

Monday, July 6, 2026

Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)

5:00 PM

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

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/Public>

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/89554279609>

Or you may call this number to listen: 1-669-900-9128 ID# 89554279609

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

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	1. Opening Items
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Voting Members

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

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

Position 3 - Steve Owens - term expires 12/31/2026

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

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

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

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

Advisory Members

City Administrator, Troy Rayburn;

Brian Carleton - Finance Director

Subject :	1.03 Public Comment
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	1. Opening Items

Access : Public
Type : Procedural

Public Content

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

Meeting Protocol for Public Comment:

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

- Your Name
- Your Address

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

Verbal Public Comments may be made during the meeting:

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

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

2. Action Agenda

Subject :	2.01 Election of Officers and Welcome to Steve Owens
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	2. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to appoint xxx as Vice Chair for the Commission.

Public Content

Historical Perspective:

At the May meeting, Allison Peck was appointed Chair for 2026. Doug Case served as the Vice Chair for 2025, and the city is very grateful for his service. Doug passed away in early 2026 and left a vacancy on the Commission. The city solicited to fill the vacancy, Steve Owens was selected and appointed to the Commission at the City Council regular meeting 5/26/2026.

Information for Consideration:

Discuss to select a member from the Commission to serve in 2026 as the Vice Chair.

3. Consent Agenda

Subject :	3.01 Approve Agenda for July 6, 2026
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Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	3. Consent Agenda
Access :	Public
Type :	Action (Consent)

Consent

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

Subject :	3.02 Approve Minutes from May 5, 2026
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	3. Consent Agenda
Access :	Public
Type :	Action (Consent), Minutes
Recommended Action :	Motion to approve the minutes from May 5, 2026.

File Attachments

[5-4-2026-draftEDTEC minutes.pdf \(597 KB\)](#)

Consent

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

Subject :	3.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)

Category :	3. Consent Agenda
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve the consent agenda

Consent

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

4. Guest Presentations

Subject :	4.01 Visit Walla Walla- Guy Glaeser
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	4. Guest Presentations
Access :	Public
Type :	Information

Public Content

Historical Perspective:

Information for Consideration:

File Attachments

[College Place EDTIC Presentation July 6 2026.pdf \(12,037 KB\)](#)

5. Staff Reports

Subject :	5.01 Capital Facilities Plan- Mr. Carleton
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	5. Staff Reports
Access :	Public
Type :	Information

Public Content

Historical Perspective:

Information for Consideration:

File Attachments

[2026Budget_2026to2031CapitalFacilityPlan 11-25-25.pdf \(6,458 KB\)](#)

[2026 CFP - Final.pdf \(481 KB\)](#)

[2026Budget_2026to2031CapitalFacilityPlan_BC 11-24-25.xlsx \(108 KB\)](#)

Subject :	5.02 Economic Development Spreadsheet tracker-Mr. Carleton
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	5. Staff Reports
Access :	Public
Type :	Information

Public Content

Historical Perspective:

The Commission reviews status of development within the City and any upcoming development projects.

Information for Consideration:

The development tracker will be posted on Monday morning.

File Attachments

[EDTEC Development Tracker July 2026.pdf \(439 KB\)](#)

6. Closing Items

Subject :	6.01 Next Meeting: 9/14/2026
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	6. Closing Items
Access :	Public
Type :	Information

Public Content

Subject :	6.02 Conclude
Meeting :	Jul 6, 2026 - Economic Development, Tourism, and Events Commission - Hybrid (In-Person & Online)
Category :	6. Closing Items

Access :

Public

Type :

Procedural

College Place Economic Development, Tourism, and Events Commission - (In-Person & Online) (Monday, May 4, 2026)

Generated by Carolyn Holm on Monday, May 4, 2026

DRAFT

1. Opening Items

Procedural: 1.01 Call To Order

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

Information: 1.02 Roll Call

PRESENT:		
	Commission Members	Tracy Warner; Teri Lesmeister; Kirk Amick; Allison Peck;
	Ex - Officio	Arlene Alen - Walla Walla Valley Chamber of Commerce
	Staff	Finance Director, Brian Carleton; Community Development Director, Jon Rickard; City Clerk, Carolyn Holm
Also Present:		
MEMBERS EXCUSED:		Kelli Leen;
MEMBERS ABSENT:		

Procedural: 1.03 Public Comment

None.

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for February 2, 2026.

Action (Consent), Minutes: 2.02 Approve Minutes from December 1, 2025.

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

Commission Member Amick made a motion to approve the consent agenda. Second by Commission Member Lesmeister and the motion passed 4-0.

3. Staff Reports

Discussion, Information: 3.01 America's 250th: Washington State

This year is the semi quincennial (250th) anniversary of the signing of the Declaration of Independence on July 4, 1776. The national committee, the US Semi quincennial Commission, was established by Congress in 2016, and is comprised of political advisors across the states including senators, representatives, the Attorney General, Secretary of the Smithsonian Institution, Secretary of the Interior, etc. The hope is to get all 50 states to participate.

Discussion: 3.02 Summary of Upcoming City Events- City Clerk

Clerk Holm provided an overview of the City's events for 2026. The presentation was provided in the packet.

Discussion: 3.03 Status of New Residential Development-City Administrator Troy Rayburn

City Administrator Rayburn provided an update on three developments underway in College Place: Stonecreek by Stonehenge Development, the final phase of the Homestead Village PUD by Hayden Homes, and the Latitude 180 Apartments (formerly Villages at Fort Walla Walla). Discussion followed.

Discussion: 3.04 Vacant lots around town? - City Administrator Troy Rayburn

City Administrator Rayburn asked whether the members were aware, through their contracts, of any proposed development on the following properties in the City: Whitman & Myra; the area between SE Lamperti Street and Highway 125 near Hop Thief; SE Larch Avenue & SE 6th Street; and NE Rose Street & NE Spitzenburg Street. Discussion followed, and some members provided the names of the property owners.

DRAFT

Discussion: 3.05 Follow-up from Previous City Administrator Rizzitiello- City Administrator Troy Rayburn
City Administrator Rayburn inquired if there was anything still outstanding from the previous administration. A member suggested the development spreadsheet tracker was a nice way for them to know what is going on with each development.

Discussion: 3.06 Proposed EDTEC direction ideas for 2026– City Administrator Troy Rayburn
City Administrator Rayburn asked for economic growth, tourism and events ideas of direction from the members. He informed he is working with the state legislators on the water tower project, the new roundabout and another two projects. Discussion followed.

Discussion: 3.07 Insight and Direction to Administrator from Commission
Discussion continued from previous agenda item topic.

Discussion: 3.08 Good of the Order
The Committee discussed we are down one Commission member. City Clerk Holm provided the process for directing individuals to apply.

4. Closing Items

Information: 4.01 Next Meeting
Discussion ensued and it was agreed that the Committee would like to meet every other month. Next meeting will occur July 6, 2026 @ 5:00 p.m.

Procedural: 4.02 Conclude
Commission Member Lesmeister made a motion to conclude the meeting at 6:05 PM. Second by Commission Member Warner and with no objection, the meeting concluded.

Approved:		
Allison Peck – Chair		
Attest:		
Carolyn Holm – City Clerk		
The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred May 4, 2026. Further detail may be obtained by reviewing the actual audio recording made during this session.		

Visit Walla Walla

Tourism Overview

College Place EDTEC July 6, 2026

Guy Glaeser Visit Walla Walla





Our Foundation and Focus



**Overnight
Visitation**



**Activities &
Amenities**



**Destination
Stewardship**



How We Do It



Marketing



Sales



Development

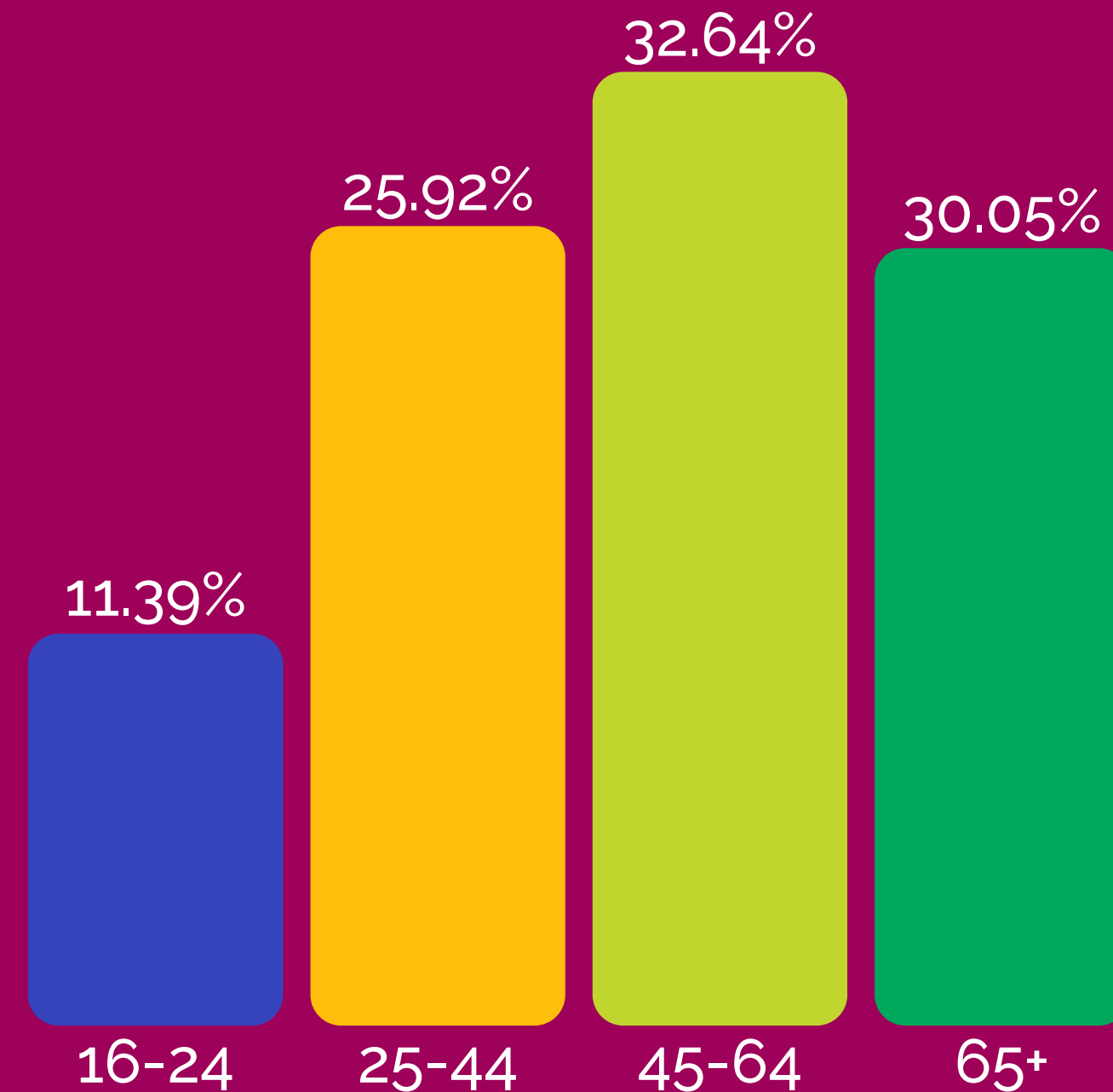


Visitation Demographics: Year-to-Date

STATE

WASHINGTON	41.59%
OREGON	12.53%
IDAHO	8.69%
CALIFORNIA	4.67%
MONTANA	1.74%
TEXAS	1.47%
COLORADO	1.32%
ARIZONA	1.14%
FLORIDA	1.12%
UTAH	1.12%

AGE





Tourism Spending Overview: 1st Quarter 2026

Average Spend
Per Trip 2026
Jan 1 - Mar 31

↓ 2% **\$202.94**

Share of Spend by DMA

#1 - Spokane	24.5%
#2 - Seattle	21.7%
#3 - Portland	14.4%
#4 - Boise	5.6%
#5 Yakima / Tri Cities	5.4%
All Others (Los Angeles, Kansas City, San Francisco, Sacramento, etc)	28.4%





Walla Walla County Tourism Tax Revenue

(In Millions)

<u>Taxes Included</u>		<u>Revenue</u>	<u>Direct State and Local Tax Revenue</u>
• Lodging • Food and Beverage • Recreation • Retail • Transport	2025	\$169.8↑ _{2.6%}	\$16.669
	2024	\$165.6↑ _{3.7%}	\$16.189
	2023	\$159.7	\$15.727



Tourism Indicators April 2026

(YEAR OVER YEAR)

Hotel
Occupancy

57.2%

↓ 5.2%

Airport Load
Factor
Combined Avg

66.56%

↓ 4.3%

Short-Term
Rental Demand

2,876

↑ 3.8%

YEAR TO DATE 2026

42.5%

↓ 3.4%

64.44%

↓ 5.9%

8,096

↓ 5.3%





Approach & Audience

Approach:

- Enhance Walla Walla's positioning as a premier wine destination while highlighting outdoor recreation, arts and culture, agriculture, and small-town charm.

Demographic targets:

- Wine Enthusiasts (25-55 yrs): Food and wine lovers looking for a unique, high-quality experience.
- Adventure & Culture Seekers: Couples and small groups looking for a mix of exploration, arts, and gastronomy.
- Urban Professionals & Empty Nesters: Regional travelers from direct flight markets who enjoy refined experiences in an approachable setting.



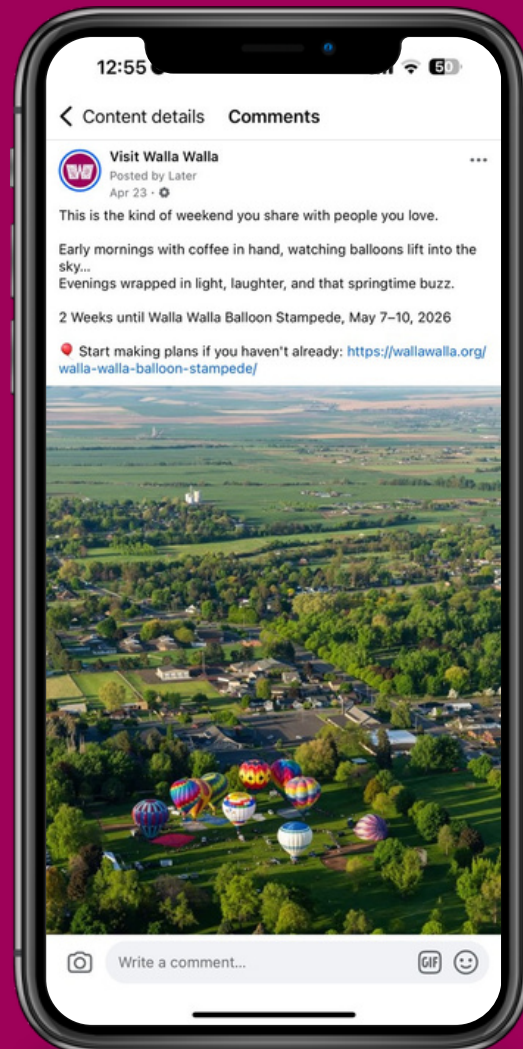
Top Performing Social Content

FACEBOOK

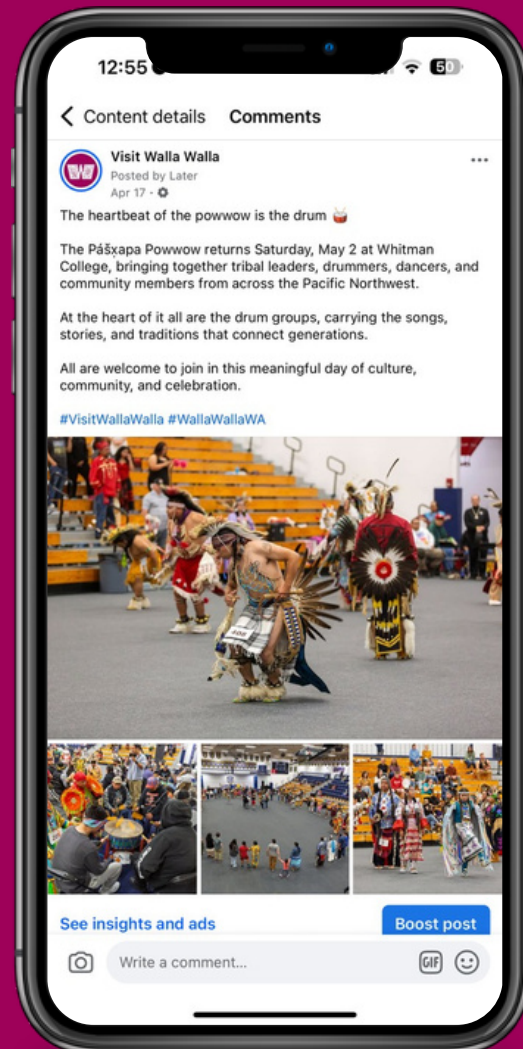


#1: 126k views

#2: 36k views



WW Balloon Stampede



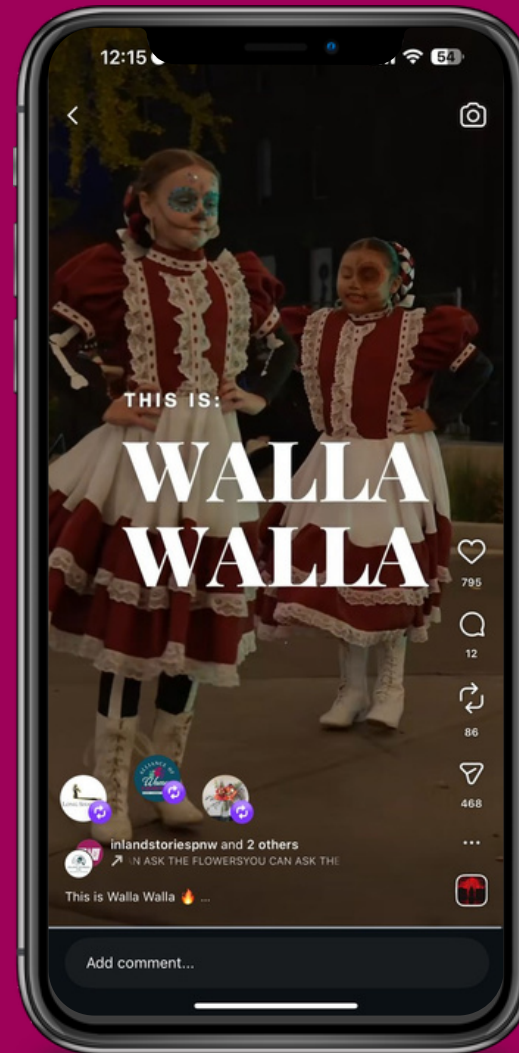
Pasxapa Powwow

INSTAGRAM



#1: 22k views

#2: 9.8k views



This Is WW collaboration post with Inland Stories



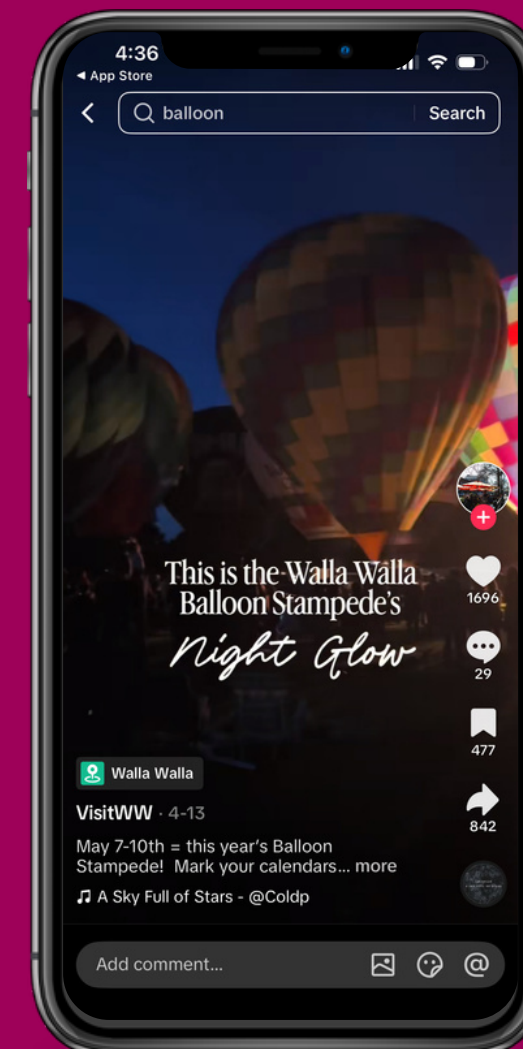
A Weekend in WW collaboration post with Laila Hofi

TIKTOK

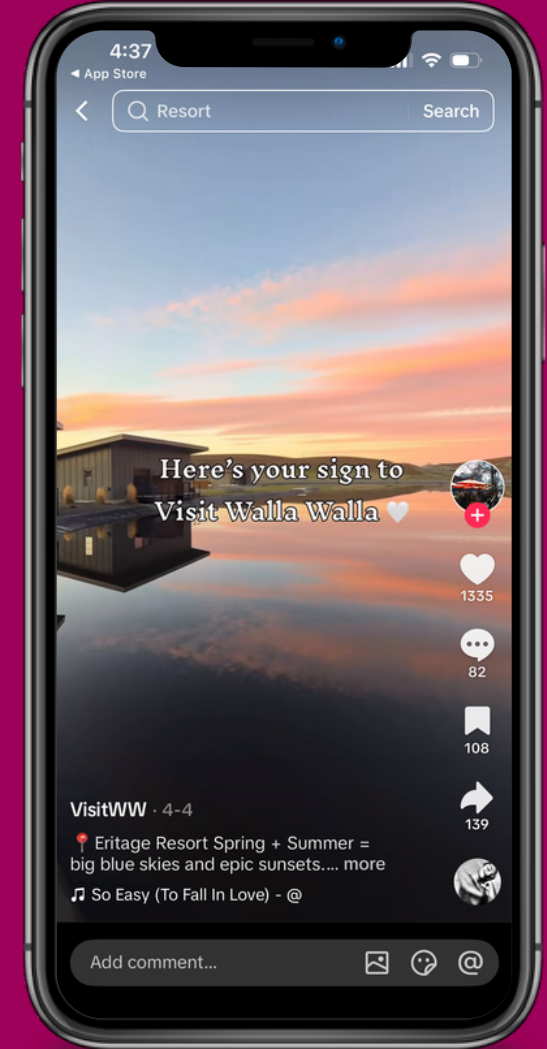


#1: 23k views

#2: 17k views



Walla Walla Balloon Stampede Video



Here is your sign to visit Walla Walla



Website & Email Marketing

April 2026

Email Total Sends

27,070

Open Rate

13%

Website Traffic

33K

Clicks to Book

3,379

Visitor Guide Clicks

320

THE
WALLA WALLA
VALLEY



GREAT IDEA



Balloon Stampede Flies into Walla Walla

Drift into the valley May 7 - 10

Is it a bird, a plane? Nope, it's the Walla Walla Balloon Stampede! [The Balloon Stampede is back for its 50th edition Thursday, May 7 - Sunday, May 10.](#) This free, family-friendly event is one you won't want to miss. Start planning your weekend getaway to Walla Walla to witness for yourself.

Plan Your Weekend



Public Relations

April 2026



Mentions

46



Reach

585m



Value

\$246,459



Group Sales Initiative

Conferences & Associations, Event Planners, Sports, SMERFE

WALLA WALLA VALLEY

THE WALLA WALLA VALLEY
GREAT IDEA

Great Idea!
Walla Walla Valley is where extraordinary gatherings meet unforgettable experiences.

Nestled in the heart of Washington wine country, this vibrant destination offers meeting planners more than just venues; it delivers inspiration at every turn.

Spaces that will speak to your guests

From gatherings of 20 to conferences of 450, Walla Walla Valley offers versatile venues and diverse lodging, all within walking distance of downtown.

From full-service hotels to boutique inns to charming bed-and-breakfasts, Downtown Walla Walla blends old-world charm with modern amenities, creating a welcoming atmosphere of cobblestone-style streets, historic architecture, and vibrant culture.

With world-class wine, exceptional dining, and more than 130 wineries, planners can elevate events with vineyard brainstorming sessions, barrel room retreats, or sunset receptions among the vines.

Walla Walla Valley is the Northwest's premier destination for meetings that inspire connection, creativity, and lasting impressions.

Unveiling Walla Walla Valley
Where meetings become experiences

Planning an event isn't just about the agenda, it's about the **vibe**.

And in Walla Walla the vibe is unforgettable.

Nestled in the heart of the Pacific Northwest, this valley blends world-class wine, stunning outdoor backdrops, and creative spaces that make every gathering feel like an experience, not just a meeting.

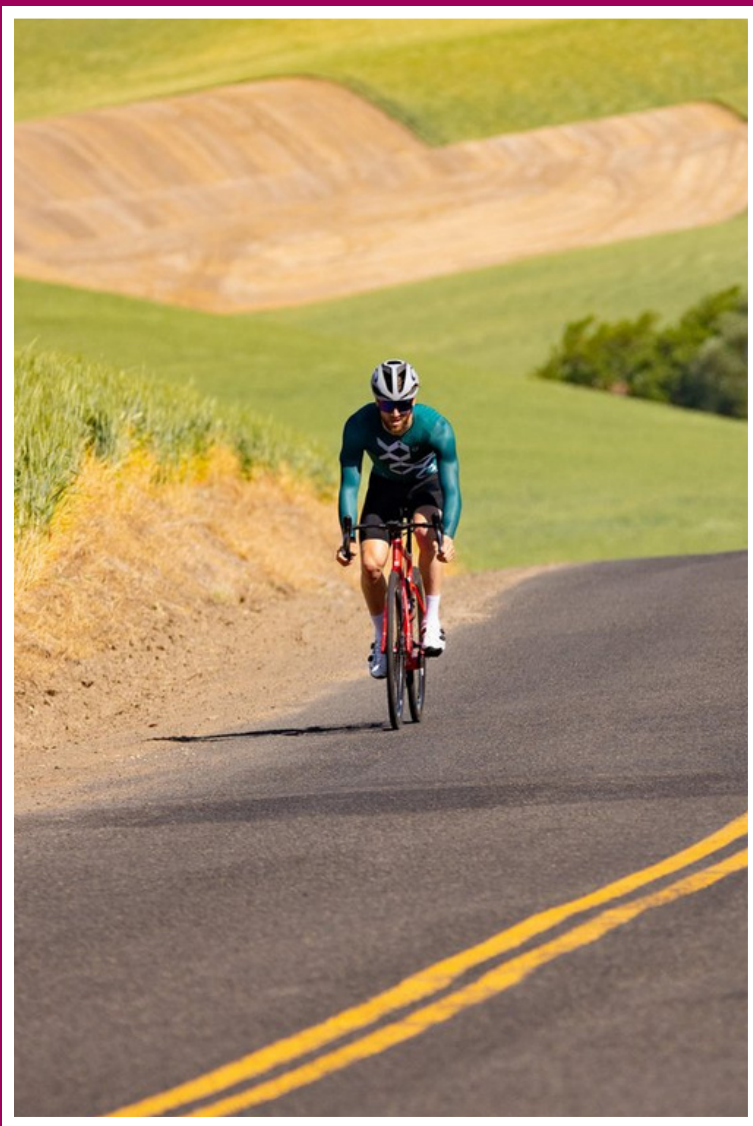
The region is made up of five distinct communities: Walla Walla, Waiilatpe, College Place, and Dayton in Washington, as well as Milton-Freewater in Oregon. Together, they bring vibrant culture, stunning scenery, and a rich heritage of hospitality that ensures your event feels both seamless and memorable.

Walla Walla is proud to be the first community in Washington to earn Blue Zones Community® certification recognizing our commitment to enhancing quality of life and wellness for residents and visitors alike.

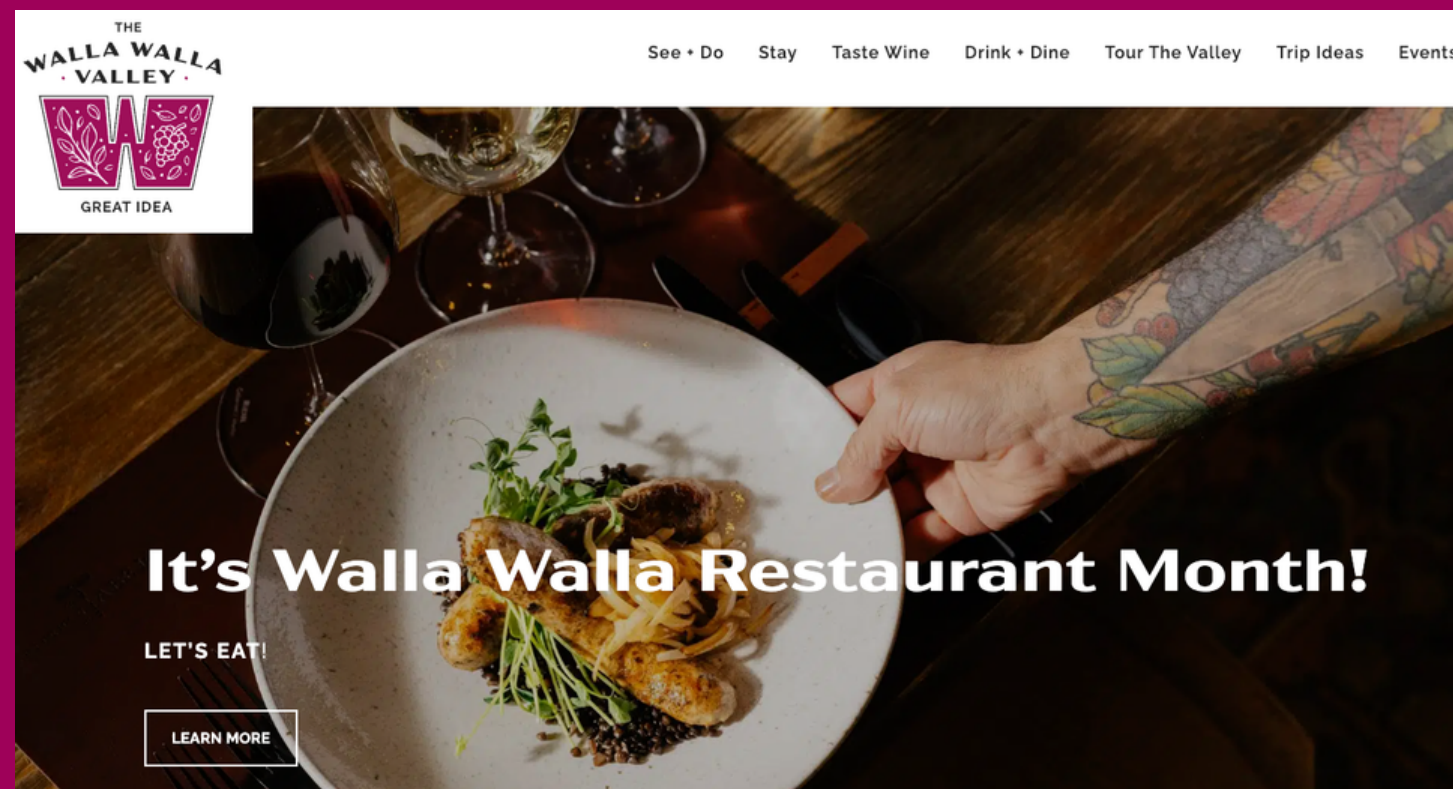


Destination Development

Bike Camp Walla Walla



Restaurant Month



Onion Drop?....

Valley Tourism Exchange

August 6
Dayton

September 3
Walla Walla

October 1
Milton-Freewater

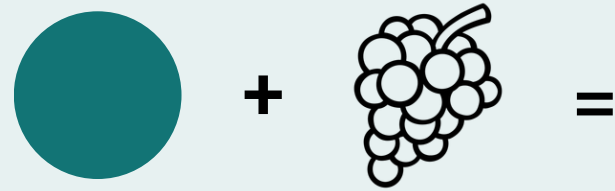
November 5
College Place

December 3
Dayton

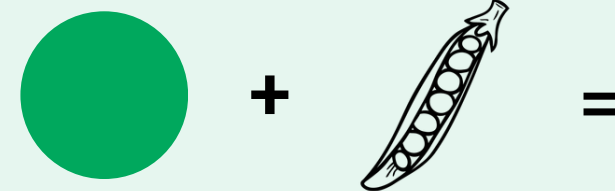


Valley-Wide Branding

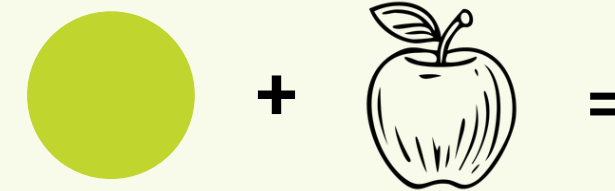
WALLA WALLA



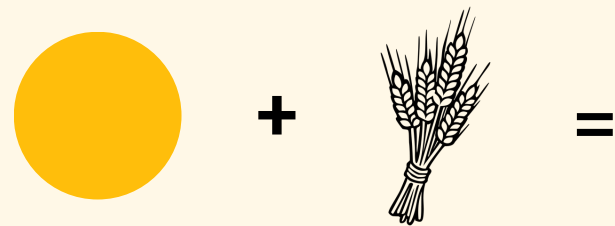
DAYTON



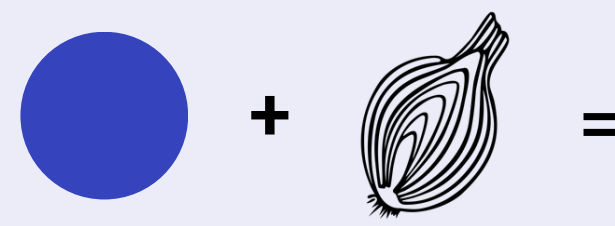
MILTON-FREEWATER



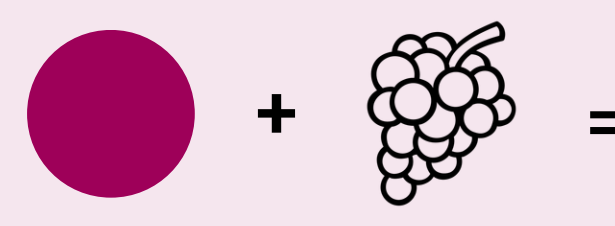
WAITSBURG



COLLEGE PLACE



OVERALL VALLEY



Thank You!



THE
WALLA WALLA
· VALLEY ·



GREAT IDEA

Questions?



FY 2026 TO 2031 CAPITAL FACILITY PLAN

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

- ▶ The Capital Facilities & Transportation Improvement Plan (CFP) is a planning tool that lists current and future City capital facilities projects. It is important to note that just because a project is listed in the CFP, it does not mean funds have been budgeted or are available. This document is a tool for current and long-term planning purposes.
- ▶ Each year the city is required by the state to adopt a CFP for planning and funding of capital projects. The CFP is a project planning tool which covers all aspects of infrastructure planning within the city. The projects included in the CFP are those that are needed to meet the concurrency requirements of the Growth Management Act (GMA), transportation projects to be included in the TIP, and other capital projects planned for the next six-year period.
- ▶ The TIP is a transportation planning tool used by the Washington State Department of Transportation (WSDOT) to allocate funding for local agency projects. The WSDOT will not fund transportation projects that are not included in the TIP. Comments received on transportation projects will apply to both the CFP and TIP.
- ▶ Staff has identified and prioritized projects for consideration by the Council. The CFP and TIP are six-year planning tools. The general approach for project selection and prioritization was based on criteria covering City Council goals, infrastructure needs, community benefits, employment impact, safety, and other factors (mandates, obligations, and outside funding). The departments evaluated the proposed projects and results are forwarded to the City Council for consideration.
- ▶ **Many projects in Capital Facility Plan are reprioritized throughout the year based on the pursuit and award outside Federal, State, and Private grant opportunities.**
- ▶ **Inflation and supply chain issues have major impact on investments this year.** The City is able to reconstruct and maintain Federally classified roads better because they are eligible for Federal and State grant funds. These streets include: Rose, C, Whitman, 4th, 12th, Lamperti/Mojonnier, Taumaurson, Myra, Larch, Meadowbrook, College, Academy, and Doans.
- ▶ **All other streets are local and ineligible for Federal and State grants.**
- ▶ **Status Definitions**
 - ▶ **Budgeted:** Project will occur in Fiscal Year 2026.
 - ▶ **Planned:** Project planned for the future. City is in the process of assembling grant funds for the project.



2. COMPLETED PROJECTS IN FY 2025

Capital Facility Projects Completed in FY 2025

Project	Type	Description	Cost
Lions Park	Park	pond and Garrison Creek channel, eliminate point source pollution of storm	\$ 7,000,000.00
Crosswalk Improvements in front of CP Post Office	Streets	Crosswalk improvements to include curb bump outs, Rapid Flashing Beacons, and more.	\$ 158,389.00
Downtown Parking Lot Project	Streets - TIF	Acquired two properties for future Downtown Parking Lot.	\$ 650,000.00
SE 8th Street Sidewalk (College to Larch).	Streets	Installation of sidewalk connecting College to Larch. MPO STBG funds (College to Birch), TIB ATP funds (Birch to Larch).	\$ 900,000.00
NE Rose Street Pedestrian Lighting Project	Streets	NE Rose Street from College Avenue to Carey Ct.	\$ 2,028,547.00
Lift Station 5 Replacement - SW 1st	Wastewater	Replace Wastewater Lift Station #5 and Reconstruct SW 1st from Academy Way to Evans Avenue.	\$ 2,000,000.00
Neighborhood Sewer Lining	Wastewater	Ten years worth of sewer lining.	\$ 2,000,000.00
Well #8 Drilling	Water	New Well on Teal Road	\$ 514,046.00
Total			\$15,250,982.00



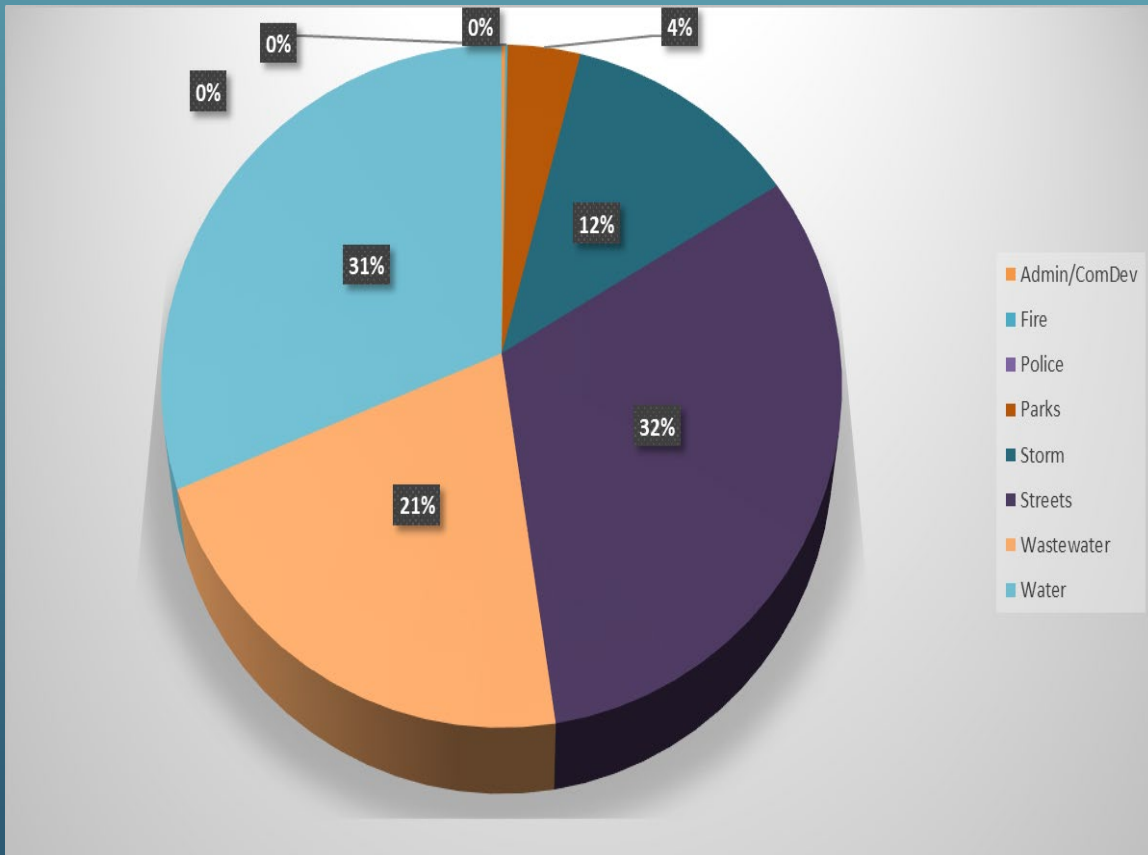
3. FY 2026 PRIORITY PROJECTS

Department	Name of Project	Project Location	Project Description	2026	2026 Funding
Police	Land purchase for new police station	Police Department	Purchase WW Rural Library property by High School at cost.	800,000	2026 -100% City Current Expense - Depending on Reserves
Parks	Lions Park Community Center	Lions Park	FY 2026: Demolition and start of Construction. FY 2027: Finish Construction.	2,000,000	DOC - EIF Grant - \$2.5mil secured, WA DAHP - \$970k secured,
Stormwater	Street Waste Decant Facility - Owens Rd	Owens Rd	Design completed in 2025, Construction in FY 2026.	2,050,000	DOE - \$1,742,500, Storm Utility - \$307,500
Stormwater	SE Birch (4th to 6th)	SE Birch (4th to 6th)	Reconstruction of SE Birch (4th to 6th) and then SE 6th Street (Date to Bade)	3,402,450	100% - State Public Works Trust Fund, low interest loan
Streets	CP Downtown Parking Lot Project	South College Avenue Corridor from 4th to 13th	FY 2026 - Engineer and Construct Parking Lot on College Avenue between SW 6th and 8th.	1,100,000	100% - Tax Increment Financing
Streets	Safewalk College Place	FY 2026 - Whitman Drive Multiuse Path Engineering (Davis to Academy), Davis Elementary Safe Routes Project Construction - (Engineering goes back to 2025-2026) (NE Ash - A to Whitman, RFB at 2nd & Ash, RFB at 2nd & Birch, SE Birch (2nd to 4th), 4th & Date RFB) Engineering, Sager Middle School Safe Routes Engineering (Lamperti & Walmart Back Entry RFB, SE Central (12th to Sunny) Sidewalk)	The purpose of this project is to install six foot wide concrete sidewalk at least on one side of every street in the community.	3,333,877	WSDOT Grant Funded
Streets	Mojonnier Rd Reconstruction (Bluvue Ln to College Ave)	Mojonnier Rd from Bluvue Ct to College Ave	Reconstruction of Mojonnier Rd from Bluvue Ct to College Ave. ROW acquisition in 2025. Bid out construction and start construction in later 2026.	9,600,000	30.4% - Transportation Improvement Board UAP Grant; 11.87% MPO STBG Grant; 39.6% - Federal FHWA Earmark Grant, 18.1% College Place TIF 1
Wastewater	WWTP Improvements - Implementation Phase 1:	WWTP - 501 Owens Rd	WWTP Wastewater Treatment Plant Improvements:	10,000,000	State Ecology Subsidized Loan/City Wastewater Fund
Water	Well #8 Development	Teal Rd City Property.	Develop a fourth well with School District due to increased population.	4,000,000	50.0% - State DOH Grant, 50.0% - State DOH Low-Interest Loan
Water	Western College Place Water Storage Tank Reservoir 4 (1,000,000 Gallons)	Martin Airfield Area	Engineering and development of 1,000,000 water storage tank to serve all of west/southwest College Place.	8,000,000	25.0% - State DOH Grant, 25.0% - State DOH Loan, 25.0% Federal WRDA Army Corps Grant, 25.0% Federal Congressional Earmark.
Water	Reservoir 4 Transmission Main Project	Mojonnier Rd	Transmission Main to connect tower to system.	5,000,000	25.0% City Water Utility, 25.0% City TIF, 50.0% Federal WRDA
Grand Total: All Capital Facility Projects				49,286,327	

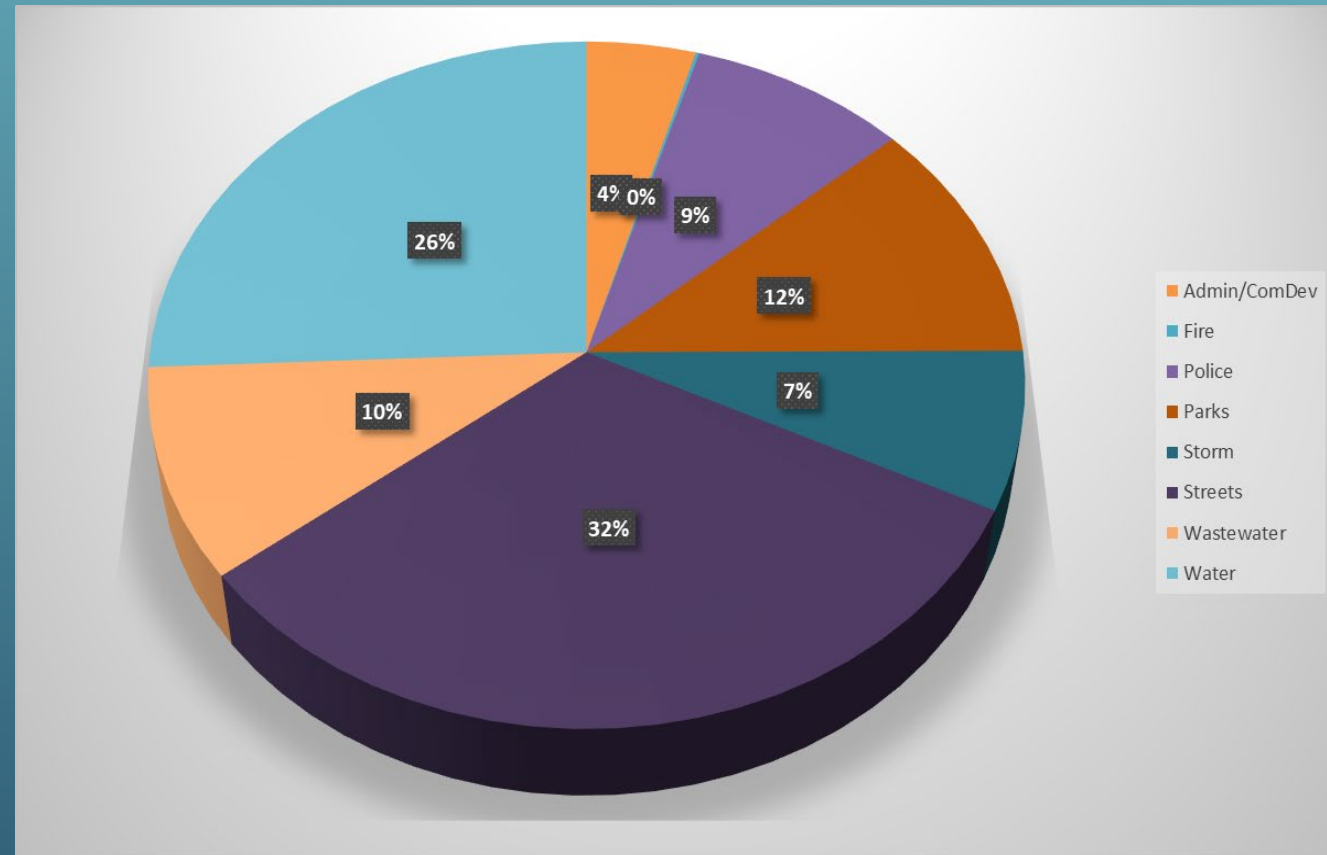


4. CAPITAL FACILITY PLAN SUMMARY – FY 2026 VS. (2026 TO 2031)

Fiscal Year 2026

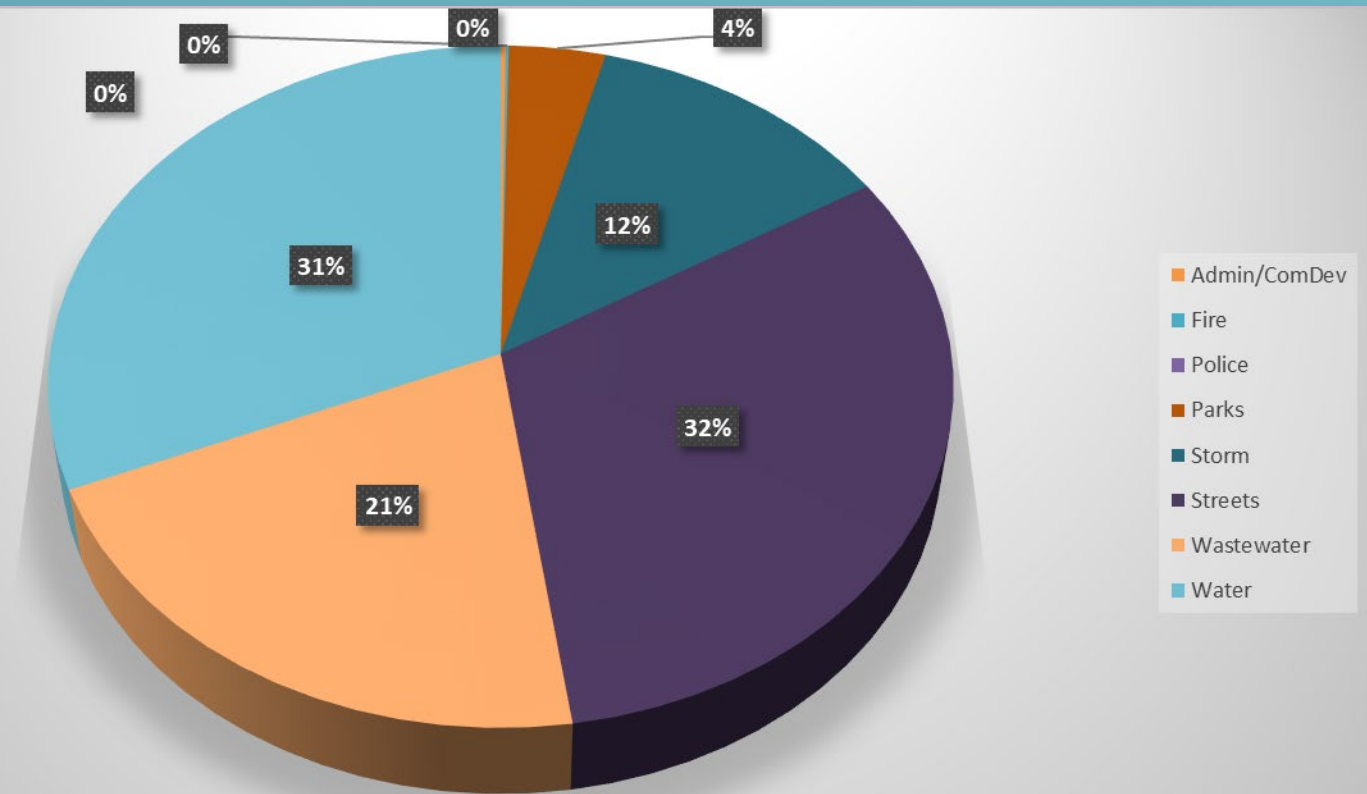


Fiscal Year 2026 to 2031



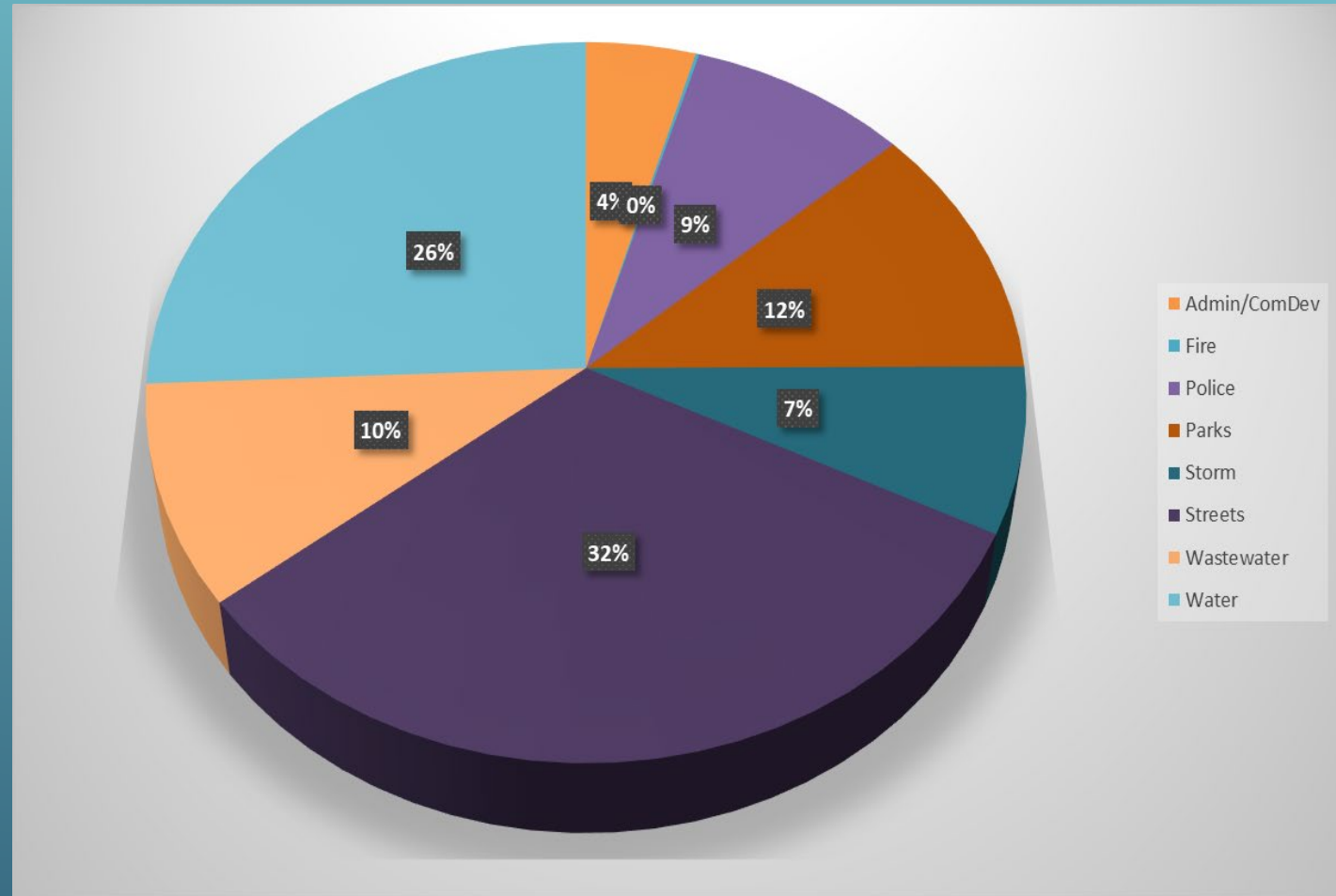
5. CAPITAL FACILITY PLAN – FY 2026

Capital Facility Plan 2026	
Department	Expense
Admin/ComDev	\$ 100,000
Fire	\$ 64,900
Police	\$ -
Parks	\$ 2,000,000
Storm	\$ 6,445,450
Streets	\$ 16,606,677
Wastewater	\$ 11,091,670
Water	\$ 16,567,892
Total	\$ 52,876,589



6. CAPITAL FACILITY PLAN – FY 2026 TO 2031

Capital Facility Plan: 2026 to 2031	
Department	Expense
Admin/ComDev	\$ 7,909,269
Fire	\$ 245,900
Police	\$ 15,800,000
Parks	\$ 20,630,254
Storm	\$ 13,265,640
Streets	\$ 57,356,327
Wastewater	\$ 17,720,911
Water	\$ 45,950,005
Total	\$ 178,878,306



7. PRIORITIZATION EXPLANATION

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



8

. CFP - FACILITIES



9

9. CITY HALL

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Administration/Community Development											
Keycard Access City Buildings	Medium	All Facilities	Uniform electronic keycard access for all city buildings. Design in 2026, Cnstruction 2027	\$ 100,000	\$ 400,000					\$ 500,000	Facility Maintenance Reserve with Transfer from Utilities.
City Hall Improvements	Low	City Hall	Includes: Paint exterior & replace gutters (\$15k) ,ADA sidewalks (\$40k), beam repair (\$40K)		\$ 95,000					\$ 95,000	Facilities Maintenance Reserve (funded by CE)
City Hall Sallyport Conversion	High	City Hall	Convert former Sallyport to Offices. City Admin Office, Conf Room, Mayor Office.FY 2027 Construction. Delayed due to reorg of FEMA HMGP and BRIC funding		\$ 2,000,000					\$ 2,000,000	Funding in development
City Hall Conference Room Furnishings	Low	City Hall	Conference room, eight offices, break room.			\$ 100,000				\$ 100,000	Facilities Maintenance Reserve (funded by CE)
City Hall Landscaping	Low	City Hall	FY 2028 - Landscaping around City Hall campus.			\$ 54,269				\$ 54,269	Facilities Maintenance Reserve (funded by CE)
City Hall Restroom Renovation	Low	City Hall	Replace tile, stalls, fixtures, counterlights, paint-two public, three staff.			\$ 60,000				\$ 60,000	Facility Maintenance Reserve (funded by CE)
City Hall Parking Lot (East End Improvements)	Low	City Hall	Patch, sealcoat, stripe, move dumpster, remove fence, parking stops, ADA ramp to City Hall. landscaping around City Hall and PD. underground power to charging stations and remove power pole.				\$ 100,000			\$ 100,000	Facility Maintenance Reserve (funded by CE)
City Hall Renovation	Medium	City Hall	dumpster, remove fence, parking stops, ADA ramp to City Hall. landscaping around City Hall and PD.				\$ 5,000,000			\$ 5,000,000	Funding in development
Total: Administration/Community Development				\$ 100,000	\$ 2,495,000	\$ 214,269	\$ 5,100,000	\$ -	\$ -	\$ 7,909,269	

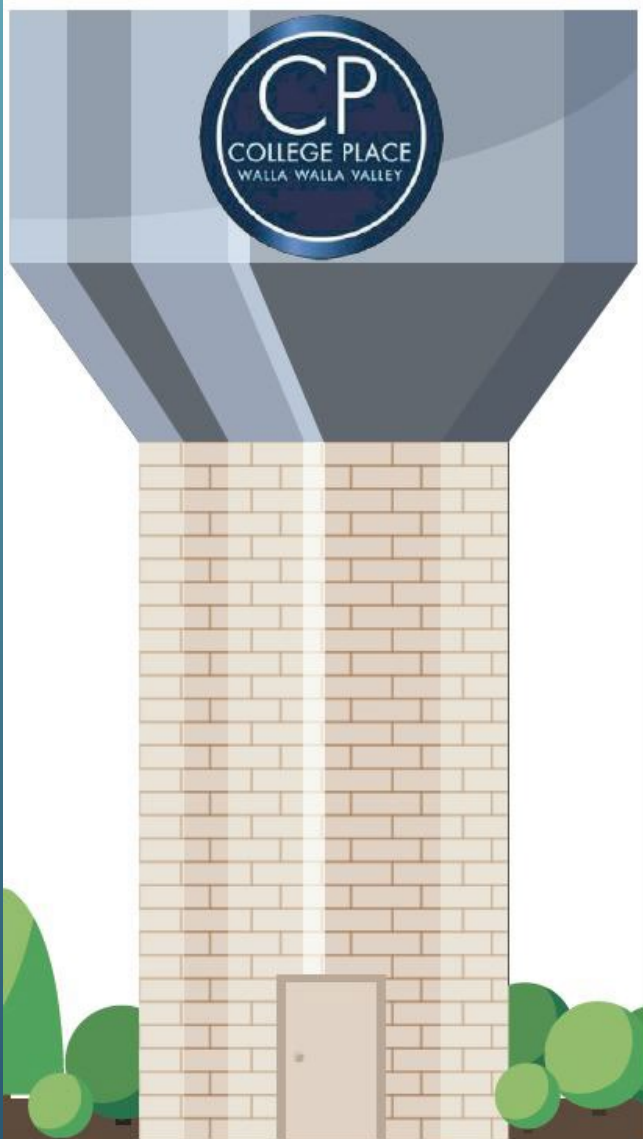
10. FIRE/POLICE DEPARTMENT

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Fire Department											
Regional Fire Training Tower Contribution	High	City of WW	City 1/3 share contribution prorated over five years for replacement fire training tower. Last year of contribution is FY 2026.	\$ 64,900						\$ 64,900	Facility Maintenance Reserve (funded by CE)
Fire Station Improvements	High	Fire Station	Renovate Dorm Rooms (\$46K), Replace Furniture (\$35k), Replace Flooring (\$100k)		\$ 181,000					\$ 181,000	Facility Maintenance Reserve (funded by CE)
Total: Fire Department				\$ 64,900	\$ 181,000	\$ -	\$ -	\$ -	\$ -	\$ 245,900	
Police Department											
Land purchase for new police station	Medium	Police Department	Purchase WW Rural Library property by High School at cost.		\$ 800,000					\$ 800,000	100% City Current Expense - Depending on Reserves
Replacement Police Department	Medium	Police Department	Rack and Stack earmarks to try to offset cost of construction and go back to voters for voter approved bond in \$6 to \$8 million range.				\$ 15,000,000			\$ 15,000,000	Funding plan in development:
Total: Police Department				\$ -	\$ 800,000	\$ -	\$ 15,000,000	\$ -	\$ -	\$ 15,800,000	

11. PARKS

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Public Works Department - Parks											
Lions Park Community Center	High	Lions Park	FY 2026: Demolition and start of Construction. FY 2027: Finish Construction.	\$ 2,000,000	\$ 8,000,000					\$ 10,000,000	DOC - EIF Grant - \$2.5mil secured, WA DAHP - \$970k secured, WW County .09 - \$200K Secured, YMCA Passthrough DOE grant 0 \$102K used for design, additional funding to be secured.
Park Development near Stone Creek	Low	SW of College Ave & Mojonnier St	Per development standards, parkland will need to be donated to City for development. Will cooperate with State RCO, College Place School District, and developer for quality regional park.			\$ 500,000	\$ 4,000,000			\$ 4,500,000	50% Developer Fees, 25% State RCO Grants, 12.5% CPPS, 12.5% City REET II
Veterans Park	Medium	Homestead Ave south of 4th Street	Design completed in 2025 via RCO grant. Renovation delayed due to funding gap.			\$ 2,000,000	\$ -			\$ 2,000,000	30% City REET II, 70% Grants to be Determined
Autum Meadows Park	Medium	Autumn Meadows Park on Newgate.	City is taking over park from HOA with HOA giving City funds to improve infrastructure (roads, etc) to city standard.			\$ 220,000	\$ 600,000			\$ 820,000	50% State RCO Grant; 50% City REET II
Whitman & Maple Park Site	Low	Southwest corner of Whitman Drive & Maple	Encumbered site with drainage swale adjacent to drinking water well 6. Looking at establishing a park site.					\$ 2,000,000		\$ 2,000,000	20% Non-Profit Grants (Tony Hawk, AARP, others), 20% City REET II, 30% Developer Impact Fees, 30% State RCO Grants.
Kiwanis Park	Medium	Kiwanis Park	Renovation Phase II: Lighting at Pickleball and Basketball Court, Reroof Gazebo, Walking Path, Turf and resprinkler north field, fix up baseball field.					\$ 210,254	\$ 1,100,000	\$ 1,310,254	90% - State RCO YAF Grant; 10% - REET II
Total: Public Works Department - Parks				\$ 2,000,000	\$ 8,000,000	\$ 2,720,000	\$ 4,600,000	\$ 2,210,254	\$ 1,100,000	\$ 20,630,254	

12. CFP - INFRASTRUCTURE



13. STORM PROJECTS



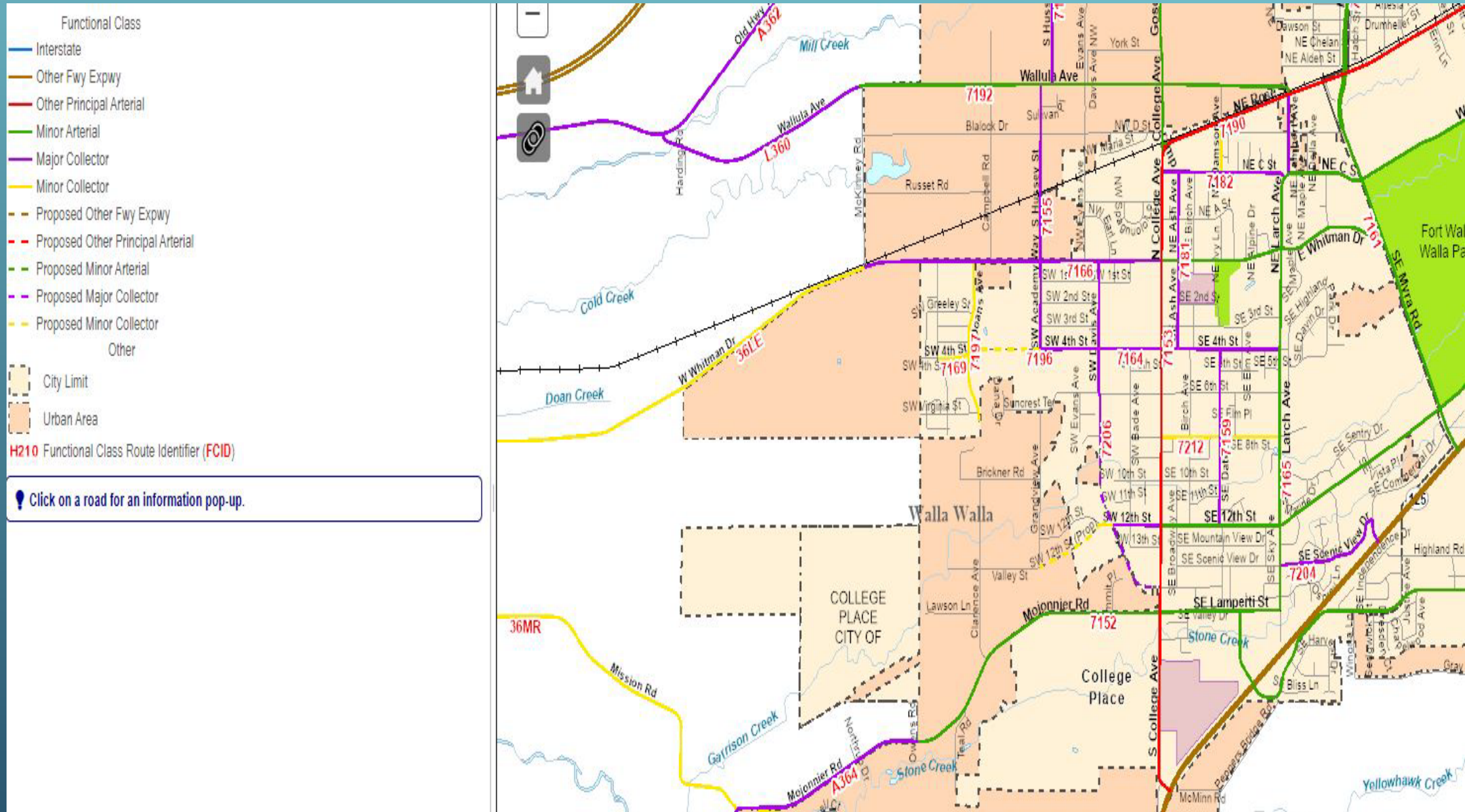
14. STORM PROJECTS

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Public Works Department - Stormwater											
Street Waste Decant Facility	High	Owens Rd	Design completed in 2025, Construction in FY 2026.	\$ 2,050,000						\$ 2,050,000	DOE - \$1,742,500, Storm Utility - \$307,500
SE Birch (4th to 6th)	High	SE Birch (4th to 6th)	Reconstruction of SE Birch (4th to 6th) and then SE 6th Street (Date to Bade)	\$ 3,402,450						\$ 3,402,450	100% - State Public Works Trust Fund, low interest loan
SW 10th Street Retrofit (College to Bade)	High	SW 10th from College to Bade.	Reconstruct 10th to include stormwater infrastructure to filter water into Garrison Creek.	\$ 150,000		\$ 600,000				\$ 750,000	2026 Design Grant DOE - \$127,500 - Storm Capital \$22,500 2028 Construction DOE Grant
Federal US Forest Service Tree and Irrigation Enhancement	High	SW Mojonnier Rd, Whitman Drive, East-West Rd, and SE	Installation of trees and irrigation along key corridors in the community. Design completed in 2025	\$ 315,000	\$ 315,000					\$ 630,000	100% US Forest Service Inflation Reduction Grant.
Public Works Yard Stormwater Improvements.	Medium	Middle of block between 4th, 6th, Birch, and	Stormwater improvements at Public Works Yard. FY 2025 - Engineering, FY 2026 - Construction	\$ 300,000						\$ 300,000	2026 Grant DOE - \$255,000 - Storm Capital \$45,000
NW Earl Ln Stormwater Improvements	High	NW Earl Lane between Evans and Whitman	Design and construct stormwater infiltration system. Design in 2024. Construct in 2025.	\$ 98,000		\$ 500,000				\$ 598,000	DOE - \$83,300, Storm Utility - \$14,700
Lions Park SW Outfalls	High	Lions Park	Design in 2026	\$ 130,000						\$ 130,000	DOE - \$110,500, Storm Utility - \$19,500
River Gauge Project	High	Lions Park, WWTP, SE Larch, and SW	Installation of river gauges at upstream and down stream entries along Garrison and Stone Creeks.		\$ 70,000					\$ 70,000	FY 2027 - 80% Walla Walla Watershed Earmark, 20% City Storm Utility
Outfall Replacement Program	Medium	Around Community.	Prioritization to be determined through Stormwater Management Plan Criteria.		\$ 182,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 1,782,000	75% - State Ecology Grant; 25% - City Storm Utility
Drywell Install	Medium	Community Wide	Earmark funds to install Drywells.		\$ 99,930		\$ 99,930		\$ 99,330	\$ 299,190	Apply for State Department of Ecology Grant Funds for 50%. Other 50% Stormwater Utility.
Military Springs SW Outfalls	Low	Cedar-Ash, Cedar-Birch	Stormwater Improvements along corridor. Design in 2027		\$ 218,000					\$ 218,000	DOE - \$185,300, Storm Utility - \$32,700
SE 12th Street (College to Larch)	Low	SE 12th (College to Sky)	Replace storm infrastructure on 12th from College to Sky Avenue. Design in 2027		\$ 180,000	\$ 1,000,000				\$ 1,180,000	DOE - \$153,000, Storm Utility - \$27,000
SE Date Ave (8th to 11th)	Low	SE Date (8th to 11th)	Stormwater Retrofit on SE Date from 8th to 11th.				\$ 456,000			\$ 456,000	100% Stormwater Utility.
SE 12th Street (Dewey to Myra)	Low	SE 12th Street (Dewey to	Stormwater Retrofit on SE 12th (Dewey to Myra).						\$ 1,400,000	\$ 1,400,000	60% Ecology Storm Grant, 40% Storm Utility
Total: Public Works Department - Stormwater				\$ 6,445,450	\$ 1,064,930	\$ 2,500,000	\$ 955,930	\$ 400,000	\$ 1,899,330	\$ 13,265,640	

15. STREET PROJECTS



16. FEDERALLY CLASSIFIED ROADWAYS



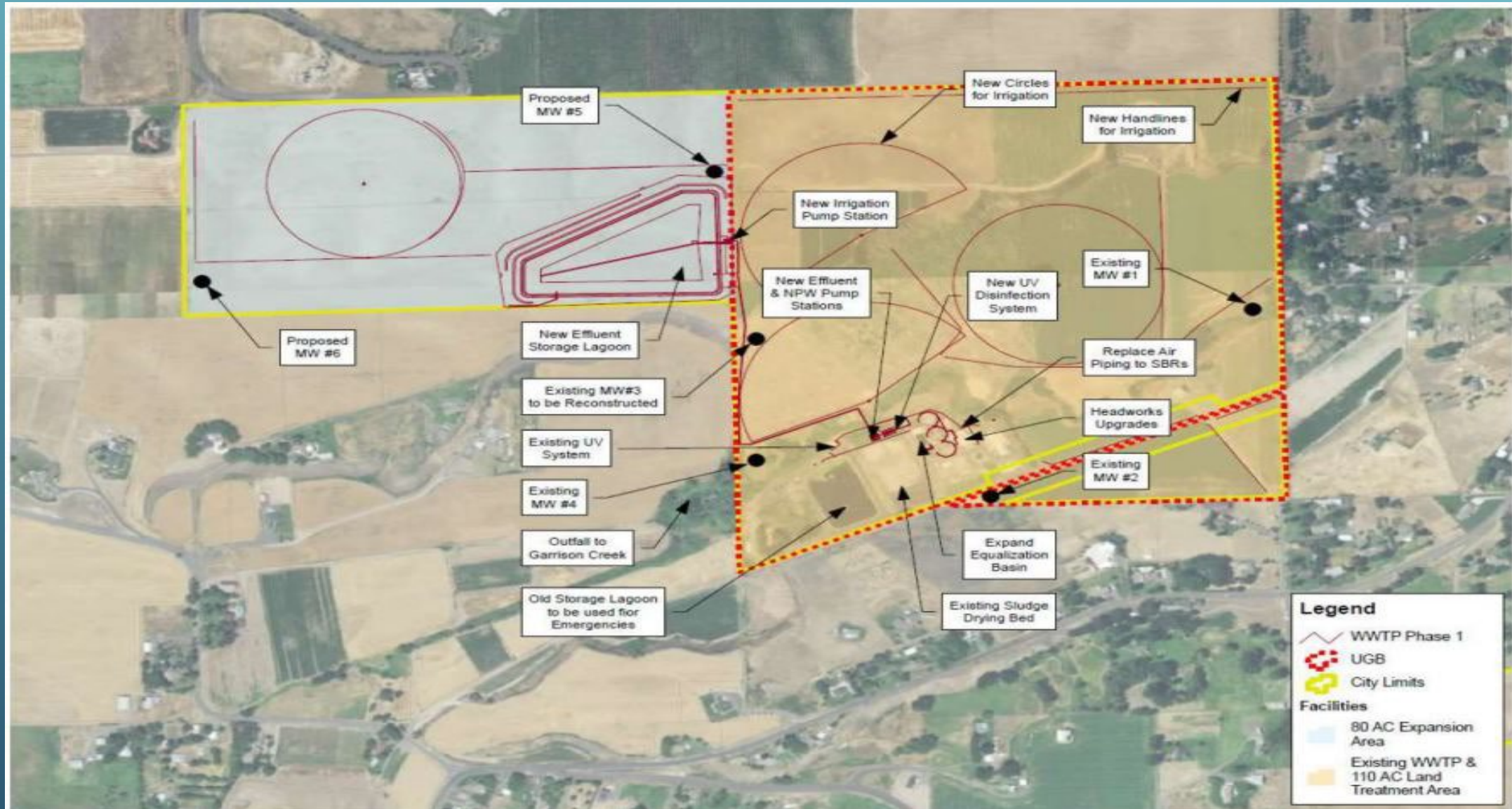
17. STREET PROJECTS

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Public Works Department - Streets											
Block Resurfacing/Chipseal Program	High	Streets identified in transportation	Grind and overlay roadways. Funds from Transportation Benefit District. Reet1 funds available in 2029	\$ 350,000	\$ 350,000	\$ 350,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	2026-2028 TBD Funds, Add \$150k in REET1 funds after 2029
CP Downtown Parking Lot Project	High	South College Avenue Corridor from	FY 2026 - Engineer and Construct Parking Lot on College Avenue between SW 6th and 8th.	\$ 1,100,000	\$ 2,056,742					\$ 3,156,742	100% - Tax Increment Financing
SE 8th College to Birch	High	South East 8th Corridor from	FY 2026 - Construction	\$ 250,000						\$ 250,000	WSDOT/MPO Grant \$250k
Safewalk College Place	High	FY 2026 - Whitman Drive Multiuse Path Engineering (Davis to Academy), Davis Elementary Safe Routes	The purpose of this project is to install six foot wide concrete sidewalk at least on one side of every street in the community.	\$ 3,333,877						\$ 3,333,877	WSDOT Grant Funded
Safewalk College Place	High	FY 2027 - Whitman Drive Multiuse Path Gap Completion			\$ 840,421						WSDOT Grant
Safewalk College Place	High	FY 2028 - NW B Street (College-Spagnuolo,				\$ 735,740					WSDOT Grant
Safewalk College Place	High	FY 2029 - SW 2nd (Davis to Academy)					\$ 735,740				WSDOT Grant
Safewalk College Place	High	FY 2030 - SE Broadway (12th						\$ 735,592			WSDOT Grant
Safewalk College Place	High	FY 2031 - SE 2nd (Ash to Date)							\$ 709,715		WSDOT Grant
SE Lamperti Wall/Guardrail Issue	Medium	SE Lamperti & College Intersection.	Design and build guardrail above wall to improve safety. Design 2026, Construction 2027	\$ 100,000	\$ 400,000					\$ 500,000	100.0% Street Improvement Fund.
Mojonnier Rd Reconstruction (Bluvue Ln to College Ave)	High	Mojonnier Rd from Bluvue Ct to College Ave	Reconstruction of Mojonnier Rd from Bluvue Ct to College Ave. ROW acquisition in 2025. Bid out construction and start construction in later 2025.	\$ 9,600,000						\$ 9,600,000	30.4% - Transportation Improvement Board UAP Grant; 11.87% MPO STBG Grant; 39.6% - Federal FHWA Earmark Grant, 18.1% College Place TIF 1
Proposed E/W Road & College Avenue Intersection Improvement	Medium - Dependent on future developmen	College Avenue, south side of College Place High	Installation of signals at College Ave and arterial for the Stone Creek Development.	\$ 318,800	\$ 1,229,000					\$ 1,547,800	City of College Place TIF 1
Proposed E/W Road (College to Teal) Construction	Medium - Dependent on future developmen	East West Road south of Mojonnier	New East-West Road to connect College Avenue High School to Teal Rd and New School	\$ 500,000						\$ 500,000	College Place TIF 1, FY 2026 - Developer.
Whitman Drive & SW Davis Lighting, Pavement, Sidewalk Project	High	West Whitman Drive (Adams to Davis) and SW Davis Avenue (Whitman to	Pedestrian streetlamps on Whitman and Davis. New sidewalk on SW Davis (4th to 6th), new pavement on SW Davis (4th to 6th) RFBs at Davis and Whitman as well as Davis and Fourth.	\$ 1,000,000	\$ 252,000					\$ 1,252,000	100% - MPO WSDOT Local Programs HSIP Grant

18 - STREET PROJECTS – CONT.

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Whitman & Home Depot/Commercial Intersection.	Medium	East Whitman Drive and first entrance to Home Depot and	Remove pork chop and make it fully functional intersection. Maybe turn into traffic circle.	\$ 54,000	\$ 1,195,544					\$ 1,249,544	FY 2026 - 100% City Transportation Benefit District, FY 2027 - 90% State TIB Grant or CERB, 8% City Transportation Benefit
Public Works Yard Replacement	Medium	Replace Yard with Current Day Operations.	FY 2024: Facility Planning, FY 2028: Replace PW Yard with Generational Facility.		\$ 830,000	\$ 15,500,000				\$ 16,330,000	Funding in development
State Route 125 & College Avenue & Aufte Roundabout	Medium - Dependent upon Future Development	State Route 125 & College Avenue & Aufte Intersection	Conversion of State Route 125 & College Avenue & Aufte Intersection into a double roundabout.		\$ 300,000	\$ 4,000,000				\$ 4,300,000	FY 2026 - 100% Freight Mobility Board Grant FY 2027 - Developer and other funding in development
12th & Larch Intersection	Low	The 12th and Larch Avenue intersection.	Reconstruction intersection from a four way stop into a roundabout. If awarded grant FY 2025 would be engineering and FY 2026 would be construction.		\$ 301,376	\$ 1,200,000				\$ 1,501,376	90% - State Transportation Improvement Board UAP Grant, 10% - City Transportation Benefit District
Pedestrian signalization at Myra Rd & Garrison Village Way	Low - Dependent on WSDOT Grant and Developers	Myra Rd at Garrison Village Way	Pedestrian crossing beacon with pedestrian refuge island so folks can get to Fort Walla Walla.		\$ 100,000					\$ 100,000	City of CP Street Fund
SE 12th Street (College to Larch)	Low	SE 12th Street Improvements - Road/Landscape/Sidewalks	Street grind and overlay with water and sewer improvements on SE 12th Street from College to Larch.		\$ 1,100,000	\$ 4,400,000				\$ 5,500,000	90% TIB or MPO Funding, Also, Congressional Directed Spending. 10% Street Improvement Fund.
Larch Wall @ 5th	Medium	SE Larch and Fifth Street	Remove portion of failing wall and replace.			\$ 100,000				\$ 100,000	100.0% Street Improvement Fund.
Larch & Whitman Intersection	Low	Larch & Whitman Intersection	Intersections need to be improved for safe traffic.			\$ 301,376	\$ 1,200,000			\$ 1,501,376	40% Developer Impact Fees, 40% WSDOT Safety Grants, 20% Street Improvement Fund
NE Cedar Avenue ("A" to "C" Street)	Low	NE Cedar Avenue from "A" to "C" Street	Resurface Cedar Avenue				\$ 63,612	\$ 540,000		\$ 603,612	100.0% - Legislative Appropriation or 90% TIB Complete Street and 10.0% Street Fund
9th Street	Low-Dependent on CDBG Grant Funds.	9th (College Ave to Alleyway)	Convert gravel road to pavement with curb and gutter.					\$ 700,000		\$ 700,000	80 % via CDBG - General Purpose Grant, LID, or State Grant. 20.0% City Transportation Benefit District
SE 12th Street (Larch to Myra)	Low	SE 12th Street Improvements - Road/Landscape	Reconstruction of 12th Street from Myra Rd to Larch Ave. Engineering only in 2029. Construction in 2030.					\$ 900,000	\$ 3,200,000	\$ 4,100,000	90% TIB or MPO Funding, 10% Street Improvement Fund.
SE Dewey Dr	Low	SE Dewey Drive.	Full street and sidewalk reconstruction on Dewey Drive to include water and sewer improvements.					\$ 730,000		\$ 730,000	100% Street Improvement Fund
Whitman Dr Reconstruction	Medium - Dependent upon Future Development	Whitman Drive & Maple Ave	Reconstruct roadway from Academy Way to Martin Airfield to Arterial Standards. Also, includes conversion of Academy & Whitman intersection to four way stop.						\$ 1,400,000	\$ 1,400,000	50% Developer Fees; 50% State TIB or Public Works Trust Fund Grants
Total: Public Works Department - Streets				\$ 16,606,677	\$ 8,955,083	\$ 26,587,116	\$ 2,499,351	\$ 4,105,592	\$ 4,409,715	\$ 57,356,327	

20. WASTEWATER PROJECTS



21. WASTE WATER PROJECTS

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Public Works Department - Wastewater (From Adopted Wastewater Plan)											
WWTP Improvements - Implementation Phase 1:	High - Mandated by our Wastewater Permit	WWTP - 501 Owens Rd	WWTP Wastewater Treatment Plant Improvements:	\$ 10,000,000	\$ 5,000,000					\$ 15,000,000	13.5% Federal Earmark Grant, 38.5% State Ecology Hardship Grant, 48.0% State Ecology Subsidized Loan/City Wastewater Fund
WWTP Check Value Replacement	High	WWTP - 501 Owens Rd	Install new check valves	\$ 455,942						\$ 455,942	100% Wastewater Capital Reserve Fund.
Central Avenue Wastewater Line Project (ScenicView to Valley)	Low	Central Avenue from ScenicView to	Install new sewer line to replace private line in corridor.	\$ 200,000						\$ 200,000	100% Wastewater Capital Reserve Fund.
SW Mojonner Sewer Extension (Bluvue to Teal)	Medium	SW Mojonner Rd (Bluvue to	Wastewater extention between	\$ 435,728	\$ -					\$ 435,728	100%.0% - Wastewater Capital Reserve Fund
12th Street Wastewater Replacement Project	Medium	12th Street from College to	Wastewater replacement project below 12th Street project.		\$ 219,000	\$ 1,000,000				\$ 1,219,000	100% DOE Loan
SE Dewey Dr Sewer Replacement	Low	SE Dewey Drive.	Wastewater replacement project					\$ 410,241		\$ 410,241	100% Wastewater Capital Reserve Fund.
Total: Public Works Department - Wastewater				\$ 11,091,670	\$ 5,219,000	\$ 1,000,000	\$ -	\$ 410,241	\$ -	\$ 17,720,911	

22. WATER PROJECTS



23. WATER PROJECTS

Name of Project	Prioritization	Project Location	Project Description	2026	2027	2028	2029	2030	2031	Total Project Cost	Funding
Public Works Department - Water (From Adopted Water Plan)											
Well #9 Development	High	Teal Rd City Property.	Develop a fourth well with School District due to increased population.	\$ 2,000,000	\$ 4,000,000					\$ 6,000,000	50.0% - State DOH Grant, 50.0% - State DOH Low-Interest Loan
Western College Place Water Storage Tank Reservoir 4 (1,000,000 Gallons)	High	Martin Airfield A	Engineering and development of 1,000,000 water storage tank to serve all of west/southwest College Place.	\$ 8,000,000	\$ 12,000,000					\$ 20,000,000	25.0% - State DOH Grant, 25.0% - State DOH Loan, 25.0% Federal WRDA Army Corps Grant, 25.0% Federal Congressional Earmark.
Reservoir 4 Transmission Main Project	High	Mojonnier Rd	Transmission Main to connect tower to system.	\$ 5,000,000						\$ 5,000,000	50.0% - State DOH Grant, 50.0% - State DOH Low-Interest Loan
Well #3 Rehab	Medium	Lamperti & Larch	Design - 2026 Construction 2027 (FEMA Grant)	\$ 577,892	\$ 1,000,000					\$ 1,577,892	FY 2026 - State Public Works Trust Fund \$426k Water Reserves \$151k, FY 2027 - 75% FEMA BRIC, 25% - City Water Utility
Reservoir #1 Repaint, Overflow, and Seismic Retrofit	High	Water Tank in Public Works Yard	Elevated water tower from 1947 needs to be repainted. Also, pursuing FEMA Resiliency Grant to conduct seismic upgrades,	\$ 200,000	\$ 1,850,000					\$ 2,050,000	87.5% - State FEMA HMA, 12.5% - City Water Fund
SCADA Conrols Upgrades	High	Various Pump Stations	2026 - Tank1 Booster PLC panels (\$125K), Tank Fill Controls (\$45,000) 2027 - Well #3 Controls (\$110k), Radio Upgrade (\$30k)	\$ 170,000	\$ 140,000					\$ 310,000	100% Water Capital Reserve Fund.
SE 12th St (College to Myra) Water Infrastructure Replacement Project	Medium - Dependent on Grant Funds	SE 12th Street from College to Myra Ave.	Replace water infrastructure under SE 12th St project.	\$ 620,000		\$ -				\$ 620,000	\$500k DOH Loan - \$120k Water Reserves
High Priority Water Main Replacement Program	High	Spots Identified in Water System Plan - 2026 6th Street from College to Date.	Replace water main and services		\$ 1,250,000	\$ 100,000	\$ 450,000			\$ 1,800,000	100% Water Capital Reserve Fund.
NE Lambert 12" Water Replacement	Medium	NE Lambert Street (Rose to	Replace decayed 12" line.		\$ 317,000					\$ 317,000	100% Water Capital Reserve Fund.
SW 8th Street 8" Water Main Replacement	Low	SW 8th (College to Bade)	Replace decayed line as cited in adopted City Water System Plan.		\$ 10,000					\$ 10,000	100% Water Capital Reserve Fund.
SE Robin 8" Water Main Replacement	Low	SE Robin Drive - Country Estates	Replace decayed line as cited in adopted City Water System Plan.			\$ 63,000				\$ 63,000	100% Water Capital Reserve Fund.
Well #9 Development	High	TBD	Develop a 9th well			\$ 6,000,000				\$ 6,000,000	50.0% - State DOH Grant, 50.0% - State DOH Low-Interest Loan
Dewey Drive Water	Low	Dewey Drive	Replace Water main & services					\$ 286,000		\$ 286,000	100% Water Capital Reserve Fund.
SE 12th Street (Dewey to Myra) Water Replacement	Low	SE 12th Street (D	Replace water main and services.					\$ 916,113	\$ 1,000,000	\$ 1,916,113	100% Water Capital Reserve Fund.
Total: Public Works Department - Water				\$ 16,567,892	\$ 20,567,000	\$ 6,163,000	\$ 450,000	\$ 1,202,113	\$ 1,000,000	\$ 45,950,005	

QUESTIONS?

City of College Place: Capital Facility Plan (2026 to 2031) * Many projects subject to availability of grant dollars & future development*							
Department	Name of Project	Project ID	Prioritization	Project Location	Project Description	2026	Funding
Administration/Community Development	Keycard Access City Buildings	1016	Medium	All Facilities	Uniform electronic keycard access for all city buildings. Design in 2026, Cnstruction 2027	\$ 100,000.00	Facility Maintenance Reserve with Transfer from Utilities.
Fire Department	Regional Fire Training Tower Contribution	2016	High	City of WW	City 1/3 share contribution prorated over five years for replacement fire training tower. Last year of contribution is FY 2026.	\$ 64,900.00	Facility Maintenance Reserve (funded by CE)
Public Works Department - Parks	Lions Park Community Center	4006	High	Lions Park	FY 2026: Demoltion and start of Construction. FY 2027: Finish Construction.	\$ 2,000,000	DOC -EIF Grant - \$2.5mil secured, WA DAHP - \$970k secured, additional funding to be secured.
Public Works Department - Stormwater	Street Waste Decant Facility	5003	High	Owens Rd	Design completed in 2025, Construction in FY 2026.	\$ 2,050,000	DOE - \$1,742,500, Storm Utility - \$307,500
Public Works Department - Stormwater	SE Birch (4th to 6th)	5004	High	SE Birch (4th to 6th)	Reconstruction of SE Birch (4th to 6th) and then SE 6th Street (Date to Bade)	\$ 3,402,450	100% - State Public Works Trust Fund, low interest loan
Public Works Department - Stormwater	SW 10th Street Retrofit (College to Bade)	5005	High	SW 10th from College to Bade.	Reconstruct 10th to include stormwater infrastructure to filter water into Garrison Creek.	\$ 150,000	2026 Design Grant DOE - \$127,500 - Storm Capital \$22,500 2028 Construction DOE Grant
Public Works Department - Stormwater	Federal US Forest Service Tree and Irrigation Enhancement	6070	High	SW Mojonnier Rd, Whitman Drive, East-West Rd, and SE 12th	Installation of trees and irrigation along key corridors in the community. Design completed in 2025	\$ 315,000	100% US Forest Service Inflation Reduction Grant.
Public Works Department - Stormwater	Public Works Yard Stormwater Improvements.	6032	Medium	Middle of block between 4th, 6th, Birch, and Date.	Stormwater improvements at Public Works Yard. FY 2025 - Engineering, FY 2026 - Construction	\$ 300,000	2026 Grant DOE - \$255,000 - Storm Capital \$45,000
Public Works Department - Stormwater	NW Earl Ln Stormwater Improvements	6069	High	NW Earl Lane between Evans and Whitman	Design and construct stormwater infiltration system. Design in 2024. Construct in 2025.	\$ 98,000	DOE - \$83,300, Storm Utility - \$14,700
Public Works Department - Stormwater	Lions Park SW Outfalls		High	Lions Park	Design in 2026	\$ 130,000	DOE - \$110,500, Storm Utility - \$19,500
Public Works Department - Streets	Block Resurfacing/Chipseal Program	6059	High	Streets identified in transportation plan	Grind and overlay roadways. Funds from Transportation Benefit District. Reet1 funds available in 2029	\$ 350,000	2026-2028 TBD Funds, Add \$150k in REET1 funds after 2029
Public Works Department - Streets	CP Downtown Parking Lot Project	6063	High	South College Avenue Corridor from 4th to 13th	FY 2026 - Engineer and Construct Parking Lot on College Avenue between SW 6th and 8th.	\$ 1,100,000	100% - Tax Increment Financing
Public Works Department - Streets	SE 8th College to Birch		High	South East 8th Corridor from College to Birch	FY 2026 - Construction	\$ 250,000	WSDOT/MPO Grant \$250k
Public Works Department - Streets	Safewalk College Place	6072	High	Various streets locations	The purpose of this project is to install six foot wide concrete sidewalk at least on one side of every street in the community.	\$ 3,333,877	WSDOT Grant Funded
Public Works Department - Streets	SE Lamperti Wall/Guardrail Issue	6066	Medium	SE Lamperti & College Intersection.	Design and build guardrail above wall to improve safety. Design 2026, Construction 2027	\$ 100,000	100.0% Street Improvement Fund.
Public Works Department - Streets	Mojonnier Rd Reconstruction (Bluvue Ln to College Ave)	5006	High	Mojonnier Rd from Bluvue Ct to College Ave	Reconstruction of Mojonnier Rd from Bluvue Ct to College Ave. ROW acquisition in 2025. Bid out construction and start construction in later 2025.	\$ 9,600,000	30.4% - Transportation Improvement Board UAP Grant; 11.87% MPO STBG Grant; 39.6% Federal FHWA Earmark Grant, 18.1% College Place TIF 1

Department	Name of Project	Project ID	Prioritization	Project Location	Project Description	2026	Funding
Public Works Department - Streets	Proposed E/W Road & College Avenue Intersection Improvement	6035	Medium - Dependent on future development.	College Avenue, south side of College Place High School.	Installation of signals at College Ave and arterial for the Stone Creek Development.	\$ 318,800	City of College Place TIF 1
Public Works Department - Streets	Proposed E/W Road (College to Teal) Construction	6063	Medium - Dependent on future development.	East West Road south of Mojonnier	New East-West Road to connect College Avenue High School to Teal Rd and New School	\$ 500,000	College Place TIF 1, FY 2026 - Developer.
Public Works Department - Streets	Whitman Drive & SW Davis Lighting, Pavement, Sidewalk Project	6066	High	West Whitman Drive (Adams to Davis) and SW Davis Avenue (Whitman to 6th)	Pedestrian streetlamps on Whitman and Davis. New sidewalk on SW Davis (4th to 6th), new pavement on SW Davis (4th to 6th) RFBs at Davis and Whitman as well as Davis and Fourth.	\$ 1,000,000	100% - MPO WSDOT Local Programs HSIP Grant
Public Works Department - Streets	Whitman & Home Depot/Commercial Intersection.	6067	Medium	East Whitman Drive and first entrance to Home Depot and Commercial Development.	Remove pork chop and make it fully functional intersection. Maybe turn into traffic circle.	\$ 54,000	Transportation Benefit District, FY 2026 - 90% State TIB Grant or CERB, 8% City Transportation Benefit District, 2% Developer Contribution.
Public Works Department - Wastewater (From Adopted Wastewater Plan)	WWTP Improvements - Implementation Phase 1:	7004	High - Mandated by our Wastewater Permit	WWTP - 501 Owens Rd	WWTP Wastewater Treatment Plant Improvements:	\$ 10,000,000	13.5% Federal Earmark Grant, 38.5% State Ecology Hardship Grant, 48.0% State Ecology Subsidized Loan/City Wastewater Fund
Public Works Department - Wastewater (From Adopted Wastewater Plan)	WWTP Check Value Replacement		High	WWTP - 501 Owens Rd	Install new check valves	\$ 455,942	100% Wastewater Capital Reserve Fund.
Public Works Department - Wastewater (From Adopted Wastewater Plan)	Central Avenue Wastewater Line Project (ScenicView to Valley)	7020	Low	Central Avenue from ScenicView to Valley.	Install new sewer line to replace private line in corridor.	\$ 200,000	100% Wastewater Capital Reserve Fund.
Public Works Department - Wastewater (From Adopted Wastewater Plan)	SW Mojonnier Sewer Extension (Bluvue to Teal)	7021	Medium	SW Mojonnier Rd (Bluvue to Teal Rd)	Wastewater extention between	\$ 435,728	100%.0% - Wastewater Capital Reserve Fund
Public Works Department - Water (From Adopted Water Plan)	Well #9 Development	8017	High	Teal Rd City Property.	Develop a fourth well with School District due to increased population.	\$ 2,000,000	50.0% - State DOH Grant, 50.0% - State DOH Low-Interest Loan
Public Works Department - Water (From Adopted Water Plan)	Western College Place Water Storage Tank Reservoir 4 (1,000,000 Gallons)	8018	High	Martin Airfield Area	Engineering and development of 1,000,000 water storage tank to serve all of west/southwest College Place.	\$ 8,000,000	25.0% - State DOH Grant, 25.0% - State DOH Loan, 25.0% Federal WRDA Army Corps Grant, 25.0% Federal Congressional Earmark.
Public Works Department - Water (From Adopted Water Plan)	Reservoir 4 Transmission Main Project	8021	High	Mojonnier Rd	Transmission Main to connect tower to system.	\$ 5,000,000	50.0% - State DOH Grant, 50.0% - State DOH Low-Interest Loan
Public Works Department - Water (From Adopted Water Plan)	Well #3 Rehab	8024	Medium	Lamperti & Larch	Design - 2026 Construction 2027 (FEMA Grant)	\$ 577,892	FY 2026 - State Public Works Trust Fund \$426k Water Reserves \$151k, FY 2027 - 75% FEMA BRIC, 25% - City Water Utility
Public Works Department - Water (From Adopted Water Plan)	Reservoir #1 Repaint, Overflow, and Seismic Retrofit	8020	High	Water Tank in Public Works Yard	Elevated water tower from 1947 needs to be repainted. Also, pursing FEMA Resiliency Grant to conduct seismic upgrades,	\$ 200,000	87.5% - State FEMA HMA, 12.5% - City Water Fund
Public Works Department - Water (From Adopted Water Plan)	SCADA Conrols Upgrades	8029	High	Various Pump Stations	2026 - Tank1 Booster PLC panels (\$125K), Tank Fill Controls (\$45,000) 2027 - Well #3 Controls (\$110k), Radio Upgrade (\$30k)	\$ 170,000	100% Water Capital Reserve Fund.

Department	Name of Project	Project ID	Prioritization	Project Location	Project Description	2026	Funding
Public Works Department - Water (From Adopted Budget)	SE 12th St (College to Myra) Water Infrastructure Replacement Project	6010.4	Medium - Dependent on Grant Funds	SE 12th Street from College to Myra Ave.	Replace water infrastructure under SE 12th St project.	\$ 620,000	\$500k DOH Loan - \$120k Water Reserves
	Grand Total: All Capital Facility Projects					\$ 52,876,589	

City of College Place: Development Activity - July 2026				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project Murphy USA	Gas Station	Meadowbrook	- June 2024 Interested in establishing gas station in outlet of Walmart. - August 2024 Getting permission from corporate. -May 2025 Planning to turn in site plan soon. - July 2025 Supply chain issues. On hold for a bit. July 2026 - Project remains on hold.	ICSC Las Vegas

Project Name	Use	Location	Status	Lead Generated
Project Sleptight Cobble	Hotel/Motel	Whitman & Myra	- Cobblestone is 100% franchised model catering to local investors. The property owner would consider putting up the land as contribution to an investment team to which the property owner is not marketing heavily in. Access to the site need enhancement and the City is considering self funding engineering of roundabout on Whitman Dr at the Home Depot Driveway intersection. There is a new program through TIB called the UAP - Urban Arterial Program that could help fund this project, 6.8 Million allocated to Southeastern WA. Goals are improved safety, support commercial growth, improve mobility, improve physical condition. Myra Road South was the pilot project for this program.	ICSC Las Vegas
Project LK-Project is Dead	Senior Assisted Living	Myra & Garrison Village Way	-June 2025 Assisted Living operator interested in buying vacant parcel on northwest corner for development of senior village.	Developer on another project in town.

Project Name	Use	Location	Status	Lead Generated
Project Bullseye	Big Box	Whitman & Myra or Sout College Ave	March 2024 Option agreement exists. July 2025 Tied to project Cobble and its success.	ICSC Las Vegas
Project Early Bird OPH	Breakfast Restaurant	Whitman & Myra	- November 2023 Option for breakfast restaurant. Dependent upon hotel. -March 2024 Signed agreement based on hotel coming in adjacent. -July 2025 Tied to Project Cobble.	Property Owner.
Project Y - Likely Dead	Grocer	Whitman & Myra	- June 2024 Is going to Board of Company for site approval. -July 2025 On back burner for now. Operator is trying to sell store up in Spokane area and use funds to do new store here. In process. - Grocery only market is becoming saturated.	Cold Call
Project Smile	Industrial	West Whitman Drive	-July 2025 Due diligence on warehousing and production. - Utility improvements are needed to support this project.	Cold Call

Project Name	Use	Location	Status	Lead Generated
Project Marketplace FM	Grocery, apparel, home goods, and general merchandise	College Avenue, across from College Place High School.	- June 2024 Continue monitoring progress of Lakeside development before making decision. - July 2025 Evaluating property near SR 125 and College. - 2026 College Ave Roundabout and East West Road Improvements are crucial ED projects to make this project successful.	ICSC Las Vegas
Project Fast Lane	quick service, convenience, or community gathering establishments like In-N-Out Burger, Five Guys, or Chick-fil-A	College Avenue, Meadowbrook Plaza, Commercial Drive, 12th & Myra, Whitman and Myra	- Five Guys lease corner suits as anchor tenants in strip-retail. - In-N-Out Burger target high-traffic, highly visible corners near Highway Exits - College Ave & SR125. Same with Chick-fil-A including spacious lots 1-2 acres with drive through capacity for large stacking.	ICSC Las Vegas, Cold Call
Project Blue Mountain Vista	Exceptional Mountain Views for an upscale mixed-use, hospitality, retail, and office development.	SW 12th and Myra	Property being marketed	Local Property Owner, ICSC Las Vegas, Cold Call

Project Name	Use	Location	Status	Lead Generated
Project Crossroads Plaza	Large property, suitable for membership warehouse retailer (Costco-sized footprint), regional fuel and convenience center (Maverik), High-volume quick serve restaurants such as In-N-Out, Chick-fil-A.	College Ave & SR 125. Property is in the proposed UGA under review by BoCC.	Roundabout is needed at intersection. 2-4 years out. Wastewater gravity main extension project required.	Local Property Owner, ICSC, Cold Call
Project Flight	Aerospace	Martin Airfield	- Nov 2023 Project is now annexed into the City. Working with property owner on future planning. - August 2024 Working with developer via State CERB Grant for infrastructure planning. - November 2024 Aiming to have study completed by end of year. - May 2025 Conceptual Airfield Area Planning Study Adopted. - 2026 Capital projects like elevated water tank, watermains, wastewater lift station are crucial ED projects to make project successful.	Property owner.
Residential				
Homestead Subdivision Phase 4	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street. 35 SFR Lots with home ranging from 1000-1250 SF	- July 2026 - Preliminary Engineering underway. Preliminary plat submittal Fall 2026.	Hayden Homes has owned property for the last decade.

Project Name	Use	Location	Status	Lead Generated
NW Residential Hillcrest Construction	Nine Lot Short Plat. 9 Duplexes will be built by developer. 20 Apartments	SW Oakwood Pl off of SW 6th	- 2026 Site Development Permit Issued. Work has not commenced.	NW Hillcrest Construction
Latitude Apartments Villages at Fort Walla Walla	180 multi-family apartment units.	South side of Whitman Drive/Deccio intersection.	- August/Sept 2026 construction to begin on Phase 1 to include Bld 1 - 36 Units, Bld 4 - 24 Units, Clubhouse with Pool and Spa.	Farran Group our of Montanna
Project Completed Fall of 2025 Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	structures have Certificate of Occupancy.	Property owner.
Stonecreek Development	Single Family	197 Mojonnier Rd	- 2026, Developer is reconceptualizing the development into approximately 400 Single Family Homes. - Mojonnier Road ROW has caused delays, including adjustments to phasing plan.	Property owner.
Villages at Garrison Creek Phase 12 - Mill Creek Homes	Single Family	Villages at Garrison Creek development.	- December 2021 Received submittal for 72 lot single family in vacant middle donut hole to finish up development. - Sept 2023 Engineer for developer is working on site issues. - Dec 2023 Expecting infrastructure to go in soon. - May 2024 Infrastructure being installed. -October 2024 Still working on site infrastructure. - November 2024 Getting ready to file plats. - May 2025 Under construction.	Mill Creek Homes - Hayden Homes

Project Name	Use	Location	Status	Lead Generated
Villages at Garrison Creek Phase 13 - Mill Creek Homes	Single Family	Villages at Garrison Creek development.	- 2027 Winter Site Development Permit	Mill Creek Homes - Hayden Homes
Deer Meadows Subdivision	Single Family/Duplex	SW 12th	- October 2022 Hearing Examiner meeting held. - December 2022 Going through final entitlements. - February 2023 Planning for a Summer start. - May 2024 Have turned in plans for grading permits. - July 2025 No Update. - June 2026, possibly a spring 2027 project	Developer - Jeff Kelley
Martin Airfield/Tarragon NW Development	Airfield Update, Flex Facilities, Residential	W Whitman Dr, SW 4th, SW Virginia	- Feb 2024 Project is now annexed into the City. Working with property owner on future planning. - May 2024 Martin Airfield study is starting. - July 2024 Working with City on area study. Also, Tarragon bought Hinshaw Ranch property. - February 2025 Early negotiations on development agreement. - May 2025 No Update. - July 2025 Martin Airfield Plan Adopted	Developer
Project Sod	Residential	Wallula Avenue	Property Part of the City UGA Application	Land Owner