate the unincorporated pockets in the College Place UGA. This may include, but is not limited to:

- a. Investments by the County to improve infrastructure to urban standards;
- b. Revenue sharing agreements that would facilitate the City serving these areas; and

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City of College Place, Washington
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- c. The transfer of stormwater management fees collected by the County from the unincorporated pockets to the City to support the installation of improvements necessary to serve these areas.

Land Use Policy #4: Allow existing residential and agricultural activities in the Urban Growth Area to continue until such time that the property owner is ready to change uses. This may include, but is not limited to:

- a. Requesting that the County modify its policies and practices to allow the current County zoning to remain in place when parcels are added to the College Place Urban Growth Area.

~~**Land Use Policy #5:** Periodically review and update the regulations governing Planned Unit Developments.~~

- ~~a. This should include a comparative analysis of development standards required in a PUD and a typical subdivision, with a specific emphasis on park and open space standards.~~

- ~~b. This analysis could result in the integration of the PUD standards into the updated subdivision regulations.~~

Land Use Policy #6: Support the efforts of the owner of Martin Airfield, the Washington State Department of Transportation Aviation Division, and Walla Walla County, in consultation with the surrounding property owners, to establish and maintain an airport overlay zone that will prevent development of height hazards, mitigate noise impacts and prohibit development of uses that would encourage large concentrations of people such as churches, schools and hospitals.

Land Use Policy #7: Support the designation of Martin Airfield as a special rural land use in the County Comprehensive Plan.

Land Use Policy #8: Support the adoption of a special County zoning district to regulate the use and development of land within the boundaries of Martin Airfield, to insure compatibility with aviation facilities and adjacent properties, protection of runway safety and clear zones and aviation facilities, and to enhance the potential for future development that does not require urban levels of service.

Land Use Policy #9: Review and update the City Development Regulations to support temporary mobile uses such as food trucks, food cart pods, and pop-up shops.

~~**Land Use Policy #10:** Merge the R-75 District into the R-60 District so that there is only one single family zoning district.~~

Commented [GD3]: This has been accomplished.

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Commented [GD4]: There is a new owner of the airfield and at this point it is not clear if he intends to continue to operate the airfield or not.

City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
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~~1. This may include establishing a larger minimum lot size for duplexes.~~

Land Use Policy #11: Maintain an efficient, consistent, and reliable development review process.

Land Use Policy #12: Provide more flexible development standards or other incentives to developments that propose to exceed the requirements for natural resource protection, open space, public gathering places, and energy efficiency.

~~**Land Use Policy #13:** Review and revise the criteria for designating parcels as Public Reserve, or similar designation, so that the primary uses in this district involve parcels dedicated for public use such as parks, recreation, and dedicated open spaces, as well as municipal uses such as the City Hall Campus.~~

~~a. This may involve amending the Table of Permitted Uses to allow public facilities as a permitted use in all zones.~~

~~b. This could be done in conjunction with establishing a special zoning district for the University Campus.~~

~~**Land Use Policy #14:** Review and potentially revise the Development Regulations to eliminate the Neighborhood Commercial (CN) zoning district and list neighborhood commercial as a permitted or conditional use in residential zones.~~

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.

Land Use Policy #16: Research and potentially revise the Unified Development Code Development Regulations 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; ~~and~~

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.

Land Use Policy #17: Support the development and redevelopment of a walkable College Avenue from Rose Street to 13th Street as a Mixed-Use Downtown District that serves as an attractive location for diverse small businesses, tourism, arts and culture, entertainment, community events, and residents.

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Commented [GD5]: This has been accomplished but we will want to discuss this when we get to affordable housing strategies. This is a part of an interesting policy discussion of how best to achieve affordable housing goals.

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Natural Environment

Natural Resource Policy #1: Plan and encourage sound management of natural resources – land, air, water, vegetation, fish, wildlife, and energy-considering entire watersheds and regional influences.

Natural Resource Policy #2: Prevent the destruction of critical areas including wetlands, areas with critical recharging effect on aquifers used for potable water, fish and wildlife conservation areas, frequently flooded areas, and geographically hazardous areas.

Natural Resource Policy #3: Balance the City's goals of protecting environmentally critical areas with other social, cultural, and economic goals of the City of College Place Comprehensive Plan.

~~a. This shall not preclude compliance with the State requirement to utilize "Best Available Science".~~

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Natural Resource Policy #4: As the UGA is expanded and annexations occur, the City shall continue the County's Shoreline Master Program and designations until such time that the City is ready to adopt a new shoreline master program for these areas.

Natural Resource Policy #5: Actively protect critical aquifer recharge areas.

Natural Resource Policy #6. Periodically review and update the Unified Development Code to maintain consistency with best management practices and the use of best available science.

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Urban Design

Urban Design Policy #1: Support and encourage the efforts of neighborhoods, businesses, and property owners to maintain and improve the appearance of their properties.

- a. Maintain an on-going public relations program to inform the community of the policies governing vegetation encroachment and safety features. This should include, but is not limited to, maintaining sight lines and sidewalks.

Urban Design Policy #2: Establish and maintain an active code enforcement program to protect property values, improve the appearance of the community, and to attract new investment.

Urban Design Policy #3: Periodically review and update programs and regulations that affect the appearance of the City. This shall include, but is not limited to:

- a. City Parks, Recreation, and Open Space Plan;

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- b. Street tree program;*
- c. Design review standards and process;*
- d. Landscaping standards; and*
- e. Sign regulations.*

Urban Design Policy #4: *Coordinate with the private sector and with neighborhood groups to carry out civic improvements such as hanging plant baskets and planters along College Avenue.*

Urban Design Policy #5: *Continue to enhance the major entries to the City and to College Avenue with landscaping, special lighting and entrance signs.*

Urban Design Policy #6: *Support/encourage development activities and public improvements that promote a sense of place.*

Urban Design Policy #7: *Support/encourage walking, bicycling and other activities that promote interaction among residents.*

Urban Design Policy #8: *Encourage and support development activities and design standards that discourage criminal behavior.*

Urban Design Policy #9: *Encourage the maintenance of private properties and shared spaces in the community.*

Urban Design Policy #10: *The City should review and potentially revise the design and development standards ~~shall adopt and implement design standards~~ for the Downtown Mixed -Use District to promote a greater mix of uses and a greater sense of vibrancy.*

Urban Design Policy #11: *Lighting should be shielded and downward facing.*

Historic Preservation

Historic Preservation Policy #1: *Actively involve the community in establishing and maintaining an inventory of historic and cultural resources in the community.*

Historic Preservation Policy #2: *Support the maintenance and protection of historic structures and properties.*

- a. The demolition of historic structures should only be permitted when there are no other options and the structure(s) presents a threat to the public health and safety.*

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- b. *If demolition is unavoidable, mitigating measures to compensate for the loss should be required.*

Historic Preservation Policy #3: *Support the use and reuse of historic structures and properties in accordance with national, state, and local standards.*

- a. *Continue to research and adopt programs and regulations that promote the preservation and use of historic building and properties.*

Historic Preservation Policy #4: *Actively involve all members of the community in historic preservation activities and integrate historic preservation into City decision-making processes.*

Historic Preservation Policy #5: *Assist older neighborhoods in discovering their origins and in appreciating their historic features.*

Historic Preservation Policy #6: *Maintain the City's Certified Local Government (CLG) status and actively seek to utilize CLG resources to achieve the City's historic preservation priorities.*

Historic Preservation Policy #7: *Promote College Place as a regional center with a rich, unique history.*

Commented [GD6]: What does this mean/convey?

Historic Preservation Policy #8: *Support the commissioning of a qualified historian to write a history of College Place.*

Historic Preservation Policy #9: *Provide a resource and reference guide to assist historic property owners in the management, rehabilitation, and use of their property.*

Historic Preservation Policy #10: *Establish methods to engage the public with the history and historical assets of College Place.*

Historic Preservation Policy #11: *Promote the preservation and maintenance of buildings and property in established Historic Districts.*

Historic Preservation Policy #12: *Support the incorporation of public history into proposed and existing greenways and parks.*

Historic Preservation Policy #13: *Support a vision for the future of the Walla Walla Poor Farm House that preserves the home's value to the citizens of College Place while protecting their health and safety.*

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- a. Actively solicit and collect oral histories, pictures, and memorabilia associated with the Poor Farm House.*
- b. Support the preservation and interpretation of historic resources of and formerly located at the Walla Walla County Poor Farm site.*

Historic Preservation Policy #14: *Continue to research potentially significant historic properties.*

- a. Develop a list of historically significant properties and districts.*
- b. Periodically update the College Place list of historically significant properties.*
- c. In partnership with the owners, nominate properties for the state and national historic registries.*

Historic Preservation Policy #15: *Contact the new owners of the historic properties and actively support preservation efforts.*

Historic Preservation Policy #16: *Actively identify and highlight historic districts.*

Historic Preservation Policy #17: *Identify and disseminate information on the applicability of local building codes and local/state and federal standards for historic preservation.*

Historic Preservation Policy #18: *Develop a comprehensive system of signage.*

- a. Identification of historic properties.*
- b. Identification of historic districts.*
- c. Directing visitors to other historic sites.*
- d. Integrate with a walking tour (including electronic) and local handouts: support local businesses with advertisement on front, tour on back, distribute to each participating business.*

Historic Preservation Policy #19: *Encourage public agencies to utilize historic buildings when looking to meet future needs.*

Historic Preservation Policy #20: *Develop procedures to protect historic structures from demolition while respecting the rights of property owners.*

Housing

Housing Policy #1: *The City shall/should encourage the maintenance and rehabilitation of the existing housing stock within the City.*

Housing Policy #2: *New ~~Higher~~ density residential ~~developments areas~~ should be located in the vicinity of existing high-density residential areas, the 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.

c. Permitting the construction of multi-family housing on long standing vacant properties that do not appear to be suitable for commercial development.

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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-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.*

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Housing Policy #6: *Continue to review and revise the regulations governing ~~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.*

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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.*

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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.*

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- 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: ~~Continue to 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.

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: ~~Continue to consider~~ *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.*

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Transportation

Transportation Policy #1: The City adopts a ~~an~~ *Level of Service (LOS)* standard of "D" for all roadway segments, an LOS of "D" for all signalized intersections, and a LOS "D" for the critical movement of all non-signalized intersections.

Transportation Policy #2: All new streets and street improvements shall be designed and constructed to meet City standards.

- a. New private streets are discouraged, and all new private streets will be constructed to meet City standards.
- b. Encourage standardization of street and transportation standards with the City of Walla Walla and the County of Walla Walla, where appropriate.
- c. Implement complete streets practices as guided by the City's Complete Streets Policy (CPMC 12.14).
- d. When designing new streets and redesigning existing streets, the City shall explore the feasibility of incorporating low impact design storm water features such as bio-swales and rain gardens.

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*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Transportation Policy #3: *Development of new neighborhood streets shall be consistent with the following:*

- a. New streets should be designed with street trees and amenities, and to encourage use by pedestrians and bicycles.*
- b. Traffic should be diffused and balanced and streets should be designed in such a manner so as to discourage truck and heavy through traffic in neighborhoods while maintaining connectivity between neighborhoods.*
- c. Cul-de-sacs and closed loop streets shall be discouraged. Where allowed, pedestrian connections between cul-de-sacs and through routes shall be included in the design to encourage pedestrian activity.*

Transportation Policy #4: *Enforce adequate standards for new streets and upgrade existing streets.*

- a. Encourage Local Improvement Districts (LIDs) to fund the improvement of existing sub-standard streets to appropriate urban standards, including the provision of sidewalks and right-of-way widths to include bicycles where appropriate, with costs repaid through local tax assessment.*
- b. Require mitigation and developer participation in street upgrades or new streets for impacts created by development.*
- c. Utilize semi-rural road standards in transitional urban-rural areas where no long-term change in character is anticipated.*
- d. Utilize road standards to reduce impermeable area and replacement/maintenance costs where desirable as a cost-saving measure.*
- e. Develop “equity contribution” mechanisms for accepting and coordinating development contributions in lieu of improvements towards funding circulation and pedestrian infrastructure.*

Transportation Policy #5: *Access onto arterial streets shall be controlled in the following manner:*

- a. Controlled access to commercial and industrial uses on arterials.*
- b. Direct lot access to principal arterials in residential areas shall be prohibited.*
- c. Provide for limited access to minor arterials.*

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*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Transportation Policy # 6: *The City may consider on a case by case basis assuming ownership of existing privately-owned streets. Priority consideration shall be given to:*

- a. Private streets located in a dedicated right-of-way;*
- b. Private streets constructed to meet or that can reasonable comply with City standards;*
- c. Private streets that are being maintained by homeowners with adequate reserves that can be transferred to the City to ensure appropriate repair and maintenance; and/or*
- d. Neighborhoods committed to establishing ~~a~~ local improvement district (LID) to improve private streets to City standards.*

Transportation Policy #7: *The City should/shall establish and maintain a pavement management system in accordance with State guidelines.*

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Transportation Policy #8: *Assess opportunities and strategies for reducing transportation demand (transportation demand management) and incorporate them within zoning, planning and development action, decisions, and requirements when feasible.*

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Transportation Policy #9: *New major traffic generators such as secondary schools, institutions of higher learning, churches, shopping, and industrial areas should be located on or near streets with adequate capacity.*

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Transportation Policy #10: *Establish and maintain truck routes that are clearly signed to serve designated commercial and industrial areas.*

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Transportation Policy #11: *Coordinate with the State Department of Transportation in the review of development requests adjacent to or impacting SR-125.*

- a. Consider providing a sound barrier/wall between the highway and adjacent residential uses as a means to minimize highway impacts.*

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Transportation Policy #12: Recognize Myra Road as a future connector between SR-125 and SR-12.

- a. Require that future subdivisions be designed so that there is a minimum of local streets intersecting Myra Road.
- b. Ensure that future subdivisions have alternate lot access and front on interior streets, rather than Myra Road.
- c. Provide for reasonable commercial property access to Myra Road where mitigations supported by transportation impact studies will minimize impacts to traffic flow on Myra Road.
- d. Cooperate with the County and City of Walla Walla in the planning and development of Myra Road and ensure the fair and equitable treatment of all parties.

Transportation Policy #13: Recognize SW 4th Street and SW Davis Avenue as key elements to the utility and transportation infrastructure on the west side of the City.

Transportation Policy #14: Identify and implement north-south transportation corridors as part of development requirements for westernmost portions of the city to connect to Highway 125.

Transportation Policy #15: As the City continues to grow and develop, identify, evaluate and as needed implement alternative north-south transportation routes to relieve reliance on College Avenue.

Transportation Policy #16: Recognize the “C” Street/Larch Avenue, Whitman Drive/Larch Avenue, and 12th Street/Larch Avenue intersections as significant intersections with potential for improved traffic flow.

Transportation Policy #17: Support the installation of electric vehicle charging stations and the utilization of alternative fuel sources.

Transportation Policy #18: Develop and implement a parking strategy for the College Avenue corridor.

- a. This may include the establishment of public parking lots to serve College Avenue and other designated commercial areas with limited on-street parking.

Transportation Policy #19: Coordinate with Walla Walla University and implement and enforce permitting standards to reduce reliance on public parking facilities and construct facilities adequate to serve the University’s full parking needs.

Transportation Policy #20: Establish and maintain a system of bicycle and pedestrian trails and routes that link neighborhoods and public facilities and that enhance the walking and bicycling experience. This should include:

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*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- a. Designated bike routes;*
- b. Way finding signs;*
- c. Priority consideration to those streets that provide access to schools and parks, or where there is concern for pedestrian safety;*
- d. Consultation with local schools and the Parks Board;*
- e. Enforcement of safety laws;*
- f. Priority consideration shall be given to non-motorized improvements that are consistent with the Blue Mountain Regional Trail Plan;*
- g. Acquire property or easements to fill in gaps in the pedestrian/bicycle trail along the East Whitman extension between Larch Avenue and Myra Road;*
- h. Encourage extension of bicycle routes within and outside of city limits to connect Fort Walla Walla and Whitman Mission facilities;*
- i. Encourage new bicycle routes to be established outside of vehicular travel ways; and*
- j. Continue to evaluate where bicycle and pedestrian routes should be designated and encourage their construction and use.*

Transportation Policy #21: *The City shall, in consultation with local schools, social service providers, businesses, property owners, and residents, establish and maintain an inventory of sidewalks with a priority list of repair and maintenance activities, missing links, and new service areas.*

- a. This shall also include safety zones, crosswalks, lighting, parking regulations, etc., and other safety features to protect the public and pedestrian and vehicular traffic.*
- b. This may include the adoption of innovative approaches or flexible standards in developed areas with limited rights-of-way, including such measures as installing sidewalks on only one side of the street, narrowing travel lanes, restricting on-street parking, and/or establishing one-way streets.*

Transportation Policy #22: *Work with Valley Transit and other transit providers to establish bus amenities and/or shelters at selected bus stops in the City to be based on level of use and surrounding development.*

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- 1. a. Encourage transit facilities be provided in “large” commercial developments.*

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Transportation Policy #23: Aggressively pursue outside grant funding sources as a priority.

- a. Support efforts to obtain state and Federal level recognition and funding of local road systems.*

Transportation Policy #24: Explore opportunities to reduce long-term maintenance liabilities by reducing overall paved surfaces where not in conflict with city policies.

- a. This may include, but is not limited to the elimination of public, on-street parking on new and reconstructed roads where warranted as a measure to mitigate long-term maintenance cost and stormwater run-off impacts by decreasing overall public road surface area.*

Transportation Policy #25: Work on establishing an equitable funding mechanism to implement the College Place Transportation Benefit District.

Transportation Policy #26: Foster cooperation between the County, City of Walla Walla; Port of Walla Walla, and Valley Transit in all transportation planning.

Transportation Policy #27: Actively participate in local, state, and regional transportation planning forums.

Economic Development

Economic Development Policy #1: Actively support historic and long-standing businesses in the community.

Economic Development Policy #2: Actively promote College Place as a desirable location for new businesses and industries. This should include, but is not limited to:

- a. Attracting new investment to diversify and expand the city’s jobs base, with focus on attracting living-wage jobs, to allow people to work and live in the community.*
- b. Supporting the establishment of new locally owned businesses.*
- c. Supporting the development of the Myra Road and State Route 125 corridors for big box stores and chain restaurants.*

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Economic Development Policy #3: Establish and maintain a list of sites suitable for commercial and industrial development.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- a. This should include properties where the infrastructure is in place and the owners are willing to sell/lease.

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Economic Development Policy #4: Establish and implement a shared strategy with the Port of Walla Walla, the Walla Walla Valley Chamber of Commerce, and the Washington State Department of Commerce, for the marketing of commercial and industrial sites in College Place and the College Place UGA. This may include, but is not limited to recruitment of:

- a. Big box retail and restaurant/fast casual dining options, that is appropriate for our market;
- b. Lodging facilities with space for meetings and conferences.

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Economic Development Policy #5: In partnership with the Port of Walla Walla, identify and prepare for development, one or more sites suitable for development as a business park and/or for light manufacturing.

Economic Development Policy #6: Explore the potential for preparing selected economic development sites as shovel ready for development. This may include, but is not limited to:

- a. Conducting an environmental review in advance of project specific development proposals
- b. The strategic location and development of infrastructure to support new development.

Economic Development Policy #7: The City and the University should explore the feasibility of establishing a joint entrepreneurial center or similar strategies to support the formation of new locally owned businesses.

- a. This may include partnerships with local business, education, training, and economic development organizations such as the Valley Chamber of Commerce as well as Walla Walla Community College.

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Economic Development Policy #8: Encourage partnerships that focus resources toward increasing the employability of all citizens. This may include, but is not limited to:

- a. Local job training, retaining, and continuing education programs;
- b. Public/private sponsorship of entrepreneurial and vocational education programs; and
- c. Student internship programs with local businesses.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Economic Development Policy #9: Strengthen collaboration among the business community, economic development stakeholders, Walla Walla University, healthcare organizations, local government, tourism organizations, and other higher education institutions.

- a. This may include, but is not limited to, the establishment of a local economic development or business association.

Economic Development Policy #10: Explore the feasibility of establishing a program to finance façade and safety improvements by small businesses.

Economic Development Policy #11: Support sidewalk commercial activities where they will not interfere with pedestrian and vehicular movements.

Economic Development Policy #12: Explore the feasibility of implementing a Main Street Program sponsored by Preserve Washington and the Main Street America Network.

Economic Development Policy #13: Encourage economic development opportunities compatible with airport operations that do not require urban levels of services.

Economic Development Policy #14: Continue to review and revise Research, prepare, and present regulations ~~to governing~~ the use of residences as short-term vacation rentals.

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Economic Development Policy #15: Partner with economic development agencies as well as Walla Walla University and Walla Walla Community College to establish a Maker Space in College Place.

Economic Development Policy #16: Explore the feasibility of establishing a multi-use recreation facility with ballfields in College Place to attract regional youth tournaments.

Economic Development Policy #17: Prepare and implement a comprehensive tourism strategy. This may include, but is not limited to:

- a. Identification or development of a landmark and asset that can be a draw for tourists.
- b. A visitor information kiosk(s).
- c. Continue wayfinding/place-making activities throughout the community.
- d. The development of strategies to more actively utilize the internet to promote College Place as a destination for tourists.
- e. Strategies to increase the number of hotel/motel beds and transient lodging opportunities.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Economic Development Policy #20: Develop, refine, and implement economic monitoring in accordance with the Strategic Plan to help advance the City's economic development policies and programs.

Public Facilities and Services

Public Facilities and Services Policy #1: The City will strive to maintain the following levels of service:

- a. Water supply: 140 gallons per capita per day;
- b. Sanitary sewage collection: 110 (approximately) gallons per day per capita;
- c. Emergency medical facilities: Responding to 90% of the emergency calls within 6 minutes. and
- d. Fire: The City's existing fire protection rating from the Washington Survey and Rating Bureau.

Public Facilities and Services Policy #2: New growth and development activities shall pay their fair share of the cost of facilities needed to serve them.

Public Facilities and Services Policy #3: Explore the feasibility of establishing impact fees in accordance with the provisions of the Washington State Growth Management Act. Public facilities for which impact fees may be collected shall include public streets and roads, open space and recreation facilities, stormwater, and school facilities.

Public Facilities and Services Policy #4: Properties in the College Place Urban Growth Area shall annex into the City in order to receive City water and sewer service.

Public Facilities and Services Policy #5: Properties in the College Place Urban Growth Area may continue to utilize existing wells and septic systems as long as they continue to meet Walla Walla County Health Department standards.

Public Facilities and Services Policy #6: The rates for City utilities provided in areas outside of the City limits shall be 150% of the rates charged for services inside the City limits.

Public Facilities and Services Policy #7: Support the establishment of electrical service areas in an effort to minimize the duplication of services.

Public Facilities and Services Policy #8: Support the placement of power lines and overhead cables underground.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Public Facilities and Services Policy #9: *The City should join the US Army Corps of Engineers and Walla Walla County in updating the Mill Creek Flood Channel Management Plan.*

Public Facilities and Services Policy #10: *The City shall establish a storm water management program in accordance with the provisions of state laws and regulations.*

Public Facilities and Services Policy #11: *Promote the co-location of new public and private utility distribution facilities in shared trenches or rights-of-way and coordinate the timing of construction to minimize disruption to the public and reduce the cost of service delivery.*

- a. Provide timely and effective notice to utility providers to encourage coordination of public and private activities in the construction and maintenance of new and existing roads.*

Public Facilities and Services Policy #12: *Identify and assess potential sites for a library and community facility. This may include, but is not limited to:*

- a. Sites in or near downtown College Place;*
- b. Sites that would promote connections and interactions between residents and Walla Walla University; and*
- c. Lions Park.*

Public Facilities and Services Policy #13: *Evaluate alternative sites for a library and community facility utilizing the following criteria:*

- a. Supports library operations;*
- b. Contributes to the provision of related community services such as meeting rooms, events center, and/or cultural events such as plays, concerts, and/or reading programs;*
- c. Centrally located and/or readily accessible to residents;*
- d. Accessible by vehicles, transit, walking, and bicycles;*
- e. Cost effective, requiring limited improvements and/or providing operational savings; and*
- f. Contributes to other community goals such as economic development, increasing a sense of community identity, strengthen the relationships between the City and the University, etc.*

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Public Facilities and Services Policy #14: Research and place on the ballot a measure for public vote on whether to establish a library and community facility in the City of College Place.

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Public Facilities and Services Policy #14: College Place residents shall be provided with the opportunity to vote on establishing a local library.

- a. The City should continue to explore the feasibility of annexing into a library district.
- b. The City may, as an interim measure, continue to make payments to the Rural Library District or the City of Walla Walla Library for library services.

Public Facilities and Services Policy #15: The City will continue to evaluate cost effective options for the delivery of basic life support services (BLS).

Public Facilities and Services Policy #16: It is the intent of the City to maintain a mutual aid agreement with Fire District 4.

Public Facilities and Services Policy #17: The City should continue to expand and support Fire Department volunteers.

Public Facilities and Services Policy #18: Rebuild Well #1 and #2 to be a sustainable long-term asset to the City's water system.

Public Facilities and Services Policy #19: Proactively maintain city infrastructure systems.

~~1.4.~~ This shall include, but is not limited to, conserving water resources and an emphasis on sustainable stewardship of water resources.

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Public Facilities and Services Policy #20: Conduct preventative maintenance in the City's park and urban forestry system.

Public Facilities and Services Policy #21: The City shall establish fees to recover the costs associated with responding to frequent/exceptional calls for emergency services at the same address.

Public Facilities and Services Policy #22: The City shall review and update its Capital Facilities Plan (CFP) annually, in conjunction with the City budget process. The updated CPF shall be incorporated by reference into this Comprehensive Plan.

Public Facilities and Services Policy #23: The City will reassess the Land Use Element if funding is not available to provide required infrastructure.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Public Facilities and Services Policy #24: *The City will continue to evaluate the need for essential public facilities and will continue to process applications for Essential Public Facilities in accordance with the provisions of the County-wide Planning Policies and the City's Development Regulations.*

Public Facilities and Services Policy #25: *Actively protect the quality and quantity of ground water used for public water supplies.*

Public Facilities and Services Policy #26: *The City should periodically review and update its Comprehensive Water System Plan in accordance with the Future Water System Plan Map in this updated Comprehensive Plan.*

Public Facilities and Services Policy #27: *The City should periodically review and update its Comprehensive Sewer System Plan in accordance with the Future Sewer System Plan Map in this updated Comprehensive Plan.*

Parks and Recreation

Parks and Recreation Equity and Access Goals and Policies

Parks and Recreation Equity and Access Goal #1: *Provide for a broad public and private park and recreation plan and system meeting the needs of all age and income groups within the community.*

Parks and Recreation Equity and Access Goal #2: *Support a healthy community in which everyone has access to community resources and services.*

Parks and Recreation Equity and Access Goal #3: *Provide barrier-free (ADA compliant) access, where readily available, by modifying existing facilities or when designing or constructing new facilities.*

Parks and Recreation Equity and Access Policy #1: *The following Level of Service Standards are established for parks and open space and trails:*

- a. Parks/Open Space: 10 acres/1,000 residents.*
- b. 1,000 square feet of dedicated park and open space for each dwelling unit in a new residential subdivision of ten or more lots.*
- c. 1,000 square feet of dedicated park and open space for each dwelling unit in a new multi-family development of ten or more dwelling units.*
- d. Trails: .3 mile/1,000 residents; and*

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*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

- d. Every city residence should be within one-half mile of a neighborhood park or within one mile of a community park facility.*

Parks and Recreation Equity and Access Policy #2: Provide for voluntary payment of fees in lieu of dedication to provide adequate open space for specific neighborhoods throughout the City. Explore feasibility of an impact fee program.

~~**Parks and Recreation Equity and Access Policy #2:** Pursue the standard that every City resident should be within one-half mile of a neighborhood park or within one mile of a community park facility. Stress the acquisition and development of 5-10 acre parks to meet the City's level of service standards. Trails are to be provided at a standard of .3 of a mile for every 1,000 people.~~

Parks and Recreation Equity and Access Policy #3: Locate neighborhood parks in conjunction with new subdivisions and, as opportunities arise, in those areas of the City that may not be immediately accessible to community parks, ensuring that City level of service standards are met.

Parks and Recreation Equity and Access Policy #4: Non-motorized trails should be developed as multi-use trails to accommodate a variety of users, including pedestrians and bicyclists.

Parks and Recreation Equity and Access Policy #5: Research and implement strategies to acquire and develop new parks to meet level of service standards. This may include, but is not limited to:

- a. Explore opportunities for acquiring park land on the west side of town and north of Whitman Drive to provide additional recreational opportunities access and improving the City's parks level of service standard for all College Place residents.

Parks and Recreation Equity and Access Policy #6: Actively explore funding opportunities for further park acquisition to diversify the recreational opportunities in College Place.

Parks and Recreation Community-Oriented Goals and Policies

Parks and Recreation Community-Oriented Goal #1: Ensure the ongoing involvement of community residents in the park planning process.

Parks and Recreation Community-Oriented Goal #2: Establish and maintain a shared vision with local institutions of higher education, the Adventist school system, and the College Place public ~~School~~ ~~district~~ for serving the College Place community.

Parks and Recreation Community-Oriented Goal #3: Promote a family-friendly, community-oriented city that provides residents and visitors with a sense of place and engagement.

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City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021

Parks and Recreation Community-Oriented Policy #1: Representatives of the City, Walla Walla University, ~~Institutions of Higher Education~~, ~~the~~ Adventist school system, and the College Place School District should meet periodically to discuss matters of mutual interest and concern, including but not limited to: ~~s and to~~

a. The coordination of joint parks planning and development activities; ~~and~~

b. Mutually beneficial strategies for the shared of joint use of facilities.

~~**Parks and Recreation Community-Oriented Policy #2:** Representatives of the City, Institutions of Higher Education, Adventist school system, and the College Place School District should continue to explore mutually beneficial strategies for the shared of joint use of facilities.~~

Parks and Recreation Community-Oriented Policy #3: Encourage volunteer citizen groups, developers and other partners in the development and implementation of park and recreation programs.

Parks and Recreation Community-Oriented Policy #4: Promote unique community events and gatherings to bring people together and to foster a sense of place in the city.

Parks and Recreation Environmental Stewardship Goals and Policies

Parks and Recreation Environmental Stewardship Goal #1: Preserve and protect the environmental integrity of College Place natural assets.

Parks and Recreation Environmental Stewardship Policy #1: The small streams passing through the city are an important visual and environmental asset which should be preserved and enhanced by:

- a. Using open space dedications when required for a development proposal on properties containing a creek to acquire creek frontage and access; and
- b. Protect streams from unauthorized channelization, loss of bank vegetation and other actions that may adversely impact the stream corridor.

Parks and Recreation Environmental Stewardship Goal #2: As feasible, promote recycling at all College Place parks and recreation facilities.

Parks and Recreation Environmental Stewardship Goal #3: Remove invasive vegetation within parks, open spaces and sensitive areas by incorporating weed management protocols into maintenance plans and by working with native plants.

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*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Parks and Recreation Environmental Stewardship Goal #4: Give priority consideration for use of environmentally friendly material in the design and development of existing and new parks.

Parks and Recreation Environmental Stewardship Goal #5: Engage with volunteer organizations and nonprofits to promote the stewardship of sensitive areas, parks, and trails.

Parks and Recreation Environmental Stewardship Goal #6: Maintain Tree City USA status.

Parks and Recreation Health and Wellness Goals and Policies

Parks and Recreation Health and Wellness Goal #1: Promote health and well-being of College Place residents through the development and improvement of non-motorized transportation networks to promote physical activity and healthy lifestyles.

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

Parks and Recreation Health and Wellness Goal #3: Promote the use of City parks and recreation facilities.

Parks and Recreation Health and Wellness Policy #1: Support bicycle-oriented infrastructure within and adjacent to College Place parks and transportation systems.

Parks and Recreation Health and Wellness Policy #2: As funds become available, continue the bike path through the City of College Place from Larch Avenue and 12th Street to the City limits on Whitman Drive.

Parks and Recreation Health and Wellness Policy #3: The City should continue to explore opportunities to acquire easements along stream corridors to provide recreational trail access.

Parks and Recreation Health and Wellness Policy #4: Prioritize pedestrian and bicycle trail routes and plans identified in the Blue Mountain Region Trails Plan and seek funding to implement.

Parks and Recreation Health and Wellness Policy #5: Develop a trail connectivity plan to improve non-motorized trail access and connectivity throughout the local trail network.

Parks and Recreation Health and Wellness Policy #6: Ensure bicycle signage is consistent with the City's wayfinding signage standards.

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*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

Parks and Recreation Health and Wellness Policy #7: Explore the feasibility of establishing youth/adult recreation programs in College Place.

- a. Explore the feasibility of establishing a fee structure for 18 and over adult recreational programming.

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Parks and Recreation Health and Wellness Policy #8: The City shall continue to identify opportunities and execute agreements for the shared use of parks and recreation facilities.

Parks and Recreation Health and Wellness Policy #9: Explore the development and land acquisition opportunities for the development of a large sports complex to host regional and local recreational events.

Parks and Recreation Health and Wellness Policy #10: Stress advertising of park facilities and activities.

- a. Develop promotional materials, including maps and brochures to highlight local park, trail, and recreational areas and facilities.

Parks and Recreation Facility Integration Goals and Policies

Parks and Recreation Facility Integration Goal #1: Maintain vibrant park amenities and facility integrity while reducing operating maintenance costs and improving operating efficiencies.

Parks and Recreation Facility Integration Goal #2: Explore grant opportunities to upgrade and improve College Place parks and recreational facilities.

Parks and Recreation Facility Integration Goal #3: Develop and implement regularly scheduled routine and preventative maintenance programs to ensure effective use of maintenance resources.

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Parks and Recreation Facility Integration Goal #4: Create and leverage economic development opportunities for local park systems.

Parks and Recreation Facility Integration Policy #1: Prioritize park improvements and identify a source of funds, both for large projects and small maintenance type works, by preparing and maintaining a current Capital Improvement Program.

- a. Renovations should be accomplished in a manner that allows a minimum opportunity for vandalism.
- b. When appropriate minimize maintenance and park requirements.

*City of College Place, Washington
Working Draft of Potential Revisions to the
Updated Comprehensive Plan Goals and Policies
February 12, 2021*

c. *Maintain adequate drainage and irrigation of park lands.*

Parks and Recreation Facility Integration Policy #2: *Apply for funding through the Recreation and Conservation Office ~~grant opportunities~~ to update Lion's Park recreational amenities and facilities.*

Parks and Recreation Facility Integration Policy #3: *Parks and open space areas greater than 3 acres in new subdivisions, developed in accordance with City standards, may be proposed for dedication to the City.*

a. Priority consideration shall be given to parks and open space greater than 5 acres;

b. Parks and open space areas less than three acres and parks not accepted for dedication to the City in new subdivisions, shall be maintained by the homeowners through a homeowners or property owners association. Minimize the development of pocket parks (less than 2 acres) unless a neighborhood association, nonprofit organization, or a volunteer group is deemed responsible for the maintenance.

Parks and Recreation Facility Integration Policy #4: *Explore the development of establishing a pricing strategy and fee structure for rented facilities that aligns with comparable market rates and supports costs recovery of maintenance and operations costs.*

Parks and Recreation Facility Integration Policy #5: *Prepare and implement a maintenance plan for every park and facility.*

Parks and Recreation Facility Integration Policy #6: *The Parks, Recreation and Arbor Board should meet periodically with the City's Economic Development Commission to coordinate efforts and to ensure consistent goals and priorities.*

Parks and Recreation Facility Integration Policy #7: *Develop design standards for park signage, using Kiwanis Park sign as the standard for design.*

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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 (**Exhibit 1**).

Annual Average Population Growth Rate, 2010-2018		
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table B01003)		
0.68%	0.22%	1.33%
Walla Walla Region	Unincorp. Walla Walla County	Washington

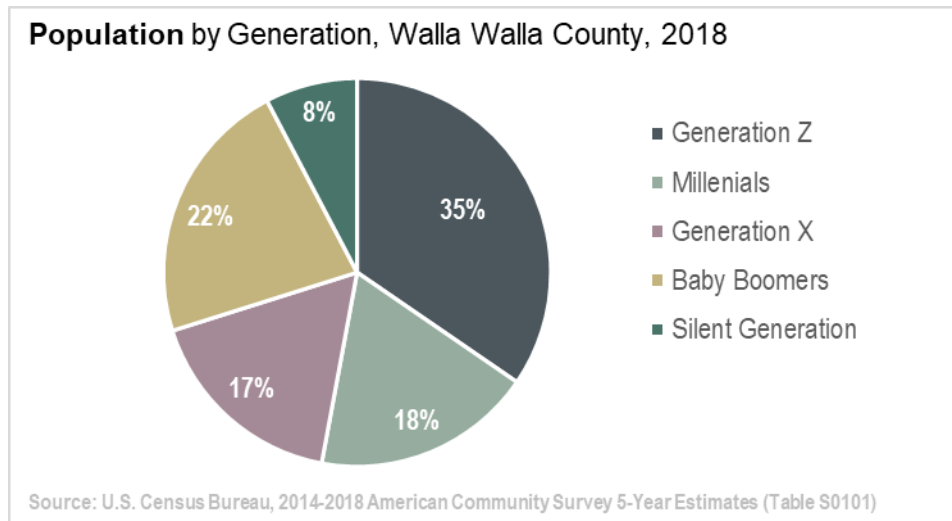
Exhibit 1: Population Trends

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 **Exhibit 2** and described below.

Exhibit 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.

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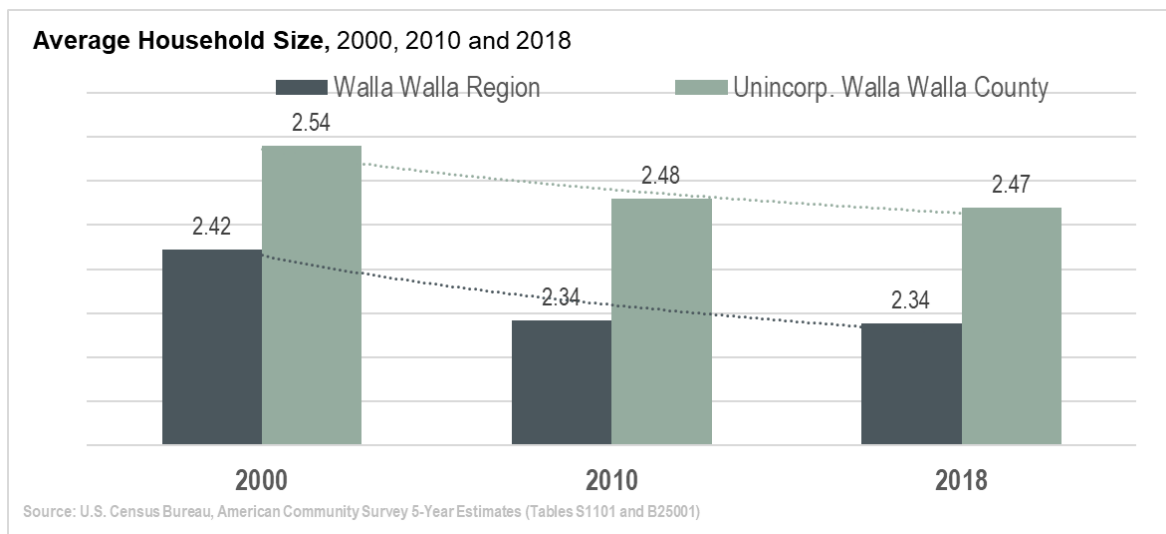
Generation Z (born mid-2000s or later)

GenZ includes residents under age 20. This is the Region's largest demographic segment with 35% of the overall population. It includes children 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**).

Exhibit 3: Trends in Declining Average Household Size**Employment Trends**

Long-term employment growth is also positive within the Walla Walla Region. As indicated in **Exhibit 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).

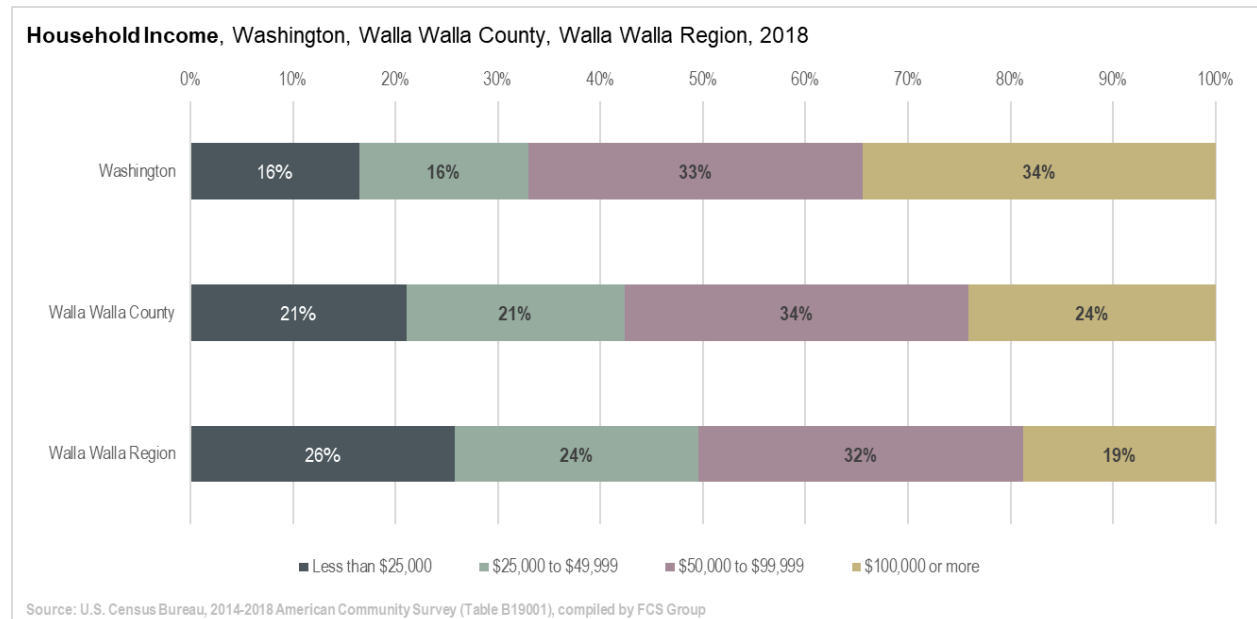
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Exhibit 4: Employment Trends**Walla Walla Region Employment Trends (at place of work employment)**

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.

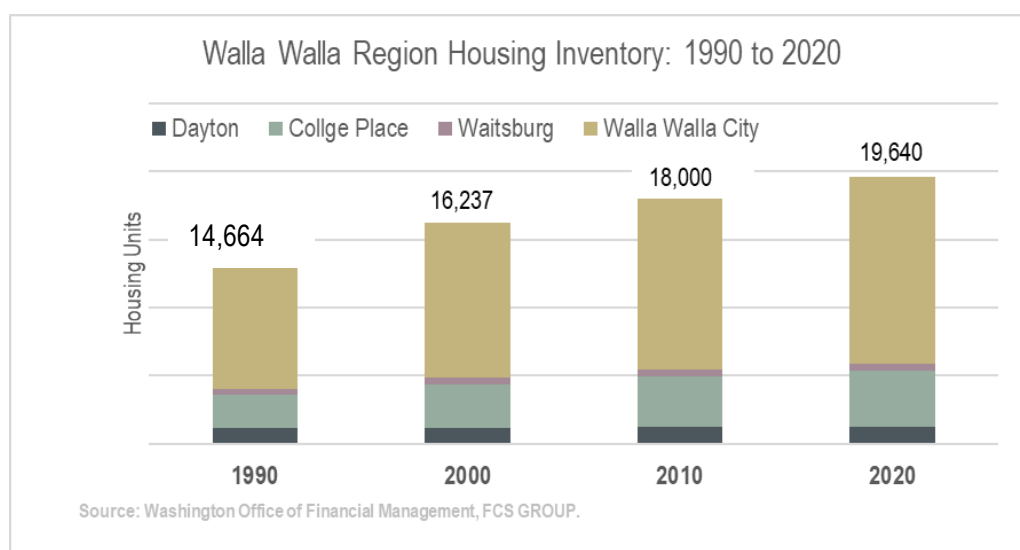
If the Region continues to shift away from higher paying industrial jobs to lower paying service jobs, income levels will remain well below statewide averages. Currently, the median income for Walla Walla County was \$56,533 in 2018, which compares to \$70,116 for Washington state. As shown in **Exhibit 5**, during 2018, half of all workers within the Region received under \$50,000 per year.

Exhibit 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 (**Exhibit 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.

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Exhibit 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 **Exhibit 7**.

Exhibit 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 (**Exhibit 8**).

Exhibit 8: Trends in Household Formations and Occupied Housing Units, Walla Walla Region

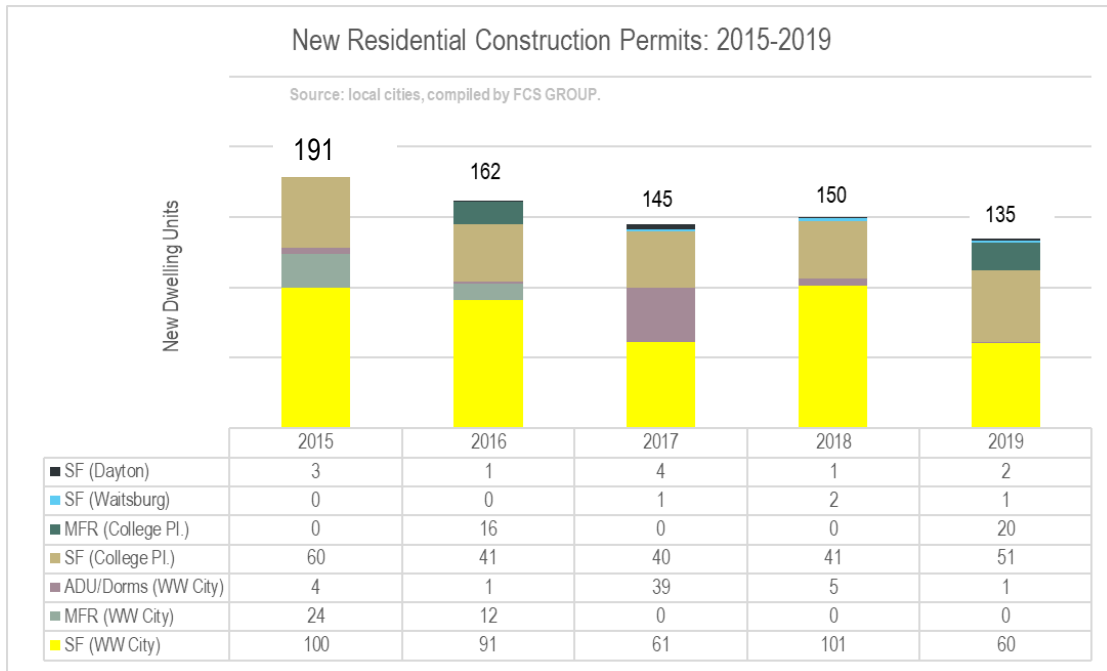
	2000	2010	2018	Change: 2000-18	Annual Change
Households	15,076	16,528	17,322	2,246	125
Average household size	2.42	2.34	2.34		
Occupied Dwelling Units	16,237	18,032	19,092	2,855	159

Source: U.S. Census Bureau, 2000 Census (Tables P015, P017, H001), American Community Survey 5-Year Estimates (Tables S1101 and B25001)

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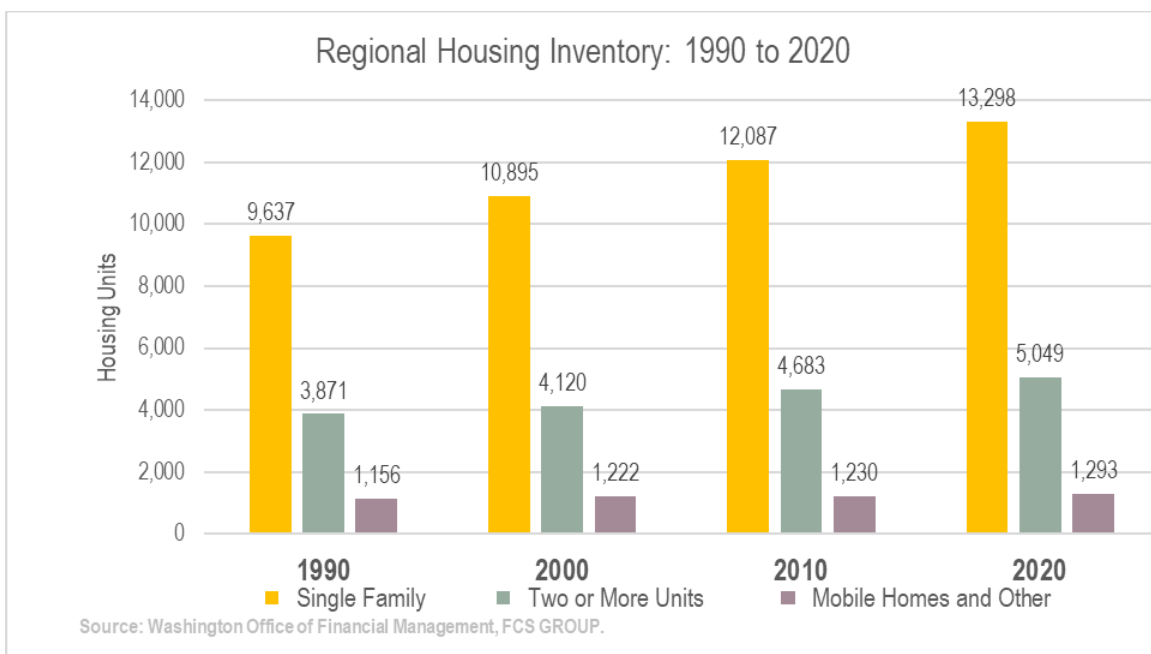
In recent years, housing production has not kept pace with housing demand. As shown in **Exhibit 9**, new residential construction within the Region declined from 191 permits issued in 2015 to 135 permits in 2019.

Exhibit 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 (**Exhibit 10**).

Exhibit 10: Housing Inventory Trends, Walla Walla Region, 1990 to 2020



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Unfortunately, not all new construction has occurred without displacement of some existing housing. As indicated in **Exhibit 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.

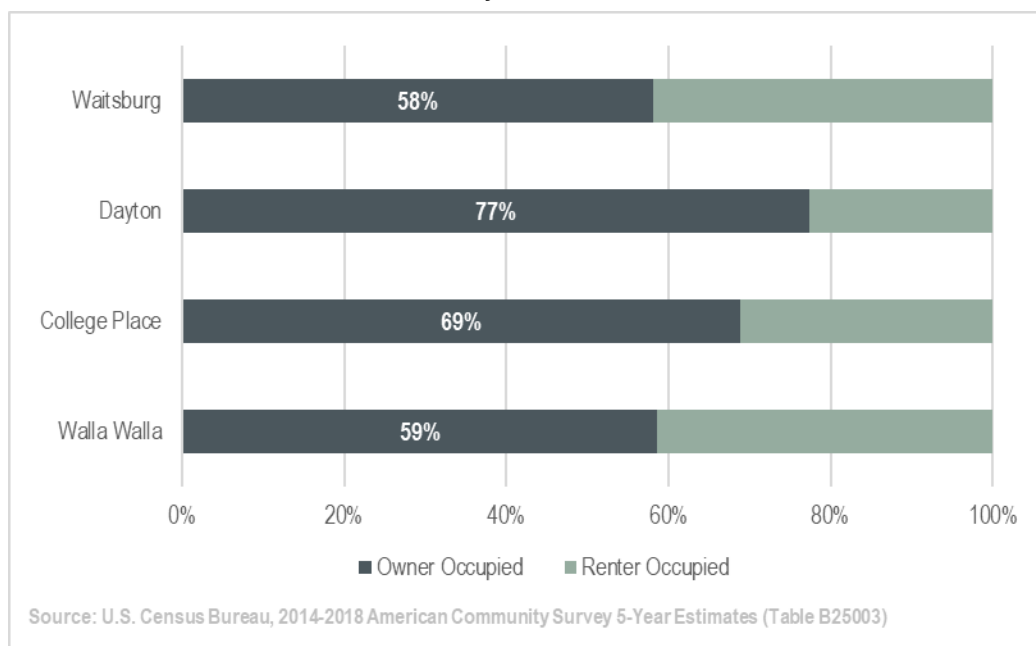
Exhibit 11: Net Change in Housing, Walla Walla Region, 2010 to 2018

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).

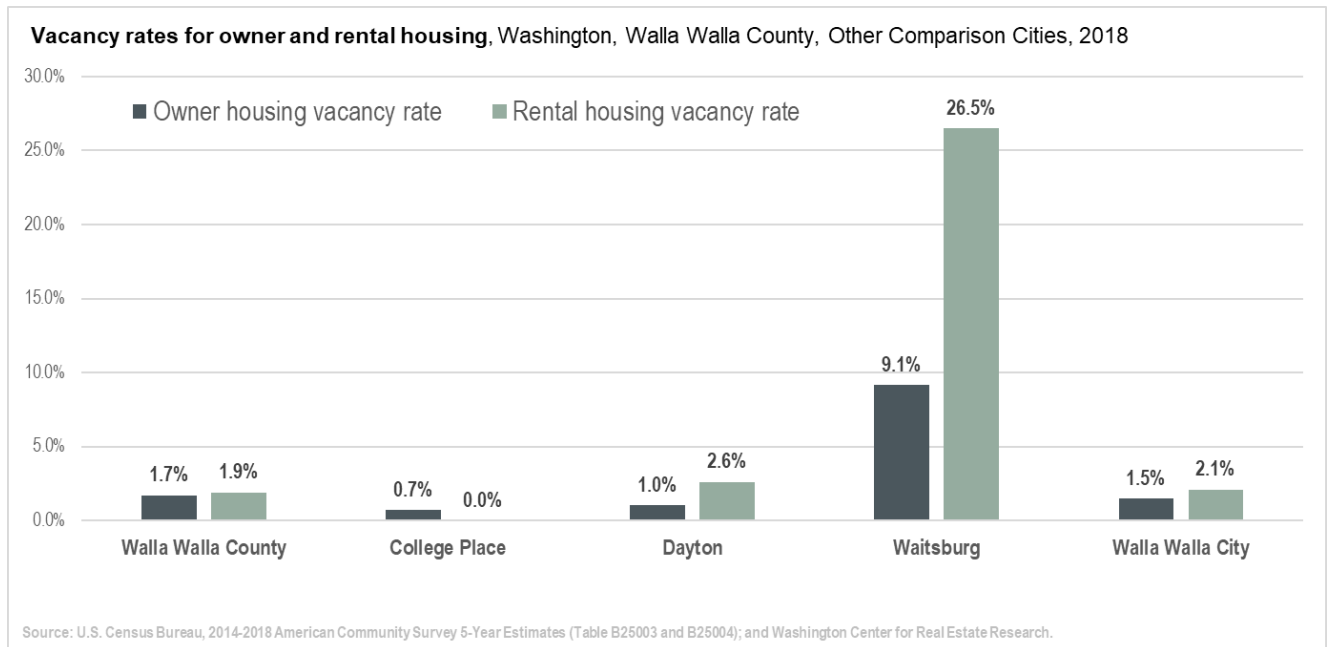
Tenancy and Vacancy Levels

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 **Exhibit 11**, the rate of homeownership varies significantly among the region's four cities.

Exhibit 12: Tenancy Characteristics, ACS 2014-2018

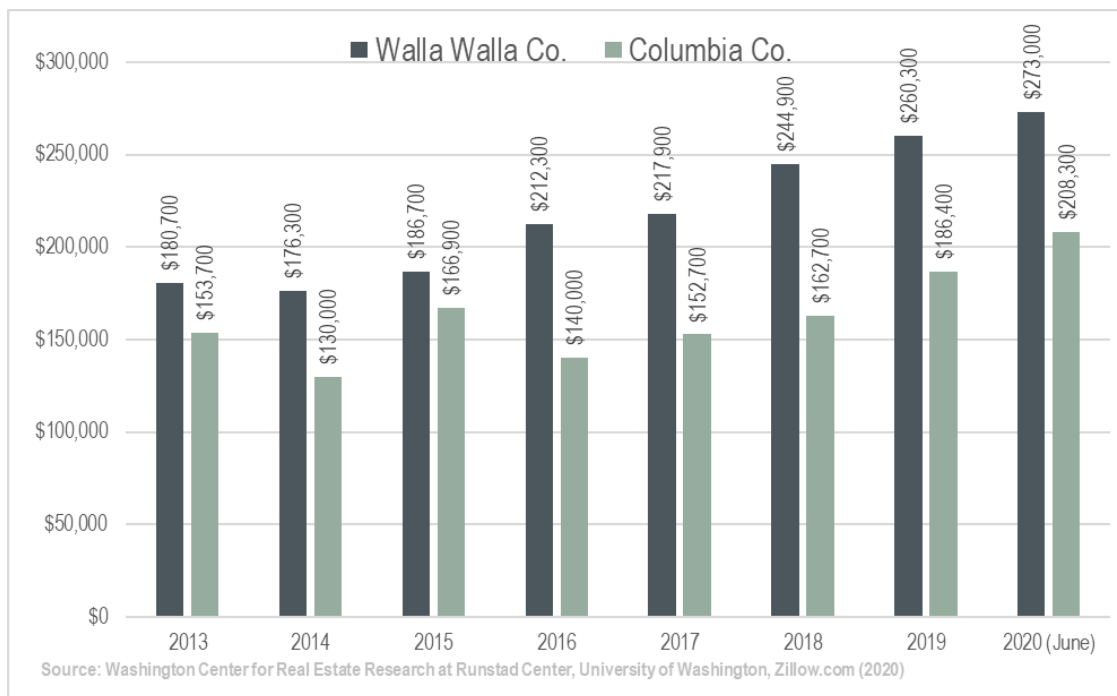
Housing vacancy rates were below 3% in 2018 within the cities of College Place, Dayton and Walla Walla, and are reported to be lower today (**Exhibit 12**). Within the Region, the highest vacant rates are in Waitsburg, which is located approximately 20 miles from the Walla Walla city center.

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Exhibit 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 (**Exhibits 14 and 15**).

Exhibit 14: Median Home Prices

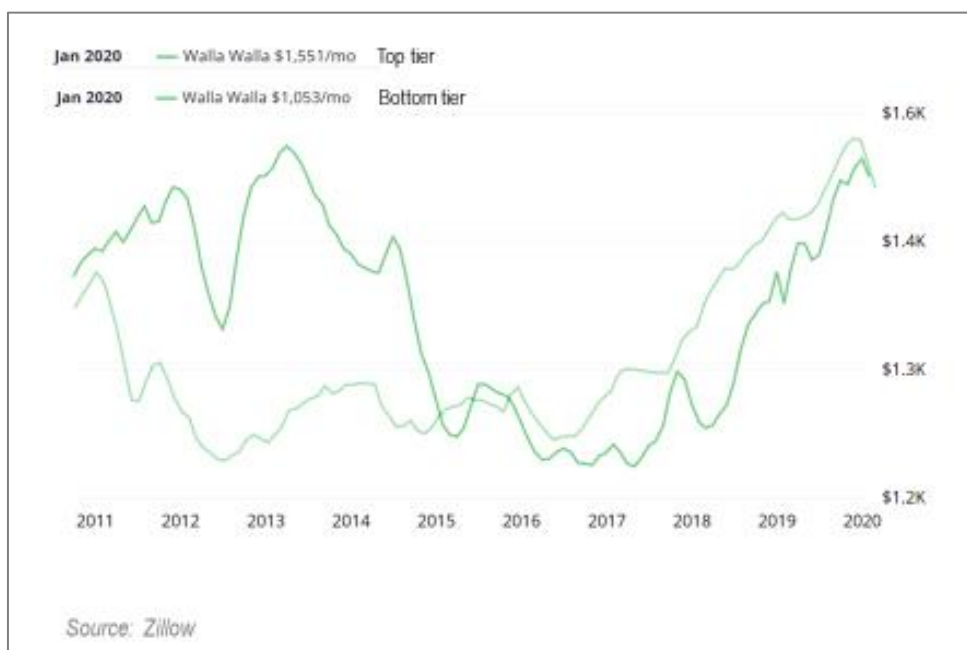
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Exhibit 15: Median Home Prices

Median Home Price Sales Trends in Select Markets			
	5/19/2019	5/20/2020	Change %
Washington	\$403,000	\$425,000	5.5%
Columbia County	\$186,400	\$208,300	11.7%
Dayton	\$149,000	\$152,000	2.0%
Walla Walla County	\$268,000	\$273,000	1.9%
College Place	\$276,000	\$281,000	1.8%
Waitsburg	\$226,000	\$230,000	1.8%
Walla Walla City	\$268,000	\$273,000	1.9%

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

Monthly rents have also increased to record levels. As shown in **Exhibit 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.

Exhibit 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

Efficiency

\$792

1-Bedroom

\$1,043

2-Bedroom

\$1,505

3-Bedroom

\$1,509

4-Bedroom

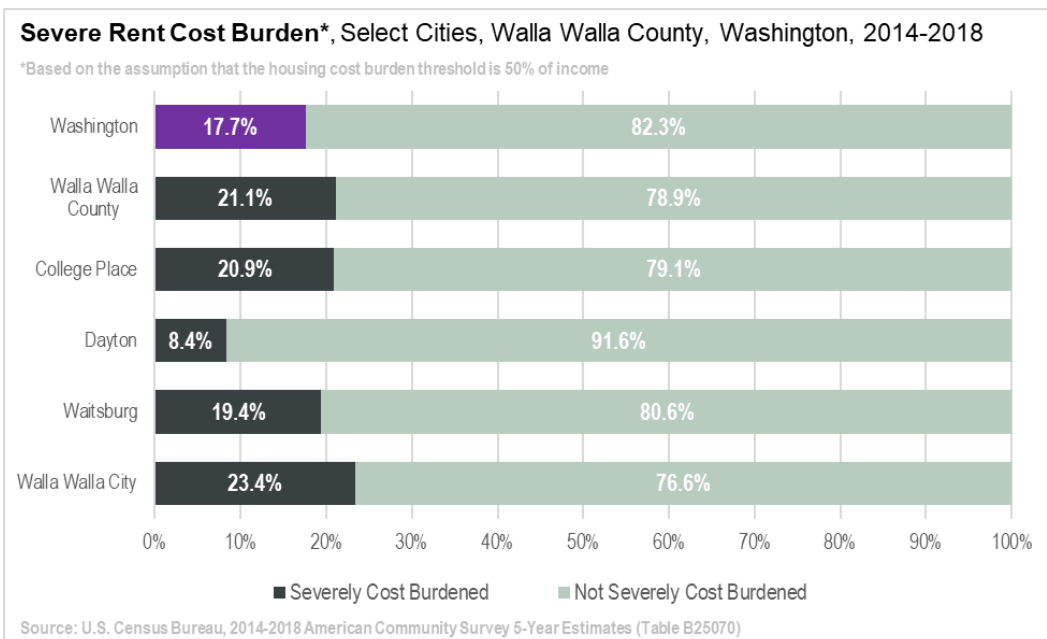
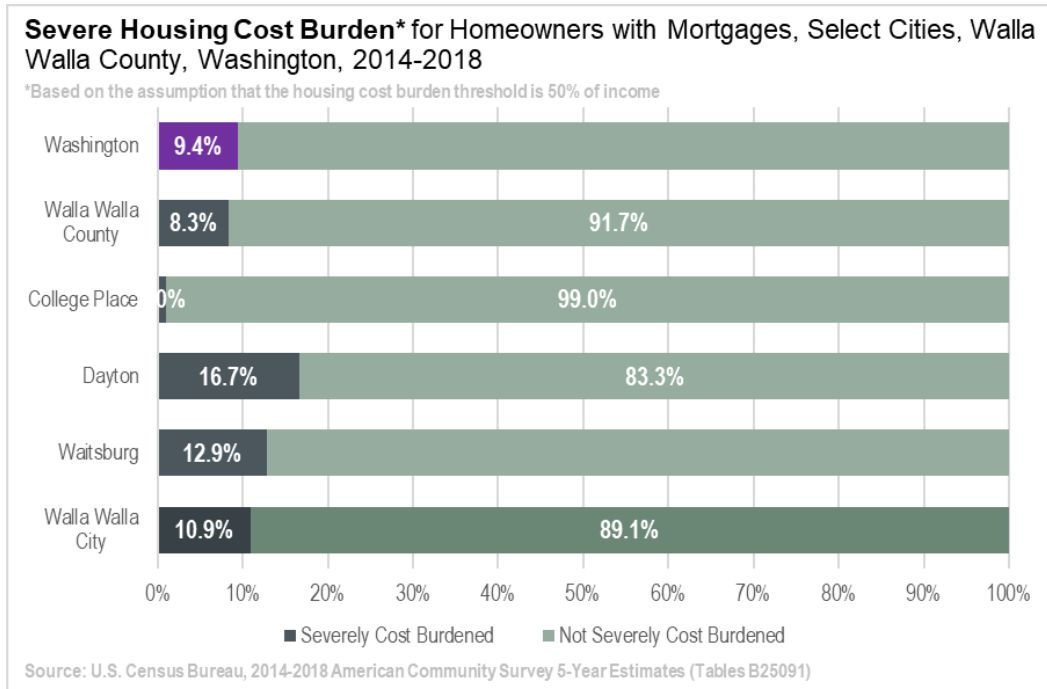
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Housing Attainability

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. Households are “severely cost burdened” if they pay over 50% of their gross income on housing.

As of 2018, approximately 8.3% of homeowners and 21.1% of the renters in Walla Walla County were severely cost burdened (**Exhibit 17**). If housing costs continue to rise faster than incomes, the share of severely cost burdened households will continue to increase.

Exhibit 17: Severe Housing Cost Burden by Locality



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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 (**Exhibit 18**).

Exhibit 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)

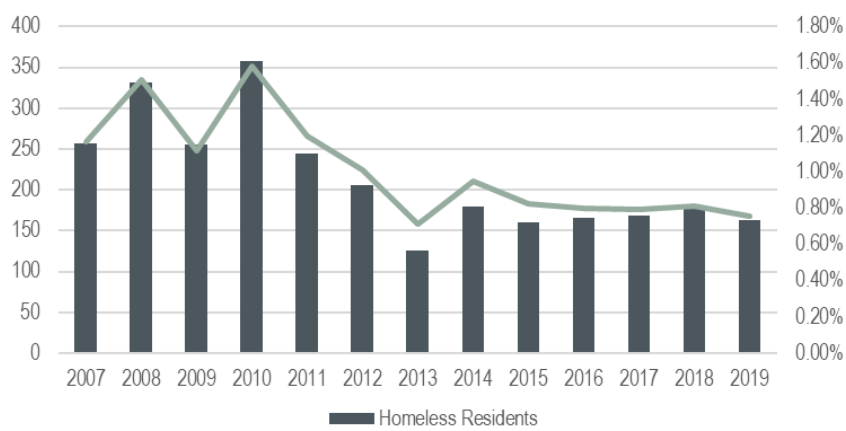
AGR: average annual growth rate.

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 \$279,000 and \$419,000. 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 rental 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

Walla Walla Regional Housing Action Plan

Exhibit 19: Analysis of Attainable Housing Prices/Rents

Walla Walla County Median Household Income (2018)*		\$56,533
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 Annual Housing Payment (@30% of income level)		Lower-range Upper-range
Upper (120% or more of MHI)	\$20,352	or more
Middle (80% to 120% of MHI)	\$13,568	\$20,352
Low (50% to 80% of MHI)	\$8,480	\$13,568
Very Low (30% to 50% of MHI)	\$5,088	\$8,480
Extremely Low (less than 30% of MHI)		\$5,088
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)		\$424
Approximate Attainable Home Price**		Lower-range Upper-range
Upper (120% or more of MHI)	\$419,000	or more
Middle (80% to 120% of MHI)	\$279,000	\$419,000
Low (50% to 80% of MHI)	\$166,000	\$266,000
Very Low (30% to 50% of MHI)	\$100,000	\$166,000
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 @ 3.0% interest.

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.

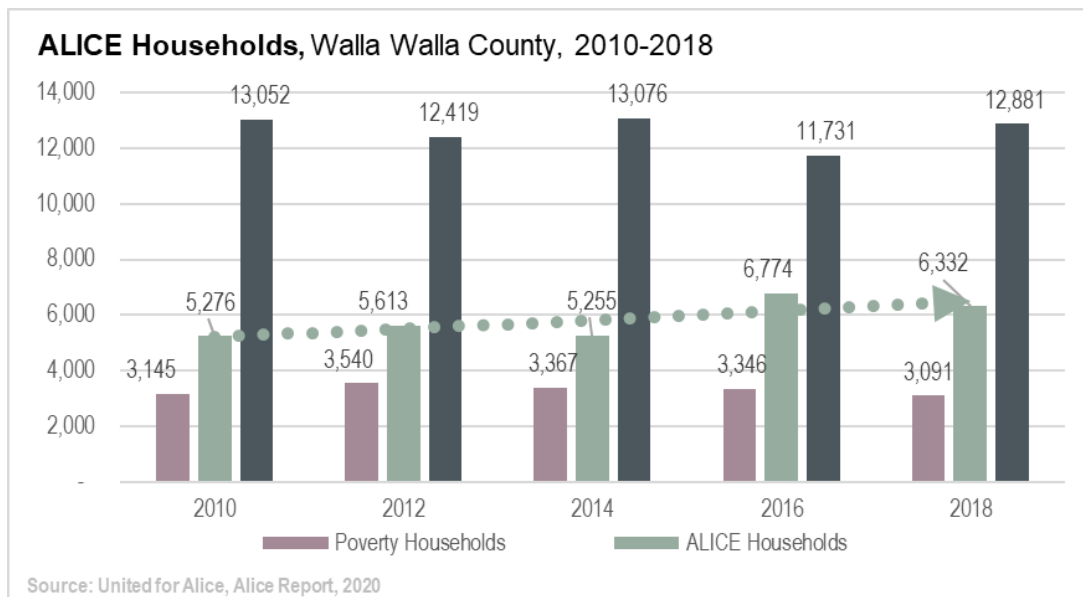
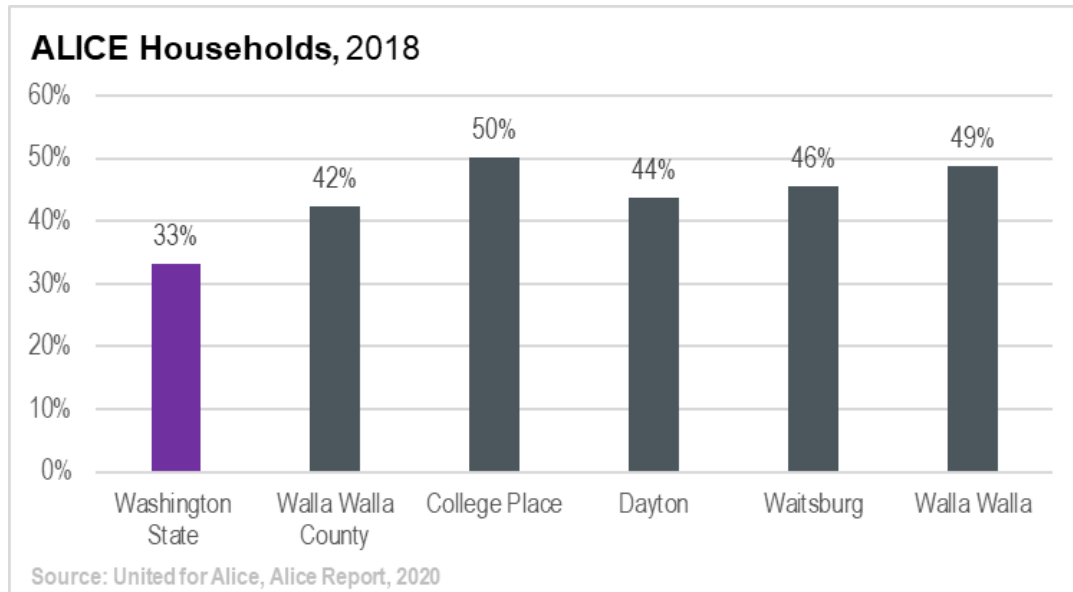
In recognition of the shortcomings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called ALICE (Asset Limited, Income Constrained, Employed). The ALICE

Walla Walla Regional Housing Action Plan

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 (**Exhibit 20**).

Exhibit 20: ALICE Household as Share of Total Households

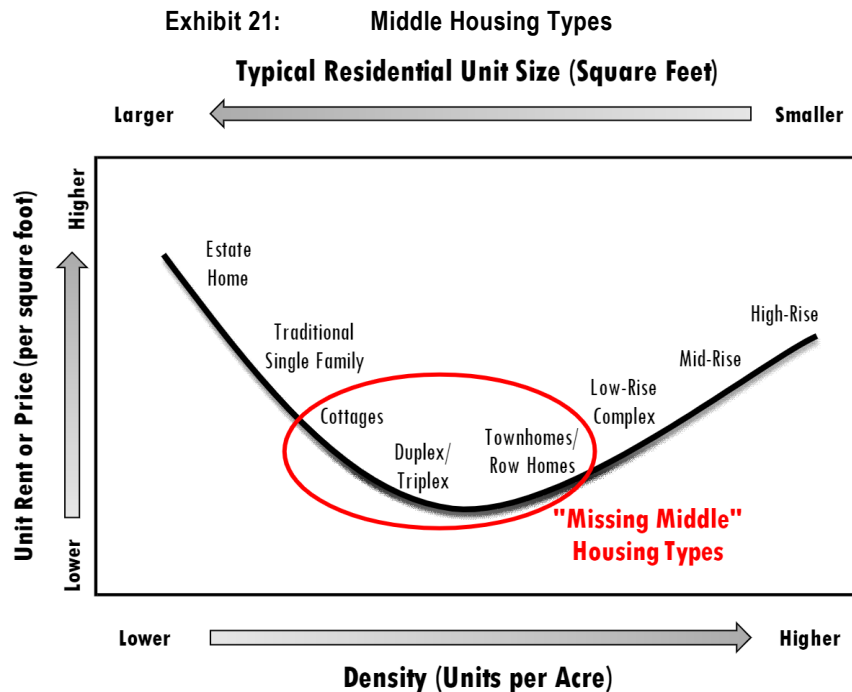


Walla Walla Regional Housing Action Plan

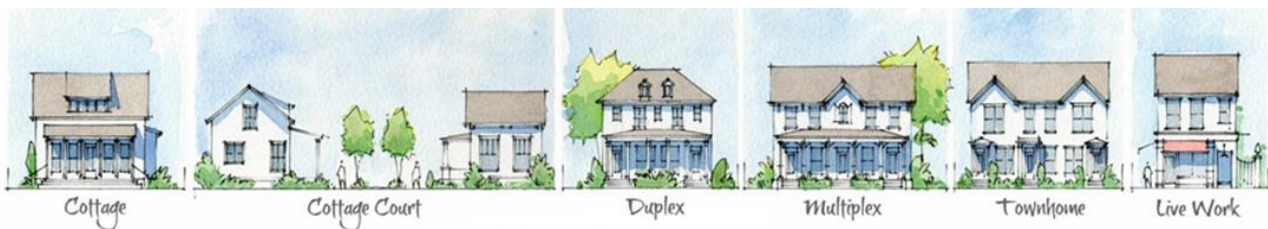
Housing Supply Gaps

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 to 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 (**Exhibit 21**).



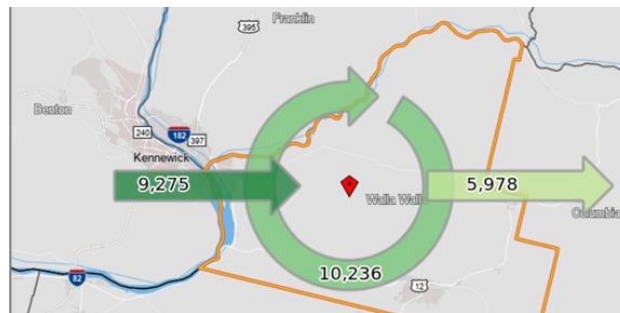
Source: Washington Department of Commerce Housing Memorandum (PNW Economics and LDC)



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 (**Exhibit 15**). **One in five workers in the County commute over 100 miles per day; which is 55% higher than the statewide average.**

Walla Walla Regional Housing Action Plan

Exhibit 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 (**Exhibit 22**).

Exhibit 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	
Extremely Low (less than 30% of MFI)	\$16,960 or less		1,830	Less than \$424	High	674	(791)
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.

Walla Walla Regional Housing Action Plan

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 **Exhibit 24**, this allocation of county growth equates to approximately 107 group quarters residents and 657 dwelling units.

Exhibit 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

Walla Walla Regional Housing Action Plan

units (includes some group quarters demand) and 443 government-assisted housing units, manufactured homes and/or ADUs (**Exhibit 25**).

Exhibit 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
<i>percent of total</i>	<i>79%</i>	<i>17%</i>	<i>4%</i>	<i>0.3%</i>	<i>100%</i>

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 Region	Remainder of Walla Walla County
Housing Type	Walla Walla UGA	College Place UGA	Waitsburg UGA	Dayton UGA		
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.

Walla Walla Regional Housing Action Plan

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 **Exhibit 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.

Exhibit 26: Projected Senior Housing Demand

	Region Total within UGAs
Current Population	48,363
Proj. Net New Population within Region UGAs (@2.3 persons per acre)	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, the Region's vacant and redevelopable land supply has the potential to add over 4,600 net new dwellings at full utilization of land within current Urban Growth Areas (**Exhibit 27**). Note, the City of Dayton was not included in the aforementioned Land Capacity Study.

Exhibit 27: Land Capacity Analysis

	Net Res.						Infill & redevelop-ment	Dwellings on Vacant Land	% infill & redevelop-ment
	Minimum Lot Size (SF)	Land Inventory (acres)	Vacant percent	Under-developed percent	Net New Pop. Capacity	Net New Dwelling Capacity	Dwellings		
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					1,013	429	184	245	43%
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.

Walla Walla Regional Housing Action Plan

While the land capacity within the Region may 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.

The Collge Place UGA and the Walla Walla UGA may need to be expanded in order to address 20-year housing needs. Based on the Land Capacity Analysis and this housing needs assessment, we can draw the following findings:

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 accomodated 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.

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.

NEXT STEPS

These findings will be refined with input from the Project Advisory Team and the Stakeholder committee. The results will help shed light on the potential local policy changes and actions that can be taken to remove housing barriers in the Walla Walla Region.



APPENDIX: HOUSING NEED BY INCOME

Walla Walla Regional Housing Action Plan

Walla Walla Region Housing Forecast by Income Level

Income Cohort	% Owner Occupied	% Renter Occupied	Total
Upper (120% or more of MFI)	80%	10%	56%
Upper Middle (80% to 120% of MFI)	13%	25%	16%
Lower Middle (50% to 80% of MFI)	7%	40%	19%
Low (less than 30% of MFI)	0%	25%	9%
Total	100%	100%	100%
Tenancy	63%	37%	
Growth-Related Housing Need (midpoint)	2,952	1,734	4,685

Owner-occupied Housing Needs, Walla Walla Region, 20-year forecast

Family Income Level	Range of Home Sales Price	Attainable Housing Products	Estimated Distribution of Demand	Projected Owner-Occupied Units
Upper (120% or more of MFI)	\$419,000+	Large lot and Standard Homes	80%	2,361
Upper Middle (80% to 120% of MFI)	\$279,000 to \$419,000	Cottage Homes, Townhomes	13%	384
Lower Middle (50% to 80% of MFI)	\$166,000 to \$266,000	Manufactured Homes, Plexes, Condos	7%	207
Low less than (50% of MFI)	n/a		0%	0
Total Dwelling Units			100%	2,952

*Assumes 30% of income is used for mortgage payment, with 5% interest, 30-year term with 5% downpayment for upper middle and high income levels, and zero downpayment for lower income levels.

Renter-occupied Housing Needs, Walla Walla Region, 20-year forecast

Family Income Level	Range of Monthly Rent (2 bedrm)	Attainable Housing Products	Estimated Distribution of Demand	Total Rental Housing Need
Upper (120% or more of MFI)	\$1,696+	Standard Homes	15%	260
Upper Middle (80% to 120% of MFI)	\$1,131 to \$1,696	Cottage Homes, Townhomes, Apartments	20%	347
Lower Middle (50% to 80% of MFI)	\$707 to \$1,131	ADUs, Townhomes, Mfgd. Homes, Plexes, Apts.	40%	693
Low (less than 50% of MFI)	Less than \$707	ADUs, & Gov't Assisted Plexes & Apts.	25%	433
Total Dwelling Units			100%	1,734

**Assumes 30% of income is used for rental payments; standard two bedroom unit.