



Agenda
REGULAR CITY COUNCIL MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, November 04, 2014

City Council Pre-Meeting, 7:00 p.m.

(Discussion Only - Annex Building)

Agenda Item:

1. Badger Mountain South Update (15 minutes)
- Bill King, Deputy City Manager
2. Discuss Meeting Agenda

City Council Regular Meeting, 7:30 p.m.

(City Hall Council Chamber)

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda:

(Approved by Motion)

Presentations:

1. Richland Public Facilities District Quarterly Report (15 minutes)
- Bill King, Deputy City Manager
2. New Employee Introduction
- Allison Jubb, Administrative Services Human Resources Director
3. Pancreatic Cancer Awareness Month Proclamation; Zola Pember, Recipient

Public Hearing:

(Please Limit Public Hearing Comments to 3 Minutes)

1. Proposed 2015 City Budget and Capital Improvement Plan - Ordinance No. 36-14
- Cathleen Koch, Administrative Services Director

Public Comments:

(Please Limit Public Comments to 2 Minutes)

Consent Calendar:

(Approved in its entirety by single vote or Council may pull Consent items and transfer to Items of Business)

Minutes - Approval:

1. Approve the Minutes of the Council Meetings Held October 21 and 28, 2014.
- Marcia Hopkins, City Clerk

Ordinances - First Reading:

2. Ordinance No. 34-14, Amending RMC Title 3: Finance, Approving Miscellaneous Accounting Funds
- Cathleen Koch, Administrative Services Director
3. Ordinance No. 36-14, 2015 Budget and Capital Improvement Plan
- Cathleen Koch, Administrative Services Director
4. Ordinance No. 37-14, 2014 Budget Amendments
- Cathleen Koch, Administrative Services Director
5. Ordinance No. 38-14, 2014 Amendments to the City Comprehensive Plan
- Rick Simon, Development Services Manager
6. Ordinance No. 39-14, Zoning Map Amendments to Implement Comprehensive Plan Changes
- Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

7. Ordinance No. 15-14, Dedicating Right of Way for Smartpark Street
- Pete Rogalsky, Public Works Director
8. Ordinances No. 30-14 and 32-14, 2015 Ad Valorem Tax and Property Tax Levies
- Cathleen Koch, Administrative Services Director
9. Ordinance No. 33-14, Amending a Legal Description from a Previous Annexation
- Rick Simon, Development Services Manager

Resolutions - Adoption:

10. Resolution No. 117-14, Authorizing Agreements with Energy Northwest for Demand Response Program
- Bob Hammond, Energy Services Director
11. Resolution No. 158-14, Approving the 2015 HOME Funding Recommendation
- Bill King, Deputy City Manager
12. Resolution No. 162-14, Allocation of Park Reserve Funds to Gala Park
- Phil Pinard, Planning and Capital Projects Manager
13. Resolution 167-14, Approving the Community Development Block Grant (CDBG) Annual Action Plan
- Bill King, Deputy City Manager

14. Resolution 168-14, Adopting the 2015-2019 Consolidated Community Development and Affordable Housing Plan for the Tri-Cities
- Bill King, Deputy City Manager
15. Resolution No. 169-14, Award of Bid for the Columbia Playfield Parking Lot Improvements
- Joe Schiessl, Parks and Public Facilities Director
16. Resolution No. 170-14, Authorizing Transfer Agreement of the City's Cable Television System Franchise
- Heather Kintzley, City Attorney

Items for Approval:

17. Funding Recommendations for the 2015 Hotel/Motel Lodging Tax Fund
- Trish Herron, Communications and Marketing Manager

Expenditures - Approval:

18. October 13, 2014 - October 24, 2014, for \$6,887,731.15 including Check Nos. 216882-217334, Wire Nos. 5750-5758, Payroll Check Nos. 99619-99634, and Payroll Wire/ACH Nos. 8724-8737
- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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Council Agenda Coversheet

Council Date: 11/04/2014

Category: Public Hearing

Agenda Item: PH1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: PROPOSED 2015 BUDGET AND CAPITAL IMPROVEMENT PLAN

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: Presentation

Recommended Motion:

None.

Summary:

State statutes require that a public hearing be held prior to consideration of the 2015 Budget ordinance, the notices were posted October 26, 2014, and November 2, 2014. The first reading of the ordinance adopting the 2015 budget is scheduled to occur this evening, November 4, 2014, with passage currently scheduled for the Council meeting, November 18, 2014.

Staff presented the proposed 2015 Budget to Council at the October 7, 2014, and October 21, 2014, Council meetings. During the course of the review, the 2015 City Manager's Proposed Budget was provided to Council as a resource.

Fiscal Impact?
☒ Yes ☐ No

The proposed budget for 2015 reflects an appropriation of \$209,944,479.

Attachments:

City Manager Approved:

Johnson, Cindy
Oct 30, 14:59:34 GMT-0700 2014



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: APPROVE COUNCIL MEETING MINUTES

Department: City Attorney

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the minutes of the Council meetings held on October 21 and 28, 2014.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

- 1) 102114 Joint Council - PoK Mtg
- 2) 102114 Reg Council Mtg
- 3) 102814 Council WS

City Manager Approved:

Johnson, Cindy
Oct 30, 10:06:39 GMT-0700 2014



MINUTES

JOINT RICHLAND CITY COUNCIL PORT OF KENNEWICK MEETING

**Richland City Hall ~ 505 Swift Boulevard
Tuesday, October 21, 2014**

Call to Order:

Mayor Rose called the meeting to order at 5:30 p.m. in the Council Chamber at City Hall.

Welcome:

Mayor Rose and Port of Kennewick Commission President Barnes gave opening comments.

Pledge of Allegiance:

Mayor Rose led the recitation of the Pledge of Allegiance.

Attendance:

Port of Kennewick: Executive Director Arntzen, Commission President Barnes and Vice-President Novakovich.

City of Richland: Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen and Thompson were present.

Also present were City Manager Johnson, Deputy City Manager King, City Attorney Kintzley, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Public Comments:

No public comments were made.

Partnership Opportunities:

Mr. King gave a presentation on potential economic partnership projects that could be considered by the City and the Port of Kennewick. He highlighted the waterfront development/redevelopment plans and the Badger Mountain Trail Park project.

Mr. Arntzen gave a Power Point presentation featuring their past, current and future projects, potential short and long term economic opportunities with the City and the partnership opportunity with the Badger Mountain Trail Park project.

Joint Elected Discussions:

The Council Members and Commissioners discussed the Badger Mountain Trail Park project and how it would be a good partnership for the City and the Port of Kennewick, as well as, for the people who hike Badger Mountain.

Public Comment:

No public comments were made.

Concluding Remarks:

Mayor Rose and President Barnes agreed it was a beneficial meeting.

Adjournment:

Mayor Rose adjourned the meeting at 6:14 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, October 21, 2014

Draft

Pre-Meeting Executive Session:

Mayor Rose called the pre-meeting executive session to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance:

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Kent, Jones and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Deputy City Manager King, City Attorney Kintzley and Parks and Public Facilities Director Schiessl.

Executive Session:

1. Per RCW 42.30.140 (4): Discuss Collective Bargaining Negotiations (10 minutes)
- Cindy Johnson, City Manager
2. Discuss Lease or Purchase of Real Estate RCW 42.30.110 (1) (b) (5 minutes)
- Bill King, Deputy City Manager

COUNCIL MEMBER CHRISTENSEN MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS COLLECTIVE BARGAINING NEGOTIATIONS PER RCW 42.30.140 (4) FOR 10 MINUTES AND DISCUSS LEASE OR PURCHASE OF REAL ESTATE PER RCW 42.30.110 (1) (b) FOR 5 MINUTES. THE MOTION CARRIED 7-0.

COUNCIL MEMBER CHRISTENSEN MOVED AND COUNCIL MEMBER JONES SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:20 P.M. THE MOTION CARRIED 7-0.

Pre-Meeting:

Mayor Rose called the Council pre-meeting to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex Building.

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Jones, Kent and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Deputy City Manager King, City Attorney Kintzley and Parks and Public Facilities Director Schiessl.

2. Discussion of Meeting Agenda

Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

Regular Meeting:

Mayor Rose called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call:

Mayor Rose welcomed those in the audience and expressed appreciation for their attendance.

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Jones, Kent and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Deputy City Manager King, City Attorney Kintzley, Administrative Services Director Koch, Police Services Director Skinner, Public Works Director Rogalsky, Energy Services Director Hammond, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Pledge of Allegiance:

Mayor Rose led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER JONES SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations:

1. Tri-City Regional Hotel Motel Commission 2015 Budget and Marketing Plan - Kris Watkins, Executive Director, Tri-Cities Visitor and Convention Bureau

Ms. Watkins and Kim Shugart, Senior Vice-President, gave a tourism industry update including the Tri-Cities events, hotel/motel tax information, current hotel occupancy, the 2015 Budget and Marketing Plan, Visit Tri-Cities programs, the 2015 tourism outlook, funding comparatives and the 2015 budget summary.

2. CityView Video: Green Business of Year
- Trish Herron, Communications and Marketing Manager

Ms. Herron gave the details of the event, noting it was its 10th year. She thanked the City staff that helped with the event and then introduced the video.

Public Hearing:

City Clerk Hopkins read the Public Hearing and Public Comments Procedures.

1. Proposed Revenue Sources Including Property Tax - Ordinance Nos. 30-14 and 32-14, 2015 Ad Valorem Tax and Property Tax Levies

- Cathleen Koch, Administrative Services Director

Ms. Koch explained the purpose of the public hearing and the two ordinances on the agenda. She discussed the 2015 all-funds estimated revenues, estimated revenues by major sources, estimated revenues in taxes, assessed valuation history and the property tax history.

Mayor Rose opened the public hearing at 8:06 p.m. and closed the hearing at 8:06:15 p.m. as there were no comments.

2. 2015-2019 Consolidated Community Development and Affordable Housing Plan for the Tri-Cities

- Bill King, Deputy City Manager

Mr. King said the 2015-2019 Consolidated Community Development and Affordable Housing Plan for Kennewick, Pasco, and Richland (CPS) is a document required to continue receiving federal Community Development Block Grant (CDBG) and HOME Investment Partnership funding from the U.S. Department of Housing and Urban Development (HUD). The CPS establishes goals, objectives, and strategies to address priority needs of lower income persons over the next five years. The CPS identifies local priorities to implement HUD national objectives of the CDBG and HOME programs. The City of Richland is the lead agency of the Tri-Cities HOME Consortium. The final plan will be presented for Richland Council action on November 4, 2014.

Mayor Rose opened the public hearing at 8:08 p.m. and closed the hearing at 8:08:15 p.m. as there were no comments.

3. 2015 CDBG Recommended Funding Allocations

- Bill King, Deputy City Manager

Mr. King said the 2015 Annual Action Plan for the City of Richland and the Tri-Cities HOME Consortium is a supplement to the 2015-2019 Consolidated Plan. It describes proposed uses of new 2015 funding from the US Department of Housing and Urban Development (HUD) and 2014 anticipated program income from repaid loans via the HOME Investment Partnership and Community Development Block Grant (CDBG) programs. The public hearing is an opportunity to receive comments on Richland's proposed use of CDBG funds and HOME funds for all three cities.

Mayor Rose opened the public hearing at 8:09 p.m. and closed the hearing at 8:09:15 p.m. as there were no comments.

4. 2015 HOME Partnership Funding Recommendation
- Bill King, Deputy City Manager

Mr. King said the City of Richland, as lead of the Tri-Cities HOME Consortium, anticipates receiving \$465,000 of HOME funds directly from the U.S. Department of Housing and Urban Development (HUD), \$100,000 of HOME Program Income in 2015 and \$89,636 of unallocated funds to provide decent housing for lower income people within Richland, Kennewick and Pasco city limits.

Mayor Rose opened the public hearing at 8:10 p.m. and closed the hearing at 8:11 p.m. as there were no comments.

5. Proposed 2014 Amendments to the City Comprehensive Plan
- Rick Simon, Development Services Manager

Mr. Simon said each year the City provides the public with an opportunity to propose amendments to its comprehensive plan and this year, three applications were received. He gave the details of the proposals by Hayden Homes, Pacific Northwest National Laboratories and a City initiated request involving the properties at 650 George Washington Way and 95 Amon Park Drive. He said the Planning Commission held a public hearing on September 24th and approves all three requests.

Mayor Rose opened the public hearing at 8:17 p.m. and closed the public hearing at 8:17:15 p.m. as there were no comments.

Public Comments:

No public comments.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes - Approval:

1. Council Minutes of the Meeting Held October 7, 2014
- Marcia Hopkins, City Clerk

Ordinances - First Reading:

2. Ordinance No. 15-14, Dedicating Right of Way for Smartpark Street
- Pete Rogalsky, Public Works Director
3. Ordinance Nos. 30-14 and 32-14, 2015 Ad Valorem Tax and Property Tax Levies
- Cathleen Koch, Administrative Services Director
4. Ordinance No. 33-14, Amending the Legal Description Contained in a Previous Annexation (Ordinance No. 24-12) to Include a Portion of Columbia Park Trail Right-of-Way
- Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

5. Ordinance No. 24-14, Amending RMC Title 23: Zoning Regulations, Establishing a Hearing Examiner System of Zoning Permit Review
- Rick Simon, Development Services Manager
6. Ordinance No. 25-14, Amending Title 26: Shoreline Management, Updating the Shoreline Master Program and Establishing a Hearing Examiner System of Permit Review
- Rick Simon, Development Services Manager
7. Ordinance No. 27-14, Amending RMC Title 24: Subdivisions & Plats, Implementing a Hearing Examiner System of Permit Review
- Rick Simon, Development Services Manager

Resolutions - Adoption:

8. Resolution No. 156-14, Adopting LED Street Light Standards
- Pete Rogalsky, Public Works Director
9. Resolution No. 160-14, Youth Appointment and Reappointment to the Parks and Recreation Commission: Viknesh Kasthuri and Shanta Katipamula
- Marcia Hopkins, City Clerk
10. Resolution No. 161-14, Expressing Appreciation to Stanley Jones for Service on the Planning Commission
- Marcia Hopkins, City Clerk
11. Resolution No. 163-14, Expressing Appreciation to Samantha Beck for Service on the Parks and Recreation Commission as a Youth Member
- Marcia Hopkins, City Clerk
12. Resolution No. 164-14, Awarding Bid to Premier Excavation, Inc. for the Auxiliary Track Addition Project
- Pete Rogalsky, Public Works Director
13. Resolution No. 165-14, Revising a Public Hearing Date for the Delaware Local Improvement District (LID) No. 195
- Marcia Hopkins, City Clerk

Items for Approval:

14. Approval for Pilot Testing of Solids Handling Equipment
- Pete Rogalsky, Public Works Director
15. Memorandum of Understanding with the Port of Kennewick for Park Master Planning
- Joe Schiessl, Parks and Public Facilities Director

Expenditures - Approval:

16. September 29, 2014 - October 10, 2014, for \$4,158,681.20 including Check Nos.

216439-216881, Wire Nos. 5739-5749, Payroll Check Nos. 99607-99618, and Payroll Wire/ACH Nos. 8703-8723
- Cathleen Koch, Administrative Services Director

COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0.

Items of Business:

1. City Manager's Proposed 2015 Budget
- Cindy Johnson, City Manager

Ms. Johnson presented the details of the City Manager's Proposed 2015 Budget in the framework of the City's Seven Key Elements and the goals within each Key: Financial Stability and Operational Effectiveness; Infrastructure and Facilities; Economic Vitality; Targeted Investments; Natural Resources Management; Community Amenities; and Neighborhoods and Community Safety. She also gave a detailed overview of the capital projects scheduled for 2015.

Reports and Comments:

1. City Manager Johnson said the Town Hall meeting is scheduled for Thursday, October 30, 2014, at 7:00 p.m. in the Gallery Room at the Richland Library.

2. Council Members:

Council Member Kent thanked Samantha Beck and Shanta Katipamula for their service on the Parks Commission.

Council Member Jones said Mark Whitney, Principal Deputy Assistant Secretary for Environmental Management, will be in town next week and will contact Ms. Johnson or Mayor Rose to meet with them and discuss Richland's future.

Mayor Pro Tem Lemley said he attended the Green Living Awards annual event. He congratulated the nominees and the winners and complimented the caterer, Ethos Bakery.

Adjournment:

Mayor Rose adjourned the meeting at 8:49 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, October 28, 2014

Draft

Call to Order:

Mayor Pro Tem Lemley called the Council workshop to order at 6:00 p.m. in the Council Chamber.

Attendance:

Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Jones and Kent were present. Council Members Thompson and Mayor Rose were absent.

Also present were City Manager Johnson, Deputy City Manager King, Assistant City Manager Amundson, City Attorney Kintzley, Public Works Director Rogalsky, Transportation and Development Manager Peters, Parks and Public Facilities Director Schiessl, Energy Services Director Hammond and City Clerk Hopkins.

Workshop Items:

1. Electric Utility Retail Rates Update (20 minutes)
- Bob Hammond, Energy Services Director

Mr. Hammond gave the following report: Since spring of 2014, Energy Services Department (RES) staff have been working with electric rates consultant FCS Group and the City's Utility Advisory Committee (UAC) to update the Cost of Service Analysis (COSA) for test years 2015 through 2019. This is a change to the historical practice of just looking one year out on COSA updates. This five-year forward update, although contingent upon a variety of assumptions including electric load forecasts, provides valuable information both for utility operations and also to assist the City's utility customers to factor the electric rate projections into their individual business plans. The key areas of the COSA update include:

- Latest load forecast
- Wholesale power costs
- BPA rate case update and expected wholesale rates for Fiscal Years 2015 and 2016
- Electric utility capital program
- Revenue bonding considerations
- Customer class implications - cost causation
- Utility tax status
- Thoughts regarding optimum time of year to effect rate increases
- Questions from Council members

A 5.75% possible rate increase, effective July 1, 2015, represents the system wide revenue deficit. Recommendations for rate increases for each customer class will vary depending on detailed cost causation analysis yet to be fully processed with the UAC. It is expected that RES staff and the UAC will reach a preferred detailed 2015 rate recommendation broken down for each customer class at the November 12 UAC meeting. That recommendation will be brought back for Council consideration in January 2015.

2. New Large Load Policy (15 minutes)
- Bob Hammond, Energy Services Director

Mr. Hammond gave the following report: A tiered wholesale power pricing model was introduced with the City's new power purchase agreement with the Bonneville Power Administration (BPA) that took effect October 1, 2011. With that change, BPA became obligated to provide and price at cost the City's Tier 1 allocation of power projected to be produced by the Federal Based System, primarily the hydro turbines at the Columbia River and Snake River dams. The remaining portion of the City's projected power load needs are considered Tier 2 and the City is obligated to secure that power as far as 4 years in advance of need and at market prices.

Energy Services Department (RES) staff worked with the City's Utility Advisory Committee (UAC) in the determination to blend the cost of service impacts of the City's Tier 1 & Tier 2 power costs, recognizing that to do differently would be administratively impractical, that over time there would be no real distinction between tiered power needs, and that with a soft market there was not currently much difference between the market pricing for Tier 1 and Tier 2 power. This general blending addresses all practical concerns related to the electric utility's rate payers except for a situation where a customer introduces a new large load. BPA has special pricing conditions for any "New Large Single Load" over 10 average Mega Watts (MWa).

For perspective, the City's total electrical load is approximately 105 MWa. RES has been working with outside consultants and the UAC to begin addressing the implications of new large loads. The balancing point is to find a threshold amount of new electric load up to which the associated pricing will be blended across all customers and above which the new large load customer will pay full Tier 2 cost. If that threshold amount is too high, existing ratepayers will subsidize the new load customer. If too low, depending on the market conditions and how we define full Tier 2 cost, we will price out the potential for economic growth.

At present, market conditions are such that the implications of this situation are not concerning. Also, we don't have any known prospective development for which we believe a reasonable new large threshold would apply. However, conditions could change in the future which would elevate this situation to a very high priority; thus the importance of the current efforts to find the appropriate model.

Using a new Large Discrete Load (NLDL) rate calculator developed by RES's rates consultant, the FCS Group, the future range of customer impacts can be demonstrated, providing City Council members perspective regarding the relative urgency to develop the NLDL policy. As the work continues with the UAC, more detailed recommendations related to NLDL policy will come forward for City Council review and consideration of approval.

3. Street Resurfacing Program (30 minutes) - Pete Rogalsky, Public Works Director

Mr. Rogalsky gave the following report: The purpose of the workshop discussion is to: 1) educate Council about the Public Works Departments program to manage the City's pavement assets; 2) solicit input from Council regarding the preferred approach to maintenance of the City's pavement; and 3) discuss the financial implications of a variety of maintenance approaches.

The City currently repairs and maintains approximately 253 centerline miles, or 574 lane miles of roadway valued at over \$219 million. The most recent condition survey for the City's street network indicated an overall Pavement Condition Index rating of 78. The Pavement Condition Index (PCI) is a measurement of pavement condition that ranges from 0 to 100, with 100 being a newly constructed or overlaid street while a failed street requiring complete reconstruction would have a PCI under 25.

Without periodic maintenance all pavement surfaces will decline in condition, ultimately to the point of requiring expensive reconstruction. Applying maintenance treatments in a timely manner extends the service life of pavement and avoids the most expensive maintenance treatments. A network PCI rating of 83 is considered optimal as it would enable us to maintain the entire network into the future at the least cost.

The Public Works Department is presently using a pavement management database that assists staff in applying an array of pavement maintenance techniques to the City's streets, based on current street condition and available budget. Staff is using the software to estimate maintenance programs over a ten-year horizon so that a consistent investment can be identified and the impacts of a program can be observed over a significant time. The database analysis indicates that the City's recent financial commitment to pavement maintenance will result in declining pavement condition over time, regardless of maintenance techniques applied.

Several approaches are available to establish a target program for long-term pavement management:

- Achieve a network condition rating of 83 to ensure least-cost long-term program. Since our current network condition is below this rating, a sizable investment would be required to achieve an 83 rating; and

- Maintain the current network condition rating of 78 and eliminate an identified backlog of deferred maintenance; and
- Set a target network condition rating that holds the backlog of deferred maintenance at current levels, while allowing the overall network rating to decline; and
- Maintain the current investment level, which will result in a significant declining trend for street condition.

Staff will provide additional detailed information from its analysis and will discuss the implications of the above approaches for street condition. Since the City's current pavement condition is relatively good, staff believes this issue should be recognized now and prioritized for future dialogue and problem solving. This workshop discussion is an early step in that process.

4. Discuss Board, Commission, and Committee Open Positions (30 minutes)

- Bill King, Deputy City Manager

Mr. King gave the following report: With the introduction of a hearing examiner to process land use permits in Richland, the role of our Planning Commission has been dramatically transformed. The Commission still has an important role with the Comprehensive Plan, master plans and development regulations. With this change in responsibilities, there has been some discussion about the appropriate size and makeup of this Commission.

The Richland Municipal Code calls for nine members on the Planning Commission, but only six positions are currently filled. Staff would like Council's thoughts on maintaining the current size of the Planning Commission or amending the code to reduce the Commission size to seven. As an alternative, Council may also wish to consider transferring the duties of the Housing and Community Development Advisory Committee to the Planning Commission and keep the new combined Commission at nine members.

Council should also consider how future Planning Commission members are selected. We have currently received six applications to fill the vacant position(s). Current practice is for the Planning Commission Chairman, Vice Chairman and the Council liaison to interview the candidates and make a recommendation to the full Council. Given the importance of this Commission, the full Council may want to be involved with the interview process.

Council discussed phasing out some of the boards, commissions and committees, consider grouping the term expiration dates to once or twice a year, the pros and cons of the Council being involved in interviews, creating better description of the duties of the members for advertising the position, improve the interview questions and having further discussion on this topic at the January Council retreat. Council recommended that only one position be filled on the Planning Commission at this time and reducing the total number of positions to seven.

Executive Session:

1. Discuss Purchase of Real Estate if Disclosure Would Increase Price Per RCW 42.30.110 (1) (b): (20 minutes)
- Bill King, Deputy City Manager

COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:40 P.M. AND EXTEND THE DISCUSSION OF THE PURCHASE OF REAL ESTATE IF DISCLOSURE WOULD INCREASE PRICE PER RCW 42.30.110 (1) (b). FOR 30 MINUTES. THE MOTION CARRIED 5-0.

COUNCIL MEMBER CHRISTENSEN MOVED AND COUNCIL MEMBER KENT SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 8:10 P.M. THE MOTION CARRIED 5-0.

Adjournment:

Mayor Rose adjourned the workshop at 8:11 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 34-14, AMENDING RMC TITLE 3: FINANCE, APPROVING MISC ACCOUNTING FUNDS

Department: Administrative Services

Ordinance/Resolution: 34-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 34-14, amending Richland Municipal Code Title 3: Finance, Miscellaneous Accounting Funds, to include Criminal Justice Sales Tax Fund, Street Capital Construction Fund, Fire Station 74 Construction Fund and PFD Facility Contingency Fund.

Summary:

A review of RMC Chapter 3.24 is performed annually to ensure all active City funds are included in the funds section of the municipal code. The review provides an opportunity to eliminate closed funds, confirm fund titles with correct descriptions and ensure new funds are added. The following funds were added to the listing of miscellaneous accounting funds.

- Criminal Justice Sales Tax Fund – created to account for revenue from a voter-approved sales tax of three tenths of one percent that becomes effective January 2015. Funds must be used to support law enforcement/public safety operations.
- Street Capital Construction Fund – created to account for street capital construction projects including annual overlay.
- Fire Station 74 Construction Fund – created to account for the construction of Fire Station 74, funded by a 2014 bond issue.
- PFD Facility Contingency Fund – created to account for revenue received from the Richland Public Facility District pursuant to the Facility Contingency Agreement, dated April 2, 2013, Contract # 40-13

Other updates include the deletion of the INET Fund effective January 1, 2015, the Library Fund which will be included in the General Fund in 2015, and LID 196 Construction Fund which was repealed in 2014. Two trust funds were reclassified as debt service funds, specifically, the LID Guaranty Debt Service and Special Assessment Debt Service.

The Budgeting Accounting Reporting System (BARS) Manual defines a fund as follows:

“A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulation, restrictions and limitations.”

The ordinance provides for a uniform listing of all active City funds within the City’s accounting system to be presented in the RMC and available to all users and the public.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Ordinance 34-14

City Manager Approved:

Johnson, Cindy
Oct 30, 10:07:33 GMT-0700 2014

ORDINANCE NO. 34-14

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 3: Finance - Chapter 3.24, to establish new, revise existing, and delete obsolete funds.

WHEREAS, certain fund titles and descriptions do not accurately reflect the actual use of the funds indicated; and

WHEREAS, new funds shall be established for the Criminal Justice Sales Tax Fund, Street Capital Construction Fund, Fire Station 74 Construction Fund, and the PFD Facility Contingency Fund; and

WHEREAS, obsolete funds shall be deleted: INET Fund whose operations were moved to Broadband Fund and Library Fund which became a division of the General Fund; LID 196 Torbett Mahan Construction Fund was repealed in 2014.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1. Chapter 3.24 of the Richland Municipal Code, as enacted by Ordinance No. 6, is hereby amended to read as follows:

Chapter 3.24 FUNDS¹

Sections:

- [3.24.010](#) General fund – Created.
- [3.24.020](#) General fund – Use.
- [3.24.030](#) Central stores fund – Created.
- [3.24.040](#) Central stores fund – Administration.
- [3.24.050](#) Central stores fund – Supplies and materials.
- [3.24.060](#) Central stores fund – Financial control.
- [3.24.070](#) Central stores fund – Purchases.
- [3.24.080](#) Central stores fund – Expenditures.
- [3.24.090](#) Central stores fund – Working capital.
- [3.24.100](#) Central stores fund – Deposits.
- [3.24.110](#) Claims clearing fund – Created.
- [3.24.120](#) Claims clearing fund – Transfers.
- [3.24.130](#) Claims clearing fund – Payments.

- [3.24.140](#) Claims clearing fund – Issuance of warrants.
- [3.24.150](#) Park reserve fund – Created.
- [3.24.160](#) Park reserve fund – Use.
- [3.24.170](#) Park reserve fund accounts.
- [3.24.180](#) ~~Library fund.~~ [Repealed](#)
- [3.24.190](#) Utility bill clearing fund – Created.
- [3.24.200](#) Utility bill clearing fund – Transfers.
- [3.24.210](#) Utility bill clearing fund – Administration.
- [3.24.220](#) Utility bill clearing fund – Transition.
- [3.24.230](#) Utility bill clearing fund – Working capital.
- [3.24.240](#) Electric utility fund – Created.
- [3.24.250](#) Equipment maintenance fund – Created.
- [3.24.260](#) Equipment replacement fund – Created.
- [3.24.270](#) Equipment funds – Administration.
- [3.24.280](#) Equipment replacement fund – Equipment included.
- [3.24.290](#) Equipment replacement fund – Equipment use charges.
- [3.24.300](#) Equipment funds – Financial control.
- [3.24.310](#) Equipment funds – Purchases.
- [3.24.320](#) Equipment funds – Expenditures.
- [3.24.330](#) Equipment funds – Deposits.
- [3.24.340](#) Health care benefits plan fund.
- [3.24.350](#) Post-employment health care plan fund.
- [3.24.360](#) Police relief and pension fund – Created.
- [3.24.370](#) Firemen's pension fund – Created.
- [3.24.380](#) Unemployment ~~trust~~ fund.
- [3.24.390](#) Workers compensation fund.
- [3.24.400](#) Salary clearing fund – Created.
- [3.24.410](#) Salary clearing fund – Transfers.
- [3.24.420](#) Salary clearing fund – Payments.
- [3.24.430](#) Salary clearing fund – Issuance of warrants.
- [3.24.440](#) City Streets fund – Created.
- [3.24.450](#) City Streets fund – Use.
- [3.24.460](#) Water utility fund – Created.

[3.24.470](#) Wastewater utility fund – Created.

[3.24.480](#) Solid waste utility fund – Created.

[3.24.490](#) Stormwater utility fund.

[3.24.500](#) Industrial development fund – Created.

[3.24.510](#) Industrial development fund – Use.

[3.24.520](#) ~~Not fund.~~ [Repealed.](#)

[3.24.530](#) Public works administration and engineering fund.

[3.24.540](#) Community development block grant program fund – Created – Use.

[3.24.550](#) Downtown business improvement district fund – Created.

[3.24.560](#) Downtown business improvement district fund – Distributions.

[3.24.570](#) Downtown business improvement district fund – Administration.

[3.24.580](#) Capital improvement fund – Created.

[3.24.590](#) Capital improvement fund – Use.

[3.24.600](#) Criminal justice fund.

[3.24.610](#) Southeast communications center fund.

[3.24.620](#) Hotel/motel fund.

[3.24.630](#) Special lodging assessment fund.

[3.24.640](#) HOME fund.

[3.24.650](#) Golf course fund.

[3.24.660](#) Medical services fund.

[3.24.670](#) Emergency management fund.

[3.24.680](#) Repealed

[3.24.690](#) LTGO ~~improvement/refund 98 bonds~~ debt service fund.

[3.24.700](#) Library debt service fund.

[3.24.710](#) Police station debt service fund.

[3.24.720](#) Richland community center debt service fund.

[3.24.730](#) RAISE area debt service fund.

[3.24.740](#) LID guaranty [debt service](#) fund.

[3.24.750](#) Special assessment LID [debt service](#) fund.

[3.24.760](#) ~~Library construction fund Repealed.~~ [PFD Facility Contingency fund - Created.](#)

[3.24.770](#) Richland public facilities district fund.

[3.24.780](#) Park project construction fund.

[3.24.790](#) Columbia Point master association fund.

- [3.24.800](#) 800 MHz project fund.
- [3.24.810](#) General government construction [fund](#).
- [3.24.820](#) ~~Repealed~~ [Streets capital construction fund - Created](#)
- [3.24.830](#) ~~Repealed~~ [Fire station 74 construction fund - Created](#)
- [3.24.840](#) Hanford Reach Interpretive Center fund.
- [3.24.890](#) Broadband fund – Created.
- [3.24.900](#) ~~Repealed~~ [Criminal justice sales tax fund - Created](#)
- [3.24.910](#) ~~LID 195~~ Delaware Avenue [LID 195](#) construction fund.
- [3.24.920](#) Uptown business improvement district fund – Created.
- [3.24.930](#) Uptown business improvement district fund – Distributions.
- [3.24.940](#) Uptown business improvement district fund – Administration.
- [3.24.950](#) Wine Science Center PDA fund - Created.
- [3.24.960](#) Fire station 74 ~~bond~~ [debt service](#) fund – Created.
- [3.24.970](#) ~~LID 196 Torbett Mahan construction fund~~ – [Repealed](#).
- [3.24.980](#) Utility deposit fund – Created
- [3.24.990](#) Microwave fund – Created.

3.24.010 General fund – Created.

There is created the general fund into which shall be placed all monies received by the city unless otherwise provided for. [Ord. 6 § 1.01; Ord. 36-12 § 1].

3.24.020 General fund – Use.

The general fund shall be used to pay all warrants drawn for payment of claims and demands against the city unless otherwise provided for. [Ord. 102; Ord. 36-12 § 1].

3.24.030 Central stores fund – Created.

There is hereby created the central stores fund to be used as a revolving fund to be expended for the purchase of supplies and materials of kinds which are commonly used by more than one department of the city and for supplies, equipment and salaries required for the administration of the fund. [Ord. 81 § 1.01; Ord. 36-12 § 1].

3.24.040 Central stores fund – Administration.

The central stores fund shall be administered by the department of administrative services. [Ord. 81 § 1.02; Ord. 32-97; Ord. 45-05; Ord. 36-12 § 1].

3.24.050 Central stores fund – Supplies and materials.

Each department shall pay into the central stores fund monthly an amount equal to the cost of supplies and materials requisitioned by it from the central stores fund, including a proportionate share of the cost of administering the fund. [Ord. 81 § 1.03; Ord. 36-12 § 1].

3.24.060 Central stores fund – Financial control.

The finance ~~director~~ ~~manager~~ shall keep such books, accounts and records as are necessary to control and report the financial operations of the central stores fund. [Ord. 81 § 1.04; Ord. 32-97; Ord. 36-12 § 1].

3.24.070 Central stores fund – Purchases.

All purchases made from said fund shall be governed by the Charter and ordinances of the city relating to purchasing. [Ord. 81 § 1.05; Ord. 36-12 § 1].

3.24.080 Central stores fund – Expenditures.

Any withdrawals or expenditures from said fund shall be made only upon approved payrolls and vouchers in the city. [Ord. 81 § 1.06; Ord. 36-12 § 1].

3.24.090 Central stores fund – Working capital.

The city council may from time to time appropriate money from the general fund to central stores fund to provide adequate capital to enable it to discharge its function. [Ord. 81 § 1.07; Ord. 36-12 § 1].

3.24.100 Central stores fund – Deposits.

All monies deposited in said central stores fund and not expended as provided herein shall remain in said fund from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as is herein provided; provided, however, any monies in the fund not needed therein may from time to time be transferred by appropriate action of the council of the City of Richland to the general fund of the City of Richland. [Ord. 81 § 1.08; Ord. 36-12 § 1].

3.24.110 Claims clearing fund – Created.

There is hereby created a fund, known and designated as the claims clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various claims against the city for any purpose. [Ord. 36 § 1.01; Ord. 36-12 § 1].

3.24.120 Claims clearing fund – Transfers.

On the last day of each and every month, the finance ~~director~~ ~~manager~~ is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the claims clearing fund sufficient monies to pay the claims against the various departments and offices of the city. [Ord. 36 § 1.02; Ord. 32-97; Ord. 36-12 § 1].

3.24.130 Claims clearing fund – Payments.

The claims clearing fund shall be used and payments therefrom shall be made only for the purpose of paying any claims against the city. [Ord. 36 § 1.03; Ord. 36-12 § 1].

3.24.140 Claims clearing fund – Issuance of warrants.

The finance ~~director~~ ~~manager~~ is hereby authorized, empowered and directed to issue warrants on and against said fund in payment of materials furnished, service rendered, or expense or liability incurred by the various departments and offices of the city. Said warrants shall be issued only after there has been filed with the finance ~~director~~ ~~manager~~ properly certified vouchers, stating the nature of the claim, the amount due or owing and the person, firm or corporation entitled thereto. All warrants issued on or against said fund shall be solely and only for the purposes herein set forth, and shall be payable only out of and from said fund. Each warrant issued under the provisions of this chapter shall have printed upon its face the words "Claims Fund." [Ord. 36 § 1.04; Ord. 32-97; Ord. 36-12 § 1].

3.24.150 Park reserve fund – Created.

There is created the park reserve fund for city parks and for public open spaces devoted to public parks, playgrounds, trails and recreational facilities, into which shall be placed all funds received by the mitigation fees levied on new development, the income from leases on or of park property, and any sale of park property. Items included in the city's annual budget for the park reserve fund may include any gifts and bequests given or bequeathed to the city for the acquisition or development of public open spaces devoted to public parks, playgrounds, and trails, and other recreational purposes. The council may by resolution otherwise designate such funds as may from time to time be received from the sale of nonindustrial lands to the park reserve fund. [Ord. 76-74 § 1.02; Ord. 52-92; Ord. 07-02; Ord. 36-12 § 1].

3.24.160 Park reserve fund – Use.

The park reserve fund for public open spaces shall be used to acquire (by purchase or condemnation) and develop public open spaces devoted to public parks, playgrounds, trails, and recreation facilities. The monies in the fund shall be allowed to accumulate from year to year until the city council shall determine to expend all or a

part of the monies in the fund for the specified purpose. [Ord. 76-74 § 1.04; Ord. 52-92; Ord. 07-02; Ord. 36-12 § 1].

3.24.170 Park reserve fund accounts.

The park reserve fund shall contain five park zone accounts and an undesignated park account. The five park zone accounts are described as follows:

A. Horn Rapids zone (1) bounded by the existing or future Richland urban growth boundary on the north and southwest, Van Giesen Street on the south, and State Route 240 (Bypass Highway) on the east;

B. North Richland zone (2) bounded by the existing or future Richland urban growth boundary on the north, Stevens Drive and State Route 240 (Bypass Highway) on the west, Van Giesen Street on the south, and the Richland city limits line on the east;

C. Central Richland zone (3) bounded by Van Giesen Street on the north, the Yakima River on the west and south, and the Richland city limits line on the east;

D. Badger Mountain South Planned Community zone (4) shall be a separate park zone;

E. South Richland zone (5) bounded by the Yakima River on the north, the existing or future Richland urban growth boundary on the west and south and the Richland city limits line on the east with the exception of the development commonly known as Badger Mountain South Planned Community zone.

F. Proceeds from any leases of or on park property or sale of park property shall be placed in the undesignated park account. Monies received from fees upon new development shall be credited to the park zone account in which the plat or subdivision from which the fees are received is located. [Ord. 07-02; Ord. 25-11 § 1.01; Ord. 36-12 § 1].

3.24.180 Library fund.

~~There is hereby created a library fund which shall consist of (A) gifts, bequests and devises given, bequeathed or devised to or for the use or benefit of the Richland Public Library (hereinafter referred to as the "library"), (B) the income from property held or owned in trust for said library, and (C) sums appropriated by the city council for the library. All expenditures from the library fund shall be authorized by the board, who shall certify expenditures to the finance manager. The finance manager shall thereupon issue warrants therefor payable out of any money in the library fund not otherwise appropriated. [Ord. 67 § 1.05; Ord. 181; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].~~

3.24.190 Utility bill clearing fund – Created.

There is hereby created a fund, known and designated as the utility bill clearing fund, into which shall be paid all sums received from the sale of water, electricity, wastewater, solid waste, stormwater and medical services and for any other public utility service furnished by the city. [Ord. 82 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.200 Utility bill clearing fund – Transfers.

On the first regular business day of each month, the finance manager is authorized, empowered and directed to transfer from the utility bill clearing fund to each of the utility departments the total amount billed during the preceding month for services rendered for water, electricity, wastewater, solid waste disposal and collection, stormwater and medical services for each such department. Appropriate adjustments shall be made to reflect bills uncollected. [Ord. 82 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.210 Utility bill clearing fund – Administration.

The finance ~~director~~ ~~manager~~ shall keep a full and careful record of receipts and transfers with respect to each utility department. No warrants shall be issued against the utility bill clearing fund. The fund shall be used only to facilitate the billing and collection of utility accounts. [Ord. 82 § 1.03; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.220 Utility bill clearing fund – Transition.

Utility bills assigned to the city for collection for water or electricity sold or services rendered by the General Electric Company prior to the transfer to the city of such functions shall be paid into the utility bill clearing fund and the amounts collected shall be transferred to the general fund, notwithstanding any other provisions of this chapter. [Ord. 82 § 1.04; Ord. 25-08; Ord. 36-12 § 1].

3.24.230 Utility bill clearing fund – Working capital.

The city council may appropriate from the general fund for the utility bill clearing fund from time to time such amounts as are reasonably necessary to enable the fund to function as a revolving fund. Any amount so appropriated as is excess to the needs of the utility clearing fund shall be returned to the general fund. [Ord. 82 § 1.05; Ord. 25-08; Ord. 36-12 § 1].

3.24.240 Electric-utility fund – Created.

All revenues collected by the city from sale of electric energy or for services rendered by the department under the provisions of this code shall be deposited in the treasury of the city in a separate account to be known as the electric fund. All warrants for purchase of electric energy, for salaries, materials, supplies, equipment, and repairs

relating to sale of electric energy by the city shall be paid out of such fund. [Ord. 90 § 9.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.250 Equipment maintenance fund – Created.

There is hereby created the equipment maintenance fund to be used as a revolving fund to be expended for salaries, wages and operations required for the repair, maintenance and operation of equipment and the purchase of equipment, materials and supplies to be used in the administration and operation of the fund. [Ord. 137 § 1.01; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.260 Equipment replacement fund – Created.

There is hereby created the equipment replacement fund to be used as a revolving fund to be expended for the purchase of new equipment and for replacement of existing equipment. [Ord. 137 § 1.02; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.270 Equipment funds – Administration.

The equipment maintenance fund and the equipment replacement fund shall be administered by the administrative services department. [Ord. 137 § 1.03; Ord. 1-95; Ord. 45-05; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.280 Equipment replacement fund - Equipment included.

All trucks, passenger cars and equipment belonging to the city may be in an equipment replacement fund operated by the administrative services department within said funds. [Ord. 137 § 1.04; Ord. 1-95; Ord. 45-05; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.290 Equipment replacement fund – Equipment use charges.

Each department shall pay into the equipment replacement fund monthly a charge for replacement based on the estimated useful life of the equipment and for the purchase of new equipment subject to budgetary availability. [Ord. 137 § 1.05; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.300 Equipment funds – Financial control.

The finance ~~manager~~ director shall keep such books, accounts and records as are necessary to control and report the financial operations of the equipment maintenance fund and the equipment replacement fund. [Ord. 137 § 1.06; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.310 Equipment funds – Purchases.

All purchases made from said funds shall be governed by the Charter and ordinances of the city relating to purchasing. [Ord. 137 § 1.07; Ord. 25-08; Ord. 36-12 § 1].

3.24.320 Equipment funds – Expenditures.

Any withdrawals or expenditures from said equipment maintenance fund shall be made only upon approved payrolls and vouchers of the city. Any expenditure from the equipment replacement fund shall be made only upon approved vouchers of the city. [Ord. 137 § 1.08; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.330 Equipment funds – Deposits.

All monies deposited in the equipment maintenance fund and in the equipment replacement fund, including amounts included therefor in the annual budget of the city, and not expended as in this code provided, shall remain in the respective funds from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as in this code provided; provided, however, that any money in the equipment replacement fund not needed therein may from time to time be transferred by appropriate action of the city council to the appropriate funds of the city. [Ord. 137 § 1.09; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.340 Health care benefits plan fund.

There is created a health care benefits plan fund into which shall be placed health, vision, disability and dental insurance premiums and reserves, and such other funds as may be available therefor, and from which shall be paid all health, dental and vision insurance claims, administrative costs, wellness program costs and expenses deemed appropriate by the city council. [Ord. 2-83 § 1.01; Ord. 5-90; Ord. 32-97; Ord. 25-08; Ord. 33-11 § 2; Ord. 36-12 § 1].

3.24.350 Post-employment health care plan fund.

There is hereby created a post-employment health care plan fund into which shall be placed health insurance premiums paid by retirees and payments by the city on behalf of current and future retirees for the purpose of paying health care insurance premiums for eligible retirees. [Ord. 25-08; Ord. 33-11 § 2; Ord. 36-12 § 1].

3.24.360 Police relief and pension fund – Created.

There is hereby created and established a police relief and pension fund into which shall be placed such monies as required or authorized by Chapter [41.20](#) RCW, and which shall be used as required or authorized by that chapter. [Ord. 31 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.370 Firemen's pension fund – Created.

There is hereby created and established a firemen's pension fund into which shall be placed such monies as required or authorized by Chapters [41.16](#) and [41.18](#) RCW, and which shall be used as required or authorized by those chapters. [Ord. 30 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.380 Unemployment ~~trust~~ fund.

There is created an unemployment ~~trust~~ fund into which shall be placed funds appropriated in the city budget for such purpose and such other funds as may be available therefor, and from which shall be paid all unemployment compensation claims and administrative costs.[Ord. 2-83 § 1.02; Ord. 25-08; Ord. 36-12 § 1].

3.24.390 Workers compensation fund.

There is created a workers compensation fund into which shall be placed such monies as shall from time to time be appropriated or budgeted in amounts sufficient in the determination of the finance [director](#) ~~manager~~ to pay estimated uninsured losses resulting from claims against the city and from which shall be paid such amounts as shall be required for the payment of such uninsured losses. Monies shall also be used to pay for assessments from the state, excess loss premiums and preventive education programs and expenses deemed appropriate by the city council, provided reserves are adequately funded. [Ord. 37-78 § 1.01; Ord. 5-90; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.400 Salary clearing fund – Created.

There is hereby created a fund, known and designated as the salary clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various salaries, wages and other compensations due city employees. [Ord. 35 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.410 Salary clearing fund – Transfers.

On the last day of each and every month, the finance [director](#) ~~manager~~ is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the salary clearing_fund sufficient funds to pay the salaries, wages and other compensations of the employees of the various departments and offices of the city for that month. [Ord. 35 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.420 Salary clearing fund – Payments.

The salary clearing fund shall be used and payments therefrom shall be made only for the purpose of paying and compensating employees of the city for services rendered, and paying employee deductions to those persons, agencies, organizations and funds entitled to such payments. [Ord. 35 § 1.03; Ord. 25-08; Ord. 36-12 § 1].

3.24.430 Salary clearing fund – Issuance of warrants.

The finance ~~director~~ ~~manager~~ is hereby authorized, empowered and directed to issue warrants on and against said fund for payments authorized by RMC [3.24.410](#). Said warrants shall be issued only after there has been filed with the finance ~~director~~ ~~manager~~ properly certified payrolls, due bills, or time certificates stating the nature of the services rendered, the amount due or owing and the persons entitled thereto. All warrants issued on or against said fund shall be solely and only for the purpose herein set forth and shall be payable only out of and from said fund. Each warrant issued under the provisions of this section shall have printed upon its face the words, "Salary Clearing Fund." [Ord. 35 § 1.04; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.440 City Streets fund – Created.

There is hereby created a city streets fund into which shall be placed motor vehicle license fees, gas tax and all other state and city revenue and monies intended to be used for highway or street purposes. [Ord. 7 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.450 City Streets fund – Use.

The city streets fund shall be used to pay all warrants drawn for the payment of salaries and wages, material, supplies, equipment, purchase or condemnation of right-of-way, engineering or any other purpose in connection with construction, alteration, repair, improvement, or maintenance of any city street or bridge, or viaduct or underpass along, upon or across such streets. Such expenditures may be made either independently or in conjunction with any federal, state or county funds. [Ord. 7 § 1.02; Ord. 25-08; Ord. 36-12 § 1].

3.24.460 Water utility fund – Created.

There is created in the treasury of the city a special fund to be known as the water utility fund. Any and all revenues received from charges for services rendered by the department shall be credited to said fund, and all warrants for salaries, material, supplies and equipment and repair of the water system shall be paid out of such fund. Approved construction projects for the water utility will be paid from this fund. [Ord. 80 § 9.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.470 Wastewater utility fund – Created.

There is created in the treasury of the city a special fund to be known as the Wastewater utility fund. Any and all revenues received from the sale of byproducts of the wastewater treatment plant, or from any other source for rental, use or services rendered by the municipal wastewater system shall be credited to the fund; and all warrants for salaries, materials, supplies and equipment and repair of the municipal wastewater system shall be

paid out of such fund. Approved construction projects for the wastewater utility will be paid from this fund. [Ord. 77 § 18.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.480 Solid waste utility fund – Created.

There is created in the treasury of the city a special fund to be known as the solid waste utility fund. Any and all revenues from contracts for scavenging and garbage rights, from sale of any refuse, and from charges for services rendered by the city under the provisions of this section and RMC Title [15](#) shall be credited to the fund; and all warrants for salaries, materials, supplies, equipment and repairs relating to refuse disposal shall be paid out of such fund. Approved construction projects for the solid waste utility fund will be paid from this fund. [Ord. 79 § 1.01; Ord. 830 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.490 Stormwater utility fund.

There is hereby created a fund, known and designated as the stormwater utility fund, into which shall be deposited various monies received by the City of Richland for stormwater utility charges as set forth in RMC Title 16. This revenue and such other revenues as may be available to the stormwater utility fund will be used to pay the expenses of the stormwater utility program as set forth in RMC Title [16](#). Approved construction projects for the stormwater utility will be paid from this fund. [Ord. 9-98; Ord. 25-08; Ord. 36-12 § 1].

3.24.500 Industrial development fund – Created.

There is created an industrial development fund into which shall be placed the proceeds from the sale of city real property. [Ord. 109 § 1.04; Ord. 769 § 1.03; Ord. 25-08; Ord. 36-12 § 1].

3.24.510 Industrial development fund – Use.

The industrial development fund shall be used for purposes of industrial development. The proceeds from the sale of city real property shall accumulate for the purchase and construction of major capital improvements, including financial support for industrial development activities. Use of this fund shall be approved by the city council prior to its expenditure. The net receipts from the sale of city-owned property shall be deposited into this fund; however, if the sold property had been park land, such receipts shall be deposited in the park reserve fund. The receipts deposited shall then reimburse the various utility and all other pertinent accounts for contributed infrastructure, land acquisition costs and promotional expenses as the ratio of various funds' investment bear to the total investment in the parcel as a whole. Such reimbursement shall be limited to the respective funds' total investment in the subject parcel. Such reimbursement procedure shall be further described in the administrative policies. [Ord. 109 § 1.05; Ord. 396 § 1.01; Ord. 769 § 1.03; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.520 I-Net fund.

~~There is hereby created a fund, known and designated as the I-Net fund, into which shall be deposited a portion of funds from franchise fees received by the City of Richland, and such other funds as may be available therefor, for expenses related to the capital purchases for the I-Net project and from which shall be paid the expenses for the cable communications I-Net project. [Ord. 47-03; Ord. 25-08; Ord. 36-12 § 1].~~

3.24.530 Public works administration and engineering fund.

There is hereby created a fund, known and designated as the public works administration and engineering fund, into which shall be deposited various monies received by the city for the engineering projects, administrative and engineering services charges from other funds and such other funds as may be available therefor, for the expenses related to the public works administration and engineering fund and from which shall be paid the expenses for the public works administration and engineering fund. [Ord. 45-05; Ord. 25-08; Ord. 36-12 § 1].

3.24.540 Community development block grant program fund – Created – Use.

There is hereby created a fund, known and designated as the community development block grant program fund, into which shall be paid various federal or state monies received by the City of Richland for community development programs such as the 1974 Housing and Urban Development Title 1 program. Appropriations from the fund may be made by the city council of Richland for projects as approved by them. Warrants may be drawn upon the fund for purposes as provided in this section and to the extent that funds are available. [Ord. 21-75 § 1.02; Ord. 25-08; Ord. 36-12 § 1].

3.24.550 Downtown business improvement district fund – Created.

There is hereby created a fund, known and designated as the downtown business improvement district fund (DBID), into which shall be paid all DBID revenues from special assessments levied under the authority of Chapter [35.87A](#) RCW, gifts and donations for the DBID fund, monies for expenditures made and reimbursements due to the DBID fund, and interest and all other income from the investment of deposits according to established city procedures and policies. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1].

3.24.560 Downtown business improvement district fund – Distributions.

On the first regular business day of each month, the finance ~~director~~ ~~manager~~ is authorized, empowered and directed to distribute from the DBID fund the total amount of special assessments collected for the district under RCW [35.87A.130](#) and Richland Ordinance No. 29-03 during the preceding month. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1].

3.24.570 Downtown business improvement district fund – Administration.

The finance ~~director~~ ~~manager~~ shall keep a full and careful record of receipts and distributions with respect to each district within the downtown business improvement district fund. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1].

3.24.580 Capital improvement fund – Created.

There is created a special accounting fund to be known as the “capital improvement fund” into which fund there shall be placed all proceeds received from the county treasurer from the City of Richland one-half of one percent real estate excise tax (REET). [Ord. 28-86; Ord. 41-93; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.590 Capital improvement fund – Use.

This capital improvement fund which includes the one-half of one percent real estate tax shall be used only for local improvements, including those listed in RCW [35.43.040](#), and for capital projects defined by RCW [82.46.010](#)(6). [Ord. 28-86; Ord. 41-93; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.600 Criminal justice fund.

There is hereby created a special accounting fund to be known as the criminal justice fund into which there shall be placed all monies received from the state of Washington for criminal justice. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law. [Ord. 3-91; Ord. 25-08; Ord. 36-12 § 1].

3.24.610 Southeast communications center fund.

There is hereby created a special accounting fund to be known as the Southeast communications center fund into which there shall be placed all proceeds received for emergency dispatch services and various monies received by the City of Richland for emergency dispatch services and such other funds as may be available therefor for expenses related to emergency dispatch services and from which shall be paid the expenses of emergency dispatch services. [Ord. 47-91; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.620 Hotel/motel fund.

There is hereby created a special accounting fund to be known as the hotel/motel fund into which there shall be placed all monies received from the state of Washington for excise tax on lodging. Monies are intended to be used for activities, operations and expenditures designed to increase tourism and for acquisition and/or operation of tourism-related facilities. [Ord. 37-09 § 1.02; Ord. 36-12 § 1].

3.24.630 Special lodging assessment fund.

There is hereby created a special accounting fund to be known as the special lodging assessment fund into which there shall be placed all monies received from the state of Washington for the levy of a special assessment tax on lodging. Monies are distributed to a third party facilitator for the tourism promotion area, to be used for projects that promote tourism and convention business in the city. [Ord. 37-09 § 1.02; Ord. 36-12 § 1].

3.24.640 HOME fund.

There is hereby created a fund, known and designated as the HOME fund, into which shall be deposited various monies received by the City of Richland for the HOME program and such other funds as may be available therefor for the expenses related to the HOME program and from which shall be paid the expenses of the HOME program. [Ord. 45-96; Ord. 25-08; Ord. 36-12 § 1].

3.24.650 Golf course fund.

There is hereby created a fund, known and designated as the golf course fund, into which shall be deposited various monies received from charges for golf course services rendered by the City of Richland and such other funds as may be available therefor for the expenses related to the golf course fund and from which shall be paid the expenses of golf course services. [Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.660 Medical service fund.

There is hereby created a fund, known and designated as the medical service fund, into which shall be deposited various monies received from ambulance household charges and ambulance services rendered by the City of Richland and such other funds as may be available therefor for the expenses related to the medical service fund and from which shall be paid the expenses of medical services. [Ord. 32-97; Ord. 58-99; Ord. 25-08; Ord. 36-12 § 1].

3.24.670 Emergency management fund.

There is hereby created a fund, known and designated as the emergency management fund, into which shall be deposited various monies received by the City of Richland for emergency management services and such other funds as may be available therefor for expenses related to the emergency management services and from which shall be paid the expenses of emergency management services. [Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

~~3.24.680 Fire and swim refunding debt service fund.~~

~~Repealed by Ord. 36-12. [Ord. 45-96; Ord. 32-97; Ord. 25-08].~~

3.24.690 LTGO ~~improvement/refund 98~~ bonds debt service fund.

There is hereby created a fund, known and designated as the LTGO ~~improvement/refund 98~~ bonds debt service fund, into which shall be deposited various monies received by the City of Richland for payments of debt service on certain limited tax general obligation bonds. ~~the LTGO improvement/refund 98 debt service fund and such other funds as may be available for the expenses related to the LTGO improvement/refund 98 debt service and from which shall be paid the expenses for the LTGO improvement/refund 98 debt service.~~ [Ord. 34-98; Ord. 25-08; Ord. 36-12 § 1].

3.24.700 Library debt service fund.

There is hereby created a fund, known and designated as the library debt service fund, into which shall be deposited monies received by the City of Richland from property taxes for the debt service payments on the 2007 unlimited tax general obligation bonds, issued to pay for the construction of improvements and expansion of the Richland library. [Ord. 36-07; Ord. 25-08; Ord. 36-12 § 1].

3.24.710 Police station debt service fund.

There is hereby created a fund, known and designated as the police station debt service fund, into which shall be deposited various monies received by the City of Richland from property taxes for the debt service payments on the 1999 unlimited tax general obligation bonds, issued to pay for construction of the Richland police station. [Ord. 44-99; Ord. 25-08; Ord. 33-11 § 3; Ord. 36-12 § 1].

3.24.720 Richland Community Center debt service fund.

There is hereby created a fund, known and designated as the Richland Community Center debt service fund, into which shall be deposited various monies received by the City of Richland from property taxes for the debt service payments on the 2000 unlimited tax general obligation bonds, issued to pay for construction of the Richland Community Center. [Ord. 25-00; Ord. 25-08; Ord. 33-11 § 3; Ord. 36-12 § 1].

3.24.730 RAISE area debt service fund.

There is hereby created a fund, known and designated as the RAISE area debt service fund, into which shall be deposited monies received by the City of Richland and other participants for tax increment financing from both property tax and sales tax in the RAISE area. Funds will be used to pay the debt service on general obligation bonds issued to pay for infrastructure improvements in the RAISE area. [Ord. 37-09 § 1.03; Ord. 33-11 § 4; Ord. 36-12 § 1].

3.24.740 LID guaranty debt service fund.

There is hereby created a fund, known and designated as the LID guaranty debt service fund. The purpose of the LID guaranty fund is to guarantee payment of local improvement bonds and obligations issued to pay for local improvements ordered in the city. Pursuant to RCW 35.54.095, the fund maintains a reserve of 10 percent of the outstanding obligations of the special assessment LID debt service fund. Monies received from the sale of LID foreclosure property and special guaranty fund assessments are accounted for in this fund. [Ord. 37-09 § 1.04; Ord. 36-12 § 1].

3.24.750 Special assessment LID debt service fund.

There is hereby created a special accounting fund to be known as the special assessment LID debt service fund. The purpose of the special assessment LID debt service fund is to account for monies received for annual LID assessments and the payment of LID bonds and loans issued to fund the construction of local improvement districts. [Ord. 37-09 § 1.04; Ord. 36-12 § 1].

3.24.760 ~~Library construction fund~~. PFD facility contingency fund - Created.

There is hereby created a special accounting fund to be known as the PFD facility contingency fund. The purpose of the PFD facility contingency fund is to account for monies received from the Public Facility District per the Facility Contingency Agreement. Monies will be collected and distributed per the agreement. ~~Repealed by Ord. 36-12. [Ord. 37-06; Ord. 25-08].~~

3.24.770 Richland public facilities district fund.

There is hereby created a fund known and designated as the Richland public facilities district fund into which shall be deposited a local sales tax of up to 0.0333 percent which would be a credit against the state sales tax and various monies received by the City of Richland for the Richland public facilities district fund, and such other funds as may be available therefor, for the expenses related to the Richland public facilities district and from which shall be paid the expenses for the Richland public facilities district. [Ord. 39-02; Ord. 25-08; Ord. 36-12 § 1].

3.24.780 Park project construction fund.

There is hereby created a fund, known and designated as the park project construction fund, into which shall be deposited various monies received from grants and other financing sources related to the park project construction fund, and such other funds as may be available therefor, for the expenses related to the park project construction fund and from which shall be paid the expenses for park project construction. [Ord. 47-03; Ord. 25-08; amended during 2011 recodification; Ord. 36-12 § 1].

3.24.790 Columbia Point master association fund.

There is hereby created a fund, known and designated as the Columbia Point master association fund, into which shall be deposited various monies received from the owner of each tract of Columbia Point including the City of Richland for such purpose, and other such funds as may be available therefor, and from which shall be paid expenses for the Columbia Point master association and other related costs. [Ord. 49-99; Ord. 25-08; Ord. 36-12 § 1].

3.24.800 800 MHz project fund.

There is hereby created a fund, known and designated as the 800 MHz project fund, into which shall be deposited various monies received by the City of Richland for the 800 MHz project fund, and such other funds as may be available therefor, for the expenses related to the 800 MHz project and from which shall be paid the expenses for the 800 MHz project. [Ord. 42-00; Ord. 25-08; Ord. 36-12 § 1].

3.24.810 General government construction.

There is hereby created a fund, known and designated as the general government construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to general government construction projects. [Ord. 37-09 § 1.05; Ord. 36-12 § 1].

3.24.820 ~~LID 192 Hunt Avenue construction fund.~~ Streets capital construction fund – Created

There is hereby created a fund, known and designated as the streets capital construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to streets capital construction projects. ~~Repealed by Ord. 36-12. [Ord. 37-09 § 1.05].~~

3.24.830 ~~LID 193 Saint/Stevens construction fund.~~ Fire station 74 construction fund - Created

There is hereby created a fund, known and designated as the fire station 74 construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to the construction of Fire station 74.

~~Repealed by Ord. 36-12. [Ord. 37-09 § 1.05].~~

3.24.840 Hanford Reach Interpretive Center fund.

There is hereby created a fund, known and designated as the Hanford Reach Interpretive Center fund, into which shall be deposited various monies received from bonds, grants, donations and other financing sources related to the creation of the Hanford Reach Interpretive Center facility. The Hanford Reach Interpretive Center fund accounts for infrastructure and construction costs associated with the project, which is owned and supported by the Richland Public Facility District. [Ord. 33-11§ 5; Ord. 36-12 § 1].

3.24.890 Broadband fund – Created.

There is hereby created in the treasury of the city a special fund to be known as the broadband fund. Any and all revenues received from the sale of services of the broadband system, or from any other source for rental, use or services rendered by the municipal broadband system, shall be credited to the fund; and all expenditures for salaries, materials, supplies and equipment and repair of the municipal broadband system shall be paid out of such fund. Approved construction projects for the broadband system will be paid from this fund. [Ord. 22-09; Ord. 36-12 § 1].

3.24.900 ~~LID 194 Kennedy Road construction fund.~~ Criminal justice sales tax fund - Created

There is hereby created a special accounting fund to be known as the criminal justice sales tax fund into which there shall be placed all monies received from the state of Washington for a special criminal justice sales tax of three tenths of one percent effective January 1, 2015. The tax was approved by Benton County voters in August of 2014 and will sunset after ten years. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law. [Ord. 3-91; Ord. fund. [Ord. 22-09; Ord. 36-12 § 1]. ~~Repealed by Ord. 37-13 [Ord. 36-12 § 1].~~

3.24.910 ~~LID 195 Delaware Avenue~~ LID 195 construction fund.

There is hereby created a fund, known and designated as the ~~LID 195~~ Delaware Avenue LID 195 construction fund, into which shall be deposited various monies received by the City of Richland for the ~~LID 195~~ Delaware Avenue LID 195 construction fund, and such other funds for the expenses related to construction of the local improvements and other expenses associated with ~~LID 195~~ Delaware Avenue LID 195. [Ord. 36-12 § 1].

3.24.920 Uptown business improvement district fund – Created.

There is hereby created a fund, known and designated as the uptown business improvement district fund (UBID), into which shall be paid all UBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the uptown business improvement district fund, monies for expenditures made and

reimbursements due to the fund, and interest and all other income from the investment of deposits according to established city procedures and policies. [Ord. 36-12 § 1].

3.24.930 Uptown business improvement district fund – Distributions.

On the first regular business day of each month, the finance [director](#) ~~manager~~ is authorized, empowered and directed to distribute from the UBID fund the total amount of special assessments collected for the district under RCW [35.87A.130](#) and Richland Ordinance No. 29-03 during the preceding month. [Ord. 36-12 § 1].

3.24.940 Uptown business improvement district fund – Administration.

The finance [director](#) ~~manager~~ shall keep a full and careful record of receipts and distributions with respect to the uptown business improvement district fund. [Ord. 36-12 § 1].

3.24.950 Wine science center PDA fund – Created

There is hereby created a fund, known and designated as the Wine Science Center PDA fund, into which shall be deposited various monies received on behalf of the Wine Science Center Public Development Authority (WSCPDA), a public development authority sanctioned by the state of Washington, related to the creation of the wine science center facility. The wine science center PDA fund will account for pre-construction and design costs associated with the project.

3.24.960 Fire station 74 ~~bond~~ [debt service](#) fund – Created

There is hereby created a fund, known and designated as the fire station 74 ~~bond~~ [debt service](#) fund, into which shall be deposited monies received by the City of Richland for an increase in electric utility tax specifically for the debt service payments on the bonds for fire station 74. General obligation bonds will be issued to pay for construction costs for fire station 74.

~~3.24.970 Repealed LID 196 Torbett Mahan construction fund – Created~~

~~There is hereby created a fund, known and designated as the LID 196 Torbett Mahan construction fund, into which shall be deposited various monies received by the City of Richland for the LID 196 Torbett Mahan construction fund and such other funds for the expenses related to construction of the local improvements and other expenses associated with LID 196 Torbett Mahan.~~

3.24.980 Utility deposit fund – Created

There is hereby created a fund known and designated as the utility deposit fund into which shall be deposited various monies received by the City of Richland for utility service deposits paid by users of the City's utility services as defined by RMC 3.26.010.

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland at a regular meeting on the _____ day of _____ 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

Marcia Hopkins
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published:



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 36-14, APPROVING 2015 BUDGET AND CAPITAL IMPROVEMENT PLAN

Department: Administrative Services

Ordinance/Resolution: 36-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 36-14, approving the 2015 Budget and the 2015-2030 Capital Improvement Plan.

Summary:

Staff presented the proposed 2015 Budget and 2015-2030 Capital Improvement Plan to Council at the October 7, 2014 and October 14, 2014 City Council meetings. A Town Hall meeting was also held on October 30, 2014, where the public was allowed the opportunity to interact and ask questions. State law requires the City to hold a public hearing prior to adoption of the 2015 budget ordinance. Public hearing notices were posted on October 26, 2014, and November 2, 2014, for the November 4, 2014, public hearing.

Total appropriations for each separate fund are adopted by Council through this ordinance. Appropriations are the legal amounts that can be expended in total for each individual fund presented. Expenditures above fund appropriation totals would require a budget amendment through ordinance. Appropriations for all budgeted funds in 2015 total \$209,944,479. Estimated ending fund balances (reserves) are not included in appropriations and are therefore not available for expenditure without first increasing appropriations.

City policy as stated in past budget documents was to maintain an undesignated fund balance (reserve) in the General Fund of no less than 7.5% of ongoing expenditures. It is Council's intent to begin increasing the undesignated fund balance percentage. The 2015 budget reflects that intent by adopting General Fund appropriations at a level that allows the City to begin to increase estimated ending fund balance.

The first reading of the ordinance adopting the 2015 budget is scheduled to take place on November 4, 2014. Passage of the 2015 budget ordinance is scheduled for the November 18, 2014, City Council meeting.

Fiscal Impact?

☒ Yes ☐ No

The proposed 2015 budgeted appropriations for all funds total \$209,944,479, leaving estimated unappropriated ending fund balances (reserves) for all funds of \$55,061,303.

Attachments:

- 1) Proposed Ordinance 36-14
- 2) Appropriations for 2015
- 3) Estimated Revenues, Appropriations, and Fund Balances for 2015

City Manager Approved:

Johnson, Cindy
Oct 31, 10:12:22 GMT-0700 2014

ORDINANCE NO. 36-14

AN ORDINANCE of the City of Richland adopting the 2015 Annual Budget, including the 2015-2030 Capital Improvement Plan of the City of Richland.

BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1. Budget Adopted. The Annual Budget of the City of Richland for the year 2015, including the 2015-2030 Capital Improvement Plan, and each and every fund thereof as fixed and determined in the Proposed Budget for the year 2015, as revised by the City Council is hereby adopted as the Budget of the City for the year 2015. The total appropriations for each of the funds of the City of Richland are as follows:

| Funds | Total Estimated Revenues | Appropriated Beginning Fund Balances | Est. Revenues & Approp. Fund Balance | Total Appropriations |
|----------------------------------|--------------------------|--------------------------------------|--------------------------------------|----------------------|
| General Fund | \$ 48,039,327 | \$ - | \$ 48,039,327 | \$ 47,559,374 |
| Special Revenue Funds: | | | | |
| City Streets | 2,339,560 | 614,973 | 2,954,533 | 2,954,533 |
| Park Reserve | 280,000 | | 280,000 | 276,975 |
| Industrial Development | 1,059,689 | | 1,059,689 | 915,353 |
| Criminal Justice | 58,043 | | 58,043 | 47,724 |
| PFD Facility Contingency | 69,509 | | 69,509 | - |
| Criminal Justice Sales Tax | 989,777 | | 989,777 | 849,904 |
| Hotel/Motel Tax | 785,200 | | 785,200 | 413,057 |
| Special Lodging Assmnt | 405,450 | | 405,450 | 405,450 |
| Community Dev. Block Grant | 221,943 | | 221,943 | 221,943 |
| HOME | 465,461 | | 465,461 | 465,461 |
| Debt Service Funds: | | | | |
| LTGO Bonds | 1,180,166 | 635,002 | 1,815,168 | 1,815,168 |
| Fire Station 74 | 238,707 | | 238,707 | 238,457 |
| Police Station | 272,588 | | 272,588 | 263,623 |
| Richland Community Center | 342,463 | | 342,463 | 331,208 |
| Library Remodel | 1,403,900 | | 1,403,900 | 1,356,988 |
| RAISE Area | 564,256 | 92,702 | 656,958 | 656,958 |
| LID Guaranty | 3,500 | 146,510 | 150,010 | 150,010 |
| Special Assessment | 46,168 | | 46,168 | 7,000 |
| Capital Projects Funds: | | | | |
| Streets Capital Projects | 5,423,340 | | 5,423,340 | 4,730,943 |
| Capital Improvement | 1,304,000 | 206,462 | 1,510,462 | 1,510,462 |
| Fire Station #74 Capital Project | 50,000 | | 50,000 | 50,000 |
| Parks Capital Projects | 1,597,445 | | 1,597,445 | 1,597,445 |

| Funds | Total Estimated Revenues | Appropriated Beginning Fund Balances | Est. Revenues & Approp. Fund Balance | Total Appropriations |
|-----------------------------------|---------------------------------|---|---|-----------------------------|
| Enterprise Funds: | | | | |
| Electric | 61,090,250 | 8,035,289 | 69,125,539 | 69,125,539 |
| Water | 14,581,983 | 355,026 | 14,937,009 | 14,937,009 |
| Wastewater | 15,994,135 | 579,316 | 16,573,451 | 16,573,451 |
| Solid Waste | 8,063,550 | 386,665 | 8,450,215 | 8,450,215 |
| Stormwater | 1,831,755 | | 1,831,755 | 1,654,210 |
| Golf Course | 1,686,445 | 77,841 | 1,764,286 | 1,764,286 |
| Medical Services | 3,962,083 | | 3,962,083 | 3,659,835 |
| Broadband | 262,844 | 20,581 | 283,425 | 283,425 |
| Internal Service Funds: | | | | |
| Central Stores | 25,650 | | 25,650 | 25,650 |
| Equipment Maintenance | 3,745,645 | | 3,745,645 | 3,672,583 |
| Equipment Replacement | 2,132,149 | | 2,132,149 | 1,239,522 |
| Public Works Adm & Eng. | 3,344,199 | | 3,344,199 | 3,344,199 |
| Workers Compensation | 951,308 | | 951,308 | 913,019 |
| Employee Benefits | 9,952,990 | | 9,952,990 | 9,925,845 |
| Unemployment | 180,892 | | 180,892 | 160,000 |
| Post Employment Benefit | 1,192,374 | | 1,192,374 | 1,078,133 |
| Trust & Agency Funds: | | | | |
| Fire Pension | 449,515 | | 449,515 | 435,728 |
| Police Pension | 517,075 | 4,533 | 521,608 | 521,608 |
| Columbia Point Master Association | 8,840 | 2,020 | 10,860 | 10,860 |
| Southeast Communication Center | 4,281,121 | 86,894 | 4,368,015 | 4,368,015 |
| 800 MHz Project | 744,387 | 42,835 | 787,222 | 787,222 |
| Emergency Management | 101,825 | | 101,825 | 101,825 |
| Microwave | 94,264 | | 94,264 | 94,264 |
| Totals | \$ 202,335,771 | \$ 11,286,649 | \$213,622,420 | \$ 209,944,479 |

Section 2. Salaries and Wages. The total cumulative salaries and wages set forth in in the budget document represent the maximum approved expenditure, subject to the requirements and limitations set forth in the Compensation Plan for Unaffiliated employees and Collective Bargaining Agreements for Affiliated employees, or other contracts approved by Council. It is understood that, in the interests of operational efficiency and business need, the City Manager may amend salaries and wages within departments and divisions as long as the total labor budget is not exceeded.

Section 3. This Ordinance shall take effect the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland at a regular meeting on the _____ day of _____, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

CITY OF RICHLAND PROPOSED BUDGET
Appropriations by Major Category - All Funds
For the Fiscal Year 2015

| Funds | Personnel | Supplies | Charges & Services | Inter-govern- mental Services | Transfers To Other Funds | Capital Outlay | Debt Service | Interfund Services | Total Appropriations |
|-----------------------------------|----------------------|----------------------|----------------------|-------------------------------------|-----------------------------|----------------------|----------------------|-----------------------|-----------------------|
| General Fund | \$ 30,937,354 | \$ 1,839,930 | \$ 6,306,303 | \$ 3,799,857 | \$ 2,163,352 | \$ - | \$ - | \$ 2,512,578 | \$ 47,559,374 |
| Special Revenue Funds: | | | | | | | | | |
| City Streets | 1,113,185 | 311,196 | 66,145 | - | 532,397 | 43,325 | - | 888,285 | 2,954,533 |
| Park Reserve | - | - | 20,000 | - | 256,975 | - | - | - | 276,975 |
| Industrial Development | 272,569 | 2,500 | 365,649 | 10,403 | 169,679 | - | 94,553 | - | 915,353 |
| Criminal Justice | - | - | - | - | 47,724 | - | - | - | 47,724 |
| PFD Facility Contingency | - | - | - | - | - | - | - | - | - |
| Criminal Justice Sales Tax | 501,521 | 11,803 | 22,487 | 1,636 | 224,000 | 27,467 | - | 60,990 | 849,904 |
| Hotel/Motel Tax | - | - | 189,887 | 125,000 | 98,170 | - | - | - | 413,057 |
| Special Lodging Assmnt | - | - | 405,450 | - | - | - | - | - | 405,450 |
| Community Dev. Block Grant | 53,081 | 200 | 168,662 | - | - | - | - | - | 221,943 |
| HOME | 53,081 | 50 | 412,330 | - | - | - | - | - | 465,461 |
| Debt Service Funds: | | | | | | | | | |
| LTGO Bonds | - | - | - | - | - | - | 1,815,168 | - | 1,815,168 |
| Fire Station 74 | - | - | - | - | - | - | 238,457 | - | 238,457 |
| Police Station | - | - | - | - | - | - | 263,623 | - | 263,623 |
| Richland Community Center | - | - | - | - | - | - | 331,208 | - | 331,208 |
| Library Remodel | - | - | - | - | - | - | 1,356,988 | - | 1,356,988 |
| RAISE Area | - | - | - | - | - | - | 656,958 | - | 656,958 |
| LID Guaranty | - | - | - | 10 | 150,000 | - | - | - | 150,010 |
| Special Assessment | - | - | - | - | - | - | 7,000 | - | 7,000 |
| Capital Projects Funds: | | | | | | | | | |
| Streets Capital Projects | - | - | - | - | - | 4,730,943 | - | - | 4,730,943 |
| Capital Improvement | - | - | - | - | 1,510,462 | - | - | - | 1,510,462 |
| Fire Station #74 Capital Project | - | - | - | - | - | 50,000 | - | - | 50,000 |
| Parks Capital Projects | - | - | 200,000 | - | - | 1,397,445 | - | - | 1,597,445 |
| Enterprise Funds: | | | | | | | | | |
| Electric | 7,715,850 | 36,291,300 | 5,579,505 | 6,643,284 | 30,000 | 4,759,000 | 5,139,600 | 2,967,000 | 69,125,539 |
| Water | 2,441,149 | 294,992 | 1,197,227 | 2,349,057 | 20,000 | 2,426,560 | 3,687,624 | 2,520,400 | 14,937,009 |
| Wastewater | 2,445,733 | 288,645 | 569,349 | 1,178,371 | 5,000 | 8,419,410 | 1,966,632 | 1,700,311 | 16,573,451 |
| Solid Waste | 2,904,251 | 80,700 | 400,937 | 1,040,619 | - | 675,180 | 132,738 | 3,215,790 | 8,450,215 |
| Stormwater | 216,608 | 21,091 | 89,236 | 196,739 | - | 100,000 | 167,162 | 863,374 | 1,654,210 |
| Golf Course | - | - | 1,380,784 | 11,000 | - | 56,400 | 316,102 | - | 1,764,286 |
| Medical Services | 2,778,883 | 204,930 | 96,021 | 112,898 | - | - | - | 467,103 | 3,659,835 |
| Broadband | - | - | 28,200 | 13,000 | 28,438 | 23,845 | 184,942 | 5,000 | 283,425 |
| Internal Service Funds: | | | | | | | | | |
| Central Stores | - | 25,650 | - | - | - | - | - | - | 25,650 |
| Equipment Maintenance | 931,109 | 2,538,181 | 94,526 | - | - | - | - | 108,767 | 3,672,583 |
| Equipment Replacement | - | - | 161,544 | - | - | 997,600 | 16,378 | 64,000 | 1,239,522 |
| Public Works Adm & Eng. | 3,138,391 | 34,770 | 137,318 | - | - | - | - | 33,720 | 3,344,199 |
| Workers Compensation | 677,000 | - | 132,500 | - | - | - | - | 103,519 | 913,019 |
| Employee Benefits | 9,774,121 | - | 44,650 | - | - | - | - | 107,074 | 9,925,845 |
| Unemployment | 160,000 | - | - | - | - | - | - | - | 160,000 |
| Post Employment Benefit | 1,063,133 | - | 15,000 | - | - | - | - | - | 1,078,133 |
| Trust & Agency Funds: | | | | | | | | | |
| Fire Pension | 412,742 | 450 | 11,300 | - | - | - | - | 11,236 | 435,728 |
| Police Pension | 497,802 | 450 | 11,800 | - | - | - | - | 11,556 | 521,608 |
| Columbia Point Master Association | - | - | 10,860 | - | - | - | - | - | 10,860 |
| Southeast Comm. Center | 3,485,236 | 8,983 | 568,807 | 98,403 | - | - | - | 206,586 | 4,368,015 |
| 800 MHz Project | 53,570 | - | 722,257 | - | - | - | - | 11,395 | 787,222 |
| Emergency Management | 47,331 | 3,070 | 42,023 | 1,200 | - | 1,000 | - | 7,201 | 101,825 |
| Microwave | 7,629 | 600 | 81,198 | - | - | - | - | 4,837 | 94,264 |
| Total Appropriations | \$ 71,681,329 | \$ 41,959,491 | \$ 19,531,955 | \$ 15,581,477 | \$ 5,236,197 | \$ 23,708,175 | \$ 16,375,133 | \$ 15,870,722 | \$ 209,944,479 |

CITY OF RICHLAND PROPOSED BUDGET
Estimated Revenues, Appropriations, and Fund Balances
For the Fiscal Year 2015

| Fund Names | Beginning Fund Balances | Estimated Revenues | Total Begin. Fund Balances and Est. Revenues | Total Appropriations | Estimated Ending Fund Balances | Total Ending Fund Balances and Appropriations |
|-----------------------------------|-------------------------------|-----------------------|---|-------------------------|---|--|
| General Fund | \$ 7,891,111 | \$ 48,039,327 | \$ 55,930,438 | \$ 47,559,374 | \$ 8,371,064 | \$ 55,930,438 |
| Special Revenue Funds: | | | | | | |
| City Streets | 840,679 | 2,339,560 | 3,180,239 | 2,954,533 | 225,706 | 3,180,239 |
| Park Reserve | 361,118 | 280,000 | 641,118 | 276,975 | 364,143 | 641,118 |
| Industrial Development | 931,957 | 1,059,689 | 1,991,646 | 915,353 | 1,076,293 | 1,991,646 |
| Criminal Justice | 124,340 | 58,043 | 182,383 | 47,724 | 134,659 | 182,383 |
| PFD Facility Contingency | 69,509 | 69,509 | 139,018 | - | 139,018 | 139,018 |
| Criminal Justice Sales Tax | - | 989,777 | 989,777 | 849,904 | 139,873 | 989,777 |
| Hotel/Motel Tax | 146,701 | 785,200 | 931,901 | 413,057 | 518,844 | 931,901 |
| Special Lodging Assmnt | - | 405,450 | 405,450 | 405,450 | - | 405,450 |
| Community Dev. Block Grant | - | 221,943 | 221,943 | 221,943 | - | 221,943 |
| HOME | - | 465,461 | 465,461 | 465,461 | - | 465,461 |
| Debt Service Funds: | | | | | | |
| LTGO Bonds | 1,937,854 | 1,180,166 | 3,118,020 | 1,815,168 | 1,302,852 | 3,118,020 |
| Fire Station 74 | 700 | 238,707 | 239,407 | 238,457 | 950 | 239,407 |
| Police Station | 5,993 | 272,588 | 278,581 | 263,623 | 14,958 | 278,581 |
| Richland Community Center | 3,729 | 342,463 | 346,192 | 331,208 | 14,984 | 346,192 |
| Library Remodel | 30,555 | 1,403,900 | 1,434,455 | 1,356,988 | 77,467 | 1,434,455 |
| RAISE Area | 92,702 | 564,256 | 656,958 | 656,958 | - | 656,958 |
| LID Guaranty | 586,789 | 3,500 | 590,289 | 150,010 | 440,279 | 590,289 |
| Special Assessment | 9,937 | 46,168 | 56,105 | 7,000 | 49,105 | 56,105 |
| Capital Projects Funds: | | | | | | |
| Streets Capital Projects | - | 5,423,340 | 5,423,340 | 4,730,943 | 692,397 | 5,423,340 |
| Capital Improvement | 725,510 | 1,304,000 | 2,029,510 | 1,510,462 | 519,048 | 2,029,510 |
| Fire Station #74 Capital Project | - | 50,000 | 50,000 | 50,000 | - | 50,000 |
| Parks Capital Projects | - | 1,597,445 | 1,597,445 | 1,597,445 | - | 1,597,445 |
| Enterprise Funds: | | | | | | |
| Electric | 15,499,583 | 61,090,250 | 76,589,833 | 69,125,539 | 7,464,294 | 76,589,833 |
| Water | 5,280,399 | 14,581,983 | 19,862,382 | 14,937,009 | 4,925,373 | 19,862,382 |
| Wastewater | 4,061,793 | 15,994,135 | 20,055,928 | 16,573,451 | 3,482,477 | 20,055,928 |
| Solid Waste | 5,034,836 | 8,063,550 | 13,098,386 | 8,450,215 | 4,648,171 | 13,098,386 |
| Stormwater | 1,510,911 | 1,831,755 | 3,342,666 | 1,654,210 | 1,688,456 | 3,342,666 |
| Golf Course | 121,377 | 1,686,445 | 1,807,822 | 1,764,286 | 43,536 | 1,807,822 |
| Medical Services | 1,253,702 | 3,962,083 | 5,215,785 | 3,659,835 | 1,555,950 | 5,215,785 |
| Broadband | 244,271 | 262,844 | 507,115 | 283,425 | 223,690 | 507,115 |
| Internal Service Funds: | | | | | | |
| Central Stores | 65,515 | 25,650 | 91,165 | 25,650 | 65,515 | 91,165 |
| Equipment Maintenance | 117,913 | 3,745,645 | 3,863,558 | 3,672,583 | 190,975 | 3,863,558 |
| Equipment Replacement | 2,373,428 | 2,132,149 | 4,505,577 | 1,239,522 | 3,266,055 | 4,505,577 |
| Public Works Adm & Eng. | 995 | 3,344,199 | 3,345,194 | 3,344,199 | 995 | 3,345,194 |
| Workers Compensation | 157,953 | 951,308 | 1,109,261 | 913,019 | 196,242 | 1,109,261 |
| Employee Benefits | 6,269,852 | 9,952,990 | 16,222,842 | 9,925,845 | 6,296,997 | 16,222,842 |
| Unemployment | 398,195 | 180,892 | 579,087 | 160,000 | 419,087 | 579,087 |
| Post Employment Benefit | 2,474,343 | 1,192,374 | 3,666,717 | 1,078,133 | 2,588,584 | 3,666,717 |
| Trust & Agency Funds: | | | | | | |
| Fire Pension | 975,745 | 449,515 | 1,425,260 | 435,728 | 989,532 | 1,425,260 |
| Police Pension | 378,879 | 517,075 | 895,954 | 521,608 | 374,346 | 895,954 |
| Columbia Point Master Association | 14,968 | 8,840 | 23,808 | 10,860 | 12,948 | 23,808 |
| Southeast Comm. Center | 2,249,528 | 4,281,121 | 6,530,649 | 4,368,015 | 2,162,634 | 6,530,649 |
| 800 MHz Project | 341,877 | 744,387 | 1,086,264 | 787,222 | 299,042 | 1,086,264 |
| Emergency Management | 62,960 | 101,825 | 164,785 | 101,825 | 62,960 | 164,785 |
| Microwave | 21,804 | 94,264 | 116,068 | 94,264 | 21,804 | 116,068 |
| Total | \$ 62,670,011 | \$ 202,335,771 | \$ 265,005,782 | \$ 209,944,479 | \$ 55,061,303 | \$ 265,005,782 |



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C4

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 37-14, APPROVING AMENDMENTS TO 2014 BUDGET

Department: Administrative Services

Ordinance/Resolution: 37-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 37-14, amending the 2014 Budget.

Summary:

The ordinance will officially amend the 2014 Budget to reflect revised operating expenditures. The additional appropriations in the amount of \$59,135,888 are identified in the attached worksheet. They are a result of 2013 carryovers, approved by Council on March 4, 2014, adjustments to the beginning fund balances, construction carryovers, new projects and purchases, and other expenditures not originally addressed within the 2014 operating budget. The attached document lists the increase in appropriations for each fund and lists dates, if applicable, with Council's previous approval.

Second reading and passage of the ordinance will be presented at the Council meeting, November 18, 2014.

Fiscal Impact?

☒ Yes ☐ No

The total increase in appropriations to the 2014 operating budget is \$59,135,888. This includes all carryovers from 2013, adjustments to beginning fund balances, and previously approved appropriations by Council in 2014. There is no additional impact on the City budget.

Attachments:

- 1) Proposed Ordinance 37-14
- 2) 2014 Budget Amendment Worksheet

City Manager Approved:

Johnson, Cindy
Oct 31, 10:11:38 GMT-0700 2014

ORDINANCE NO. 37-14

AN ORDINANCE of the City of Richland amending the 2014 Budget to provide for additional appropriations and declaring that a public emergency exists in the City Streets Fund, Park Reserve Fund, Industrial Development Fund, I-NET Fund, Criminal Justice Fund, Capital Improvement Fund, PFD Facility Contingency Fund, Hotel/Motel Fund, Special Lodging Assessment Fund, Community Development Block Grant Fund, HOME Fund, RAISE Area Debt Service Fund, Fire Station 74 Capital Project Fund, Park Project Fund, General Governmental Capital Project Fund, Delaware Avenue LID Capital Project Fund, Electric Utility Fund, Water Utility Fund, Waste Water Utility Fund, Solid Waste Utility Fund, Stormwater Utility Fund, Golf Course Fund, Broadband Fund, Equipment Maintenance Fund, Equipment Replacement Fund, Workers Compensation Fund, Healthcare Benefits Fund, Unemployment Fund, LID Guaranty Fund, Fireman's Pension Fund, Columbia Point Master Assn. Fund, Southeast Communications Fund, Emergency Management Fund and Microwave Fund.

BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 Facts Constituting Emergency. The items contained within this ordinance were not anticipated when the 2014 budget was approved.

Section 1.02 Declaration of Public Emergency. Due to the circumstances described above, the City Council declares that a public emergency exists in the City Streets Fund, Park Reserve Fund, Industrial Development Fund, I-NET Fund, Criminal Justice Fund, Capital Improvement Fund, PFD Facility Contingency Fund, Hotel/Motel Fund, Special Lodging Assessment Fund, Community Development Block Grant Fund, HOME Fund, RAISE Area Debt Service Fund, Fire Station 74 Capital Project Fund, Park Project Fund, General Governmental Capital Project Fund, Delaware Avenue LID Capital Project Fund, Electric Utility Fund, Water Utility Fund, Waste Water Utility Fund, Solid Waste Utility Fund, Stormwater Utility Fund, Golf Course Fund, Broadband Fund, Equipment Maintenance Fund, Equipment Replacement Fund, Workers Compensation Fund, Healthcare Benefits Fund, Unemployment Fund, LID Guaranty Fund, Fireman's Pension Fund, Columbia Point Master Assn. Fund, Southeast Communications Fund, Emergency Management Fund and Microwave Fund.

Section 1.03 Amendment of the 2014 Budget. The 2014 Budget is hereby amended to provide for additional appropriations in the following funds as indicated.

| Fund | Fund Title | Original Budget Including Fund Balance | Increase in Appropriations | Total Appropriations as Amended |
|--------------|--------------------------------------|---|---------------------------------------|--|
| 101 | City Streets Fund | \$ 4,275,978 | \$ 16,375,719 | \$ 20,651,697 |
| 111 | Park Reserve Fund | 550,575 | 230,918 | 781,493 |
| 112 | Industrial Development | 1,039,249 | 15,743,005 | 16,782,254 |
| 113 | I-NET Fund | 5,424 | 11,384 | 16,808 |
| 114 | Criminal Justice Fund | 165,157 | 1,163 | 166,320 |
| 115 | Capital Improvements Fund | 1,469,002 | 457,420 | 1,926,422 |
| 116 | PFD Facility Contingency Fund | - | 69,509 | 69,509 |
| 150 | Hotel/Motel Fund | 961,061 | 177,323 | 1,138,384 |
| 151 | Special Lodging Assessment | 400,320 | 20,717 | 421,037 |
| 153 | Community Dev. Block Grant Fund | 257,103 | 346,689 | 603,792 |
| 154 | HOME Fund | 463,548 | 1,360,516 | 1,824,064 |
| 224 | RAISE Area Debt Service Fund | 658,322 | 93,002 | 751,324 |
| 317 | Fire Station 74 Capital Project Fund | - | 3,465,225 | 3,465,225 |
| 380 | Park Project Fund | - | 2,558,039 | 2,558,039 |
| 385 | General Gov. Capital Project Fund | - | 1,602,729 | 1,602,729 |
| 395 | Delaware Ave LID 195 Fund | - | 134,654 | 134,654 |
| 401 | Electric Utility Fund | 77,848,075 | 6,038,048 | 83,886,123 |
| 402 | Water Utility Fund | 17,801,911 | 2,496,393 | 20,298,304 |
| 403 | Waste Water Utility Fund | 15,749,541 | 643,352 | 16,392,893 |
| 404 | Solid Waste Utility Fund | 12,299,618 | 524,303 | 12,823,921 |
| 405 | Stormwater Utility Fund | 4,440,928 | 857,961 | 5,298,889 |
| 406 | Golf Course Fund | 1,884,663 | 42,765 | 1,927,428 |
| 408 | Broadband Fund | 192,621 | 2,510,656 | 2,703,277 |
| 502 | Equipment Maintenance Fund | 3,487,939 | 66,766 | 3,554,705 |
| 503 | Equipment Replacement Fund | 3,880,241 | 671,728 | 4,551,969 |
| 506 | Workers Compensation Fund | 1,114,224 | 86,427 | 1,200,651 |
| 520 | Health Care Benefits Fund | 15,920,453 | 801,849 | 16,722,302 |
| 521 | Unemployment Fund | 519,574 | 43,551 | 563,125 |
| 602 | LID Guaranty Fund | 485,546 | 251,253 | 736,799 |
| 611 | Fireman's Pension Fund | 1,421,400 | 438 | 1,421,838 |
| 630 | Columbia Point Master Assn. Fund | - | 25,828 | 25,828 |
| 641 | Southeast Comm. Center Fund | 7,121,224 | 378,645 | 7,499,869 |
| 643 | Emergency Management Fund | 240,534 | 931,845 | 1,172,379 |
| 644 | Microwave Fund | - | 116,068 | 116,068 |
| Total | | \$ 174,654,231 | \$ 59,135,888 | \$ 233,790,119 |

Section 1.04 This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

| Fund Title | Original Budget Including Fund Balance | Change In Appropriations | Total Appropriations As Amended Including Fund Balance |
|--|---|-----------------------------|--|
| CITY STREETS FUND 101 | \$ 4,275,978 | | |
| Increase in Streets share of utility tax | | \$ 39,121 | |
| 2013 Carryovers SR 3/04/2014 | | 36,687 | |
| Capital carryovers | | 10,487,832 | |
| Research district sidewalks SR 5/6/14 C3 | | 50,883 | |
| Robertson Drive extension SR 5/20/14 C5 | | 3,020,000 | |
| LRF funding SR 9/2/14 C7 | | 500,000 | |
| Auxiliary track addition SR 3/18/14 | | 1,006,428 | |
| Hanford Reach construction delay SR 2/4/14 C13 | | 116,390 | |
| Amend CIP/TIP projects | | 886,970 | |
| Duportail Bridge SR 4/15/14 C10 | | 251,250 | |
| Net reductions made in revised budget | | (19,842) | |
| | | <u>16,375,719</u> | \$ 20,651,697 |
| PARK RESERVE FUND 111 | 550,575 | | |
| Beginning fund balance adjustment | | 10,918 | |
| Increase in rental revenue | | 10,000 | |
| Unbudgeted land sale | | 210,000 | |
| | | <u>230,918</u> | 781,493 |
| INDUSTRIAL DEVELOPMENT FUND 112 | 1,039,249 | | |
| 2013 Carryovers SR 3/04/2014 | | 59,475 | |
| Capital carryovers | | 9,149,268 | |
| Wine Science Center carryover | | 3,513,666 | |
| Unbudgeted land sale revenue | | 3,143,347 | |
| Net reductions made in revised budget | | (122,751) | |
| | | <u>15,743,005</u> | 16,782,254 |
| I-NET FUND 113 | 5,424 | | |
| Beginning fund balance adjustment | | 11,384 | |
| | | <u>11,384</u> | 16,808 |
| CRIMINAL JUSTICE FUND 114 | 165,157 | | |
| Beginning fund balance adjustment | | 1,163 | |
| | | <u>1,163</u> | 166,320 |
| CAPITAL IMPROVEMENTS FUND 115 | 1,469,002 | | |
| Beginning fund balance adjustment | | 117,420 | |
| Increase in REET revenue | | 340,000 | |
| | | <u>457,420</u> | 1,926,422 |
| PFD FACILITY CONTINGENCY FUND 116 | - | | |
| Create new fund per Contract 40-13 | | 69,509 | |
| | | <u>69,509</u> | 69,509 |
| HOTEL MOTEL FUND 150 | 961,061 | | |
| Beginning fund balance adjustment | | 181,323 | |
| Reduce interest income | | (4,000) | |
| | | <u>177,323</u> | 1,138,384 |
| SPECIAL LODGING ASSESSMENT FUND 151 | 400,320 | | |
| Beginning fund balance adjustment | | 20,587 | |
| Increase interest income | | 130 | |
| | | <u>20,717</u> | 421,037 |

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

| Fund Title | Original Budget Including Fund Balance | Change In Appropriations | Total Appropriations As Amended Including Fund Balance |
|--|---|-----------------------------|--|
| COMMUNITY DEV BLOCK GRANT FUND 153 | \$ 257,103 | | |
| 2013 Carryovers SR 3/04/2014 | | \$ 302,894 | |
| Decrease to 2014 grant | | (17,735) | |
| Reduce budgeted administrative expense | | (17,425) | |
| Reallocation of CDBG program income | | 78,955 | |
| | | <u>346,689</u> | \$ 603,792 |
| HOME FUND 154 | 463,548 | | |
| 2013 Carryovers SR 3/04/2014 | | 969,230 | |
| Net changes in revised budget | | 67,042 | |
| Increase to 2014 grant | | 11,697 | |
| Reallocation of Home Program income | | 312,547 | |
| | | <u>1,360,516</u> | 1,824,064 |
| RAISE AREA DEBT SERVICE FUND 224 | 658,322 | | |
| Beginning fund balance adjustment | | 93,002 | |
| | | <u>93,002</u> | 751,324 |
| FIRE STATION 74 CAPITAL PROJECT FUND 317 | - | | |
| Create new fund for construction of new fire station | | 3,465,225 | |
| | | <u>3,465,225</u> | 3,465,225 |
| PARK PROJECT FUND 380 | - | | |
| Steven's Park Improvements SR 9/19/14 C12 | | 45,000 | |
| Columbia Pt. Marina Improvements SR 7/1/14 C3 | | 49,379 | |
| Columbia Playfield Improvements -LTAC approved | | 100,000 | |
| Columbia Playfield -CIP | | 345,666 | |
| Barth Park | | 60,000 | |
| Park Trail Signage | | 25,000 | |
| Gala Park | | 90,000 | |
| Drollinger Park | | 16,000 | |
| Heritage Hills | | 40,000 | |
| Keene Road Trail | | 30,000 | |
| John Dam Plaza | | 500,000 | |
| Horn Rapids Athletic Complex | | 6,708 | |
| Capital carryovers | | 1,250,286 | |
| | | <u>2,558,039</u> | 2,558,039 |
| GENERAL GOV CAPITAL PROJECT FUND 385 | - | | |
| Capital carryovers | | 1,602,729 | |
| | | <u>1,602,729</u> | 1,602,729 |
| DELAWARE AVE LID CAPITAL PROJECT FUND 395 | - | | |
| Capital carryovers | | 134,654 | |
| | | <u>134,654</u> | 134,654 |
| ELECTRIC UTILITY FUND 401 | 77,848,075 | | |
| Beginning fund balance adjustment | | 8,585,037 | |
| 2013 Carryovers SR 3/04/2014 | | 32,887 | |
| CIP carryovers | | 581,585 | |
| CIP carryovers for ROW | | 415,000 | |
| LED lighting carryover | | 125,000 | |
| Reduce revenues in revised budget | | (2,518,561) | |
| BPA rep settlement | | (1,182,900) | |
| | | <u>6,038,048</u> | 83,886,123 |
| WATER UTILITY FUND 402 | 17,801,911 | | |
| Beginning fund balance adjustment | | 553,178 | |
| 2013 Carryovers SR 3/04/2014 | | 32,123 | |
| Capital carryovers | | 1,367,663 | |
| Net revenue increase/(decrease) | | 543,429 | |
| | | <u>2,496,393</u> | 20,298,304 |

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

| Fund Title | Original Budget Including Fund Balance | Change In Appropriations | Total Appropriations As Amended Including Fund Balance |
|--|---|-----------------------------|--|
| WASTEWATER UTILITY FUND 403 | \$ 15,749,541 | | |
| Beginning fund balance adjustment | | \$ (208,441) | |
| 2013 Carryovers SR 3/04/2014 | | 70,658 | |
| Capital carryovers | | 686,825 | |
| Net revenue increase/(decrease) | | <u>94,310</u> | |
| | | <u>643,352</u> | \$ 16,392,893 |
| SOLID WASTE UTILITY FUND 404 | 12,299,618 | | |
| Beginning fund balance adjustment | | 587,288 | |
| 2013 Carryovers SR 3/04/2014 | | 79,517 | |
| Capital carryovers | | 46,469 | |
| Net revenue increase/(decrease) | | <u>(188,971)</u> | |
| | | <u>524,303</u> | 12,823,921 |
| STORM WATER UTILITY FUND 405 | 4,440,928 | | |
| Beginning fund balance adjustment | | 307,858 | |
| 2013 Carryovers SR 3/04/2014 | | 6,000 | |
| Capital carryovers | | 542,947 | |
| Net revenue increase/(decrease) | | <u>1,156</u> | |
| | | <u>857,961</u> | 5,298,889 |
| GOLF COURSE FUND 406 | 1,884,663 | | |
| Beginning fund balance adjustment | | <u>42,765</u> | |
| | | <u>42,765</u> | 1,927,428 |
| BROADBAND FUND 408 | 192,621 | | |
| Capital carryovers | | 1,897,956 | |
| BPUD fiber lease SR 9/2/14 C8 | | 78,460 | |
| Dark fiber tax and revenue revision | | 19,110 | |
| HAEIF loan to fund connections | | 200,000 | |
| IPZ Funded Fiber TCRD | | 220,000 | |
| Net revenue increase/(decrease) | | <u>95,130</u> | |
| | | <u>2,510,656</u> | 2,703,277 |
| EQUIPMENT MAINTENANCE FUND 502 | 3,487,939 | | |
| Net revenue increase/(decrease) | | <u>66,766</u> | |
| | | <u>66,766</u> | 3,554,705 |
| EQUIPMENT REPLACEMENT FUND 503 | 3,880,241 | | |
| 2013 Carryovers SR 3/04/2014 | | 261,350 | |
| Increase Electric Fund contributions SR 2/18/14 C7 | | 50,000 | |
| Net revenue increase/(decrease) | | 49,790 | |
| Beginning fund balance adjustment | | <u>310,588</u> | |
| | | <u>671,728</u> | 4,551,969 |
| WORKERS COMPENSATION FUND 506 | 1,114,224 | | |
| Beginning fund balance adjustment | | (105,097) | |
| Experience factor increase | | 200,000 | |
| Net revenue increase/(decrease) | | <u>(8,476)</u> | |
| | | <u>86,427</u> | 1,200,651 |
| HEALTH CARE BENEFITS FUND 520 | 15,920,453 | | |
| Beginning fund balance adjustment | | 993,358 | |
| Net revenue increase/(decrease) | | <u>(191,509)</u> | |
| | | <u>801,849</u> | 16,722,302 |
| UNEMPLOYMENT FUND 521 | 519,574 | | |
| Beginning fund balance adjustment | | 43,351 | |
| Net revenue increase/(decrease) | | <u>200</u> | |
| | | <u>43,551</u> | 563,125 |

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

| Fund Title | Original Budget Including Fund Balance | Change In Appropriations | Total Appropriations As Amended Including Fund Balance |
|---|---|-----------------------------|--|
| LID GUARANTY FUND 602 | \$ 485,546 | | |
| Unbudgeted land sale revenue | | \$ 466,041 | |
| Beginning fund balance adjustment | | (214,788) | |
| | | <u>251,253</u> | \$ 736,799 |
| FIREMAN'S PENSION FUND 611 | 1,421,400 | | |
| Beginning fund balance adjustment | | 3,377 | |
| Net revenue increase/(decrease) | | (2,939) | |
| | | <u>438</u> | 1,421,838 |
| COLUMBIA POINT MASTER ASSN. FUND 630 | - | | |
| Beginning fund balance adjustment | | 25,828 | |
| | | <u>25,828</u> | 25,828 |
| SOUTHEAST COMM. CENTER FUND 641 | 7,121,224 | | |
| Net revenue increase/(decrease) | | 35,612 | |
| 2013 Carryovers SR 3/04/2014 | | 343,033 | |
| | | <u>378,645</u> | 7,499,869 |
| EMERGENCY MANAGEMENT FUND 643 | 240,534 | | |
| Beginning fund balance adjustment | | (53,590) | |
| Revenue reduction in budget prep | | (14,371) | |
| EMPG Grant additional funding | | 26,796 | |
| BCES EM mobilization adjustment | | 25,220 | |
| EMPG carryover | | 58,520 | |
| SHSP additional funding | | 1,129 | |
| USDOT HMEP grant | | 16,000 | |
| DOE Emergency prep-2014 | | 148,198 | |
| DOE carryover | | 115,942 | |
| SHSP carryover | | 69,368 | |
| SHSP carryover | | 15,782 | |
| SHSP 'Equipment | | 4,451 | |
| EMPG1 | | 106,136 | |
| EFSEC | | 253,868 | |
| EFSEC carryover | | 158,396 | |
| | | <u>931,845</u> | 1,172,379 |
| MICROWAVE FUND 644 | - | | |
| Create new fund | | 116,068 | 116,068 |
| TOTAL | <u>\$ 174,654,231</u> | <u>\$ 59,135,888</u> | <u>\$ 233,790,119</u> |

Note: This report only includes funds that have requested amendments.



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C5

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 38-14, ZONING MAP AMENDMENTS TO IMPLEMENT COMPREHENSIVE PLAN CHANGES

Department: Community and Development Services

Ordinance/Resolution: Ord. No. 38-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading by title only to Ordinance No. 38-14, changing the zoning of two parcels to implement the 2014 amendments to the City Comprehensive Plan.

Summary:

A separate Ordinance (No. 39-14) has been prepared to implement the three proposed 2104 amendments to the comprehensive plan. Two of those amendments also involve changes in zoning. The Hayden Homes proposal includes an amendment to the zoning map on a 12.2 acre site located near the intersection of Steptoe Street and Center Parkway/Rachel Road and would change the current agricultural zoning to C-1 Neighborhood Retail. The other proposal involves a rezone of a .61 acre City owned site at 95 Amon Park Drive. This property would be rezoned from Parks and Public Facilities to Central Business District.

The attached ordinance has been prepared to implement both of these proposed amendments.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) ORD 38-14

City Manager Approved:

Johnson, Cindy
Oct 30, 10:06:55 GMT-0700 2014

ORDINANCE NO. 38-14

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts and amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map Nos. 7 and 40, so as to change the zoning designation on 12.2 acres located at the intersection of Steptoe Street and Rachel Road; and 2.68 acres located south of Lee Boulevard and east of George Washington Way.

WHEREAS, the City of Richland reviewed proposed amendments to its Comprehensive Plan in 2014; and

WHEREAS, the Richland Planning Commission held a public hearing on September 24, 2014 and forwarded a recommendation for the City Council to adopt the proposed Comprehensive Plan and zoning amendments; and

WHEREAS, the Richland City Council held its own public hearing on October 22, 2014 and has considered all recommendations and reports submitted to it and all comments made at the public hearing; and

WHEREAS, the City Council has adopted findings included in Ordinance No. 39-14, adopting the 2014 amendments to the Richland Comprehensive Plan and such findings also serve as the basis for adoption of the zoning amendments listed herein; and

WHEREAS, the amendment to the City Comprehensive Plan, as completed through the adoption of Ordinance No. 39-14 provides the justification for changing the zoning and is consistent with the provisions of the State Growth Management Act (RCW 36.70A.040) which requires cities to adopt development regulations that are consistent with and implement the comprehensive plan; and

WHEREAS, it is hereby found to be in the best interest of the citizens of Richland that the amendments to the zoning code in the form provided herein be adopted.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 It is hereby found, as an exercise of the City's police power, that the best land use classification for the lands described in Section 1.02 below is C-1 Neighborhood Retail for the approximately 12.2 acres located both east and west of Steptoe Street and south of the Rachel Road/Center Parkway right-of-way.

Section 1.02 Said properties are more particularly described as follows:

Parcel A

That portion of the Northeast Quarter of Section 1, Township 8 North, Range 28 East, Benton County Washington, lying easterly of Steptoe Street and Southerly of Center Parkway, described as follows:

Commencing at the Northeast corner of said section then South 00°42'01" East along the Easterly line of said Section 24.56 feet to the Southerly Right-of-Way line of a public road known as Center Parkway and the True Point of Beginning;

Thence continuing South 00°42'01" East along said Easterly line 680.92 feet to the Easterly Right-of-Way line of a public road known as Steptoe Street; thence the following courses along said line;

North 17°15'08" West 126.95 feet;

South 72°44'52" West 18.12 feet;

North 17°15'08" West 67.90 feet;

North 17°53'20" West 19.22 feet to the beginning of a curve to the left the radius point of which bears South 72°06'40" West 1052.00 feet; thence Northwesterly along said curve 105.75 feet;

North 23°38'54" West 132.66 feet;

North 24°05'39" West 28.19 feet;

North 20°54'21" East 79.96 feet to the said Southerly right-of-Way line of Center Parkway and a non-tangent curve to the right the radius point of which bears South 21°34'37" East 475.00 feet; thence Northeasterly along said curve 172.68 feet; thence North 89°15'10" East along said Right-of-Way line 5.62 feet to the said True Point of Beginning.

Contains 1.70 acres.

Together with and subject to easements, covenants, reservations, right-of-ways and restrictions of record and in view.

Parcel B

That portion of the Northeast quarter of Section 1, Township 8 North, Range 28 East, Benton County, Washington, lying westerly of Steptoe Street, northerly of the BNSF Railway Right-of-Way, Easterly of the Amon Wasteway and Southerly of Future Rachel Road, described as follows:

Commencing at the Northeast corner of said section thence South 89 11'04" West along the Northerly line of said section 393.26 feet to the Westerly Right-of-Way line of a public road known as Steptoe Street, the beginning of a non-tangent curve to the left the radius point of which bears North 67 48'30" East 1092.01 feet; thence the following courses along said Right-of-Way line; Southeasterly along said 1092.01 foot radius curve an arc length of 33.84 feet; South 65 54'21" West 59.40 feet;

South 65 54'-21" West 34.15 feet;
South 24 05'39" East 73.00 feet to the True Point of Beginning;

Continuing along said Right-of-Way line the following courses:

North 65 54'21" East 46.15 feet;
South 69 05'39" East 80.61 feet;
South 24 05'39" 16.19 feet;
South 24 19'40" East 120.57 feet to the beginning of a curve to the right the radius point of which bears South 65 40'20" West 957.50 feet; thence Southeasterly along said curve 107.88 feet;
South 17 52'21" East 18.97 feet;
South 18 53'24" East 315.05 feet;
South 17 53'24" East 307.93 feet to the Easterly line of said section;
Thence South 00 42'01" East along said Easterly line 67.79 feet to the Northerly line of the BNSF Railway Right-of-Way;
Thence South 69 55'41" West along said line 425.48 feet to the Easterly line of the Amon Wasteway;
Thence the following courses along said Easterly Wasteway line;
North 22 15'11" West 669.34 feet to the Beginning of a curve to the left the radius point of which bears South 67 44'49" West 486.47 feet; Thence Northwesterly along said curve 155.07 feet to the Southerly Right-of-Way line of future Rachel Road and the beginning of a non-tangent curve to the left the radius point of which bears North 50 50'08" West 530.00 feet; Thence Northeasterly along said curve and future right-of-Way line 70.50 feet; Thence North 31 32'36" East 84.64 feet along said Right-of-Way line to the beginning of a curve to the right the radius point of which bears South 58 27'24" East 420.00 feet; Thence along said curve and said Right-of-Way line 251.89 feet; Thence North 73 39'26" East along said Right-of-Way line 48.19 feet to the said True Point of Beginning.

Contain 10.50 acres

Together with and subject to easements, covenants, reservations, right-of-ways and restrictions of record and in view.

Such land is rezoned from AG – Agricultural.

Section 1.03 It is hereby found, as an exercise of the City's police power, that the best land use classification for the lands described in Section 1.04 below is Central Business District (CBD) for the .61 acres located south of Lee Boulevard and east of George Washington Way when consideration is given to the interest of the general public.

Section 1.04 Said property is more particularly described as follows:

A portion of the Southeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington.

A portion of Lot 4 of Short Plat No. 2586 as recorded in Volume 1 of Surveys on Page 2586, records of said County and State. More particularly described as follows:

Beginning at the Northwest corner of said Lot 4 of said Short Plat 2586; Thence South 15°22'45" East a distance of 180.47 along the West line of said Lot 4, to the Northeast corner of Lot 3 of said Shot Plat 2586, records of said County and State, said point is the True Point of Beginning. Thence continuing along said West line (common with the East line of said Lot 3) South 18°22'45" East a distance of 83.00 feet; Thence continuing along said West line (common with the East line of said Lot 3) South 14°23'26" East a distance of 246.08 feet to the Southeast corner of said Lot 3; Thence leaving said West line and said Southeast corner along a projection of the South line of said Lot 3 North 74°37'46" East a distance of 80.20 feet; Thence North 14°06'41" West a distance of 254.71 feet; Thence North 11°37'20" West a distance of 64.39 feet to a point that intersects a projection of the North line of said Lot 3 ; Thence South 80°58'24" West a distance of 90.71 feet along said projection back to the True Point of Beginning.

Such land is rezoned from PPF – Parks and Public Facilities.

Section 1.05 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, is amended by amending Sectional Maps nos. 7 and 40, which are two of a series of maps bearing the number and date of passage of this ordinance and by reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.06 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this ____ day of _____, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

Exhibit A

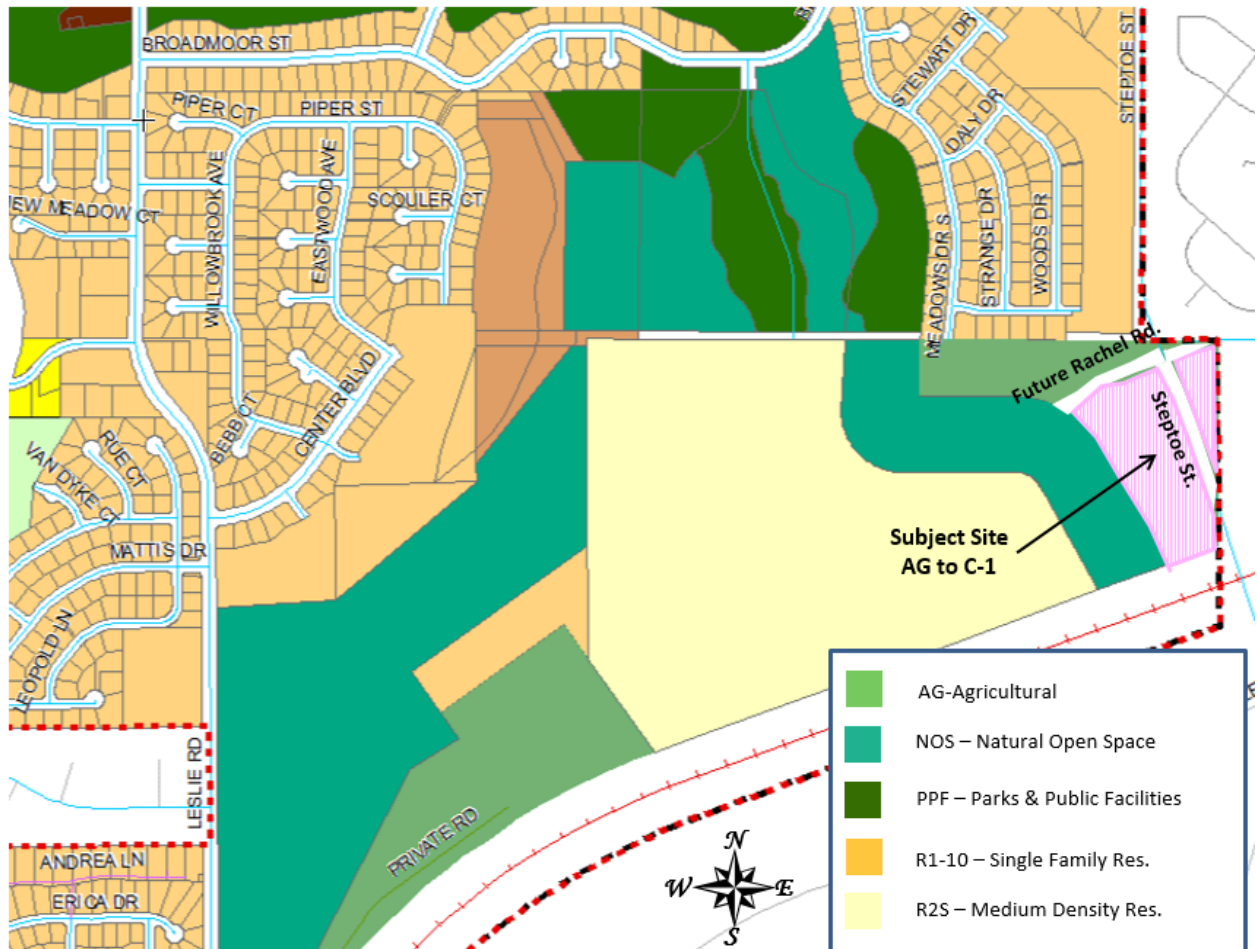


Exhibit B





Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C6

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 39-14, 2014 AMENDMENTS TO THE CITY COMPREHENSIVE PLAN

Department: Community and Development Services

Ordinance/Resolution: Ord. No. 39-14

Reference:

Document Type: Ordinance

Recommended Motion:

Grant first reading, by title only, to Ordinance 39-14, adopting the 2014 amendments to the City Comprehensive Plan.

Summary:

Each year, the City provides the public with an opportunity to propose amendments to Richland's Comprehensive Plan. This year, a total of three applications were received. The first was submitted by Hayden Homes to amend the land use map on a 12.2 acre site located near the intersection of Steptoe Street and Center Parkway/Rachel Road. Currently, the map designates this site as suitable for low density residential development. The applicants have requested a commercial designation. They have also requested a change in zoning on this same property from the current Agricultural zone to a Neighborhood Retail zone. The second application was filed by Pacific Northwest National Laboratories, who are requesting the reclassification of a 155 acre property located north of Horn Rapids Road, east of Stevens Drive and west of the Columbia River. The proposal would reclassify Low Density Residential and Commercial properties to Natural Open Space and Business Research Park. The third application is a City initiated request involving the properties at 650 George Washington Way and 95 Amon Park Drive. The proposal would reclassify these properties from Waterfront and Developed Open Space to Central Business District. Included with this request is a change of zoning on the 95 Amon Park Drive property from Parks & Public Facilities to Central Business District.

The Planning Commission held a public hearing on September 24, 2014 and have forwarded recommendations to approve all three requests. Council held its public hearing on October 21, 2014. The attached ordinance would implement all three of the proposed amendments to the plan. A separate ordinance (Ord. No. 38-14) would implement the zoning changes that are a part of the Hayden Homes and 95 Amon Park Drive plan amendments.

Fiscal Impact?

☒ Yes ☐ No

The City may incur some additional expenses, which staff anticipates will be more than offset by tax revenues resulting from new development.

Attachments:

- 1) ORD 39-14
- 2) Hayden Homes Staff Report
- 3) PNNL Staff Report
- 4) 95 Amon Park Drive Staff Report
- 5) Planning Commission Meeting Minutes

City Manager Approved:

Hopkins, Marcia
Oct 31, 10:45:34 GMT-0700 2014

ORDINANCE NO. 39-14

AN ORDINANCE of the City of Richland adopting 2014 amendments to the Comprehensive Plan and amending Title 23: Comprehensive Plan, of the Richland Municipal Code.

WHEREAS, the City's existing Comprehensive Plan was last amended on November 19, 2013; and

WHEREAS, the City processed requests initiated by Hayden Homes, Pacific Northwest National Laboratories and the City; and

WHEREAS, the Richland Planning Commission held a public hearing to review the proposed amendments to the comprehensive plan at its regular meeting held on September 24, 2014 and forwarded formal recommendations to the City Council for these proposed amendments to the comprehensive plan; and

WHEREAS, pursuant to the State Environmental Policy Act, the City completed an environmental review of each of the proposed amendments and issued a determination of non-significance for each proposed amendment; and

WHEREAS, City staff completed an analysis of each proposed comprehensive plan amendment for compliance with the Growth Management Act; and

WHEREAS, the Richland City Council has considered all recommendations and reports submitted to it and held a public hearing on October 21, 2014; and

WHEREAS, it is hereby found to be in the best interest of the citizens of Richland that the amendments to the comprehensive plan in the form provided herein be adopted.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 The following Findings and Conclusions for the 2014 Comprehensive Plan Amendments form the basis for the adoption of the 2014 Comprehensive Plan as set forth in Sections 1.02 and 1.03 of this ordinance:

Amendment to the land use map changing the designation for a 12.2 acre site from Low Density Residential to Commercial on property located at the intersection of Steptoe Street and Rachel Road:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 12.2 acres that comprise the application as suitable for Low Density Residential development. The property is currently zoned AG - Agricultural.

2. The site is bounded by the Burlington Northern Railroad to the south; the Amon Wasteway to the west; single family homes to the east and single family homes and vacant land to the north.
3. Steptoe Street is designated a principal arterial and Center Parkway/Rachel Road is designated an arterial collector under the City's Functional Classification System Plan.
4. A 12" water main is located in the Steptoe Street right-of-way. Sewer is not present in the immediate area but is planned to be extended from the adjacent Clearwater Creek subdivision to serve the proposed development site. Utility systems have adequate capacity to serve commercial development.
5. Hayden Homes initially included the project as part of the Clearwater Creek subdivision proposal when they submitted the original application in 2013. The City determined to conduct a phased environmental review and removed the commercial portion of the project from the initial environmental review of the Clearwater Creek subdivision. The City identified that additional information relating to traffic impacts was necessary. The City issued a Mitigated Determination of Non-Significance for the subdivision on March 4, 2013. Subsequently, the applicants submitted a new environmental checklist and a traffic impact analysis. Staff issued a Determination of Non-Significance for this portion of the project on September 3, 2014, completing the environmental review process required under the State Environmental Policy Act.
6. Significant growth within in the City since the comprehensive plan was initially adopted in 1997 provides a basis for the plan amendment. Specifically, City population has increased 30% in that time period, with the majority of the growth occurring within South Richland.
7. The site is well removed from existing neighborhood retail centers. The closest such center is located at Gage and Leslie, approximately 2 miles from the site.
8. The lack of vacant commercial land within the vicinity of the project site is indicative of the need for additional neighborhood commercial facilities.
9. The location of the site at the intersection of a principal arterial (Steptoe) and a collector arterial (Center Parkway/Rachel Road) is a logical location for commercial development.
10. The proposed plan amendment is consistent with and would further Land Use Policy #4 of Land Use Goal #4, which states that: *"The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers."*
11. Neighborhood Commercial zoning is appropriate for this site, as it is intended to provide for small scale commercial uses in close proximity to residential

neighborhoods and is the least intensive commercial retail zoning that is provided in the City code. Setback and building height requirements and landscape standards will help to minimize impacts to adjoining residences.

12. The location of the site bordered by the railroad, Amon Wasteway and vacant ground will help to minimize the impacts of commercial uses on adjacent properties.
13. The analysis of the Growth Management Act requirements completed by staff identified that the proposal would not be in conflict with the state growth management regulations.
14. Based on the above findings and conclusions, approval of the comprehensive plan amendment and zone change request would be in the best interest of the community of Richland.

Amendment to the land use map changing the designation of 155 acres from commercial and low density residential to natural open space and business research park on property located north of Horn Rapids Road and east of George Washington Way

15. In 2005, the City of Richland amended its comprehensive plan to designate the subject properties as suitable for low density residential and commercial development in compliance with the Growth Management Act. These designations were established partly as an effort to encourage the Department of Energy (DOE) to remediate the Hanford 300 Area to a level that would be considered safe for re-use as residential, commercial and park space based on the prior use. In 1999 the DOE was issued a Record of Decision (ROD) that acknowledged the Environmental Impact Statement (EIS) that established the Hanford Comprehensive Land Use Plan (CLUP). The CLUP slated this area for industrial use and made no consideration of the City's goals. In 2005, the CLUP was revisited as required by the ROD under a Supplement Analysis (SA). Concurrent with the SA process the City developed a report titled, (Preliminary Assessment of Redevelopment Potential for the Hanford 300 Area, 2005). The report supported the established comprehensive land use designations and was again meant to encourage a higher level of cleanup by the DOE. The SA maintained the industrial designation found in the LCUP.

The current clean-up levels will not support the uses designated by the City's Comprehensive Plan Map. Further, areas that were not utilized as a part of the 300 Area operations are natural in state and contain ecological and culturally sensitive resources according to Federal Government rules and regulations;

16. The site is under the ownership of the Federal Government and therefore the likelihood of residential development occurring on the subject area is extremely low. This is due to the historic use of the "300 Area" found to the north as well as the future development plans found in the PNNL Campus Master Plan, see exhibit 6, campus plan excerpts;

17. Adjacent properties to the west and north are designated for Industrial, Business Research Park, Developed Open Space and Natural Open Space land uses. Business Research Park land uses have been developed to the south and west of the subject area by the Applicant;
18. The application contained a map and noted the requested portions of the area be changed to "Open Natural Area." This is equivalent to the Natural Open Space designation found in the comprehensive plan. The project description in the SEPA checklist noted the requested change to Natural Open Space. The land that comprises the Natural Open Space request are classified as a preservation area by the Applicant due to the sensitive cultural resources documented and the ecological function it provides, reference the answer to question 11 found in the SEPA checklist, see exhibit 7;
19. The development of future commercial uses is not likely in this area given the Federal ownership. As noted in the request, the Applicant is working to align the City's comprehensive plan designations with the mission of PNNL and the adopted master plan. The requested designations of Business Research Park and Natural Open Space would accomplish this;
20. Based upon the above findings and conclusions, the adoption of the proposed amendment to the land use map of the comprehensive plan to designate the use of 95.56 acres to Natural Open Space and 59.33 acres as Business Research Park is in the best interest of the City of Richland.

Amendment to the land use map changing the designation on 2.68 acres from developed open space and waterfront to central business district

21. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the portion of the 2.68 acre site lying west of Amon Park Drive as Waterfront and designates the portion of the site east of Amon Park Drive as Developed Open Space.
22. The western 2.07 acres of the site is zoned Central Business District and the remaining .61 acres is zoned Parks and Public Facilities.
23. Existing land uses in the vicinity include a variety of retail uses to the west, north and south of the site and park uses to the east.
24. The western 2.07 acres of the site has previously been declared surplus to the City's needs and has already been made available for private re-development.
25. The eastern .61 acre portion of the site that contains the building formerly leased to the Chrest Museum is no longer needed for City purposes.

26. The expansion of Central Business District plan designations and zoning on the site would provide opportunities for the private re-development of the site in a way that would complement and enhance the City's Central Business District and adjacent park land.
27. An environmental checklist was reviewed and a Determination of Non-Significance was issued completing the State Environmental Policy Act process.
28. Based on the above findings and conclusions, approval of the comprehensive plan amendment, zone change request and surplussing action would be in the best interest of the community of Richland.

Section 1.02 Section 23.01.030 of the Richland Municipal Code as adopted by Ordinance No. 28-05 and last amended by Ordinance No. 38-13, is hereby amended to read as follows:

23.01.030 Plan Adopted

There is hereby adopted as a current and flexible guide to coordinate the public and private development of property and other resources of the city of Richland that certain comprehensive plan adopted by the Richland city council on October 6, 1997, and amended on December 14, 1998, December 7, 1999, December 19, 2000, October 16, 2001, December 2, 2002, December 3, 2003, December 7, 2004, December 6, 2005, December 19, 2006, December 4, 2007, December 2, 2008, November 17, 2009, August 3, 2010, November 16, 2010, November 27, 2012, ~~and~~ November 19, 2013, and November 18, 2014 which is on file with the city clerk and consists of maps, general goals and policies relating to economic development, land use, transportation, utilities, capital facilities and housing, and also establishes an urban growth area boundary land use plan map.

Section 1.03 Council directs the City Clerk to maintain the following amendments to the City of Richland Comprehensive Plan as follows: Exhibit A – Amendment to the Land Use Map in the Land Use Element of the Plan for an approximately 12.2 acre site located at the intersection of Steptoe Street and Rachel Road; Exhibit B – Amendment to the Land Use Map in the Land Use Plan for an approximately 155 acre site located north of Horn Rapids Road, east of George Washington Way and west of the Columbia River; Exhibit C – Amendment to the Land Use Map in the Land Use Element of the Plan for a 2.68 acre site located south of Lee Boulevard and east of George Washington Way; all certified by the clerk as true copies and to be retained as a permanent record.

Section 1.04 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

Section 1.05 If any section, sentence, clause or phrase of the amendments set forth in this Comprehensive Plan annual amendment ordinance should be timely challenged to any body or court with authority and jurisdiction to hear such a challenge, or if such amendment be determined to be invalid or unconstitutional, such challenge, invalidity or

unconstitutionality shall not affect the validity or constitutionality of any other section, clause, phrase or amendment of this adopted annual comprehensive plan amendment ordinance.

PASSED by the City Council of the City of Richland on this ____ day of _____, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

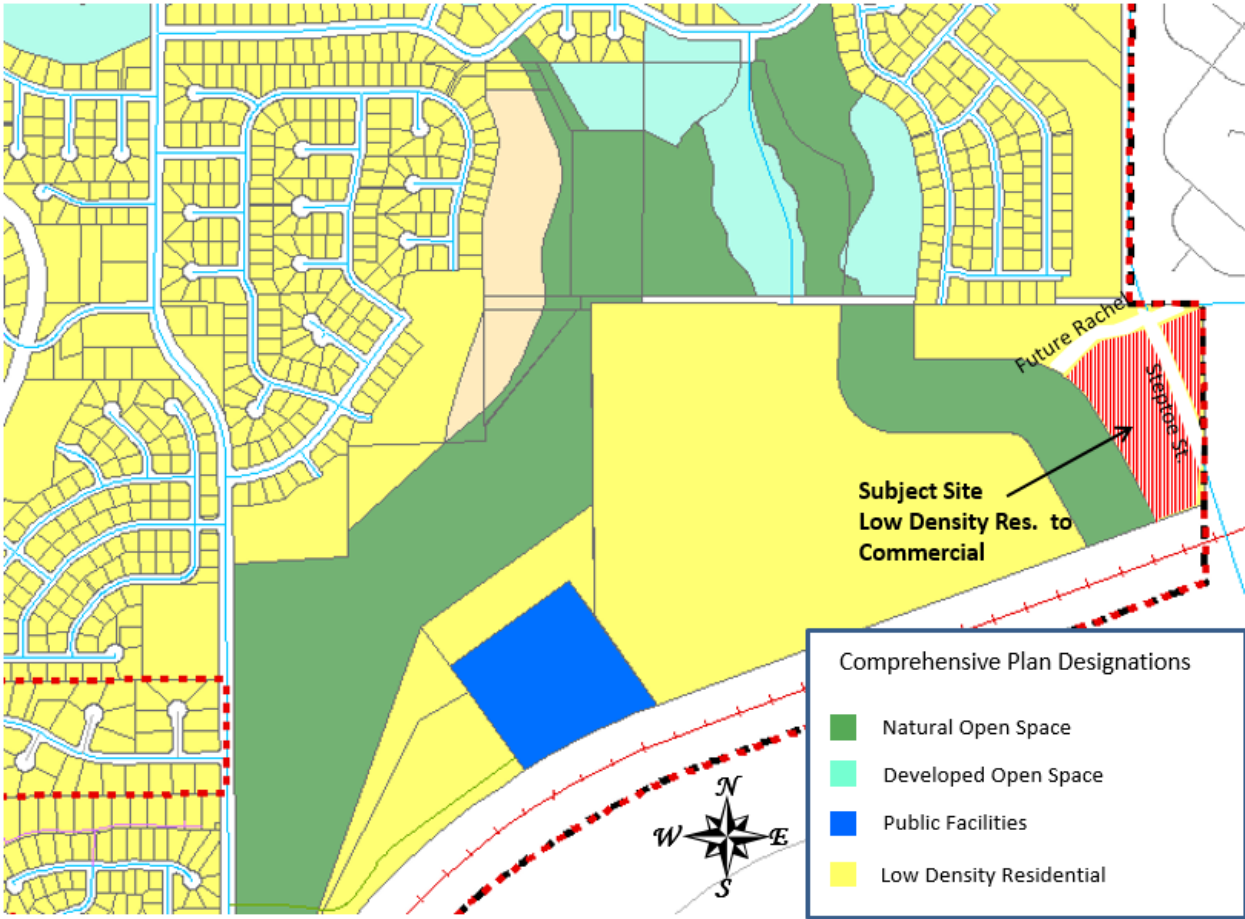


EXHIBIT B

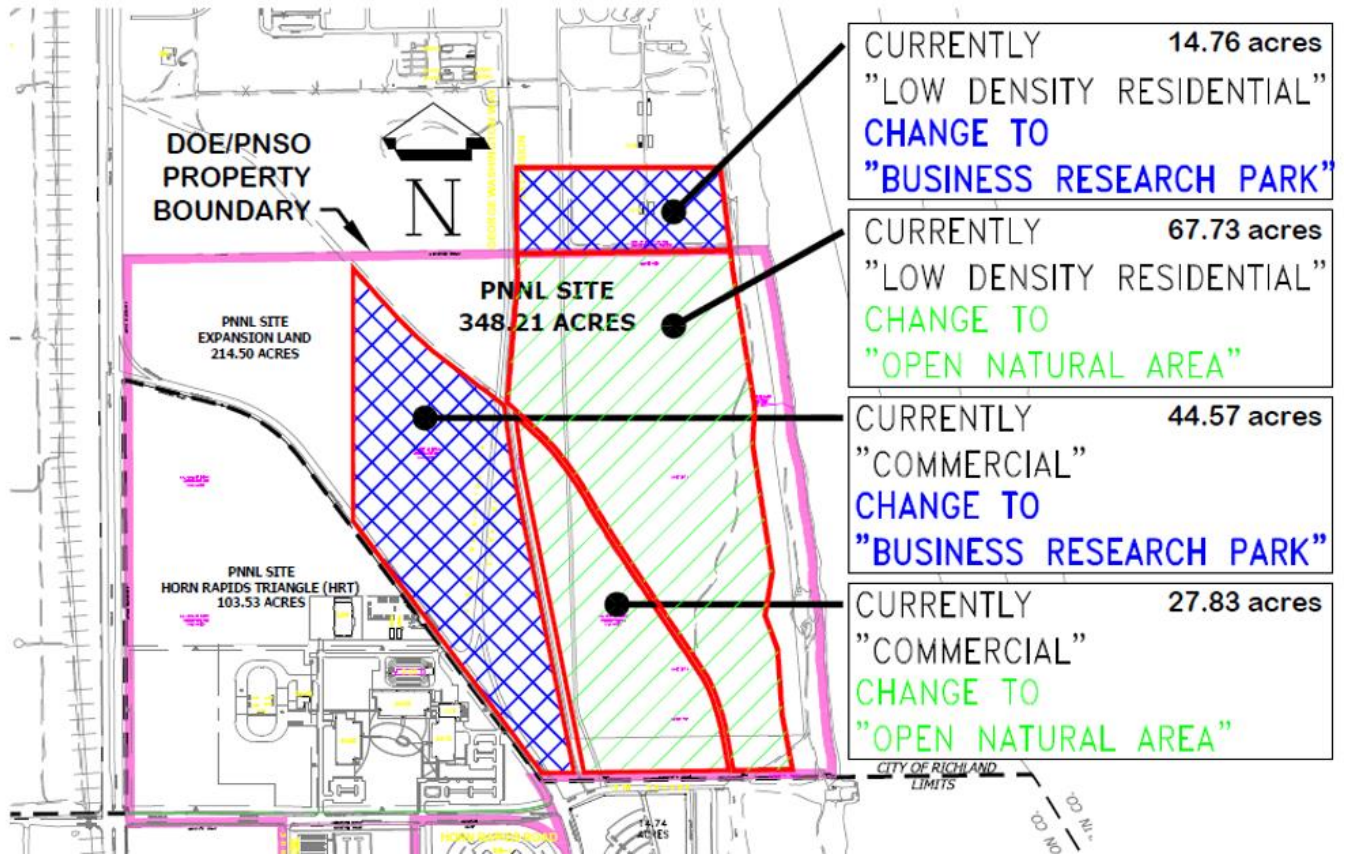


EXHIBIT C



STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2014-103

PREPARED BY: RICK SIMON
HEARING DATE: SEPTEMBER 24, 2014

GENERAL INFORMATION:

APPLICANT: HAYDEN HOMES

REQUEST 1) AMENDMENT TO THE LAND USE DESIGNATION
 MAP OF THE CITY COMPREHENSIVE PLAN,
 RECLASSIFYING 12.2 ACRES FROM LOW
 DENSITY RESIDENTIAL TO COMMERCIAL
 2) REQUEST TO CHANGE THE ZONING ON 12.2
 ACRES FROM AG-AGRICULTURAL TO C-1
 NEIGHBORHOOD COMMERCIAL

LOCATION: PROPERTY LOCATED BOTH EAST AND WEST OF
 STEPTOE STREET AND SOUTH OF CENTER
 PARKWAY/RACHEL ROAD.

REASON FOR REQUEST

Hayden Homes is requesting an amendment to the comprehensive plan map and zoning map based upon its desire to develop the site with neighborhood commercial land uses.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for comprehensive plan amendment and zone change (Z2014-103) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 12.2 acres that comprise the application as suitable for Low Density Residential development. The property is currently zoned AG - Agricultural.
2. The site is bounded by the Burlington Northern Railroad to the south; the Amon Wasteway to the west; single family homes to the east and single family homes and vacant land to the north.
3. Steptoe Street is designated a principal arterial and Center Parkway/Rachel Road is designated an arterial collector under the City's Functional Classification System Plan.

4. A 12" water main is located in the Steptoe Street right-of-way. Sewer is not present in the immediate area but is planned to be extended from the adjacent Clearwater Creek subdivision to serve the proposed development site. Utility systems have adequate capacity to serve commercial development.
5. Hayden Homes initially included the project as part of the Clearwater Creek subdivision proposal when they submitted the original application in 2013. The City determined to conduct a phased environmental review and removed the commercial portion of the project from the initial environmental review of the Clearwater Creek subdivision. The City identified that additional information relating to traffic impacts was necessary. The City issued a Mitigated Determination of Non-Significance for the subdivision on March 4, 2013. Subsequently, the applicants submitted a new environmental checklist and a traffic impact analysis. Staff issued a Determination of Non-Significance for this portion of the project on September 3, 2014, completing the environmental review process required under the State Environmental Policy Act.
6. Significant growth within in the City since the comprehensive plan was initially adopted in 1997 provides a basis for the plan amendment. Specifically, City population has increased 30% in that time period, with the majority of the growth occurring within South Richland.
7. The site is well removed from existing neighborhood retail centers. The closest such center is located at Gage and Leslie, approximately 2 miles from the site.
8. The lack of vacant commercial land within the vicinity of the project site is indicative of the need for additional neighborhood commercial facilities.
9. The location of the site at the intersection of a principal arterial (Steptoe) and a collector arterial (Center Parkway/Rachel Road) is a logical location for commercial development.
10. The proposed plan amendment is consistent with and would further Land Use Policy #4 of Land Use Goal #4, which states that: *"The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers."*
11. Neighborhood Commercial zoning is appropriate for this site, as it is intended to provide for small scale commercial uses in close proximity to residential neighborhoods and is the least intensive commercial retail zoning that is provided in the City code. Setback and building height

requirements and landscape standards will help to minimize impacts to adjoining residences.

12. The location of the site bordered by the railroad, Amon Wasteway and vacant ground will help to minimize the impacts of commercial uses on adjacent properties.
13. The analysis of the Growth Management Act requirements completed by staff identified that that the proposal would not be in conflict with the state growth management regulations.
14. Based on the above findings and conclusions, approval of the comprehensive plan amendment and zone change request would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-113) and

- 1) Recommend approval of the request to amend the comprehensive plan designation for a 12.2 acre site, changing the land use designation from Low Density Residential to Commercial; and
- 2) Recommend approval of the request to amend the zoning on the 12.2 acre site from AG-Agricultural to C-1 Neighborhood Retail, subject to compliance with the mitigation measures as identified in the March 3, 2014 MDNS issued for the Clearwater Creek project.

EXHIBITS

1. Supplemental Information
2. Application Materials
3. Public Hearing Notice
4. RMC Chapter 23.22 - Commercial Zoning Regulations
5. Clearwater Creek MDNS
6. Environmental Checklist
7. Traffic Impact Analysis
8. Determination of Non-Significance
9. Inventory of C-1 Properties in South Richland
10. C-1 & C-LB Zoning Map of South Richland
11. GMA Goals Analysis
12. Public Comments
13. Comprehensive Plan & Zoning Maps

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EXHIBIT (1)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

Hayden Homes is requesting a comprehensive plan amendment and a zone change request on 12.1 acres of property that they own located near the intersection of Center Boulevard and Steptoe Street.

SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** North of the site, across Center Parkway and east of Steptoe Street, properties are developed with single family homes, are located within the City of Kennewick and are zoned for low density residential uses (RL). Property north of the site and west of Steptoe Street is undeveloped, is designated as Low Density Residential under the comprehensive plan and is presently zoned AG – Agricultural
- East -** Properties east of the site are located within the City of Kennewick are developed with single family homes and are zoned for low density residential uses (RL).
- South-** The southerly boundary of the site is formed by the Burlington Northern Railroad, which also forms the City's southerly boundary. Properties south of the railroad are designed for commercial and industrial uses under Kennewick zoning regulations.
- West -** The westerly boundary of the site is formed by the Amon Wasteway, which carries a Natural Open Space land use designation and Natural Open Space zoning. Property to the west of Amon Wasteway is presently undeveloped; is designated as low density residential under the comprehensive plan; zoned R-2S and is part of the Clearwater Creek preliminary plat, which was approved by the City earlier in 2014.

SITE DATA

Size: – Approximately 12.2 acres, consisting of two parcels: a 1.7 acre, triangular shaped parcel located east of Steptoe Street and a 10.5 acre tract located west of Steptoe Street.

Physical Features: The site contains a natural drainage way (Amon Wasteway) that forms the western boundary of the subject property. The Wasteway is used by the Kennewick Irrigation District for irrigation return flows and has a 400 foot wide easement across the wasteway. The site is divided by Steptoe Street from north to south. The

eastern portion of the site consists of a 1.7 acre, triangular shaped parcel. The majority of the site, 10.5 acres, is west of Steptoe Street and is roughly rectangular in shape. All the property is undeveloped presently. Much of the site was disturbed during the recent Steptoe Street extension; so much of the natural vegetation has been removed.

Utilities: All required utilities including water, sewer and electrical are available to serve the subject property, although sewer lines would have to be extended through the Clearwater Creek subdivision to reach the site.

PROJECT HISTORY

This application was originally filed in 2013 with the Clearwater Creek preliminary plat application. During the environmental review phase of the project, the City determined that additional information was needed to evaluate the traffic related impacts of the commercial plan amendment and rezoning application. At that time, the applicants chose to move forward with the preliminary plat portion of the project. The City completed its review of the plat and this spring took action to approve the project, allowing for the future development of 320 single family lots, a 13.6 school site, and the set aside of 31.8 acres for open space tracts. The approved plan called for the future extension of Rachel Road from Steptoe Street westward across the project site. Rachel Road would intersect with the extension of Bellerive Road from the north, so that access into the subdivision would be provided from both of these collector streets.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the site as Low Density Residential. This designation is intended for single family residences and anticipates an average density of 3.5 dwellings per acre, with a maximum density of 5 units/acre.

The proposed comprehensive plan designation of Commercial is described as follows:

"The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply and garden supply. Other commercial uses include automobile-related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas."

There are also a variety of goal and policy statements in the comprehensive plan that may provide some direction in the evaluation of this application:

Land Use Goal #3 contained in the plan relates to commercial development. It states:
The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

Policy 1 – *The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

Policy 2 – *The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

Policy 3 – *The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

Policy 4 – *The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

Land Use Goal #4 relates to residential development. It states:
The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1 – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 – The City will encourage residential densification through its land use regulations.

Policy 3 – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

Policy 4 – The City will encourage conservation of lands identified as "Recreation Resource Conservation Areas" in the City's Parks, Recreation Facilities and Open Space Master Plan, by allowing developers to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

The Transportation Element of the plan calls for the extension of Rachel Road across the site in an east-west orientation.

ZONING DESCRIPTIONS

Existing Zoning

The site is zoned AG – Agricultural. Section 23.14.010 of the Richland Municipal Code) is as follows:

The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

Proposed Zoning

The purpose of the Neighborhood Retail (C-1) zoning district (as specified in Section 23.22.010 of the Richland Municipal Code) is as follows:

The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.

A chart describing the uses permitted within the City's various commercial zoning districts is attached.

ENVIRONMENTAL REVIEW

The applicant originally submitted an environmental checklist for the Clearwater Creek project that included the proposed comprehensive plan amendment. However, the City opted to conduct a phased environmental review and issued a Mitigated Determination of Non-Significance (MDNS) that evaluated the impacts of the proposed residential, school and open space areas of the proposed project. A phased environmental review was used because the applicants did not have information pertaining to the traffic impacts associated with the proposed commercial development. Since this is a phased review, all the mitigation measures identified in the original MDNS apply to this phase of the project as well.

The applicants have submitted a new checklist focused on the 12 acres that are proposed for commercial development. A traffic impact analysis was included with this checklist. In conformance with the State Environmental Policy Act, staff reviewed these documents and issued a Determination of Non-Significance for the proposal on September 3, 2014. A copy of the checklist, traffic analysis and determination of non-significance is attached.

AGENCY & PUBLIC COMMENT

The City of Kennewick Traffic Engineer was provided an opportunity to review the project and indicated that he did not disagree with the results of the traffic impact analysis.

Public comments received to date consist of e-mail correspondence received from two area residents expressing opposition to the proposed commercial land use designation. Copies are attached.

ANALYSIS

In reviewing a proposed amendment to the comprehensive plan, the City should evaluate the changes that have occurred since the plan was first adopted to determine if circumstances have changed sufficiently to justify a change in the plan.

There have been significant changes in the City since the initial adoption of the comprehensive plan in 1997. Among them:

- The completion of Steptoe Street construction from Columbia Park Trail through the southerly boundary of the City to an arterial street standard;
- Overall growth of the City from an estimated population of 36,550 in 1997 to an estimated population of 52,090 in 2014, an increase of 30%;
- An increase in single family housing units of 4,567 since the 2000 census;
- Of these new housing units constructed since 2000, approximately 2/3rds have been constructed in South Richland (South of the Yakima River).

The purpose of the neighborhood retail zoning that has been requested is to serve the commercial needs of the adjacent neighborhoods (per Section 23.22.010). This is in contrast to other commercial zoning districts, namely C-2 and C-3 which are generally intended to serve the commercial needs of the wider community or region. The Commercial Limited Business zone is intended to serve as a transition between higher intensity commercial uses and residential uses and arguably could be said to serve neighborhood functions as well. Within South Richland (the area south of the Yakima River) there are a total of 62 acres of land that is zoned C-1 Neighborhood Retail and another 79 acres zoned C-LB – Limited Business. Of this acreage, 65% has been developed and the remaining 35% is vacant. The application would increase the total of C-1 zoned property by 12.2 acres or 8.6%.

Beyond the total acreage of commercial lands is the distribution of the existing neighborhood commercial centers in South Richland. There are three primary centers. The first is located at the intersection of Leslie Road and Gage Boulevard and extends along Keene Road. It is fully developed containing the Albertsons Grocery, Walgreens Pharmacy, Ace Hardware, as well as a number of strip mall businesses. The second center is located at Keene and Englewood and is now developing, containing Yoke's

Fresh Market, Dutch Brothers Coffee, a dental clinic on the south side of Keene and a strip mall that is under construction. There remain 9.6 acres of vacant land. The third center is located along Keene Road and its intersection with Queensgate. It contains the Queensgate Village, a strip mall, gas station, car wash and approximately 5 additional acres of vacant land. Beyond these centers, there is a 2 acre tract on the east end of Gage Boulevard that is developed with a strip mall. Additionally, there are vacant C-1 zoned parcels at the corner of Reata and Leslie Roads and at the intersection of Keene and Jericho.

A similar distribution of C-LB land also exists, with nearly full development of the C-LB zoned lands along Gage Boulevard closest to the site and vacant C-LB acreage clustered in the City View area.

The closest C-1 zoned property to the site is located on the 100 block of Gage, approximately 1.25 miles away. The closest neighborhood retail center (Albertsons) is located approximately 2 miles from the site. The distribution of existing C-1 zoned property supports the creation of a neighborhood retail center on-site. The development of the adjacent 320 lot Clearwater plat and Heights at Meadow Springs plat and the proximity of Kennewick neighborhoods east of Steptoe Street will create a demand for commercial services. The location of the site adjacent to Steptoe Street and Center Parkway/Rachel Road provide ready access for commercial services.

Given the relative lack of commercial services in the immediate area and the comprehensive plan policy (Land Use Goal #4, Policy 4) which encourages the location of neighborhood oriented commercial land uses in neighborhood activity centers, staff supports the proposed change in the plan to designate the 12.2 acre site for commercial purposes.

Another important issue to consider is the impact of commercial development on the adjacent properties. The site is adjacent to the railroad along its southern boundary and to the Amon Wasteway along its western boundary, so will not impact adjacent properties in those areas. To the north, there are existing single family residential lots in the Heights at Meadow Springs plat as well as future lots that will be developed as part of the Clearwater Creek subdivision. However, those lots are separated from the proposed commercial area by the extension of Rachel Road and are further separated from commercial development by a vacant parcel that is not a part of the Clearwater Creek subdivision and still carries an agricultural zoning designation. This parcel would provide a separation of between 175 and 500 feet from the proposed commercial property to the boundary of the Heights at Meadow Springs subdivision. Along the eastern boundary of the site, the 1.7 acre tract is immediately adjacent to the single family residential lots that are located within the City of Kennewick.

The C-1 zone is the least intensive commercial districts contained in the City's zoning code and is intended to be applied to properties within or adjacent to residential neighborhoods. The types of uses allowed, the setback requirements and building

height standards are more restrictive than the City's other commercial zones. The property line adjacent to the residences would require a 15 foot, landscaped setback area.

SUMMARY

Approval of the proposed comprehensive plan amendment and rezone would provide for a neighborhood retail center in a growing area that is not presently served with neighborhood commercial uses.

EXHIBIT (2)

Planning & Development Services Division • Long-Range Planning Section
 840 Northgate Drive • Richland, WA 99352
 General Information: 509/942-7794 • Fax: 509/942-7764



PETITION TO AMEND COMPREHENSIVE PLAN
 (Including City Staff Comprehensive Plan Amendment Checklist)

| | | | |
|---|--------------------------------|---|------------------|
| Applicant or Sponsor <u>Hayden Homes, LLC (Nathan Machiela)</u> | | | |
| Address <u>2464 SW Glacier Pl sk#110</u> | City <u>Redmond</u> | State <u>WA</u> | Zip <u>97756</u> |
| Phone Number <u>509-544-0858</u> | Fax Number | Other/E-Mail Address | |
| Engineer/Architect Information (if applicable) | | | |
| Engineer/Architect <u>Travis Johnson</u> | | Registration/License Number <u>43929</u> | |
| Address <u>2008 C Street</u> | City <u>Vancouver</u> | State <u>WA</u> | Zip <u>98663</u> |
| Phone Number <u>360-944-6519</u> | Fax Number <u>360-944-6539</u> | Other/E-Mail Address <u>travis@</u> <u>plseengineering.com</u> | |

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

- ☐ Text Amendment: Element _____ Section _____ Subsections _____
- ☒ Map Amendment: Element Land Use Map Number Land Use Map

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

See Attached

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

See Attached

Describe how the current language or map designation affects you or your property.

See Attached

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 11 DAY OF July, 20 14.



Applicant's Signature

Applicant's Signature

2464 SW GLACIER PL. SE110
Address

Address

REDMOND, OR 97756
City, State, Zip

City, State, Zip

509.554.0858
Phone

Phone

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- Ownership Report from Title Company Listing Owners Within 300' of the subject property
- SEPA Checklist, if applicable
- Complete Legal Description of Affected Property
- Application Fee N/A - Already Paid

Petition to Amend Comprehensive Plan

1. Describe the Proposed Amendment:

The purpose of this petition is to amend the City of Richland's Comprehensive Plan Mapping to change 12.21 acres of mapped area from Low Density Residential to Commercial. Concurrent with the proposed amendment the applicant is requesting a Change of Zone from Agriculture (AG) to Neighborhood Retail Business (C-1).

The site is a portion of a proposed master planned 320 lot subdivision known as Clearwater Creek. The south property abuts a 400' wide railroad right-of-way and the property is bordered along the west property line by a 400' wide irrigation easement. The irrigation easement is proposed as an open space tract with the Beer Falls subdivision application. The majority of the north edge of the proposed commercial area abuts the alignment for the future Rachel Road as proposed in the Clearwater Creek Subdivision Application. The site is bisected by Steptoe Street which was recently extended from north to south through the property through a capital improvement project. This resulted in a triangular remainder piece of property totaling 1.705 acres on the east side of Steptoe Street. The east edge of this property abuts a Low Density Residential zone where the applicant is proposing a 15' landscape buffer to provide a physical and visual separation.

The area of the site proposed for commercial use is located in an area that will take advantage of the existing infrastructure network. The proposed amendment will encourage new development and serve existing and future residences with all types of commercial uses meeting the goals and policies of the City of Richland's Comprehensive Land Use Plan.

2. Describe why the amendment should be made and why it is in the public interest:

The south property line abutting the railroad right-of way is the southern city limits of Richland and in this general area of the City there are currently no commercial services to serve the nearby residential areas. As previously mentioned the site is a portion of a master planned development with a total of 320 residential lots proposed. The commercial zoning will help provide jobs to those residents and existing residents, will provide local opportunities for shopping helping to reduce dependence on vehicles to attain basic services, and will promote commercial development to strengthen and expand the tax base.

This area of the site is also a logical location for commercial use as it is at the intersection of two arterial roadways (existing Steptoe Street and proposed Rachel Road).

3. Describe how the current map designation affects you or your property.

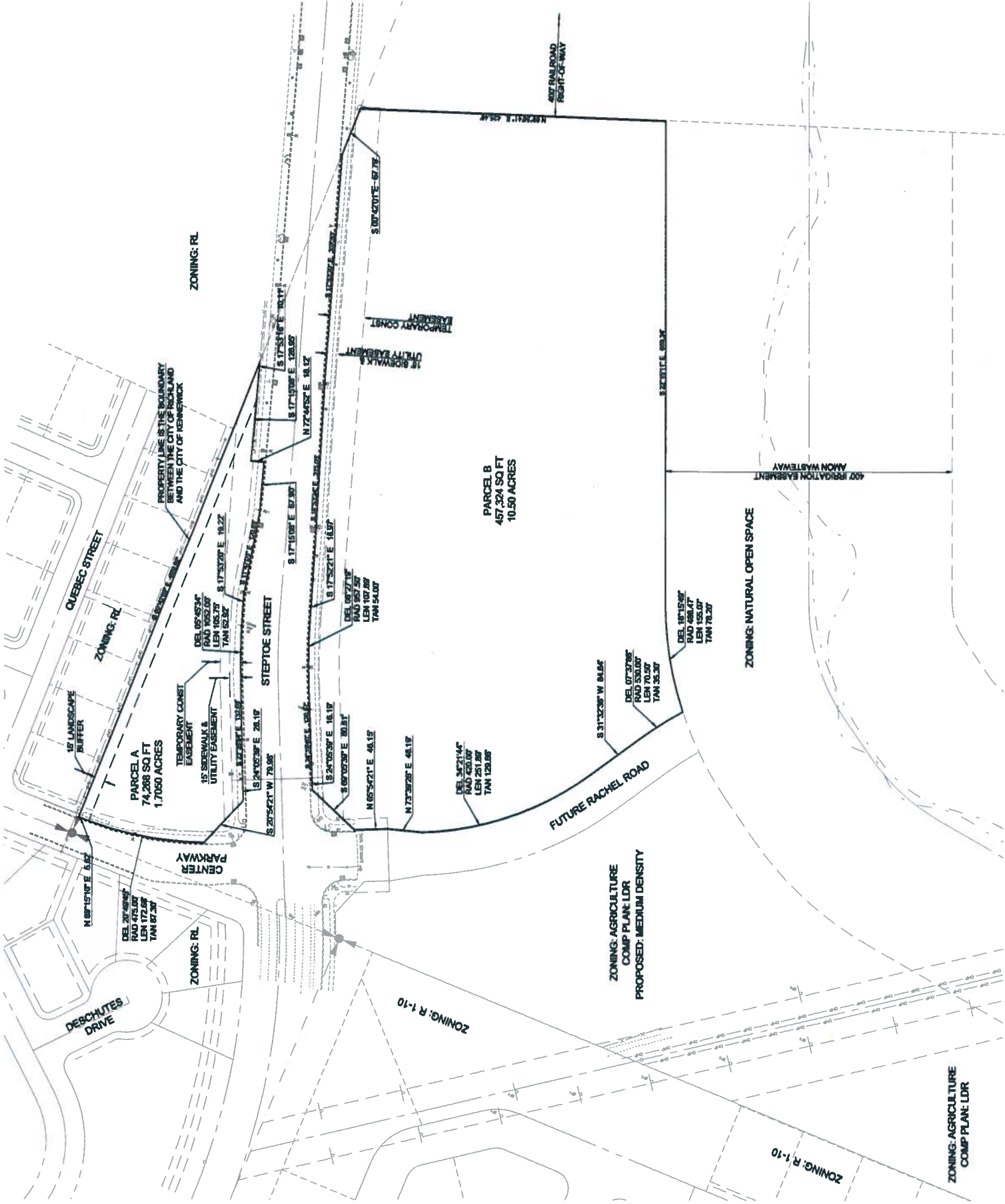
The Steptoe Street capital improvements project creates an arterial roadway connection between the City of Kennewick and the City of Richland and with the construction of the Clearwater Creek Subdivision there will be an additional arterial connection with Leslie Road and Rachel Road. Both Steptoe Street and Rachel Road bound the proposed commercial site and with the addition of 320 dwelling units to be constructed with the Clearwater Creek Subdivision there will be additional local demand for the types of businesses that Neighborhood Retail Business zoning will encourage.

The previously mentioned rail line abutting the south property line at this location is at the same grade in elevation creating a direct noise conflict if the property were to be developed with residential homes.

The current Comprehensive Plan designation of Low Density Residential creates a conflict with the high volume arterial roadway connections and the noise that will be produced from the rail line makes residential development challenging.

Clearwater Creek

Located in a portion of Section 1, T8N, R28E, W.M.
City of Richland, Benton County, Washington



VICINITY MAP
NOT TO SCALE



PROJECT NOTES:

Applicant:
Hayden Homes, LLC
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Ph: (509) 944-0858
e-mail: mrschels@hayden-homes.com

Owner:
John Michel
2555 W Hwy 24
Othello, WA 99344

Project Engineer:
PLS Engineering
Travis Johnson
2008 C Street
Vancouver, WA 98663
Ph: (360) 944-6519
Fax: (360) 944-6539
e-mail: travis@plsengineering.com

Project Notes:
The site address is 3548 Leslie Road. Benton County identifies the parcel as 101881000001000.

Both Parcel A & B are currently zoned Agriculture. The comprehensive plan designation for the site is Low Density Residential (LDR), 0-5 units per acre.

The requested Comprehensive Plan designation for Parcels A & B is Commercial.

The requested zoning for Parcels A & B is Neighborhood Retail Business.

Parcel A: 74,268 square feet
1.71 acres

Parcel B: 457,324 square feet
10.50 acres

See attached legal descriptions for Parcels A & B.



Scale 1" = 80'



Comprehensive Plan Amendment & Zone Change Exhibit For: Clearwater Creek

A Site Located In Richland, Washington

| Revisions | |
|-----------|----------------------|
| A | 7/11/14 |
| B | Submitted for Review |
| C | |
| D | |
| E | |
| F | |

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| Project No. 2291 |
| RE: F-87 |
| SCALE: V: N/A |
| DESIGNED BY: TJB |
| DRAWN BY: TJB |
| REVIEWED BY: AJG |

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ENGINEERING

PLS

PH (360) 944-6519 FAX (360) 944-6539

2008 C Street, Vancouver, WA 98663

Consulting Engineers & Planners

EXHIBIT (3)



NOTICE OF APPLICATION, PUBLIC HEARING & SEPA DETERMINATION

File No's. (Z2014-103 & EA15-2014)

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on September 24, 2014 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

An application filed by Hayden Homes to change in the land use designation on 12.2 acres from Low Density Residential to Commercial on property located adjacent to Steptoe Street, and south of Center Parkway. This application also includes a change in zoning on this property from Agriculture to C-1 Neighborhood Commercial.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, September 16, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

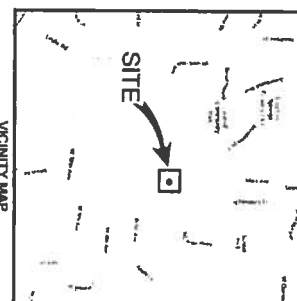
Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, September 19, 2014

CITY OF RICHLAND Determination of Non-Significance

Notice is hereby given that the City of Richland on September 3, 2014 did issue a Determination of Non-Significance for the above referenced proposal to amend the City's comprehensive plan. The City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by September 22, 2014. Comments should be submitted to Rick Simon, Development Services Manager, City of Richland, P.O. Box 190, Richland, WA 99352 or via fax at (509) 942-7764.

Rick Simon, Responsible Official

Located in a portion of Section 1, T8N, R28E, W1M
City of Richland, Benton County, Washington



PROJECT NOTES

Hogsdon Farms, LLC
2404 59th Glacier Plaza, Suite 110
Henderson, OR 97726
Ph (503) 544-6261
e-mail: info@hogsdonfarms.com

Online

Office, WA 98344

Project Engineer

Yranda, Johnson
2008 C. 000001

CHAMBERS, Wm. B. JR.
Ph. (202) 944-8510

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Project Number

PARCEL NO 78188 1000007000.

Block Physical A & B are currently named A & B respectively after the first two letters of the alphabet.

Maximum (L/Dq). 0-5 units per score

This requested Comparative Plan does
in Compliance

100

Discussion

Parcel A: 74,269 square feet

2000

PAPER B **45/200 EQUINOX HOTEL**

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Scale 1" = 80'

| Revisions | | |
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| A | 7/11/14 | Submitted for Review |
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Comprehensive Plan Amendment & Zone Change Exhibit For:
Clearwater Creek
A Site Located In Richland, Washington

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EXHIBIT (4)

Chapter 23.22 – Commercial Zoning Districts

Sections:

23.22.010 Purpose of Commercial Use Districts

23.22.020 Performance Standards and Special Requirements

23.22.030 Commercial Use Districts Permitted Land Uses

23.22.040 Site Requirements and Development Standards for Commercial Use Districts

23.22.050 Parking Standards for Commercial Use Districts

23.22.010 Purpose of Commercial Use Districts

- A. The Limited Business Use District (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the City that are designated either Commercial or High Density Residential under the City of Richland Comprehensive Plan.
- B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- C. The Retail Business Use District (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the City and providing a focal point for the commerce of the City. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- D. The General Business Use District (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multi-family uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management, and with applicable U. S. corps of engineer's requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e. related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the City that are designated Waterfront under the City of Richland Comprehensive Plan.
- F. The Central Business District (CBD) is a special mixed use zoning classification designed to encourage the transformation of the Central Business District from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The Central Business District is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for

cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the City that are designated as Central Business District, as well as some properties designated as Commercial and Waterfront, under the Richland Comprehensive Plan. The Central Business District zone contains overlay districts titled Medical, Parkway, and Uptown. The overlay districts implement varying site development requirements.

- G. The Commercial Recreation District (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the City from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the City that are designated as Waterfront or Commercial under the Richland Comprehensive Plan.
- H. The Commercial Winery Use District (C-W) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. (Ord. 04-09)

23.22.020 Performance Standards and Special Requirements

- A. **Commercial Limited Business:** Residential uses permitted in the C-LB district must comply with the following standards:
 - 1. Minimum Yard Requirements.
 - a) Front Yard. Twenty feet except as provided by Section 23.18.040 (2);
 - b) Side Yards. Each side yard shall provide one foot of side yard for each three foot or portion thereof of building height;
 - c) Rear Yards. Twenty-five feet.
 - 2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than twenty feet.
 - 3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of ten feet.
 - 4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than thirty-three percent of the area of the lot.
- B. **Neighborhood Retail Business:** All uses permitted in a C-1 district must comply with the following performance standards:
 - 1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted, provided that such display shall include only those quantities sold in a day's operation.
 - 2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six (6) foot high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.
 - 3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.
 5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 of the Washington Administrative Code-Maximum Environmental Noise Levels.
 6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the Planning Commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.
- C. **General Business:** All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.
1. Smokestacks shall not emit a visible smoke except for one ten minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
 2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plant or gasoline or diesel engines in cars, trucks or railroad engines.
 3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
 4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a ten mph wind or less is blowing are prohibited.
 5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.
- D. **Waterfront:** It is the intent of this section that:
1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and
 2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries. (Ord. 07-06)
- E. **Central Business District:** New Buildings shall conform to the following design standards:
1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.
 2. Building façades facing streets shall include:
 - a) Glass fenestration on 50%-80% of the ground floor of the building façade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor façade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.
 - b) At least two of the following architectural elements;
 - (1) awnings;
 - (2) wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
 - (3) pilasters or columns;
 - (4) bays;
 - (5) balconies or building overhangs; or
 - (6) upper story windows (comprising a minimum of 50% of the façade).

3. At least one pedestrian, non-service entrance into the building will be provided on each street frontage or provided at the building corner.
4. Variation of exterior building material between the ground and upper floors of multi-story buildings.
5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.
6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.
7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening, or combination.
9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in Section 23.22.040 or the maximum parking standards set forth in Section 23.22.050, a project representative may apply to the Richland Planning Commission for a deviation from these site design standards. The Richland Planning Commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
 - a) That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
 - b) The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
 - c) The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. (Ord. 04-09: Ord. 07-10)

23.22.030 Commercial Use Districts Permitted Land Uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

- A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.
- C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.
- D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.
- E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|------|----------------|----------------|----------------|----------------|----|----|-----|
| Agricultural Uses | | | | | | | | |
| Raising Crops, Trees, Vineyards | | | | | | | | P |
| Automotive, Marine & Heavy Equipment | | | | | | | | |
| | | | | | | | | |
| Automotive Repair – Major | | | | P | | | | |
| Automotive Repair – Minor | | P | P | P | S | | | |
| Automotive Repair – Specialty Shop | | S | P | P | S | | | |
| Automobile Service Station | | P ¹ | P ¹ | P ¹ | S ¹ | | | |
| Auto Part Sales | | P | P | P | S | | | |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|-----------------|-----------------|
| Boat Building | | | | P | | | | |
| Bottling Plants | | | | P | | | | P ²⁹ |
| Car Wash-Automatic or Self Service | | P ³ | P ³ | P ³ | S ³ | | | |
| Equipment Rentals | | | P | P | | | | |
| Farm Equipment & Supplies Sales | | | | P | | | | |
| Gas/Fuel Station | S | P | P | P | P | | | |
| Heavy Equipment Sales & Repair | | | | P | | | | |
| Manufactured Home Sales Lot | | | | P | | | | |
| Marinas | | | | | | P | P | |
| Marine Equipment Rentals | | | | P | | P | P | |
| Marine Gas Sales | | | | | | A | A | |
| Marine Repair | | | | P | | P | P | |
| Towing, Vehicle Impound Lots | | | | S ⁴ | | | | |
| Truck Rentals | | | P | P | | | | |
| Truck Stop-Diesel Fuel Sales | | | S | P | | | | |
| Truck Terminal | | | | P | | | | |
| Vehicle Leasing/Renting | | | P ⁵ | P | S ⁵ | | | |
| Vehicle Sales | | | P ⁵ | P | S ⁵ | | | |
| Warehousing, Wholesale Use | | | | P | | | | |
| Business and Personal Services | | | | | | | | |
| Animal Shelter | | | | S ⁶ | | | | |
| Automatic Teller Machines | P | P | P | P | P | P | | P |
| Commercial Kennel | | | | P ⁶ | | | | |
| Contractor's Offices | | P | P | P | P | | | |
| Funeral Establishments | | | P | P | | | | |
| General Service Businesses | A | P | P | P | P | P | | |
| Health/Fitness/Facility | A | P | P | P | P | A | P | |
| Health/Fitness Center | | | P | P | P | | P | |
| Health Spa | | P | P | P | P | P | | P |
| Hospital/Clinic – Large Animal | | | | S ⁶ | | | | |
| Hospital/Clinic – Small Animal | | | S ⁶ | P ⁶ | P | | | |
| Laundry/Dry Cleaning, Com. | | | | P | P ³⁰ | | | |
| Laundry/Dry Cleaning, Neighborhood | | P | P | P | P | | | |
| Laundry/Dry Cleaning, Retail | P | P | P | P | P | P | | |
| Laundry-Self Service | | P | P | P | P | | | |
| Mini-Warehouse | | | | P ⁷ | | | | |
| Mailing Service | P | P | P | P | P | P | | |
| Personal Loan Business | P | P | P | P | P | | | |
| Personal Services Businesses | A | P | P | P | P | P | | |
| Photo Processing, Copying & Printing Services | P | P | P | P | P | P | | |
| Telemarketing Services | P | | P | P | P | | | |
| Video Rental Store | | P | P | P | P | P | | P |
| Food Service | | | | | | | | |
| Cafeterias | A | | A | A | A | A | A | |
| Delicatessen | P | P | P | P | P | P | P | P |
| Drinking Establishments | | P ⁸ | P | P | P | P | P | P |
| Micro-Brewery | | | P | P | P | P | P | P |
| Portable Food Vendors ²⁷ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁹ |
| Restaurants/Drive Through | | S ⁹ | P ⁹ | P ⁹ | S ^{9, 10} | S ^{9, 10} | | |
| Restaurants/Lounge | | P ⁸ | P | P | P | P | P | P |
| Restaurants/Sit Down | A | P | P | P | P | P | P | P |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|-----------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Restaurants/Take Out | | P | P | P | P | P | | P |
| Restaurants with Entertainment/Dancing Facilities | | P ⁸ | P | P | P | P | P | P |
| Wineries – Tasting Room | | P ⁸ | P | P | P | P | P | P |
| Industrial/Manufacturing Uses | | | | | | | | |
| Laundry and Cleaning Plants | | | | P | | | | P ²⁹ |
| Light Manufacturing Uses | | | | P | | | | P ²⁹ |
| Warehousing and Distribution Facilities | | | | P | | | | P ²⁹ |
| Wholesale Facilities & Operations | | | | P | | | | P ²⁹ |
| Wineries – Production | | | | P | | | | P |
| Office Uses | | | | | | | | |
| Financial Institutions | P | P/S ²³ | P | P | P | P | | |
| Medical, Dental and Other Clinics | P | P | P | P | P | P | | |
| Newspaper Offices & Printing Works | | | P | P | P | | | |
| Office-Consulting Services | P | P | P | P | P | P | | P ²⁹ |
| Office – Corporate | P | | P | P | P | P | | P ²⁹ |
| Office – General | P | P | P | P | P | P | | P ²⁹ |
| Office – Research & Development | P | | P | P | P | | | P ²⁹ |
| Radio and Television Studios | | | P | P | P | | | |
| Schools, Commercial | P | | P | P | P | P | | |
| Schools, Trade | | | P | P | P | | | P ²⁹ |
| Travel Agencies | P | P | P | P | P | P | | |
| Public/Quasi Public Uses | | | | | | | | |
| Churches | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | P | P ¹¹ | | |
| Clubs or Fraternal Societies | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | | |
| Cultural Institutions | P ¹¹ | P ¹¹ | P ¹¹ | | P ¹¹ | P ¹¹ | | P ¹¹ |
| General Park O & M Activities | P | P | P | P | P | P | P | P |
| Hospitals | P | | P | P | P | | | |
| Homeless Shelter | | | | P | | | | |
| Passive Open Space Use | P | P | P | P | P | P | P | P |
| Power Transmission & Irrigation Wasteway Easements & Utility Uses | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² |
| Public Agency Buildings | P | P | P | P | P | P | P | |
| Public Agency Facilities | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² |
| Public Campgrounds | | | | S | | | S | |
| Public Parks | P | P | P | P | P | | P | P |
| Schools | P ¹³ | P ¹³ | P ¹³ | P ¹³ | P ¹³ | P ¹³ | | |
| Schools, Alternative | P ¹⁴ | P ¹⁴ | P ¹⁴ | P ¹⁴ | P ¹⁴ | | | |
| Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings | P | P | P | P | P | P | P | P |
| Trail Head Facilities | P | P | P | P | P | P | P | P |
| Trails for Equestrian, Pedestrian, or non-motorized Vehicle Use | P | P | P | P | P | P | P | P |
| Recreational Uses | | | | | | | | |
| Art Galleries | | | P | P | P | P | P | P |
| Arcades | | P | P | P | P | P | P | |
| Boat Mooring Facilities | | | | | | P | P | |
| Cinema, Indoor | | | P | P | P | P | P | |
| Cinema, Drive-In | | | P | P | | | | |
| Commercial Recreation, Indoor | | S ⁸ | P | P | P | P | P | |
| Commercial Recreation, Outdoor | | | P | P | | P | P | |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|-----------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| House Banked Card Rooms | | | | P ¹⁵ | P ¹⁵ | P ¹⁵ | P ¹⁵ | |
| Recreational Vehicle Campgrounds | | | | S ¹⁶ | | | S ¹⁶ | |
| Recreational Vehicle Parks | | | | S ¹⁷ | | | S ¹⁷ | |
| Stable, Public | | | | S ¹⁸ | | | | |
| Theater | | P8 | P | P | P | P | P | P |
| Residential Uses | | | | | | | | |
| Accessory Dwelling Unit | | A | A | A | A | A | | A |
| Apartment, Condominium (3 or more units) | P | | P ¹⁹ | | P | P | | |
| Assisted Living Facility | P | | P | | P ¹⁹ | P | | |
| Bed and Breakfast | P | P | P | P | P | P | P | P |
| Day Care Center | P ²⁰ | P ²⁰ | P ²⁰ | P ²⁰ | P ²⁰ | P ²⁰ | | |
| Dormitories, Fraternities, & Sororities | P | | | | P | P | | |
| Dwelling, One Family Attached | | | | | | P ²⁶ | | |
| Dwelling, Two-Family Detached | | | | | | P | | |
| Dwelling units for a resident watchman or custodian | | | | A | | | | P ²⁹ |
| Family Day Care Home | P ²⁰ | | | | | P ²⁰ | | |
| Houseboats | | | | | | P | P | |
| Hotels or Motels | P | | P | P | P | P | P | P |
| Nursing or Rest Home | P | | P | | P ¹⁹ | P | | |
| Recreational Club | A | | | | A | A | | |
| Senior Housing | P | | | | P ¹⁹ | P | | |
| Temporary Residence | P ²¹ | P ²¹ | P ²¹ | P ²¹ | P ²¹ | P ²¹ | | P |
| Retail Uses | | | | | | | | |
| Adult Use Establishments | | | | P ²² | | | | |
| Apparel & Accessory Stores | | P | P | P | P | P | | P |
| Auto Parts Supply Store | | P | P | P | P | | | |
| Books, Stationary & Art Supply Stores | A | P | P | P | P | P | | P |
| Building, Hardware, Garden Supply Stores | | P | P | P | P | | | |
| Department Store | | | P | P | P | | | |
| Drug Store/Pharmacy | A | P/S ²³ | P | P | P | P | | |
| Electronic Equipment Stores | | P | P | P | P | P | | |
| Food Stores | | P | P | P | P | P | | |
| Florist | | P | P | P | P | P | | P |
| Furniture, Home Furnishings & Appliance Stores | | P | P | P | P | | | |
| Landscaping Material Sales | | | A | P | | | | |
| Lumberyards | | | | P | | | | |
| Nursery, Plant | | | | P | | | | P |
| Office Supply Store | A | P | P | P | P | P | | |
| Outdoor Sales | | | | P | | | | |
| Parking Lot or Structure | P | P | P | P | A | P | | P |
| Pawn Shop | | | | P | | | | |
| Pet Shop & Pet Supply Stores | | P | P | P | P | | | |
| Retail Hay, Grain & Feed Stores | | | | P | | | | |
| Second Hand Store | | | P | P | P | P | | |
| Specialty Retail Stores | | P | P | P | P | P | | P |
| Miscellaneous Uses | | | | | | | | |
| Bus Station | | | | P | P | | | |
| Bus Terminal | | | | P | P | | | |
| Bus Transfer Station | P | | P | P | P | | P | |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|------|-----------------|-----------------|-----------------|-----|----|----|-----------------|
| Cemetery | P | | P | P | | | | |
| Community Festivals & Street Fairs | P | P | P | P | P | P | P | P |
| Convention Center | P | | P | P | P | P | P | |
| Micro and Macro Antennas | P | P | P | P | P | P | P | P |
| Monopole | | | | S ²⁴ | | | | |
| On-site Hazardous Waste Treatment & Storage | A | A | A | A | A | A | A | A |
| Outdoor Storage | | A ²⁵ | A ²⁵ | P ²⁵ | | | | |
| Storage in an Enclosed Building | A | A | A | A | A | A | A | A ²⁹ |

1 Section 23.42.280

2 Section 23.42.290

3 Section 23.42.270

4 Section 23.42.320

5 Section 23.42.330

6 Section 23.42.040

7 Section 23.42.170

8 Section 23.42.053

9 Section 23.42.047

10 Section 23.42.055

11 Section 23.42.050

12 Section 23.42.200

13 Section 23.42.250

14. Section 23.42.260

15 Section 23.42.100

16 Section 23.42.230

17 Section 23.42.220

18 Section 23.42.190

19 Use permitted on upper stories of multi-story buildings, if main floor is used commercial or office uses.

20 Section 23.42.080

21 Section 23.42.110

22 Section 23.42.030

23 Use permitted, requires special use permit with drive-through window.

24 Chapter 23.62

5 Section 23.42.180

26 Section 23.18.025

27 See definition 23.06.780

28 Section 23.42.185

29 Activities permitted only when directly related to and/or conducted in support of winery operations

30 Within the Central Business District (CBD), existing Commercial Laundry/Dry Cleaning uses, established and operating at the time the CBD District was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the Commercial Laundry/Dry Cleaning use, and existing at the effective date of the CBD District, may be continued. Commercial Laundry/Dry Cleaning uses not established and operating at the time the CBD District was established are prohibited.

(Ord. 15-07: Ord. 04-09: Ord. 07-10)

23.22.040 Site Requirements and Development Standards for Commercial Use Districts

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

| Standard | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | CW |
|--|------------------|-----------------|----------------|----------------|---|-------------------------|-------------------------|------------------|
| Minimum Lot Area | None | None | None | None | None | None | None | None |
| Maximum Density – Multi Family Dwellings (units/square feet). | 1:1,500 | N/A | N/A | N/A | None | 1:1,500 | N/A | N/A |
| Minimum Lot Width – One Family Attached Dwellings | N/A | N/A | N/A | N/A | N/A | 30 | N/A | N/A |
| Minimum Front Yard Setback ¹⁴ | 20 | 45 ¹ | 0 ² | 0 ² | CBD, Parkway, Uptown Districts: 0 min. – 20 max. ^{3, 11, 13} Medical District: 0 min, | Note 4,5 | Note 4 | 20 |
| Minimum Side Yard Setback | 0 ⁶ | 0 ⁷ | None | None | 0 ^{6,8} | 0 ^{5,9} | 0 | 0 ^{6,8} |
| Minimum Rear Yard Setback | 0 ^{6,8} | 0 ⁷ | None | None | 0 ^{6,8} | 0 ^{5,8,10} | 0 | 0 ^{6,8} |
| Maximum Building Height ¹⁴ | 55 ¹¹ | 30 | 80 | 80 | CBD – 110 Medical – 140 Parkway – 50 Uptown - 50 | 35/ 55 ¹² | 35/ 55 ¹² | 35 |
| Minimum Dwelling unit size (in square feet, excluding porches, decks, balconies & basements) | 500 | N/A | N/A | N/A | 500 | 500 | N/A | N/A |

¹ Each lot shall have a front yard of forty-five (45) feet deep or equal to the front yards of existing buildings in the same C-1 District and within the same block.

² No setback required if street right-of-way is at least eighty feet (80') in width. Otherwise, a minimum setback of forty feet (40') from street centerline is required.

³ Unless a greater setback is required by RMC 12.11 – Intersection Sight Distance.

4 Front and side street. No building shall be closer than forty feet (40') to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

⁵ In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the Medium Density Residential Small Lot (R-2S) zoning district. Refer to Section 23.18.040.

⁶ In any Commercial Limited Business (C-LB), Central Business (CBD) or in any Commercial Winery (C-W) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

- A. Within the Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts, buildings shall maintain at least a thirty-five foot (35') setback from any property that is zoned for single-family residential use. Within the Central Business District (CBD) buildings shall maintain at least a thirty-five (35') setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 Single-Family Residential 12,000, R-1-10 – Single-Family Residential 10,000, R-2 – Medium Density Residential, R2-S – Medium Density Residential Small Lot or any residential Planned Unit Development that is comprised of single-family detached dwellings.
- B. Buildings that are within fifty feet of any property that is zoned for single-family residential use in Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts and buildings that are within fifty feet (50') of any property that is zoned for and currently developed with a single-family residential use in the Central Business District (CBD)(as defined in item 1 above) shall not exceed thirty feet (30') in height. Beyond the area 50 feet from any property, that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
- C. A six (6) foot high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a ten (10) feet landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in Section 23.54.140.
- D. In the C-LB and C-W districts, a twenty-foot (20') setback shall be provided for any side yard that adjoins a street; and a twenty-five foot (25') setback shall be provided for any side yard that adjoins a residential district.

⁷ Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum fifteen (15) setback. Lots adjoining a street shall maintain a minimum twenty (20) foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

⁸ No minimum required, except parking shall be setback a minimum of five (5) feet to accommodate required landscape screening as required under RMC 23.54.140.

⁹ Side yard. No minimum, except parking shall be setback a minimum of five (5) feet, and buildings used exclusively for residences shall maintain at least one (1) foot of side yard for each three (3) feet or portion

thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10 No minimum, except parking shall be setback a minimum of five (5) feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

¹¹ Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setbacks standards on any other new buildings may be adjusted by the Planning Commission as part of the Alternative Design review as set forth in the performance standards and special requirements of Section 23.22.020(E)(9).

¹² All buildings that are located in both the Waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland Shoreline Master Program (RMC Title 26). Buildings in the WF district that are not subject to the Richland Shoreline Master Program shall not exceed a height of thirty-five (35) feet; unless the Planning Commission authorizes an increase in building height to a maximum height of fifty-five (55) feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

¹³ Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

¹⁴ The Medical, Uptown and Parkway Districts of the CBD zoning district are established as shown by Plates 23.22.040 1, 2 and 3. (Ord. 04-09: Ord. 04-09A: Ord. 07-10)

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking Standards for Commercial Use Districts

- A. Off street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter 23.54 of this title.
- B. Central Business District Off-Street Parking
- C. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Section 23.54. The maximum number of parking spaces provided on-site shall not exceed 125% of the minimum required parking as specified in Section 23.54 provided that any number of parking spaces beyond the established maximum may be approved by the Planning Commission subject to RMC 23.22.090(E)(9) (Alternative Design).
 - 1. The off-street parking requirement may be reduced as follows.
 - a) The Planning Commission may reduce the parking responsibility as provided by Sections 23.54.080 Joint Use, and/or;
 - b) Within a 600-foot radius of the property, and within the CBD zoning district, a 25% credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50% of the overall off-street parking requirement (including any reductions contained in RMC 23.54.080). Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in 23.54.120. Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.
 - 2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18" and not higher than 36" may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (23.22.040). Masonry walls are subject to the performance standards found in 23.22.020 A.3.b.ii, and must be granted approval by the Public Works Director for compliance with vision clearance requirements for traffic safety before installation. (Ord. 04-09: Ord. 07-10)

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EXHIBIT (5)

CITY OF RICHLAND
Mitigated Determination of Non-Significance

Description of Proposal the development of a 131.9 acre site to include the development of 80.6 acres for single family residential development, comprised of 389 lots; the set aside of 23.2 acres for natural open space that would be improved with a pedestrian trail system; the set aside of an 11.7 acre site for a future public school; and the set aside of 15.5 acres for future, unspecified commercial development. The application will require a Comprehensive Plan Amendment to change the designation of 16.45 acres from Low Density Residential to Commercial. The proposal also involves a change of zone of 16.45 acres from Agricultural (AG) to Neighborhood Retail Business (C-1), a change of zone of 6.92 acres of Single Family Residential (R-1-10) to Medium Density Residential (R-2S), a change of zone of 19.01 acres from Agricultural (AG) to Natural Open Space (NOS), and a change of zone of 89.59 acres of Agricultural (AG) to Medium Density Residential (R-2S). For the residential portion of the site a preliminary plat application has been submitted for a 389 detached single family lot subdivision. Within the residential portion of the project, an 11.75 acre site has been reserved as an elementary school site.

Proponent Hayden Homes

Location of Proposal West of Steptoe Avenue, South of Claybell Park, North of the Burlington Northern Railroad right-of-way; East of the Amon Basin Preserve I in Section 1, Township 8 North, Range 28 E.W.M.

Phased Review: The residential portions of the proposal are well defined; however; the applicants have not identified with any specificity the type or nature of commercial development that is proposed for the 16.45 acres located on the eastern portion of the site. For this reason, the City is able only to evaluate the impacts of the proposed residential, school and open space areas which comprise the westerly 115.45 acres of the proposed project. Additional environmental review will be required at the time the applicant submits information concerning the nature of the commercial development proposed for the 16.45 acres in the easterly portion of the site. Traffic studies or other additional information may be required at that time. No action will be taken by the City on the proposed comprehensive plan amendment involving the easterly 16.45 acres of the project site until the additional environmental information for this portion of the site is completed.

Lead Agency City of Richland

The lead agency for this proposal has determined that, as conditioned, it does not have a probable significant adverse impact on the environment. (A copy of the required conditions is attached.) An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed

environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(XX) This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **March 20, 2014**.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official Rick Simon

Position/Title Planning and Development Services Manager

Address P.O. Box 190, Richland, WA 99352

Date March 4, 2014

Signature_____

CONDITIONS FOR MITIGATING ENVIRONMENTAL IMPACTS

- 1) All project slopes shall meet or be designed and constructed to meet a minimum factor of safety of 1.5 for the static condition.
- 2) Detailed geotechnical reports shall be prepared by a qualified consultant, submitted to the City for review and approval prior to any on-site earth moving activities and shall incorporate the recommendations of the November 2013 "Geotechnical Site Investigation/Geologic Hazards Assessment and Critical Areas Report" prepared by GN Northern, Inc. Grading activities shall be monitored by geotechnical professionals throughout the construction of each phase of the project.
- 3) Seismic design for the project shall comply with the 2012 edition of the International Building Code.
- 4) The placement of fill along the southerly boundary of the site, adjacent to the Burlington Northern Railroad, shall be reviewed by a qualified consultant.
- 5) Stormwater control measures shall be implemented during construction activities, utilizing best management practices in accordance with the Storm Water Control Manual for Eastern Washington and as identified by permit conditions issued by the City of Richland and or the Washington State Department of Ecology. No stormwater discharge will be permitted within 200 feet of the riparian community associated with the west fork of the Amon Basin. All stormwater will be infiltrated on-site.
- 6) An erosion control plan shall be prepared by the applicant and submitted to the City of Richland for review and approval. The plan shall be designed to prevent erosion from occurring within the Amon Wasteway channel and from occurring in the Amon Basin located immediately adjacent to and west of the site. Erosion control measures shall be maintained throughout the construction of the project.
- 7) A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.
- 8) The maximum gradient of slopes on the project site shall not exceed 2.5H:1V. Exposed slope faces shall be protected with re-vegetation or other appropriate erosion control measures as delineated in storm water permits.
- 9) The geotechnical recommendations identified in the November 2013 "Geotechnical Site Investigation/Geologic Hazards Assessment and Critical Areas Report" prepared by GN Northern, Inc relating to Pre-Wetting, Clearing and Grubbing, Subgrade Preparation, Compaction Requirements, Engineered Structural Fill and Imported Structural Fill, Shrink and Swell, Temporary Excavation/Cut , Slope

Construction and Protection Guidelines, Key Fill Material and the Native Cut/Existing Ground, Fill Placement on Cut Slope, Fill Slopes, Temporary Excavation and Utility Trenches, construction and protection guidelines, key fill as delineated in pages 15 – 24 of said report, shall be followed.

- 10) No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland.
- 11) The preparation of future lots for home construction shall proceed in conformance with the recommendations included in the Section titled "General Considerations for Lot Design and Construction" (pages 25-30) of the November 2013 "Geotechnical Site Investigation/Geologic Hazards Assessment and Critical Areas Report" prepared by GN Northern, Inc.
- 12) Construction work within the irrigation Wasteway easement that extends across the site shall not occur unless first authorized by the Kennewick Irrigation District and shall occur only within the irrigation off-season unless otherwise permitted by the Kennewick Irrigation District.
- 13) Plans for sewer line extension across the northwestern portion of the site, near the wetlands in the adjacent Amon Basin shall be submitted to City of Richland for review and approval. Said plans shall identify adequate provisions for erosion control during construction of said line and shall include re-vegetation plans for disturbed areas following completion of construction. Re-vegetation plans shall be comprised of native plant materials and shall be prepared by a wetland biologist or other qualified professional. Said plans shall include provisions for temporary irrigation until plants become established and shall include provisions for monitoring re-vegetation efforts over time to ensure that plant materials become established.
- 14) Prior to any construction activities taking place on-site, wetland and buffer areas at the northwest corner of the site shall be marked in the field and shall not be disturbed throughout the construction of the project; however, a pedestrian trail within the buffer area shall be permitted.
- 15) The western property boundary of the site, which divides the project site from the adjacent Amon Basin Preserve, shall be fenced. Pedestrian access shall be provided only at designated trail locations.
- 16) Outdoor lighting of homes within the project and adjacent to the Amon Basin Preserve shall be shielded so that light trespass onto the adjacent Amon Basin Preserve is minimized to the greatest extent practical. A note shall be placed on the final plat advising future lot purchasers of this requirement. All exterior lighting within the project shall comply with the provisions of RMC Chapter 23.58.
- 17) The applicant shall submit a landscaping plan for all open space areas proposed within the project site to the City of Richland for review and approval. Said plan shall

be prepared by a wildlife biologist or similar qualified professional. The intent of the plan is to provide wildlife habitat within open space areas.

- 18) The applicant shall submit a pedestrian trail plan that identifies all trail locations within the project site to the City of Richland for review and approval. Said trail plan shall provide pedestrian access throughout the site and is intended to focus public use of the open space areas onto the trail system. The trail plan shall identify which specific sections of trail will be constructed with each phase of the project. Said trail plan shall provide for access to both the Amon Basin Preserve located immediately west of the project site and to Claybell Park, which is located immediately north of the project site.
- 19) The applicant shall comply with City and state noise standards throughout the construction of the project.
- 20) The areas identified as Natural Open Space in the proposed plan shall be placed in a conservation easement.
- 21) Maintenance responsibilities of the trail system shall be identified within Conditions, Covenants and Restrictions (CCRs) drafted for the project and the trail maintenance provisions of the CCRs shall be subject to review and approval by the City of Richland.
- 22) Disturbance to natural open space areas shall be minimized to the greatest degree possible in order to preserve the largest amount of native vegetation and wildlife habitat. Natural open space areas shall be marked in the field prior to the initiation of construction activities on-site. Areas designed for road crossings or trail construction shall be exempt from this requirement.
- 23) A note shall be placed on the final plat on any lot that lies adjacent to the Burlington Northern Railroad along the project's southern boundary advising future lot purchasers that noise impacts or other impacts associated with the operation and maintenance of the railroad may interfere with the normal enjoyment of their residence.
- 24) Lots within Phase 15 of the proposed project shall comply with all R1-10 zoning district standards for lot size, setback, lot coverage and building height.
- 25) All lots within the proposed project shall be subject to a development agreement between the City and the applicant that establishes minimum lot size, building setbacks, lot coverage and building height limitations. Said agreement shall ensure that residential development within the project remains consistent with the Low Density Residential designation that is assigned to the project site through the comprehensive plan.

- 26) Development within the project site shall be subject to the payment of traffic and parks mitigation fees as required under Chapters 12.03 and 22.12 of the Richland Municipal Code.
- 27) No construction activity shall be permitted within the Bonneville Power Administration easement unless authorized by the Bonneville Power Administration.
- 28) No construction activity shall be permitted on-site within the Amon Wasteway until such time as state and federal permits have been obtained, if such are deemed necessary.
- 29) If during grading and construction activities archeological or paleontological resources are uncovered, the developer shall suspend work in that particular area and contact the Washington State Office of Archeology and Historic Preservation to determine a plan for mitigation of the disturbance to the resource.

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EXHIBIT (6)

CITY OF RICHLAND
COMMUNITY & DEVELOPMENT SERVICES

File Number: _____

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really don't know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agencies to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:

Clearwater Creek

2. Name of applicant:

Hayden Homes, LLC

3. Address and phone number of applicant and contact person:

*Nathan Machiela, Phone Number: 509-554-0858,
Address: 2464 SW Glacier Place, Suite 110
Redmond, OR 97756*

4. Date checklist prepared:

July 11, 2014

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

There is no development or phasing proposed with this application. The application is an amendment to the City of Richland's Comprehensive Plan and a Change of Zone.

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

None proposed at this time.

8. List any environmental information that has been or will be prepared related to this proposal.

There have been two separate critical areas assessments performed. One assessment by Biology Soil & Water Inc. (BSW) and another by PBS Engineering & Environmental (PBS). The assessment by BSW was summarized in a letter dated May 22, 2013 and states that there are no jurisdictional critical areas located on the site. PBS's assessment was summarized within a report dated November 4, 2013 and also determined that there are no jurisdictional critical areas on the site.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

None known.

10. List any government approvals or permits needed for your proposal:

None known.

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Petition to amend the City of Richland's Comprehensive Plan. This amendment is to change the mapping of 12.21 from Low Density Residential to Commercial. A Change of Zone is also being requested to Neighborhood Retail Business (C-1) for the 12.21 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The site is located in a portion of Section 1, Township 8 North, Range 28 East of the Willamette Meridian. The site address is 3548 Leslie Road, Richland, Washington. Benton County mapping identifies the property as parcel number 101881000001000.

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

The site is hilly.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

The steepest slope on the site is approximately 38%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

*Esquatzel Fine Sandy Loam (EsA)
Finley Stony Fine Sandy Loam (FfE)
Hezel Loamy Fine Sand (HeA & HeD)
Quincy Loamy Sand (QuD)
Warden Very Fine Loamy Sand (WfB2)*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

The City of Richland has mapped some portions of the site as Geological Hazard Areas (steep slopes) within the City of Richland Comprehensive Land Use Plan. A geotechnical site investigation which includes a geologic hazards assessment and critical areas report was completed for the entire site by GN Northern, Inc. and their findings were summarized in a report dated November of 2013.

The report states that upper portions of the site soils were found to be relatively loose and will require over-excavation and re-compaction to support structures. There are areas near the southern portion of the site where historic fill was placed for the railroad re-alignment that will require additional exploration. In summary the report states that native and proposed site slopes will remain stable and the risk posed by geologic hazards are considered negligible on this site.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Not applicable.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Not Applicable.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Not Applicable.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Not Applicable.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Not Applicable.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air:

Not Applicable.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

There is an irrigation channel named Amon Wasteway that borders the west side of the site. Overflow irrigation water from the Kennewick Irrigation District is directed to the channel in the spring and summer. There is no hydrology within the channel during the fall or winter. Located approximately 2800 feet to the west is the West Fork Amon Creek which fed by springs throughout the year.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Not with this application.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No construction or development is proposed with this application.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

Not Applicable.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

Agency use only

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

Not Applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Not Applicable.

- 2) Could waste materials enter ground or surface waters? If so, please describe.

Not Applicable.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not Applicable.

4. Plants

- a. Check or circle types of vegetation found on the site

- Deciduous tree: alder, maple, aspen, ***other***
- Evergreen tree: fir, cedar, pine, other
- **Shrubs**
- **Grass**
- Pasture
- Crop or grain

- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

Agency use only

Based on the Biological Resources Report by PBS Engineering & Environmental dated November 4, 2013 specific species present at the site include big sagebrush, rabbitbrush, cheatgrass, common yarrow, Cymopterus terebinthinus, Western tansymustard, Gray rabbitbush, Spiny hopsage, & Tall tumblemustard.

Specific species noted within the same report present within the Amon Wasteway include Russian olive, Reed canary grass, Black cottonwood, Siberian elm, Thicket creeper, Russian knapweed, Indian Helm, Catnip, Narrow-leaf willow, and Willows.

- b. What kind and amount of vegetation will be removed or altered?

Not Applicable.

- c. List threatened or endangered species on or near the site.

No priority plant species were observed on the site during the biological review of the site.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

Not Applicable.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other; - *See below*
- Mammals: deer, bear, elk, beaver, other; and, - *See below*
- Fish: bass, salmon, trout, herring, shellfish, other. - *See below*

Based upon the biological assessment done by BSW there are no salmon or steelhead within the Amon

Wasteway within the site's property boundary. There have been no other fish species observed on the site.

Agency use only

There have been restoration projects done to improve fish passage to the West Fork Amon Creek, but it is unknown what fish have been observed within this stream and no fish were documented by either BSW or PBS. The Tapteal Greenway Association notes that there are bass, salmon and trout within the West Fork Amon Creek, but these fish species have not been verified by a biologist in association with this project.

Types of birds observed near the site are songbird and hawks. The Columbia River Audubon Society has documented approximately 150 species of birds within the Amon Basin. Specific species of birds and their location are unknown. Burrowing owls are known to be in the vicinity of the subject property but no owls or identifiable burrows were found during PBS's visit to the site and the WDFW does not show presence on the subject property in their mapping..

During the site evaluation by PBS a number of black-tailed jackrabbits were observed. Based on comments received from the Tapteal Greenway there have been deer, beaver, coyote, American badger, river otters, mink and weasel on or near the site. Verification of these animals has not been observed by a biologist. The site also likely contains a variety of small mammals such as mice.

- b. List any threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species located on the site based on a site assessment performed by PBS Engineering and Environmental and discussions with Mike Ritter from Washington Department Fish and Wildlife.

The Ferruginous hawk is listed by Washington State as a threatened species. The Washington Department of Fish and Wildlife indicates potential presence in the general area (within a few miles). None were observed on-site by PBS and the WDFW staff contacted by PBS thought breeding on this site was unlikely due to the proximity of urban development.

- c. Is the site part of a migration route? If so, please explain.

Agency use only

No specific migration route is known. However, the entire region is part of the Pacific Flyway.

- d. List proposed measures to preserve or enhance wildlife:

Not Applicable.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not Applicable.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

Not Applicable.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

Not Applicable.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

Not Applicable.

- 1) Describe special emergency services that might be required.

Not Applicable.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

Not Applicable.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Not Applicable.

- 3) Proposed measures to reduce or control noise impacts:

Not Applicable.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The site is currently vacant and there is no specific use. The property to the south is a 400' railroad right-of-way with a rail line centered within the right-of-way. The eastern portion of the property is bisected by Steptoe Street, to the south is the 400' Amon Wasteway, and the North property will be bordered by future Rachel Road proposed with the Clearwater Creek Subdivision. A small portion on the east side of the site is bordered by existing residential homes.

- b. Has the site been used for agriculture? If so, please describe.

The applicant has no knowledge of agricultural use of the property.

- c. Describe any structures on the site.

There are no structures located on the site.

- d. Will any structures be demolished? If so, please describe.

No.

- e. What is the current zoning classification of the site?

Agricultural (AG)

- f. What is the current comprehensive plan designation of the site?

Low Density Residential (0-5 units per acre).

- g. What is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

No areas on the site have been classified as an environmentally sensitive area.

- i. How many people would reside or work in the completed project?

Not Applicable.

- j. How many people would the completed project displace?

Not Applicable.

- k. Please list proposed measures to avoid or reduce displacement impacts:

Not applicable.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

The commercial portion of the site will provide a landscape buffer to provide physical and visual separation where it abuts the existing residential zone to the east. The remainder of the property boundary is bordered by arterial roadways, railroad and the Amon Wasteway.

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

Not Applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

Not Applicable.

- c. List proposed measures to reduce or control housing impacts:

Not Applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

Not Applicable.

- b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable.

- c. Proposed measures to reduce or control aesthetic impacts:

Not Applicable.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable.

- c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable.

- d. Proposed measures to reduce or control light and glare impacts:

Not Applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Claybell Community Park borders the north property line of the site and the Amon Creek borders the west portion of the site and both provide recreational opportunities. Although the site is private property, it also appears it has been used for pedestrians, dog walkers, and off-road vehicles.

- b. Would the project displace any existing recreational uses? If so, please describe.

Not Applicable.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

Not Applicable.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

None known.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts:

Agency use only

Not applicable.

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Rachel Road borders the site to the north and Steptoe Street bisects the site, both are classified as arterials and can serve the site.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The closest public transit stop appears to be approximately 1 mile east of the project site at the intersection of N. Center Parkway and W. Deschutes Avenue.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Not Applicable.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

Not Applicable.

- e. Will the project use water, rail, or air transportation? If so, please describe.

Not Applicable.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Not Applicable.

- g. Proposed measures to reduce or control transportation impacts:

Agency use only

Not Applicable.

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

Not Applicable.

- b. Proposed measures to reduce or control direct impacts on public services:

Not Applicable.

16. Utilities

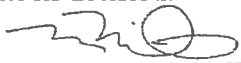
- a. Circle the utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Not Applicable.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date Submitted: 7-11-14

D. SEPA Supplemental sheet for non-project actions

Agency use only

Instructions:

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not Applicable.

Proposed measures to avoid or reduce such increases are:

Not Applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not Applicable.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not Applicable.

3. How would the proposal be likely to deplete energy or natural resources?

Not Applicable.

Proposed measures to protect or conserve energy and natural resources are:

Not Applicable.

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no known sensitive areas on the subject property.

Agency use only

Proposed measures to protect such resources or to avoid or reduce impacts are:

No measures are necessary.

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

The site is not within a shoreline area.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not Applicable.

Proposed measures to reduce or respond to such demand(s) are:

Not Applicable.

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.

EXHIBIT (7)

Clearwater Creek Traffic Impact Analysis

Richland, WA

June 6, 2014

Prepared by:



**J-U-B ENGINEERS, Inc.
2810 W. Clearwater Avenue, Suite 201
Kennewick, Washington 99336**

Clearwater Creek Traffic Impact Analysis

Richland, WA

June 6, 2014



Prepared by:
Spencer Montgomery
Vijay Kornala, PE, PTOE
Rick Door, PE



J-U-B ENGINEERS, Inc.
2810 W. Clearwater Avenue, Suite 201
Kennewick, Washington 99336

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Appendices

- Appendix A: Detailed Traffic Volumes
- Appendix B: Level of Service Worksheets
- Appendix C: Clearwater Creek Preliminary Plat

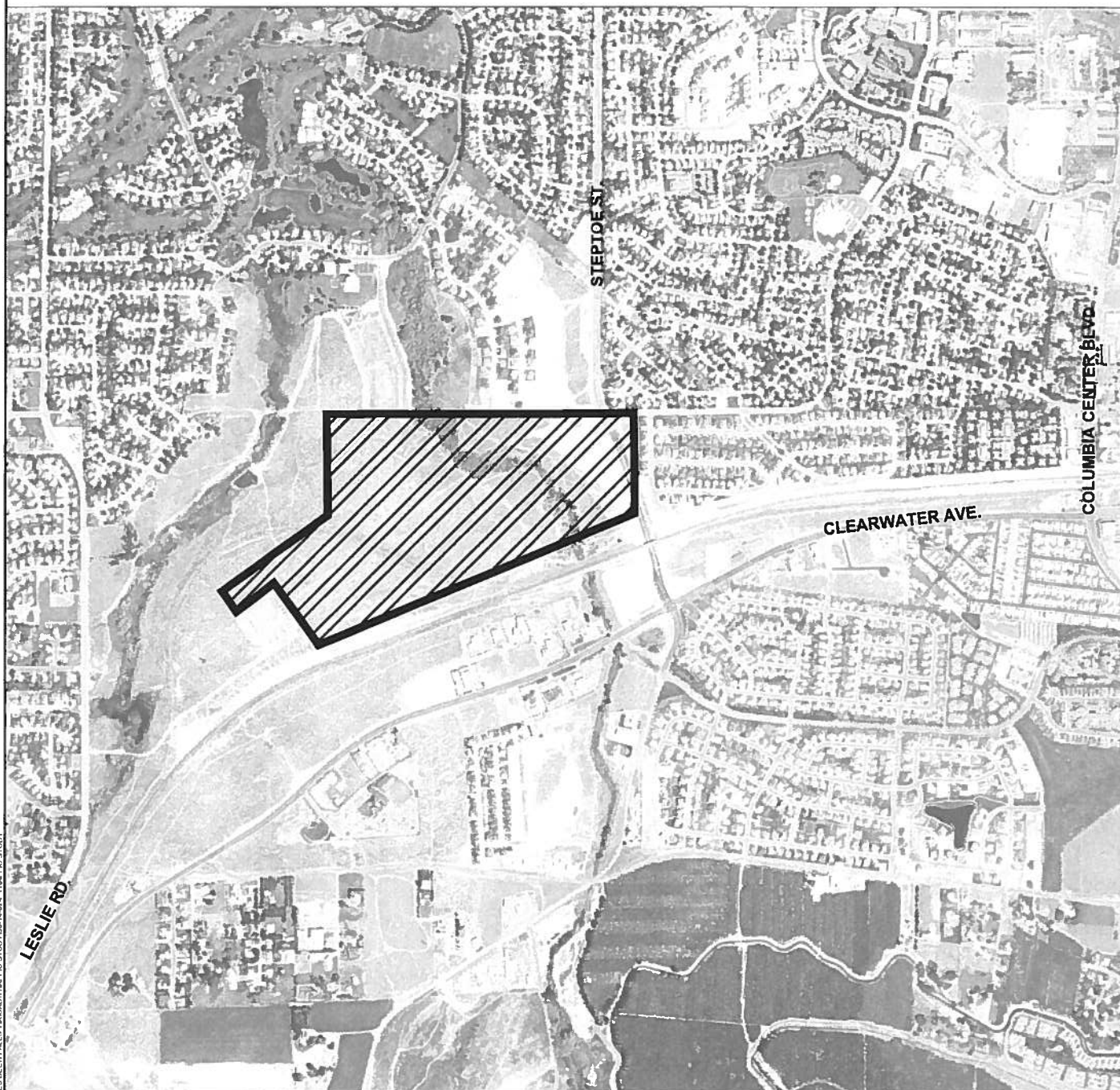
Introduction and Background

Hayden Homes has been working closely with the City of Richland in the development of a new subdivision in the southeastern portion of the City, west of Steptoe Street, south of Meadow Springs and north of the BNSF railroad tracks. The development is known as Clearwater Creek and is anticipated to consist of 320 single family residential lots, an elementary school site for the Kennewick School District, 3 commercial parcels totaling approximately 15.5 acres along the eastern boundary next to Steptoe Street, as well as open space surrounding the Amon Wasteway. A Vicinity Map is provided in Figure 1.

The City of Richland requested that a Traffic Impact Analysis be performed to determine the appropriate lanes at the intersection of Steptoe Street/Rachel Road/Center Parkway. Earlier traffic analysis for the design of Steptoe Street, which was completed between Gage Boulevard and Clearwater Avenue in 2013, concluded that dual northbound left turn lanes from Steptoe Street should be provided for westbound Rachel Road. The City also requested that this study determine an appropriate terminus for the second westbound lane and the lane configuration of Rachel Road from Steptoe Street west to Meadows Drive South.



NOT TO SCALE



PROJECT NUMBER: 14-024 - HAYDEN HOMES BEER FALLS TRAFFIC STUDY 14-024 TRAFFIC STUDY

LAST UPDATE: 5/28/2014
PLOT DATE: 5/28/2014
FILE: 30-14-024 TRAFFIC STUDY



VICINITY
MAP

FIGURE
1

HAYDEN HOMES
CLEARWATER CREEK
TRAFFIC IMPACT ANALYSIS

Existing Conditions

This section will describe the existing roadway network to serve the proposed Clearwater Creek Subdivision, and discuss existing traffic volumes and operations.

Roadway Characteristics

Three connections will be provided to the subdivision: to the east at Steptoe Street and to the north via Meadows Drive and Bellerive Ct. The City of Richland Transportation Plan identifies Rachel Road to be connected between Leslie Road and Steptoe Street, so Rachel Road extends to the western boundary.

Steptoe Street is a north south principal arterial roadway that connects to Clodfelter Road at Clearwater Avenue on the south and to Gage Boulevard, Columbia Park Trail and SR 240 to the north. In the vicinity of Clearwater Creek Steptoe Street is limited access with 4 travel lanes. It has a sidewalk on the west side and a separated pathway on the east side. The speed limit is 40 MPH. The intersection of Steptoe Street at Center Parkway is currently a "T" intersection with Center Parkway being stop controlled. The west leg has been constructed at 70' in width and stubbed to the adjacent parcel. The future intersection lane configuration is shown in Figure 2. Currently the west leg is barricaded with the southbound right turn, northbound left turn and westbound through movements not being used.

Bellerive Ct is a north-south arterial collector street that has no pavement markings but provides two travel lanes. It also has sidewalks on the west side. Bellerive Ct currently terminates at the southern end of Claybell Park. It provides a connection north to Broadmoor Street and Bellerive Drive. The speed limit is 25 MPH.

Meadows Drive South is a two lane north-south local street with no pavement markings. It has sidewalks on the both sides of the street and a speed limit is 25 MPH.

Center Parkway is a three lane collector street including a two-way left-turn lane. In the vicinity of Clearwater Creek it functions east-west however to the east it curves to head north. It has sidewalks on both sides of the street and a speed limit is 35 MPH.

Traffic Volumes

PM peak period turning movement counts were collected from 4:00 – 6:00 PM on April 15, 2014 at the intersection of Steptoe Street/Center Parkway. The peak hour occurred from 4:45 – 5:45 PM. The peak hour volumes are shown in Figure 2. Detailed traffic volumes are included in Appendix A.

Traffic Operations

The analysis of Level-of-Service (LOS) is a means of quantitatively describing the quality of operational conditions of a roadway segment or intersection and the perception by motorists. Service levels are identified by letter designation, A – F, with LOS "A" representing the best operating conditions and LOS "F" the worst. Each LOS represents a range of operating conditions. For intersections the average control delay in seconds per vehicle is typically used for the evaluation. While there are several methodologies for estimating the LOS of intersections, the most commonly used is presented in the Highway Capacity Manual and is the methodology used in this study (HCM 2010). The Highway Capacity Manual LOS criteria for intersections are summarized in Table 1.

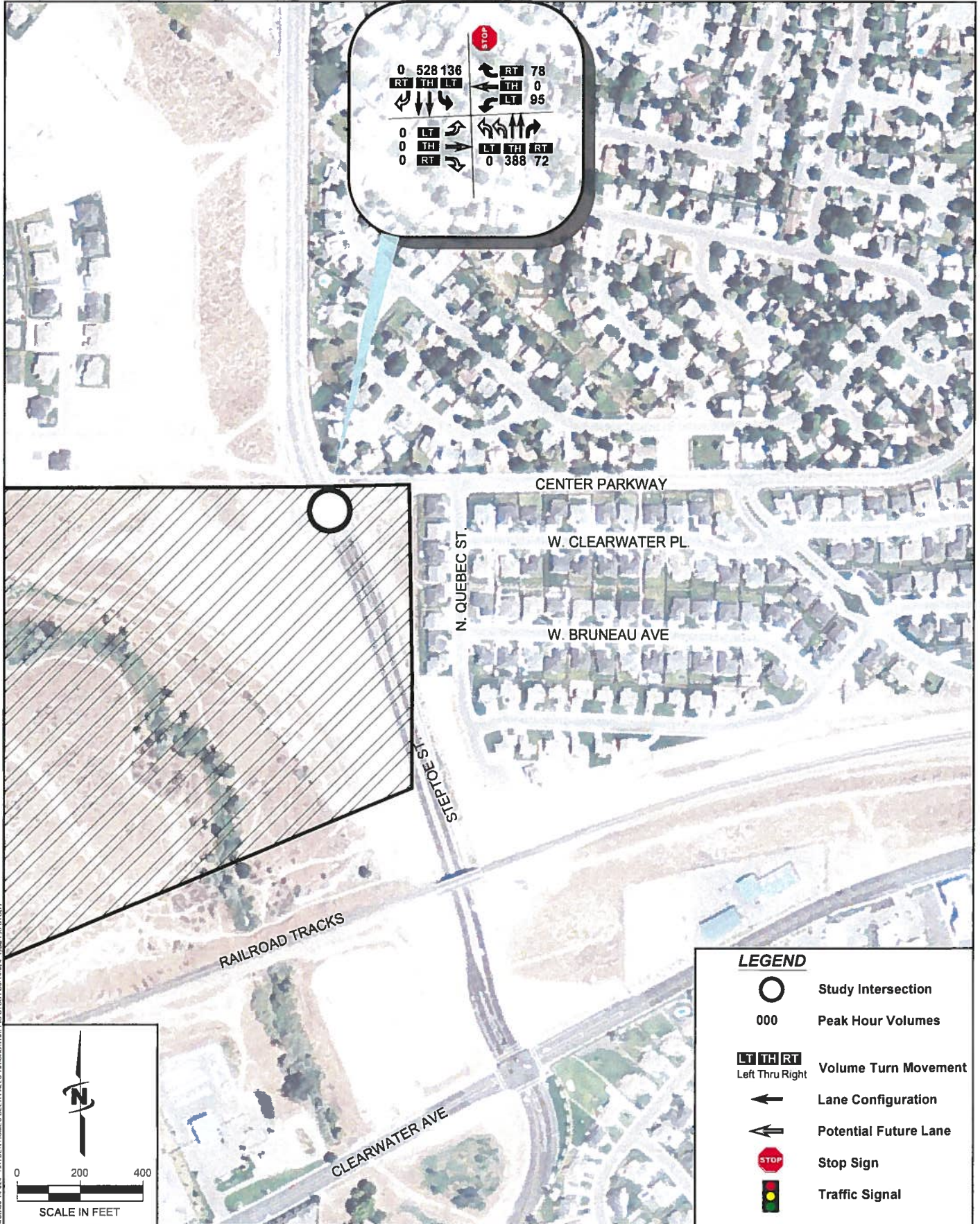


Table 1. Level of Service Criteria for Intersections

| Level of Service (LOS) | Average Control Delay (seconds/vehicle) | |
|------------------------|---|----------------------------|
| | Signalized Intersections | Unsignalized Intersections |
| A | < =10 | < =10 |
| B | >10 - < 20 | >10 - < 15 |
| C | >20 - < 35 | >15 - < 25 |
| D | >35 - < 55 | >25 - < 35 |
| E | >55 - < 80 | >35 - < 50 |
| F | >80 | >50 |

Source: *Highway Capacity Manual 2010*, Transportation Research Board, National Research Council, Washington, D.C., 2010.

For unsignalized intersections “delay” is based on the availability of gaps in the major street to allow minor street movements to occur. The methodology prioritizes each movement at an unsignalized intersection consistent with rules that govern right-of-way for drivers. In other words major street through and right turn traffic has absolute priority over all other movements. Major street left turns must yield to opposing through traffic and right turns. Minor street through traffic and right turns yield to major street higher priority movements, and the minor street left turns have the lowest priority and must yield to all other movements. As traffic volumes increase, the availability of gaps will decrease and greater delay tends to result in driver frustration and anxiety, loss of time, unnecessary fuel consumption, and contributes to unnecessary air pollution. The City of Richland has adopted the standard for Level of Service as LOS “D” for intersections, meaning the overall intersection LOS must be “D” or better.

Traffic volumes, and existing intersection geometry were evaluated to determine the delay and Level of Service at the study intersection. The results of the capacity analysis are shown in Table 2 below with LOS worksheet calculations included in Appendix B.

Table 2. Summary of Existing Delay and Level of Service

| Intersection | Delay (sec)/Level of Service | |
|--------------------------------|------------------------------|----------------|
| | Overall Intersection | Worst Movement |
| Step toe Street/Center Parkway | * | 27.5/D--WB |

LEGEND

* Uncontrolled movements (major street through) not provided for overall intersection analysis for Two-way stop-controlled intersections

27.5/D Delay in average seconds per vehicle/Level of Service

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

The existing conditions analysis indicates that overall delay and Level of Service (LOS) at the intersection of Step toe Street is acceptable with LOS “D” and average vehicle delay of 27.5 seconds for the stop controlled approach of Center Parkway.

2034 Build Conditions

This section will describe the Clearwater Creek subdivision, future traffic volumes and traffic operations with the proposed Clearwater Creek subdivision.

Proposed Development

The Clearwater Creek subdivision includes 320 single family residential lots, an elementary school site for the Kennewick School District, 3 commercial parcels totaling approximately 15.5 acres along the eastern boundary next to Steptoe Street, as well as 32 acres of open space surrounding the Amon Wasteway. The Preliminary Plat is included in Appendix C.

Roadway Network

For the purposes of this analysis, direction from the City of Richland staff, consistent with the City Transportation Plan, was to assume that Rachel Road would be extended westward through the development and connected to Leslie Road. It is understood that the alignment of this roadway is as yet undetermined and various alignments will be studied by the City. To retain flexibility in the future alignment of Rachel Road, the City has placed a condition of approval that Hayden Homes cooperates with the City in conducting an alignment study prior to the final plat for Phases 8, 10, 11, and 12.

It should also be noted that by the year 2034 significant development is anticipated in the region. The regional model assumes that much of the Southridge area will be built-out with one of the primary access points being Hildebrand Boulevard which will connect directly with Steptoe Street to the south of Clearwater Avenue.

The study intersection as currently constructed accommodates a future traffic signal with a westbound through lane, an exclusive southbound right turn lane and two northbound left turn lanes to access the west leg.

2034 Traffic Volumes

For this study a 20 year forecast of traffic volumes was needed in order to perform operational analysis at the intersection of Steptoe Street/Center Parkway/Rachel road such that appropriate design for the intersection could be completed. The methodology to prepare those forecasts is presented below.

As a tool in preparing the Regional Transportation Plan, the Benton Franklin Council of Governments (BFCOG) maintains a set of regional computerized transportation models. The model is developed using current traffic data and land uses in the region using Transportation Analysis Zones (TAZs) that are defined with various attributes describing the number and type of households and employees as well as other land uses within each zone. The model is calibrated using Federal Highway Administration procedures and methods. Once calibrated, changes in assumptions for future land uses and roadway networks can be made to determine the potential impacts of developments and/or roadway scenarios. Land use assumptions representing future conditions are developed to determine various impacts on the roadway network at a regional level. The future year model representing the year 2030 developed by BFCOG represents the best land use and roadway assumptions available at the time it was created.

In the case of the TAZ representing the geography that includes Clearwater Creek, the 2030 demographics used in the regional model do not fully represent the proposed development. The regional model did not include any commercial development. Residential land use assumptions included in the model give a close approximation to what currently exists plus the proposed development.

In order to adjust the 2030 volumes to include the proposed commercial development an estimate of the square footage was made by assuming 20% of the commercial acreage would be used for buildings, with the rest for parking, landscaping and other needs. With 15.5 acres of commercial proposed this would amount to just over 135,000 square feet of commercial development.

The Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition was used to determine the number of trips that might be expected to be associated with the commercial development. Since no specific proposed commercial has been identified, ITE land use 826 "Specialty Retail" was used, which indicates that the average weekday trips anticipated would be approximately 44.32 trips per 1,000 square feet, with 2.71 occurring during the PM peak hour (44% inbound and 56% outbound). This would result in approximately 6,000 average weekday trips, with 367 trips during the PM peak hour (162 inbound and 205 outbound).

Traffic volumes representing the year 2034 PM peak hour were prepared, as shown in Figure 3, adding the proposed commercial development to the 2030 model results and increasing those volumes by 2% per year to year 2034 to represent background growth. It should be noted that these volumes are somewhat lower than the 2028 volumes forecast as part of the Steptoe Street design effort. This is primarily attributable to the fact that the demographics assumed as part of the 2025 regional model were more than 500 single family units and 270 multi-family units higher in the area between Leslie Road and Steptoe Street and south of Gage Blvd. In other words, the density of development currently forecast for the TAZ is considerably less dense than was planned 10 years ago.

Traffic Operations

Traffic volumes developed for the study intersection were evaluated for anticipated delay and Level of Service assuming traffic signalization and three different scenarios for the northbound left turn:

- Single northbound left turn lane with protected permissive phasing.
- Single northbound left turn lane with protected only phasing.
- Dual northbound left turn lanes with protected only phasing.

This analysis was performed to identify the benefits of the second northbound left turn lane since the forecasts with the updated demographics are lower than the forecasts used for the design of Steptoe Street which identified the potential need for dual northbound left turns and also to determine where the second northbound left turn lane should be terminated.

The results of the analysis are summarized in Table 3, with worksheets included in Appendix B.

The analysis indicates that for all scenarios the intersection will provide overall good levels of service at LOS "B", with the worst approach being the westbound with LOS "D".

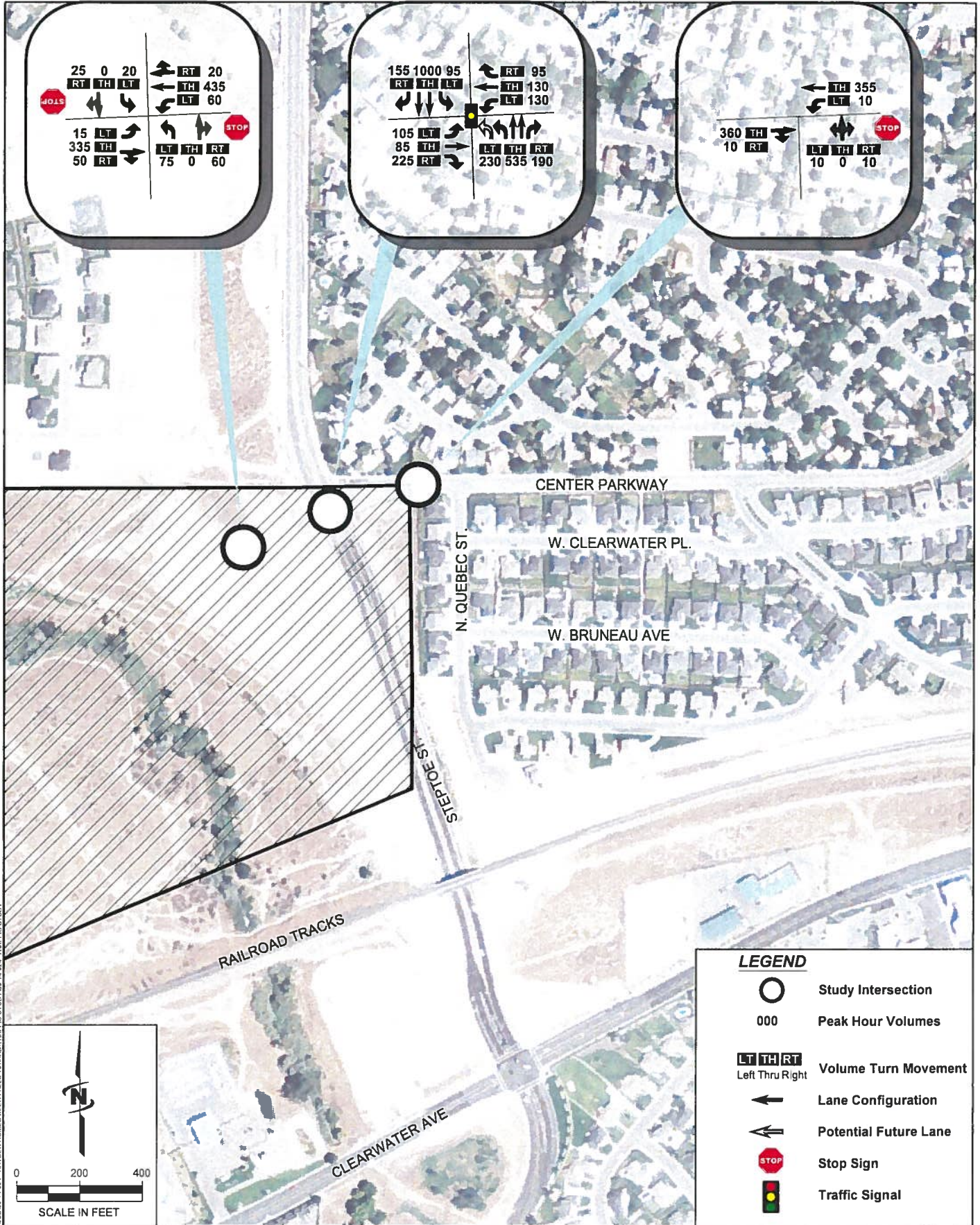


Table 3. Summary of 2034 Build Condition Delay and Level of Service

| Scenario | Delay (sec)/Level of Service | |
|--|------------------------------|----------------|
| | Overall Intersection | Worst Movement |
| Steptoe St/Center Pkwy/Rachel R With single NBL lane turn, protected permissive phasing | 14.9/B | 38.5/D--WB |
| Steptoe St/Center Pkwy/Rachel R With single NBL turn lane, protected only phasing | 18.9/B | 41.9/D-WB |
| Steptoe St/Center Pkwy/Rachel R With dual NBL turn lanes, protected phasing only | 17.7/B | 38.2/D-WB |

LEGEND

27.5/D Delay in average seconds per vehicle/Level of Service

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

Both of the commercial driveways will function with level of service "B" with less than 15 seconds of average vehicle delay as stop controlled intersections under all scenarios. Queue lengths were also examined to ensure that queues on Rachel Road would not negatively impact traffic flow by backing up past the proposed driveways. The City of Richland has placed a condition of approval that the commercial driveways could not be placed within 300 feet of Steptoe Street. The eastbound queue lengths ranged from 119 – 125' thus the 300' setback from Steptoe Street will be adequate. The northbound left turn queue ranged from 52' to 173' for the two single left-turn lane scenarios, and the double left turn queue length is anticipated at approximately 94'. There is over 250' of storage space available.

All of the three scenarios with respect to serving the northbound left turn with one or two left turn lanes can achieve acceptable levels of service.

The results shown above are obtained by "optimizing" the traffic signal timing. Actual signal timing plans will be prepared based on future traffic volumes and adjusted regularly to serve traffic at the time. In fact some overall delay may increase in order to reduce the delay for minor street approaches. In reality, the traffic signal will likely be operated for many years with a single left turn lane and protected permissive phasing – a flashing yellow left turn arrow for the northbound left turn traffic. If traffic volumes grow and travelers take ill-advised chances to make the northbound left turn during inadequate gaps in traffic, thus causing accidents rates to climb, then the permissive portion of the phasing will be taken out of the signal operation and northbound left turning vehicles will only be allowed to proceed with a green left turn arrow. Based on this analysis and the traffic volumes forecasted it does not appear that the dual northbound left turn lanes are needed, thus it is recommended that only a single westbound departure lane be constructed on Rachel Road.

For safety and traffic operations purposes, it is recommended that a two-way left-turn lane be constructed between Steptoe Street and west of the commercial driveways on the north and south side of Rachel Road, and that these driveways be situated across from each other.

Summary and Recommendations

Hayden Homes has been working closely with the City of Richland in the development of a new subdivision in the southeastern portion of the City, west of Steptoe Street, south of Meadow Springs and north of the BNSF railroad tracks. The development is known as Clearwater Creek and is anticipated to consist of 320 single family residential lots, an elementary school site, 3 commercial parcels totaling approximately 15.5 acres, as well as 32 acres of open space surrounding the Amon Wasteway.

The City of Richland requested a Traffic Impact Analysis be conducted to determine the appropriate lanes at the intersection of Steptoe Street/Rachel Road/Center Parkway and the lane configuration of Rachel Road from Steptoe Street west to Meadows Drive South. Earlier traffic analysis for the design of Steptoe Street, which was completed between Gage Boulevard and Clearwater Avenue in 2013, concluded that dual northbound left turn lanes from Steptoe Street to Rachel Road should be provided.

Traffic volumes representing the year 2034 PM peak hour were prepared using the BFCOG regional model as a basis and adding the proposed commercial development since this development was not included in the model demographics. It should be noted that the resulting volumes are somewhat lower than the 2028 volumes forecast as part of the Steptoe Street design effort. This is primarily attributable to the fact that the demographics assumed as part of the 2025 regional model were more than 500 single family units and 270 multi-family units higher in the area around the proposed development.

Traffic volumes developed for the study intersection were evaluated for anticipated delay and Level of Service assuming traffic signalization and three different scenarios for the northbound left turn:

- Single northbound left turn lane with protected/permissive phasing.
- Single northbound left turn lane with protected only phasing.
- Dual northbound left turn lanes with protected only phasing.

This analysis was performed to identify the benefits of the second northbound left turn lane since the forecasts with the updated demographics are lower than the forecasts used for the design of Steptoe and to determine where the second northbound left turn lane should be terminated. The analysis indicates that for all scenarios the intersection will provide overall good levels of service at LOS "B", with the worst approach being the westbound with LOS "D".

Queue lengths were also examined to ensure that queues on Rachel Road would not negatively impact traffic flow by backing up past the proposed commercial driveways. The City of Richland has placed a condition of approval that the commercial driveways could not be placed within 300 feet of Steptoe Street. The eastbound queue lengths ranged from 119 – 125' thus the 300' setback from Steptoe Street will be adequate. The northbound left turn queue ranged from 52 to 173' for the two single left-turn lane scenarios, and the double left turn queue length is anticipated at approximately 94'. There is over 250' of storage space available. Based on this analysis and the traffic volumes forecasted it does not appear that the dual northbound left turn lanes are needed, thus it is recommended that only a single westbound departure lane be constructed on Rachel Road.

For safety and traffic operations purposes, it is recommended that a two-way left-turn lane be constructed between Steptoe Street and to west of the commercial driveways on the north and south side of Rachel Road, and that these driveways be situated across from each other.

Appendix A
Detailed Traffic Volumes

J-U-B ENGINEERS, Inc.

2810 W Clearwater Ave, Suite 201
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM

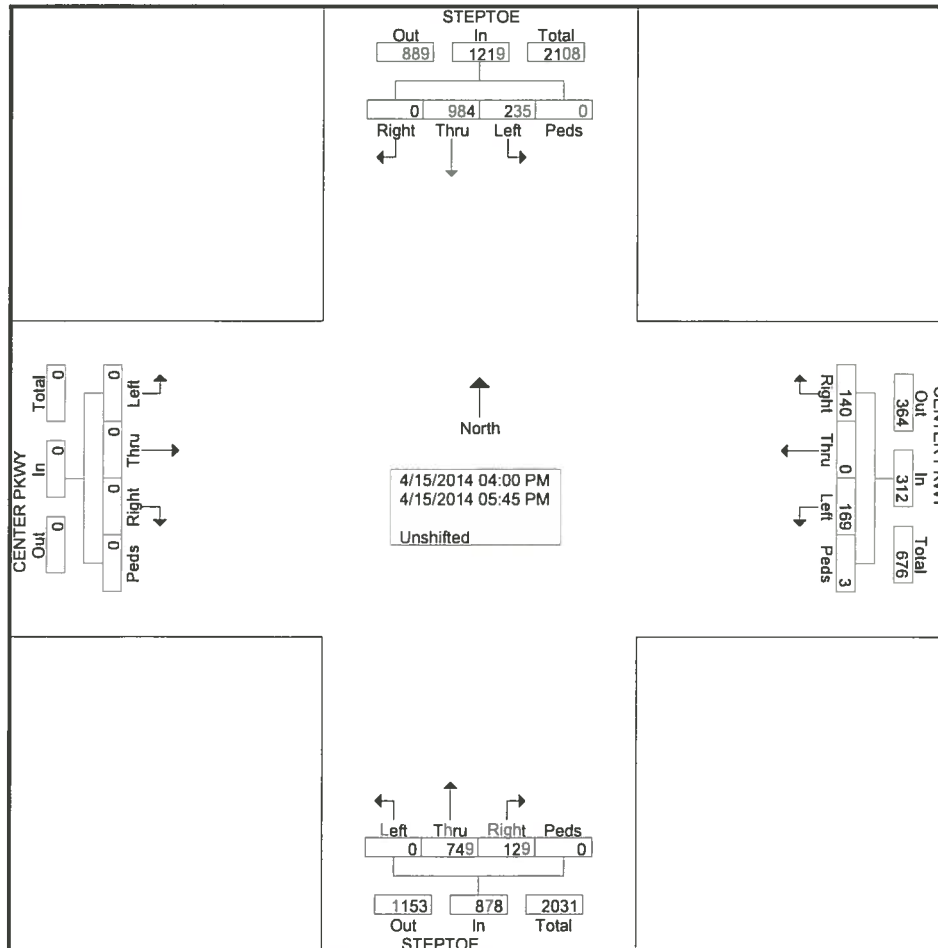
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Start Date : 4/15/2014

Page No : 1

Groups Printed- Unshifted

| Start Time | STEPTOE From North | | | | | CENTER PKWY From East | | | | | STEPTOE From South | | | | | CENTER PKWY From West | | | | | Int. Total |
|-------------|-----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|-----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|------------|
| | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | |
| 04:00 PM | 25 | 118 | 0 | 0 | 143 | 20 | 0 | 17 | 0 | 37 | 0 | 80 | 12 | 0 | 92 | 0 | 0 | 0 | 0 | 0 | 272 |
| 04:15 PM | 25 | 116 | 0 | 0 | 141 | 14 | 0 | 12 | 0 | 26 | 0 | 79 | 12 | 0 | 91 | 0 | 0 | 0 | 0 | 0 | 258 |
| 04:30 PM | 27 | 114 | 0 | 0 | 141 | 23 | 0 | 16 | 0 | 39 | 0 | 91 | 17 | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 288 |
| 04:45 PM | 34 | 115 | 0 | 0 | 149 | 23 | 0 | 18 | 0 | 41 | 0 | 94 | 14 | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 298 |
| Total | 111 | 463 | 0 | 0 | 574 | 80 | 0 | 63 | 0 | 143 | 0 | 344 | 55 | 0 | 399 | 0 | 0 | 0 | 0 | 0 | 1116 |
| 05:00 PM | 34 | 148 | 0 | 0 | 182 | 27 | 0 | 21 | 3 | 51 | 0 | 107 | 21 | 0 | 128 | 0 | 0 | 0 | 0 | 0 | 361 |
| 05:15 PM | 42 | 127 | 0 | 0 | 169 | 24 | 0 | 21 | 0 | 45 | 0 | 107 | 22 | 0 | 129 | 0 | 0 | 0 | 0 | 0 | 343 |
| 05:30 PM | 26 | 138 | 0 | 0 | 164 | 21 | 0 | 18 | 0 | 39 | 0 | 80 | 15 | 0 | 95 | 0 | 0 | 0 | 0 | 0 | 298 |
| 05:45 PM | 22 | 108 | 0 | 0 | 130 | 17 | 0 | 17 | 0 | 34 | 0 | 111 | 16 | 0 | 127 | 0 | 0 | 0 | 0 | 0 | 291 |
| Total | 124 | 521 | 0 | 0 | 645 | 89 | 0 | 77 | 3 | 169 | 0 | 405 | 74 | 0 | 479 | 0 | 0 | 0 | 0 | 0 | 1293 |
| Grand Total | 235 | 984 | 0 | 0 | 1219 | 169 | 0 | 140 | 3 | 312 | 0 | 749 | 129 | 0 | 878 | 0 | 0 | 0 | 0 | 0 | 2409 |
| Apprch % | 19.3 | 80.7 | 0 | 0 | | 54.2 | 0 | 44.9 | 1 | | 0 | 85.3 | 14.7 | 0 | | 0 | 0 | 0 | 0 | 0 | |
| Total % | 9.8 | 40.8 | 0 | 0 | 50.6 | 7 | 0 | 5.8 | 0.1 | 13 | 0 | 31.1 | 5.4 | 0 | 36.4 | 0 | 0 | 0 | 0 | 0 | |



J-U-B ENGINEERS, Inc.

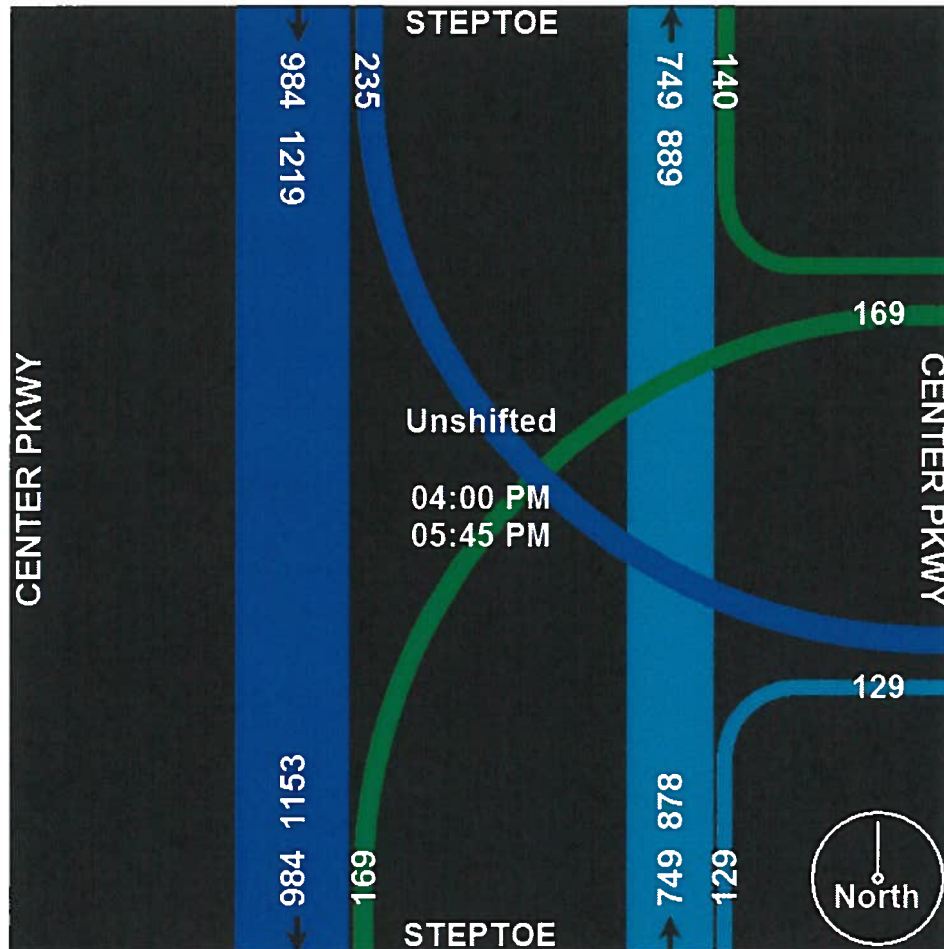
2810 W Clearwater Ave, Suite 201
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM

Site Code : 00000000

Start Date : 4/15/2014

Page No : 2



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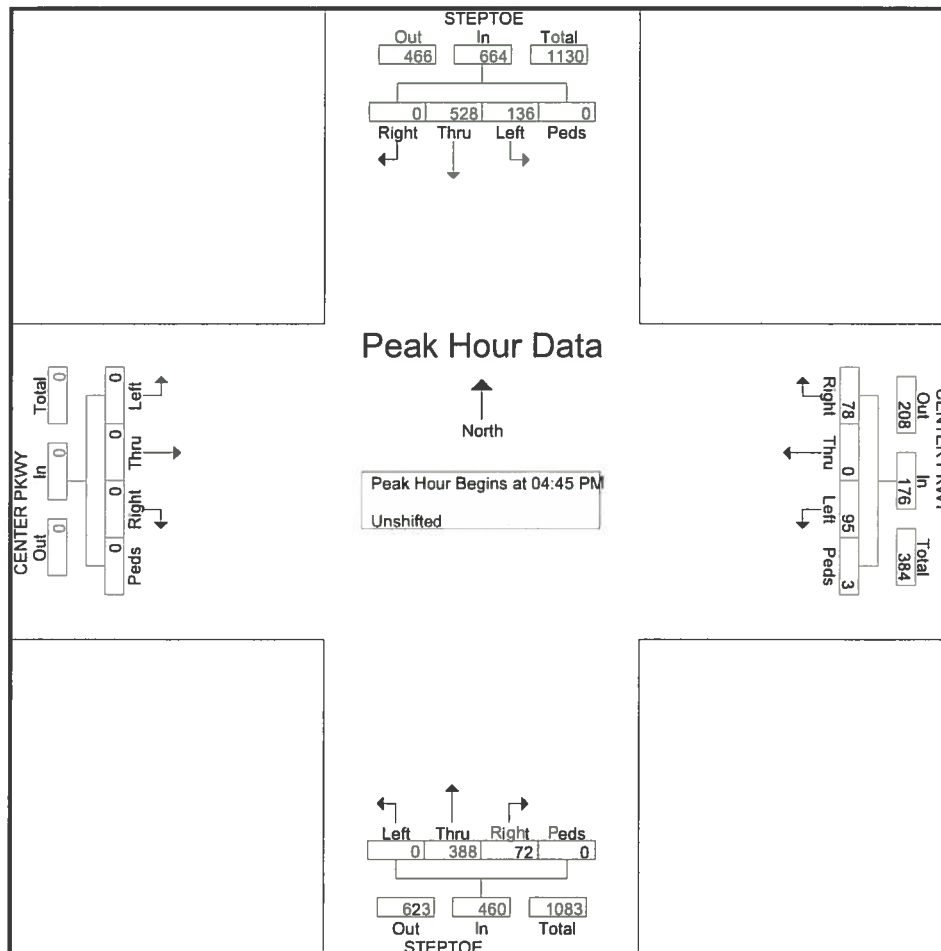
File Name : Steptoe-CenterPkwy-PM

Site Code : 00000000

Start Date : 4/15/2014

Page No : 3

| | STEPTOE From North | | | | | CENTER PKWY From East | | | | | STEPTOE From South | | | | | CENTER PKWY From West | | | | | |
|--|-----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|-----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|------------|
| Start Time | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Left | Thru | Right | Peds | App. Total | Int. Total |
| Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1 | | | | | | | | | | | | | | | | | | | | | |
| Peak Hour for Entire Intersection Begins at 04:45 PM | | | | | | | | | | | | | | | | | | | | | |
| 04:45 PM | 34 | 115 | 0 | 0 | 149 | 23 | 0 | 18 | 0 | 41 | 0 | 94 | 14 | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 298 |
| 05:00 PM | 34 | 148 | 0 | 0 | 182 | 27 | 0 | 21 | 3 | 51 | 0 | 107 | 21 | 0 | 128 | 0 | 0 | 0 | 0 | 0 | 361 |
| 05:15 PM | 42 | 127 | 0 | 0 | 169 | 24 | 0 | 21 | 0 | 45 | 0 | 107 | 22 | 0 | 129 | 0 | 0 | 0 | 0 | 0 | 343 |
| 05:30 PM | 26 | 138 | 0 | 0 | 164 | 21 | 0 | 18 | 0 | 39 | 0 | 80 | 15 | 0 | 95 | 0 | 0 | 0 | 0 | 0 | 298 |
| Total Volume | 136 | 528 | 0 | 0 | 664 | 95 | 0 | 78 | 3 | 176 | 0 | 388 | 72 | 0 | 460 | 0 | 0 | 0 | 0 | 0 | 1300 |
| % App. Total | 20.5 | 79.5 | 0 | 0 | | 54 | 0 | 44.3 | 1.7 | | 0 | 84.3 | 15.7 | 0 | | 0 | 0 | 0 | 0 | 0 | |
| PHF | .810 | .892 | .000 | .000 | .912 | .880 | .000 | .929 | .250 | .863 | .000 | .907 | .818 | .000 | .891 | .000 | .000 | .000 | .000 | .000 | .900 |



























Appendix B

Level of Service Worksheets

| TWO-WAY STOP CONTROL SUMMARY | | | | | | | | | |
|--|---------------|------------|-----------|------------|------------------------------------|---------------------|----|----|--|
| General Information | | | | | Site Information | | | | |
| Analyst | Montgomery | | | | Intersection | Steptoe/Center Pkwy | | | |
| Agency/Co. | JUB Engineers | | | | Jurisdiction | City of Kennewick | | | |
| Date Performed | 4/18/2014 | | | | Analysis Year | 2014 | | | |
| Analysis Time Period | PM Peak Hour | | | | | | | | |
| Project Description Clearwater Creek Traffic Study | | | | | | | | | |
| East/West Street: Center Parkway | | | | | North/South Street: Steptoe Street | | | | |
| Intersection Orientation: North-South | | | | | Study Period (hrs): 0.25 | | | | |
| Vehicle Volumes and Adjustments | | | | | | | | | |
| Major Street | Northbound | | | Southbound | | | | | |
| Movement | 1 | 2 | 3 | 4 | 5 | 6 | | | |
| | L | T | R | L | T | R | | | |
| Volume (veh/h) | | 388 | 72 | 136 | 528 | | | | |
| Peak-Hour Factor, PHF | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | | | |
| Hourly Flow Rate, HFR (veh/h) | 0 | 431 | 80 | 151 | 586 | 0 | | | |
| Percent Heavy Vehicles | 2 | -- | -- | 2 | -- | -- | | | |
| Median Type | Undivided | | | | | | | | |
| RT Channelized | | | 0 | | | 0 | | | |
| Lanes | 0 | 2 | 1 | 1 | 2 | 0 | | | |
| Configuration | | T | R | L | T | | | | |
| Upstream Signal | | 0 | | | 0 | | | | |
| Minor Street | Eastbound | | | Westbound | | | | | |
| Movement | 7 | 8 | 9 | 10 | 11 | 12 | | | |
| | L | T | R | L | T | R | | | |
| Volume (veh/h) | | | | 95 | | 78 | | | |
| Peak-Hour Factor, PHF | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | | | |
| Hourly Flow Rate, HFR (veh/h) | 0 | 0 | 0 | 105 | 0 | 86 | | | |
| Percent Heavy Vehicles | 2 | 0 | 0 | 2 | 0 | 0 | | | |
| Percent Grade (%) | 0 | | | 0 | | | | | |
| Flared Approach | | N | | | N | | | | |
| Storage | | 0 | | | 0 | | | | |
| RT Channelized | | | 0 | | | 0 | | | |
| Lanes | 0 | 0 | 0 | 1 | 0 | 1 | | | |
| Configuration | | | | L | | R | | | |
| Delay, Queue Length, and Level of Service | | | | | | | | | |
| Approach | Northbound | Southbound | Westbound | | | Eastbound | | | |
| Movement | 1 | 4 | 7 | 8 | 9 | 10 | 11 | 12 | |
| Lane Configuration | | L | L | | R | | | | |
| v (veh/h) | | 151 | 105 | | 86 | | | | |
| C (m) (veh/h) | | 1050 | 198 | | 829 | | | | |
| v/c | | 0.14 | 0.53 | | 0.10 | | | | |
| 95% queue length | | 0.50 | 2.74 | | 0.35 | | | | |
| Control Delay (s/veh) | | 9.0 | 42.0 | | 9.8 | | | | |
| LOS | | A | E | | A | | | | |
| Approach Delay (s/veh) | -- | -- | 27.5 | | | | | | |
| Approach LOS | -- | -- | D | | | | | | |

Lanes, Volumes, Timings
65: Steptoe St. & Rachel Road/Center Parkway

Clearwater Creek TIA
2034 Build_Prot-Per NB Left

| |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations |  |  |  |  |  |  |  |  |  |  |  |  |
| Volume (vph) | 105 | 85 | 225 | 130 | 130 | 95 | 230 | 535 | 190 | 95 | 1000 | 155 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Grade (%) | | 0% | | | 0% | | | 0% | | | 4% | |
| Storage Length (ft) | 150 | | 100 | 150 | | 150 | 250 | | 250 | 170 | | 180 |
| Storage Lanes | 1 | | 1 | 1 | | 1 | 1 | | 1 | 1 | | 1 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 |
| Frt | | | 0.850 | | | 0.850 | | | 0.850 | | | 0.850 |
| Flt Protected | 0.950 | | | 0.950 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 1770 | 1863 | 1583 | 1770 | 1863 | 1583 | 1770 | 3539 | 1583 | 1734 | 3468 | 1552 |
| Flt Permitted | 0.457 | | | 0.659 | | | 0.189 | | | 0.331 | | |
| Satd. Flow (perm) | 851 | 1863 | 1583 | 1228 | 1863 | 1583 | 352 | 3539 | 1583 | 604 | 3468 | 1552 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | 250 | | | 173 | | | 211 | | | 126 |
| Link Speed (mph) | | 35 | | | 35 | | | 40 | | | 40 | |
| Link Distance (ft) | | 352 | | | 285 | | | 1891 | | | 5461 | |
| Travel Time (s) | | 6.9 | | | 5.6 | | | 32.2 | | | 93.1 | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Adj. Flow (vph) | 117 | 94 | 250 | 144 | 144 | 106 | 256 | 594 | 211 | 106 | 1111 | 172 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 117 | 94 | 250 | 144 | 144 | 106 | 256 | 594 | 211 | 106 | 1111 | 172 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 24 | | | 24 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | | | 16 | | | 16 | |
| Two way Left Turn Lane | | Yes | | | Yes | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.03 | 1.03 | 1.03 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Detector Template | | | | | | | | | | | | |
| Leading Detector (ft) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Trailing Detector (ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Detector 1 Position(ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Detector 1 Size(ft) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Detector 1 Type | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Queue (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Delay (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Turn Type | pm+pt | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | Perm |
| Protected Phases | 7 | 4 | | 3 | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | 4 | 8 | | 8 | 2 | | 2 | 6 | | 6 |
| Detector Phase | 7 | 4 | 4 | 3 | 8 | 8 | 5 | 2 | 2 | 1 | 6 | 6 |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 4.0 | 4.0 | 4.0 | 3.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| Minimum Split (s) | 9.5 | 25.5 | 25.5 | 10.0 | 25.5 | 25.5 | 9.5 | 21.5 | 21.5 | 9.5 | 21.5 | 21.5 |
| Total Split (s) | 13.4 | 26.0 | 26.0 | 13.0 | 25.6 | 25.6 | 25.5 | 69.5 | 69.5 | 11.5 | 55.5 | 55.5 |

Lanes, Volumes, Timings
65: Steptoe St. & Rachel Road/Center Parkway

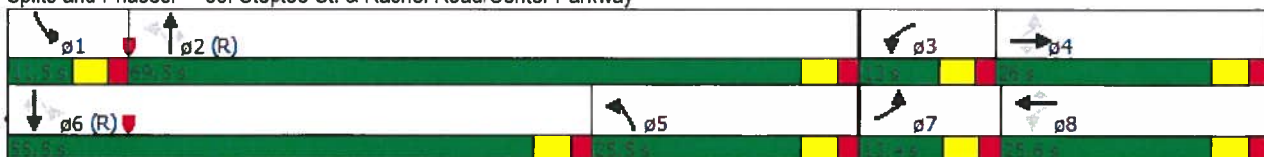
Clearwater Creek TIA
2034 Build_Prot-Per NB Left

| | ↖ | → | ↘ | ↙ | ← | ↖ | ↘ | ↑ | ↗ | ↘ | ↓ | ↙ |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|-------|
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Total Split (%) | 11.2% | 21.7% | 21.7% | 10.8% | 21.3% | 21.3% | 21.3% | 57.9% | 57.9% | 9.6% | 46.3% | 46.3% |
| Maximum Green (s) | 7.9 | 20.5 | 20.5 | 7.5 | 20.1 | 20.1 | 20.0 | 64.0 | 64.0 | 6.0 | 50.0 | 50.0 |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lag | Lag | Lag | Lead | Lead | Lead |
| Lead-Lag Optimize? | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Vehicle Extension (s) | 3.0 | 3.0 | 3.0 | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |
| Recall Mode | None | None | None | None | None | None | None | C-Max | C-Max | None | C-Max | C-Max |
| Walk Time (s) | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 |
| Flash Dont Walk (s) | | 15.0 | 15.0 | | 15.0 | 15.0 | | 11.0 | 11.0 | | 11.0 | 11.0 |
| Pedestrian Calls (#/hr) | | 0 | 0 | | 0 | 0 | | 0 | 0 | | 0 | 0 |
| Act Effct Green (s) | 24.8 | 15.9 | 15.9 | 24.0 | 15.5 | 15.5 | 68.6 | 68.6 | 68.6 | 56.6 | 56.6 | 56.6 |
| Actuated g/C Ratio | 0.21 | 0.13 | 0.13 | 0.20 | 0.13 | 0.13 | 0.57 | 0.57 | 0.57 | 0.47 | 0.47 | 0.47 |
| v/c Ratio | 0.48 | 0.38 | 0.59 | 0.51 | 0.60 | 0.30 | 0.57 | 0.29 | 0.21 | 0.29 | 0.68 | 0.22 |
| Control Delay | 43.2 | 51.0 | 11.4 | 44.2 | 59.2 | 2.5 | 11.8 | 3.9 | 1.0 | 10.0 | 13.0 | 2.0 |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Delay | 43.2 | 51.0 | 11.4 | 44.2 | 59.2 | 2.5 | 11.8 | 3.9 | 1.0 | 10.0 | 13.0 | 2.0 |
| LOS | D | D | B | D | E | A | B | A | A | B | B | A |
| Approach Delay | | 27.5 | | | 38.5 | | | 5.2 | | | 11.4 | |
| Approach LOS | | C | | | D | | | A | | | B | |
| Queue Length 50th (ft) | 74 | 68 | 0 | 93 | 107 | 0 | 46 | 56 | 6 | 27 | 148 | 9 |
| Queue Length 95th (ft) | 120 | 115 | 72 | 144 | 167 | 4 | m52 | m62 | m8 | m27 | m239 | m9 |
| Internal Link Dist (ft) | | 272 | | | 205 | | | 1811 | | | 5381 | |
| Turn Bay Length (ft) | 150 | | 100 | 150 | | 150 | 250 | | 250 | 170 | | 180 |
| Base Capacity (vph) | 243 | 333 | 488 | 283 | 327 | 420 | 449 | 2022 | 995 | 369 | 1636 | 798 |
| Starvation Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spillback Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Storage Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reduced v/c Ratio | 0.48 | 0.28 | 0.51 | 0.51 | 0.44 | 0.25 | 0.57 | 0.29 | 0.21 | 0.29 | 0.68 | 0.22 |

Intersection Summary











Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 59 (49%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.68
 Intersection Signal Delay: 14.9
 Intersection LOS: B
 Intersection Capacity Utilization 68.0%
 ICU Level of Service C
 Analysis Period (min) 15
 m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 65: Steptoe St. & Rachel Road/Center Parkway























HCM Unsignalized Intersection Capacity Analysis 35: Center Parkway

Clearwater Creek TIA
2034 Build_Prot-Per NB Left

| | | | | | | |
|-----------------------------------|---|---|---|---|---|---|
| |  |  |  |  |  |  |
| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
| Lane Configurations |  | |  |  |  | |
| Volume (veh/h) | 360 | 10 | 10 | 355 | 10 | 10 |
| Sign Control | Free | | | Free | Stop | |
| Grade | 0% | | | 0% | 0% | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Hourly flow rate (vph) | 400 | 11 | 11 | 394 | 11 | 11 |
| Pedestrians | | | | | | |
| Lane Width (ft) | | | | | | |
| Walking Speed (ft/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | TWLT | | | TWLT | | |
| Median storage (veh) | 2 | | | 2 | | |
| Upstream signal (ft) | 285 | | | | | |
| pX, platoon unblocked | | | 0.93 | | 0.93 | 0.93 |
| vC, conflicting volume | | | 411 | | 822 | 406 |
| vC1, stage 1 conf vol | | | | | 406 | |
| vC2, stage 2 conf vol | | | | | 417 | |
| vCu, unblocked vol | | | 329 | | 771 | 323 |
| tC, single (s) | | | 4.1 | | 6.4 | 6.2 |
| tC, 2 stage (s) | | | | | 5.4 | |
| tF (s) | | | 2.2 | | 3.5 | 3.3 |
| p0 queue free % | | | 99 | | 98 | 98 |
| cM capacity (veh/h) | | | 1144 | | 546 | 668 |
| Direction, Lane # | EB 1 | WB 1 | WB 2 | NB 1 | | |
| Volume Total | 411 | 11 | 394 | 22 | | |
| Volume Left | 0 | 11 | 0 | 11 | | |
| Volume Right | 11 | 0 | 0 | 11 | | |
| cSH | 1700 | 1144 | 1700 | 601 | | |
| Volume to Capacity | 0.24 | 0.01 | 0.23 | 0.04 | | |
| Queue Length 95th (ft) | 0 | 1 | 0 | 3 | | |
| Control Delay (s) | 0.0 | 8.2 | 0.0 | 11.2 | | |
| Lane LOS | | A | | B | | |
| Approach Delay (s) | 0.0 | 0.2 | | 11.2 | | |
| Approach LOS | | | | B | | |
| Intersection Summary | | | | | | |
| Average Delay | | | 0.4 | | | |
| Intersection Capacity Utilization | | | 30.6% | ICU Level of Service | A | |
| Analysis Period (min) | | | 15 | | | |

HCM Unsignalized Intersection Capacity Analysis 38: Rachel Road

























Clearwater Creek TIA
2034 Build_Prot-Per NB Left

| |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------|---|---|---|---|---|---|--|---|---|---|---|---|
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations |  |  | |  |  | |  |  | |  |  | |
| Volume (veh/h) | 15 | 335 | 50 | 60 | 435 | 20 | 75 | 0 | 60 | 25 | 0 | 20 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Hourly flow rate (vph) | 17 | 372 | 56 | 67 | 483 | 22 | 83 | 0 | 67 | 28 | 0 | 22 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | TWLT | | | TWLT | | | | | | | |
| Median storage veh | | 2 | | | 2 | | | | | | | |
| Upstream signal (ft) | | | | | 352 | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 506 | | | 428 | | | 831 | 1072 | 400 | 1100 | 1089 | 253 |
| vC1, stage 1 conf vol | | | | | | | 433 | 433 | | 628 | 628 | |
| vC2, stage 2 conf vol | | | | | | | 397 | 639 | | 472 | 461 | |
| vCu, unblocked vol | 506 | | | 428 | | | 831 | 1072 | 400 | 1100 | 1089 | 253 |
| tC, single (s) | 4.1 | | | 4.1 | | | 7.5 | 6.5 | 6.9 | 7.5 | 6.5 | 6.9 |
| tC, 2 stage (s) | | | | | | | 6.5 | 5.5 | | 6.5 | 5.5 | |
| tF (s) | 2.2 | | | 2.2 | | | 3.5 | 4.0 | 3.3 | 3.5 | 4.0 | 3.3 |
| p0 queue free % | 98 | | | 94 | | | 81 | 100 | 89 | 91 | 100 | 97 |
| cM capacity (veh/h) | 1055 | | | 1128 | | | 433 | 374 | 600 | 312 | 367 | 747 |
| Direction, Lane # | EB 1 | EB 2 | WB 1 | WB 2 | WB 3 | NB 1 | NB 2 | SB 1 | SB 2 | | | |
| Volume Total | 17 | 428 | 67 | 322 | 183 | 83 | 67 | 28 | 22 | | | |
| Volume Left | 17 | 0 | 67 | 0 | 0 | 83 | 0 | 28 | 0 | | | |
| Volume Right | 0 | 56 | 0 | 0 | 22 | 0 | 67 | 0 | 22 | | | |
| cSH | 1055 | 1700 | 1128 | 1700 | 1700 | 433 | 600 | 312 | 747 | | | |
| Volume to Capacity | 0.02 | 0.25 | 0.06 | 0.19 | 0.11 | 0.19 | 0.11 | 0.09 | 0.03 | | | |
| Queue Length 95th (ft) | 1 | 0 | 5 | 0 | 0 | 18 | 9 | 7 | 2 | | | |
| Control Delay (s) | 8.5 | 0.0 | 8.4 | 0.0 | 0.0 | 15.3 | 11.8 | 17.7 | 10.0 | | | |
| Lane LOS | A | | A | | | C | B | C | A | | | |
| Approach Delay (s) | 0.3 | | 1.0 | | | 13.7 | | 14.2 | | | | |
| Approach LOS | | | | | | B | | B | | | | |
| Intersection Summary | | | | | | | | | | | | |
| Average Delay | | | 2.9 | | | | | | | | | |
| Intersection Capacity Utilization | | | 46.4% | | ICU Level of Service | | | | A | | | |
| Analysis Period (min) | | | 15 | | | | | | | | | |

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014

| |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations |  |  |  |  |  |  |  |  |  |  |  |  |
| Volume (vph) | 105 | 85 | 225 | 130 | 130 | 95 | 230 | 535 | 190 | 95 | 1000 | 155 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Grade (%) | | 0% | | | 0% | | | 0% | | | 4% | |
| Storage Length (ft) | 150 | | 100 | 150 | | 150 | 250 | | 250 | 170 | | 180 |
| Storage Lanes | 1 | | 1 | 1 | | 1 | 1 | | 1 | 1 | | 1 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 |
| Frt | | | 0.850 | | | 0.850 | | | 0.850 | | | 0.850 |
| Flt Protected | 0.950 | | | 0.950 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 1770 | 1863 | 1583 | 1770 | 1863 | 1583 | 1770 | 3539 | 1583 | 1734 | 3468 | 1552 |
| Flt Permitted | 0.468 | | | 0.640 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (perm) | 872 | 1863 | 1583 | 1192 | 1863 | 1583 | 1770 | 3539 | 1583 | 1734 | 3468 | 1552 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | 250 | | | 173 | | | 211 | | | 124 |
| Link Speed (mph) | | 35 | | | 35 | | | 40 | | | 40 | |
| Link Distance (ft) | | 352 | | | 285 | | | 1891 | | | 5461 | |
| Travel Time (s) | | 6.9 | | | 5.6 | | | 32.2 | | | 93.1 | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Adj. Flow (vph) | 117 | 94 | 250 | 144 | 144 | 106 | 256 | 594 | 211 | 106 | 1111 | 172 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 117 | 94 | 250 | 144 | 144 | 106 | 256 | 594 | 211 | 106 | 1111 | 172 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 24 | | | 24 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | | | 16 | | | 16 | |
| Two way Left Turn Lane | | Yes | | | Yes | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.03 | 1.03 | 1.03 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Detector Template | | | | | | | | | | | | |
| Leading Detector (ft) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Trailing Detector (ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Detector 1 Position(ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Detector 1 Size(ft) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Detector 1 Type | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Queue (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Delay (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Turn Type | pm+pt | NA | Perm | pm+pt | NA | Perm | Prot | NA | Perm | Prot | NA | Perm |
| Protected Phases | 7 | 4 | | 3 | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | 4 | 8 | | 8 | | | 2 | | | 6 |
| Detector Phase | 7 | 4 | 4 | 3 | 8 | 8 | 5 | 2 | 2 | 1 | 6 | 6 |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 4.0 | 4.0 | 4.0 | 3.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| Minimum Split (s) | 9.5 | 25.5 | 25.5 | 10.0 | 25.5 | 25.5 | 9.5 | 21.5 | 21.5 | 9.5 | 21.5 | 21.5 |
| Total Split (s) | 10.0 | 25.7 | 25.7 | 10.0 | 25.7 | 25.7 | 30.0 | 64.8 | 64.8 | 19.5 | 54.3 | 54.3 |

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014



| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SEB |
|-------------------------|------|-------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|
| Total Split (%) | 8.3% | 21.4% | 21.4% | 8.3% | 21.4% | 21.4% | 25.0% | 54.0% | 54.0% | 16.3% | 45.3% | 45.3% |
| Maximum Green (s) | 4.5 | 20.2 | 20.2 | 4.5 | 20.2 | 20.2 | 24.5 | 59.3 | 59.3 | 14.0 | 48.8 | 48.8 |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lag | Lag | Lag | Lead | Lead | Lead |
| Lead-Lag Optimize? | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Vehicle Extension (s) | 3.0 | 3.0 | 3.0 | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |
| Recall Mode | None | None | None | None | None | None | None | C-Max | C-Max | None | C-Max | C-Max |
| Walk Time (s) | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 |
| Flash Dont Walk (s) | | 15.0 | 15.0 | | 15.0 | 15.0 | | 11.0 | 11.0 | | 11.0 | 11.0 |
| Pedestrian Calls (#/hr) | | 0 | 0 | | 0 | 0 | | 0 | 0 | | 0 | 0 |
| Act Effct Green (s) | 21.0 | 15.5 | 15.5 | 21.0 | 15.5 | 15.5 | 25.5 | 68.0 | 68.0 | 13.0 | 55.5 | 55.5 |
| Actuated g/C Ratio | 0.18 | 0.13 | 0.13 | 0.18 | 0.13 | 0.13 | 0.21 | 0.57 | 0.57 | 0.11 | 0.46 | 0.46 |
| v/c Ratio | 0.61 | 0.39 | 0.59 | 0.61 | 0.60 | 0.30 | 0.68 | 0.30 | 0.21 | 0.57 | 0.69 | 0.22 |
| Control Delay | 54.2 | 51.6 | 11.6 | 53.4 | 59.2 | 2.5 | 27.9 | 4.8 | 1.2 | 64.0 | 13.0 | 2.0 |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Delay | 54.2 | 51.6 | 11.6 | 53.4 | 59.2 | 2.5 | 27.9 | 4.8 | 1.2 | 64.0 | 13.0 | 2.0 |
| LOS | D | D | B | D | E | A | C | A | A | E | B | A |
| Approach Delay | | 30.6 | | | 41.9 | | | 9.6 | | | 15.5 | |
| Approach LOS | | C | | | D | | | A | | | B | |
| Queue Length 50th (ft) | 77 | 68 | 0 | 96 | 107 | 0 | 137 | 57 | 6 | 80 | 151 | 9 |
| Queue Length 95th (ft) | 125 | 116 | 73 | 150 | 167 | 4 | m173 | m78 | m8 | m70 | m222 | m9 |
| Internal Link Dist (ft) | | 272 | | | 205 | | | 1811 | | | 5381 | |
| Turn Bay Length (ft) | 150 | | 100 | 150 | | 150 | 250 | | 250 | 170 | | 180 |
| Base Capacity (vph) | 193 | 329 | 485 | 235 | 329 | 422 | 376 | 2005 | 988 | 219 | 1603 | 784 |
| Starvation Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spillback Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Storage Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reduced v/c Ratio | 0.61 | 0.29 | 0.52 | 0.61 | 0.44 | 0.25 | 0.68 | 0.30 | 0.21 | 0.48 | 0.69 | 0.22 |

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 66 (55%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.69

Intersection Signal Delay: 18.9

Intersection LOS: B

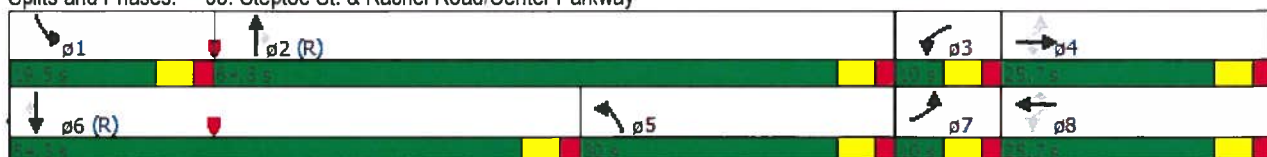
Intersection Capacity Utilization 68.0%

ICU Level of Service C

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 65: Steptoe St. & Rachel Road/Center Parkway



RE

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HCM Unsignalized Intersection Capacity Analysis 35: Center Parkway

6/2/2014

| | | | | | | |
|-----------------------------------|------|------|-------|----------------------|------|------|
| | → | ↘ | ↙ | ← | ↖ | ↗ |
| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
| Lane Configurations | ↗ | | ↙ | ↗ | ↘ | |
| Volume (veh/h) | 360 | 10 | 10 | 355 | 10 | 10 |
| Sign Control | Free | | | Free | Stop | |
| Grade | 0% | | | 0% | 0% | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Hourly flow rate (vph) | 400 | 11 | 11 | 394 | 11 | 11 |
| Pedestrians | | | | | | |
| Lane Width (ft) | | | | | | |
| Walking Speed (ft/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | TWLT | | | TWLT | | |
| Median storage veh | 2 | | | 2 | | |
| Upstream signal (ft) | 285 | | | | | |
| pX, platoon unblocked | | | 0.96 | | 0.96 | 0.96 |
| vC, conflicting volume | | | 411 | | 822 | 406 |
| vC1, stage 1 conf vol | | | | | 406 | |
| vC2, stage 2 conf vol | | | | | 417 | |
| vCu, unblocked vol | | | 362 | | 792 | 356 |
| tC, single (s) | | | 4.1 | | 6.4 | 6.2 |
| tC, 2 stage (s) | | | | | 5.4 | |
| tF (s) | | | 2.2 | | 3.5 | 3.3 |
| p0 queue free % | | | 99 | | 98 | 98 |
| cM capacity (veh/h) | | | 1145 | | 545 | 658 |
| Direction, Lane # | EB 1 | WB 1 | WB 2 | NB 1 | | |
| Volume Total | 411 | 11 | 394 | 22 | | |
| Volume Left | 0 | 11 | 0 | 11 | | |
| Volume Right | 11 | 0 | 0 | 11 | | |
| cSH | 1700 | 1145 | 1700 | 596 | | |
| Volume to Capacity | 0.24 | 0.01 | 0.23 | 0.04 | | |
| Queue Length 95th (ft) | 0 | 1 | 0 | 3 | | |
| Control Delay (s) | 0.0 | 8.2 | 0.0 | 11.3 | | |
| Lane LOS | | A | | B | | |
| Approach Delay (s) | 0.0 | 0.2 | | 11.3 | | |
| Approach LOS | | | | B | | |
| Intersection Summary | | | | | | |
| Average Delay | | | 0.4 | | | |
| Intersection Capacity Utilization | | | 30.6% | ICU Level of Service | A | |
| Analysis Period (min) | | | 15 | | | |

HCM Unsignalized Intersection Capacity Analysis 38: Rachel Road

























6/2/2014

| | | | | | | | | | | | | |
|-----------------------------------|---|---|---|---|---|---|--|---|---|---|---|---|
| |  |  |  |  |  |  |  |  |  |  |  |  |
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations |  |  | |  |  | |  |  | |  |  | |
| Volume (veh/h) | 15 | 335 | 50 | 60 | 435 | 20 | 75 | 0 | 60 | 25 | 0 | 20 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Hourly flow rate (vph) | 17 | 372 | 56 | 67 | 483 | 22 | 83 | 0 | 67 | 28 | 0 | 22 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | TWLTL | | | TWLTL | | | | | | | | |
| Median storage veh | 2 | | | 2 | | | | | | | | |
| Upstream signal (ft) | | | | 352 | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 506 | | | 428 | | | 831 | 1072 | 400 | 1100 | 1089 | 253 |
| vC1, stage 1 conf vol | | | | | | | 433 | 433 | | 628 | 628 | |
| vC2, stage 2 conf vol | | | | | | | 397 | 639 | | 472 | 461 | |
| vCu, unblocked vol | 506 | | | 428 | | | 831 | 1072 | 400 | 1100 | 1089 | 253 |
| tC, single (s) | 4.1 | | | 4.1 | | | 7.5 | 6.5 | 6.9 | 7.5 | 6.5 | 6.9 |
| tC, 2 stage (s) | | | | | | | 6.5 | 5.5 | | 6.5 | 5.5 | |
| tF (s) | 2.2 | | | 2.2 | | | 3.5 | 4.0 | 3.3 | 3.5 | 4.0 | 3.3 |
| p0 queue free % | 98 | | | 94 | | | 81 | 100 | 89 | 91 | 100 | 97 |
| cM capacity (veh/h) | 1055 | | | 1128 | | | 433 | 374 | 600 | 312 | 367 | 747 |
| Direction, Lane # | EB 1 | EB 2 | WB 1 | WB 2 | WB 3 | NB 1 | NB 2 | SB 1 | SB 2 | | | |
| Volume Total | 17 | 428 | 67 | 322 | 183 | 83 | 67 | 28 | 22 | | | |
| Volume Left | 17 | 0 | 67 | 0 | 0 | 83 | 0 | 28 | 0 | | | |
| Volume Right | 0 | 56 | 0 | 0 | 22 | 0 | 67 | 0 | 22 | | | |
| cSH | 1055 | 1700 | 1128 | 1700 | 1700 | 433 | 600 | 312 | 747 | | | |
| Volume to Capacity | 0.02 | 0.25 | 0.06 | 0.19 | 0.11 | 0.19 | 0.11 | 0.09 | 0.03 | | | |
| Queue Length 95th (ft) | 1 | 0 | 5 | 0 | 0 | 18 | 9 | 7 | 2 | | | |
| Control Delay (s) | 8.5 | 0.0 | 8.4 | 0.0 | 0.0 | 15.3 | 11.8 | 17.7 | 10.0 | | | |
| Lane LOS | A | | A | | | C | B | C | A | | | |
| Approach Delay (s) | 0.3 | | 1.0 | | | 13.7 | | 14.2 | | | | |
| Approach LOS | | | | | | B | | B | | | | |
| Intersection Summary | | | | | | | | | | | | |
| Average Delay | | | 2.9 | | | | | | | | | |
| Intersection Capacity Utilization | | | 46.4% | ICU Level of Service | | | | | A | | | |
| Analysis Period (min) | | | 15 | | | | | | | | | |

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014

| |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations |  |  |  |  |  |  |  |  |  |  |  |  |
| Volume (vph) | 105 | 85 | 225 | 130 | 130 | 95 | 230 | 535 | 190 | 95 | 1000 | 155 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Grade (%) | | 0% | | | 0% | | | 0% | | | 4% | |
| Storage Length (ft) | 150 | | 100 | 150 | | 150 | 250 | | 250 | 170 | | 180 |
| Storage Lanes | 1 | | 1 | 1 | | 1 | 2 | | 1 | 1 | | 1 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.97 | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 |
| Frt | | | 0.850 | | | 0.850 | | | 0.850 | | | 0.850 |
| Flt Protected | 0.950 | | | 0.950 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 1770 | 1863 | 1583 | 1770 | 1863 | 1583 | 3433 | 3539 | 1583 | 1734 | 3468 | 1552 |
| Flt Permitted | 0.443 | | | 0.682 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (perm) | 825 | 1863 | 1583 | 1270 | 1863 | 1583 | 3433 | 3539 | 1583 | 1734 | 3468 | 1552 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | 250 | | | 173 | | | 211 | | | 135 |
| Link Speed (mph) | | 35 | | | 35 | | | 40 | | | 40 | |
| Link Distance (ft) | | 352 | | | 285 | | | 1891 | | | 5461 | |
| Travel Time (s) | | 6.9 | | | 5.6 | | | 32.2 | | | 93.1 | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Adj. Flow (vph) | 117 | 94 | 250 | 144 | 144 | 106 | 256 | 594 | 211 | 106 | 1111 | 172 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 117 | 94 | 250 | 144 | 144 | 106 | 256 | 594 | 211 | 106 | 1111 | 172 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 24 | | | 24 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | | | 16 | | | 16 | |
| Two way Left Turn Lane | | Yes | | | Yes | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.03 | 1.03 | 1.03 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Detector Template | | | | | | | | | | | | |
| Leading Detector (ft) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Trailing Detector (ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Detector 1 Position(ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Detector 1 Size(ft) | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Detector 1 Type | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Queue (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Delay (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Turn Type | pm+pt | NA | Perm | pm+pt | NA | Perm | Prot | NA | Perm | Prot | NA | Perm |
| Protected Phases | 7 | 4 | | 3 | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | 4 | 8 | | 8 | | | 2 | | | 6 |
| Detector Phase | 7 | 4 | 4 | 3 | 8 | 8 | 5 | 2 | 2 | 1 | 6 | 6 |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 4.0 | 4.0 | 4.0 | 3.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 |
| Minimum Split (s) | 9.5 | 25.5 | 25.5 | 10.0 | 25.5 | 25.5 | 9.5 | 21.5 | 21.5 | 9.5 | 21.5 | 21.5 |
| Total Split (s) | 14.0 | 27.0 | 27.0 | 13.0 | 26.0 | 26.0 | 20.0 | 60.0 | 60.0 | 20.0 | 60.0 | 60.0 |

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014

| | ↖ | → | ↘ | ↙ | ← | ↖ | ↙ | ↑ | ↗ | ↘ | ↓ | ↙ |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Total Split (%) | 11.7% | 22.5% | 22.5% | 10.8% | 21.7% | 21.7% | 16.7% | 50.0% | 50.0% | 16.7% | 50.0% | 50.0% |
| Maximum Green (s) | 8.5 | 21.5 | 21.5 | 7.5 | 20.5 | 20.5 | 14.5 | 54.5 | 54.5 | 14.5 | 54.5 | 54.5 |
| Yellow Time (s) | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 | 3.5 |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Lost Time Adjust (s) | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 | -1.0 |
| Total Lost Time (s) | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 | 4.5 |
| Lead/Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lag | Lag | Lag | Lead | Lead | Lead |
| Lead-Lag Optimize? | Yes | Yes | Yes | | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Vehicle Extension (s) | 3.0 | 3.0 | 3.0 | 2.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |
| Recall Mode | None | None | None | None | None | None | None | C-Max | C-Max | None | C-Max | C-Max |
| Walk Time (s) | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 | | 5.0 | 5.0 |
| Flash Dont Walk (s) | | 15.0 | 15.0 | | 15.0 | 15.0 | | 11.0 | 11.0 | | 11.0 | 11.0 |
| Pedestrian Calls (#/hr) | | 0 | 0 | | 0 | 0 | | 0 | 0 | | 0 | 0 |
| Act Effct Green (s) | 25.7 | 16.4 | 16.4 | 24.0 | 15.5 | 15.5 | 15.5 | 64.0 | 64.0 | 13.1 | 61.6 | 61.6 |
| Actuated g/C Ratio | 0.21 | 0.14 | 0.14 | 0.20 | 0.13 | 0.13 | 0.13 | 0.53 | 0.53 | 0.11 | 0.51 | 0.51 |
| v/c Ratio | 0.47 | 0.37 | 0.58 | 0.50 | 0.60 | 0.30 | 0.58 | 0.31 | 0.22 | 0.56 | 0.62 | 0.20 |
| Control Delay | 42.1 | 50.1 | 11.1 | 43.4 | 59.2 | 2.5 | 29.0 | 5.5 | 1.4 | 61.3 | 12.0 | 1.8 |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Delay | 42.1 | 50.1 | 11.1 | 43.4 | 59.2 | 2.5 | 29.0 | 5.5 | 1.4 | 61.3 | 12.0 | 1.8 |
| LOS | D | D | B | D | E | A | C | A | A | E | B | A |
| Approach Delay | | 26.9 | | | 38.2 | | | 10.4 | | | 14.5 | |
| Approach LOS | | C | | | D | | | B | | | B | |
| Queue Length 50th (ft) | 74 | 67 | 0 | 92 | 107 | 0 | 80 | 64 | 6 | 77 | 139 | 8 |
| Queue Length 95th (ft) | 119 | 114 | 72 | 143 | 167 | 4 | m94 | m87 | m8 | m65 | m241 | m8 |
| Internal Link Dist (ft) | | 272 | | | 205 | | | 1811 | | | 5381 | |
| Turn Bay Length (ft) | 150 | | 100 | 150 | | 150 | 250 | | 250 | 170 | | 180 |
| Base Capacity (vph) | 252 | 349 | 499 | 289 | 333 | 425 | 443 | 1887 | 942 | 226 | 1781 | 863 |
| Starvation Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spillback Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Storage Cap Reductn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reduced v/c Ratio | 0.46 | 0.27 | 0.50 | 0.50 | 0.43 | 0.25 | 0.58 | 0.31 | 0.22 | 0.47 | 0.62 | 0.20 |

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 69 (58%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 17.7

Intersection LOS: B

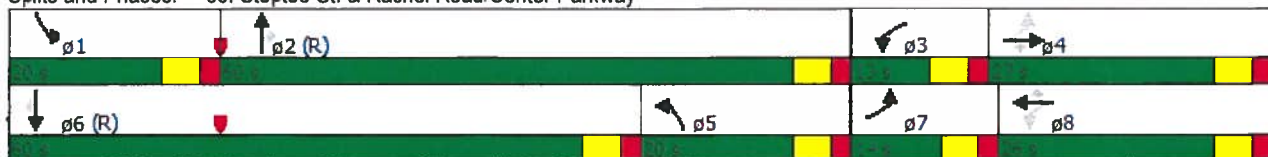
Intersection Capacity Utilization 61.9%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 65: Steptoe St. & Rachel Road/Center Parkway



HCM Unsignalized Intersection Capacity Analysis 35: Center Parkway

6/2/2014

| | | | | | | |
|-----------------------------------|------|------|-------|----------------------|------|------|
| | → | ↘ | ↙ | ← | ↖ | ↗ |
| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
| Lane Configurations | ↗ | | ↙ | ↗ | ↙ | |
| Volume (veh/h) | 360 | 10 | 10 | 355 | 10 | 10 |
| Sign Control | Free | | | Free | Stop | |
| Grade | 0% | | | 0% | 0% | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Hourly flow rate (vph) | 400 | 11 | 11 | 394 | 11 | 11 |
| Pedestrians | | | | | | |
| Lane Width (ft) | | | | | | |
| Walking Speed (ft/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | TWLT | | | TWLT | | |
| Median storage veh | 2 | | | 2 | | |
| Upstream signal (ft) | 285 | | | | | |
| pX, platoon unblocked | | | 0.96 | | 0.96 | 0.96 |
| vC, conflicting volume | | | 411 | | 822 | 406 |
| vC1, stage 1 conf vol | | | | | 406 | |
| vC2, stage 2 conf vol | | | | | 417 | |
| vCu, unblocked vol | | | 362 | | 792 | 357 |
| tC, single (s) | | | 4.1 | | 6.4 | 6.2 |
| tC, 2 stage (s) | | | | | 5.4 | |
| tF (s) | | | 2.2 | | 3.5 | 3.3 |
| p0 queue free % | | | 99 | | 98 | 98 |
| cM capacity (veh/h) | | | 1145 | | 545 | 658 |
| Direction, Lane # | EB 1 | WB 1 | WB 2 | NB 1 | | |
| Volume Total | 411 | 11 | 394 | 22 | | |
| Volume Left | 0 | 11 | 0 | 11 | | |
| Volume Right | 11 | 0 | 0 | 11 | | |
| cSH | 1700 | 1145 | 1700 | 596 | | |
| Volume to Capacity | 0.24 | 0.01 | 0.23 | 0.04 | | |
| Queue Length 95th (ft) | 0 | 1 | 0 | 3 | | |
| Control Delay (s) | 0.0 | 8.2 | 0.0 | 11.3 | | |
| Lane LOS | | A | | B | | |
| Approach Delay (s) | 0.0 | 0.2 | | 11.3 | | |
| Approach LOS | | | | B | | |
| Intersection Summary | | | | | | |
| Average Delay | | | 0.4 | | | |
| Intersection Capacity Utilization | | | 30.6% | ICU Level of Service | A | |
| Analysis Period (min) | | | 15 | | | |

HCM Unsignalized Intersection Capacity Analysis 38: Rachel Road

6/2/2014





















| | | | | | | | | | | | | |
|-----------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |  |  |  |  |  |
| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
| Lane Configurations |  |  | |  |  | |  |  | |  |  | |
| Volume (veh/h) | 15 | 335 | 50 | 60 | 435 | 20 | 75 | 0 | 60 | 25 | 0 | 20 |
| Sign Control | | Free | | | Free | | | Stop | | | Stop | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 | 0.90 |
| Hourly flow rate (vph) | 17 | 372 | 56 | 67 | 483 | 22 | 83 | 0 | 67 | 28 | 0 | 22 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | TWLTL | | | TWLTL | | | | | | | |
| Median storage veh | | 2 | | | 2 | | | | | | | |
| Upstream signal (ft) | | | | | 352 | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 506 | | | 428 | | | 831 | 1072 | 400 | 1100 | 1089 | 253 |
| vC1, stage 1 conf vol | | | | | | | 433 | 433 | | 628 | 628 | |
| vC2, stage 2 conf vol | | | | | | | 397 | 639 | | 472 | 461 | |
| vCu, unblocked vol | 506 | | | 428 | | | 831 | 1072 | 400 | 1100 | 1089 | 253 |
| tC, single (s) | 4.1 | | | 4.1 | | | 7.5 | 6.5 | 6.9 | 7.5 | 6.5 | 6.9 |
| tC, 2 stage (s) | | | | | | | 6.5 | 5.5 | | 6.5 | 5.5 | |
| tF (s) | 2.2 | | | 2.2 | | | 3.5 | 4.0 | 3.3 | 3.5 | 4.0 | 3.3 |
| p0 queue free % | 98 | | | 94 | | | 81 | 100 | 89 | 91 | 100 | 97 |
| cM capacity (veh/h) | 1055 | | | 1128 | | | 433 | 374 | 600 | 312 | 367 | 747 |
| Direction, Lane # | EB 1 | EB 2 | WB 1 | WB 2 | WB 3 | NB 1 | NB 2 | SB 1 | SB 2 | | | |
| Volume Total | 17 | 428 | 67 | 322 | 183 | 83 | 67 | 28 | 22 | | | |
| Volume Left | 17 | 0 | 67 | 0 | 0 | 83 | 0 | 28 | 0 | | | |
| Volume Right | 0 | 56 | 0 | 0 | 22 | 0 | 67 | 0 | 22 | | | |
| cSH | 1055 | 1700 | 1128 | 1700 | 1700 | 433 | 600 | 312 | 747 | | | |
| Volume to Capacity | 0.02 | 0.25 | 0.06 | 0.19 | 0.11 | 0.19 | 0.11 | 0.09 | 0.03 | | | |
| Queue Length 95th (ft) | 1 | 0 | 5 | 0 | 0 | 18 | 9 | 7 | 2 | | | |
| Control Delay (s) | 8.5 | 0.0 | 8.4 | 0.0 | 0.0 | 15.3 | 11.8 | 17.7 | 10.0 | | | |
| Lane LOS | A | | A | | | C | B | C | A | | | |
| Approach Delay (s) | 0.3 | | 1.0 | | | 13.7 | | 14.2 | | | | |
| Approach LOS | | | | | | B | | B | | | | |
| Intersection Summary | | | | | | | | | | | | |
| Average Delay | | | 2.9 | | | | | | | | | |
| Intersection Capacity Utilization | | | 46.4% | | | ICU Level of Service | | | A | | | |
| Analysis Period (min) | | | 15 | | | | | | | | | |

EXHIBIT (8)

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Amendment to comprehensive plan to re-classify 12.2 acres from Low Density Residential to Commercial and a corresponding change in the zoning from Agricultural to C-1 Neighborhood Retail

Proponent: Hayden Homes

Location of Proposal: Adjacent to and west and east of Steptoe Street, south of Center Parkway.

Lead Agency City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 22, 2014.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: September 3, 2014

Signature _____



EXHIBIT (9)

INVENTORY OF C-1 & C-LB ZONED PROPERTIES IN SOUTH RICHLAND

C-1 Neighborhood Retail Zone

| Address | Parcel ID | Business | Acres |
|------------------|------------------|---------------------------------|--------------|
| 110 Gage | 1-25984000011000 | Strip Mall | .96 |
| 140 Gage | 1-25984000013000 | Strip Mall | 1.03 |
| 585 Gage | 1-35981011612003 | Walgreens | 1.16 |
| 585 Gage | 1-35981000001000 | Walgreens | .27 |
| 590 Gage | 1-26984000012000 | Convenience Store/Gas Station | .38 |
| 600 612 Gage | 1-26984012355002 | Strip Mall | .61 |
| 690 Gage | 1-26984012354001 | Albertsons | 3.77 |
| 690 Gage | 1-26984012355001 | Albertsons | 2.21 |
| 694-98 Gage | 1-26984012354002 | Strip Mall | .7 |
| 705 Gage | 1-35981012601003 | Medical Office Building | 1.25 |
| 723 Gage | 1-35981012601005 | Branch Bank | .56 |
| 731-43 Gage | 1-35981012601004 | Strip Mall | .69 |
| 81 -103 Keene | 1-26984012301004 | Ace Hardware & Strip Mall | 3.24 |
| 112-120 Keene | 1-26984012770001 | Strip Mall | 1.52 |
| 130-138 Keene | 1-26984013334003 | Strip Mall | .58 |
| 430 Keene | 1-26982013402001 | Vacant | 4.59 |
| 454 Keene | 1-26982000003004 | Yoke's Fresh Market | 5.86 |
| 460 Keene | 1-26982013402002 | Vacant | .89 |
| 480 Keene | 1-26982013402003 | Strip Mall (under construction) | .85 |
| 496 Keene | 1-26982013420004 | Dutch Brothers Coffee | .46 |
| 500 Keene | 1-26982000003005 | Vacant | 4.15 |
| 1205 Brantingham | 1-27981012482002 | Keene Dental Clinic | 2.61 |
| 1950 Keene | 1-22983012966002 | Queensgate Village | 3.88 |
| 2100 Keene | 1-22983012211002 | Sherwin Williams | .81 |
| 2150-90 Keene | 1-22983012211001 | Strip Mall | 1.00 |
| 2290 Keene | 1-22983012302003 | Vacant | 2.07 |
| 3095 Keene | 1-21981000003000 | Dental Clinic | 1.09 |
| 1811 Leslie | 1-26984012355004 | Gas Station | .63 |
| 1815-25 Leslie | 1-26984012355003 | Strip Mall | .63 |
| 3901 Leslie | 1-11881000005004 | Vacant | 3.55 |
| 999 Queensgate | 1-22983012302004 | Chevron | 1.29 |
| 1000 Queensgate | 1-22983012211003 | Vacant | 2.0 |
| 1020 Queensgate | 1-22983012211004 | Vacant | 1.0 |
| 1030 Queensgate | 1-22982020003017 | Vacant | 1.39 |
| 1040 Queensgate | 1-22982020003016 | Vacant | 1.09 |
| 2500 Jericho | 1-21981000002012 | Vacant | 3.5 |
| | | Total Acreage | 62.27 |

C-LB Limited Business Zone

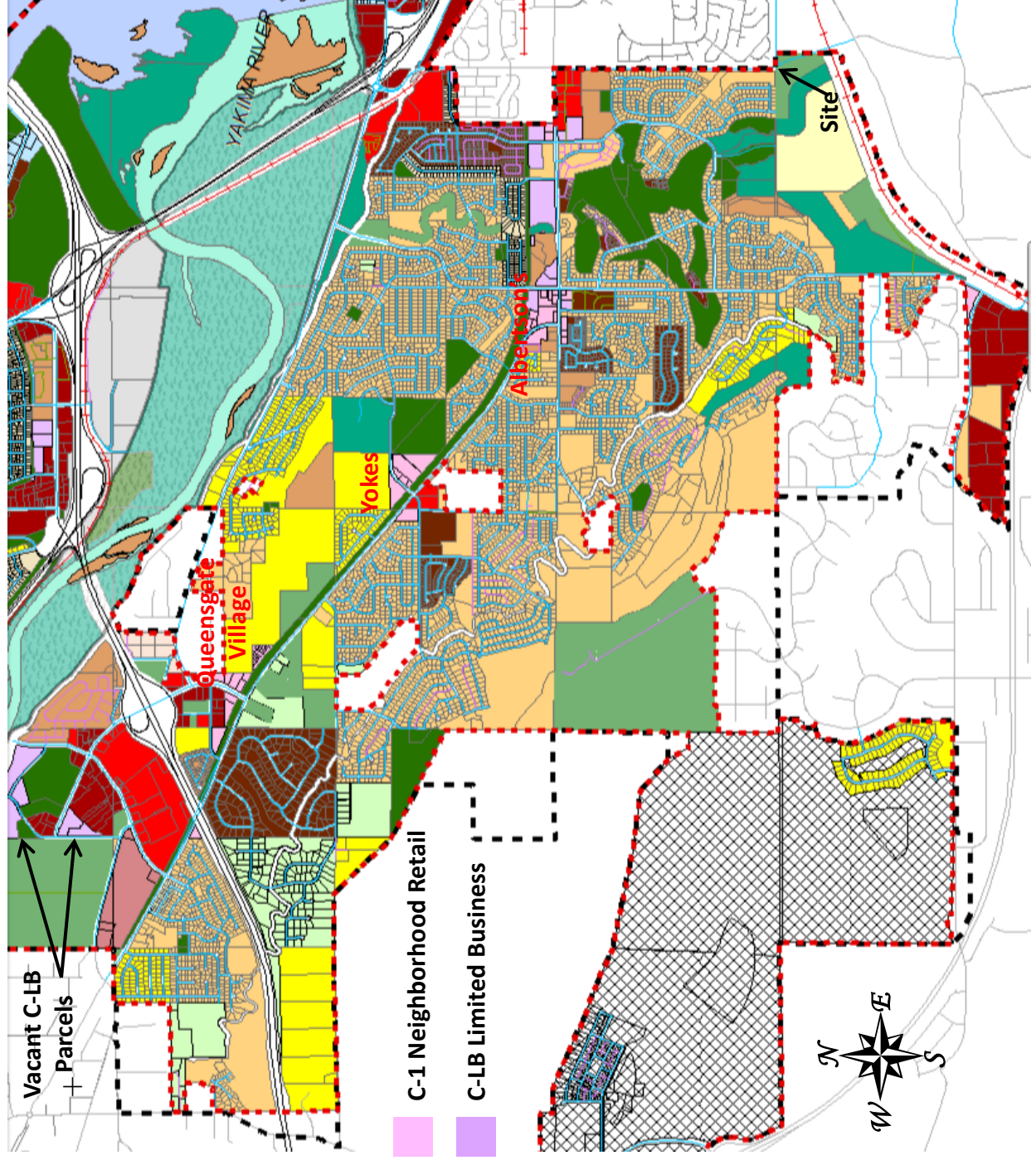
| Address | Parcel ID | Business | Acres |
|-----------------|------------------|--------------------------|--------------|
| 139 Gage | 1-36981020010008 | Great American Bank | 1.00 |
| 150 Gage | 1-25984000005001 | Col. Community Church | 10.53 |
| 250 Gage | 1-25983000006000 | Village @ Meadow Springs | 16.21 |
| 560 Gage | 1-25983012597001 | Kadlec Medical Offices | 2.26 |
| 550 Gage | 1-25983012597002 | Kadlec Medical Offices | 2.73 |
| 631 Gage | 1-35981000003000 | HAPO Credit Union | 1.39 |
| 1800 Bellerive | 1-25984000007000 | Senior Housing | 3.80 |
| 1950 Bellerive | 1-36981020010006 | Vintage @ Richland | 5.17 |
| 1769 Leslie | 1-26984012770003 | Round Table Pizza | 2.92 |
| 2761 Duportail | 1-16984012593001 | Vacant | 2.00 |
| 2610 Duportail | 1-16984000003001 | Vacant | 16.06 |
| 625 Truman Ave | 1-16984000002004 | Vacant | 6.82 |
| 3003 Queensgate | 1-16984013318001 | Regency Apartments | 7.96 |
| | | Total Acreage | 78.85 |

Summary

| Zone | Developed | Vacant | Total |
|---------------|--------------|--------------|---------------|
| C-1 | 38.04 | 24.23 | 62.27 |
| C-LB | 53.97 | 24.88 | 78.85 |
| Totals | 92.01 | 49.11 | 141.12 |

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EXHIBIT (10)



C-1 & C-LB ZONING IN SOUTH RICHLAND

EXHIBIT (11)

I. PUBLIC PARTICIPATION

The Growth Management Act requires the city to establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body.

Review: The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The following outlines the program as it applies to this comprehensive plan amendment:

- (1) Communication programs and information services. The City of Richland informed the public about the proposed plan amendment by publishing notice of the amendment in the Tri-City Herald, by posting the site, by mailing notice to surrounding land owners and by posting notice on the City web page.
- (2) Broad dissemination of proposals and alternatives. The City of Richland distributed the proposed plan amendment in the following manner to ensure that information on the amendment was available prior to discussion at public hearings:
 - (a) Copy was available at the City library.
 - (b) Copies were available at the Planning and Development Services Division.
 - (c) A copy was posted on the City web page.
 - (d) Copies were available at the public hearing held by the Planning Commission.
- (3) Public meeting after effective notice. The City of Richland publicized public hearings in the following manner to ensure the broadest cross-section was made aware of the opportunity to become involved in the planning process:
 - (a) Public hearings before the Planning Commission and City Council were scheduled to allow for public comment.
 - (b) Public hearing notices were published in the Tri-City Herald at least 10 days before the scheduled date.
 - (c) Meeting summaries will be prepared and available to the public shortly after the public hearing through the Planning and Development Services Division.
 - (d) All public hearings will be cablecast on the City's cable channel.
- (4) Provision for open discussion. The City of Richland took the following actions to ensure that the public had an opportunity to actually take part and have their opinion heard:
 - (a) Agendas are written that clearly define the purpose of the hearing, the item to be considered, and actions that may take place.
 - (b) All public hearings will be scheduled during the weekday in the evenings to encourage the greatest number of people to attend.
 - (c) The chairman presiding over the hearing shall allow the public an opportunity to comment on the amendment.
 - (d) All hearings will be recorded for public access and review.
- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

II. PLANNING GOALS

The Growth Management Act (GMA) requires the city to consider and be guided by the 13 goals established in RCW 36.70A.020 when adopting comprehensive plans and development regulations. Staff carefully considered and weighed each goal in the light of the relevant information to achieve its desired goal. The following outlines staffs review process to ensure that the 13 goals were properly considered in guiding the city in its final recommendation.

GOAL 1: URBAN GROWTH. *City should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Review. The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. The City's comprehensive plan includes provisions for the extension of utilities and services to lands located within the Urban Growth Area and specifically to this site. Water mains have already been installed along Steptoe Street, adjacent to this site and Steptoe Street, a fully developed arterial street has been improved across the site. The proposed amendment is consistent with this GMA goal.

GOAL 2: REDUCE SPRAWL. *City should try to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Review. The proposed amendment would transfer 12 acres of land designated for residential use to commercial use. The proposed amendment would not impact this GMA goal.

GOAL 3: TRANSPORTATION: *City should encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans.*

Review. The City of Richland's comprehensive plan policies state that the city will coordinate planning and operation of transportation facilities with programs to optimize multimodal transportation systems. Richland worked with the City of Kennewick to construct Steptoe Street, a collector road that is designated as an important travel corridor under both cities plans, demonstrating that the cities are coordinating with each other for the implementation of their comprehensive plans. The proposed amendment would not impact this GMA goal.

GOAL 4: HOUSING: *City should encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Review. The proposed amendment would change the designation on 12 acres from low density residential to commercial and in so doing will slightly decrease the amount of land within the city that is available for residential development. The plan designates a total of 6,727 acres for low density, medium density and high density residential development. The proposed change would decrease the total land base of residential land by less than 2 tenths of one percent, and so would have an insignificant impact on the City's housing goal.

GOAL 5: ECONOMIC DEVELOPMENT. *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.*

Review. The proposed plan amendment would increase the City's commercial land base by 12 acre and would result in a 1.1% increase in the City's commercial land base. Future commercial development of this site would provide additional job opportunities for City residents. The proposed amendment would have a slight, positive benefit to this GMA goal.

GOAL 6. PROPERTY RIGHTS. *City should consider that private property should not be taken for public use without just compensations having been made. The property rights of landowners shall be protected from arbitrary and discriminatory action.*

Review. The City's existing plan includes policies concerning the protection of private property rights. The proposed amendment would not impact this GMA goal.

GOAL 7: PERMITS. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Review. The City will strive to complete the amendment process in a timely and fair manner.

GOAL 8: NATURAL RESOURCE INDUSTRIES. *City should maintain and enhance natural resources-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Review. The proposed amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

GOAL 9: OPEN SPACE. *City should encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and water, and develop parks.*

Review. The amendment does not involve open space lands and so does not impact the goal of encouraging open space.

GOAL 10: ENVIRONMENT. *City should protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Review. The development of the property for either residential or commercial uses would have equivalent impacts to the natural environment. The development of the site for commercial

purposes could have different and perhaps greater impacts to the built environment than if the site were developed with residential uses. The specific nature of environmental impacts and the mitigation measures required to address those impacts would be evaluated at the time that specific development proposals for the site are brought forward. The City's development regulations are adequate to identify and mitigate these potential areas of impact and would ensure that the intent of this GMA goal is met.

GOAL 11: CITIZENS PARTICIPATION AND COORDINATION. *City should encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The proposed amendment would result in different impacts on the City's public services and facilities. These differing impacts would be identified at the time that specific development proposals are brought forward and reviewed for compliance with City development standards and regulations. The City's development regulations are adequate to ensure that the intent of this GMA goal is met.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. There are no known historical buildings or sites of historical or archaeological significance known to exist within or near the subject site.

III. CONCLUSION

The proposed plan amendment would reclassify approximately 12 acres of Low Density Residential land to Commercial land. This amendment is consistent with the goals of the Growth Management Act.

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EXHIBIT (12)

Simon, Rick

From: Russell Kelley <ra_kelley@yahoo.com>
Sent: Thursday, September 11, 2014 11:15 AM
To: Simon, Rick
Subject: Notice of Application

We received the Notice of Application for Hayden Homes request for a change of 12.2 Acres adjacent to Steptoe and South of Central Parkway. Since the notice states "South of Central Parkway," and since Rachael Road does not yet exist, I'm assuming that this property is on 12.2 acres on the west side of Steptoe.

We live at 215 N. Quebec St in Kennewick. From the maps I can find, my back yard seems to buttress against the small triangular piece of land on the east side of Steptoe, which may be in Richland.

My questions are:

- 1) What kind of commercial property does Hayden Homes want to build; and
- 2) Is the piece of property behind my property included in this zoning proposal?

Thank you,
Russell and Joy Kelley

Simon, Rick

From: Montreuil, Rebecca <RMONTREU@Bechtel.com>
Sent: Tuesday, September 16, 2014 7:26 AM
To: Simon, Rick
Subject: File No Z2014-103 and EA15-2014

2664 Tiger Lane, Montreuil votes **NO** against using land designated for Low Density Residential to Commercial on 12.2 acres located adjacent to Steptoe Street and south of Center Parkway.

This request should have been included in Hayden Homes original request. It appears to be a manipulative move on their part to have a second request.

It would be in Richland's best interest to reverse their original decision and keep the land as a reserve to maintain the diverse life style offered by the Tri-Cities.

The Home Buyers in the Meadow Springs Heights neighborhood paid a premium for the land due to its location, and with this change the home prices will plummet, and the neighborhood of people nearing or in the retirement age group cannot afford this change. Many built custom homes and will not be able to resale and relocate because of the proximity of commercial development.

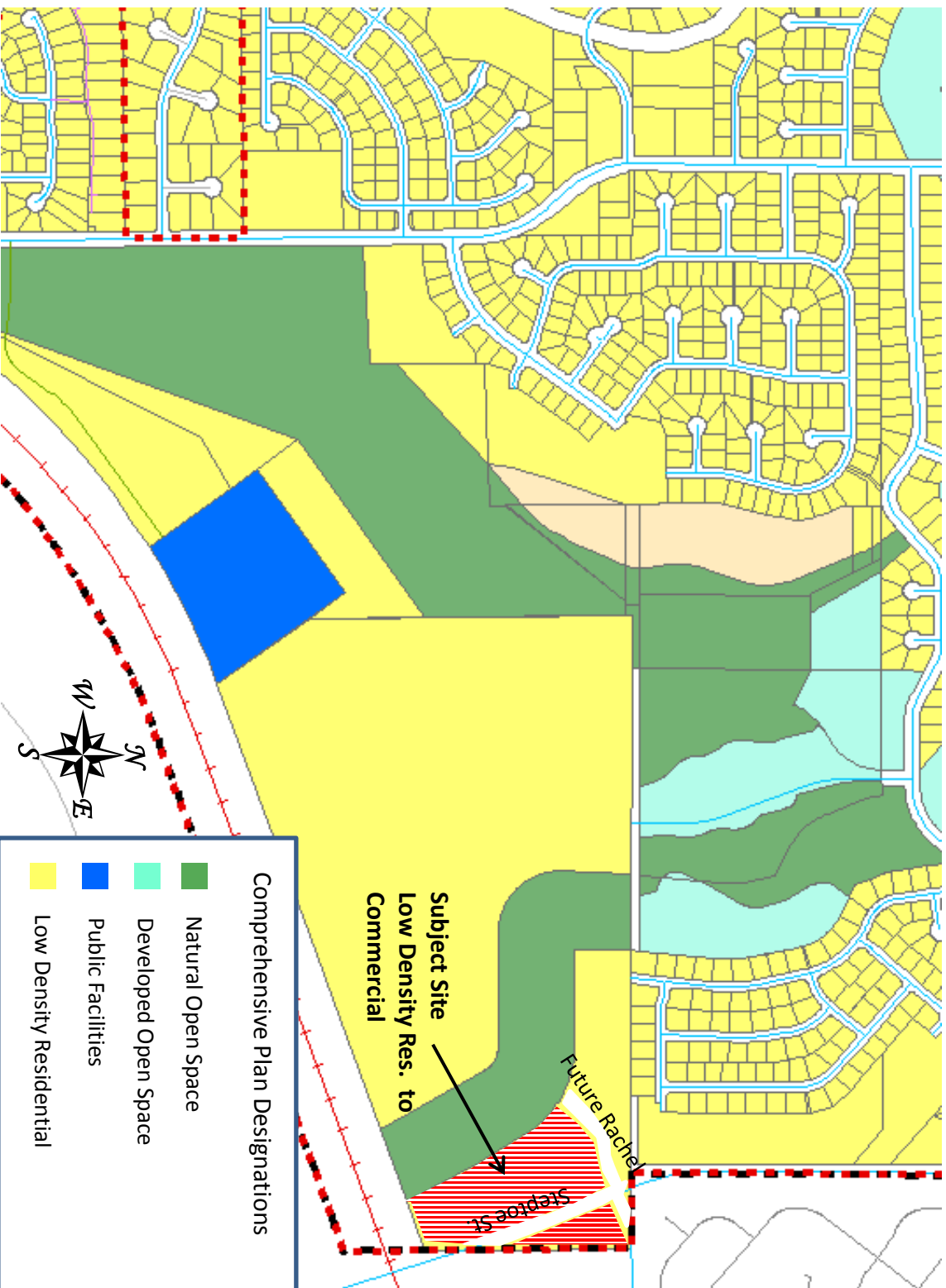
In addition to the loss of funds associated with Home values, the noise, lighting, traffic, etc. associated with commercial development will be a constant disruption to the quiet neighborhood we chose to live in at a premium price.

Thank you,

Rebecca Montreuil

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EXHIBIT (13)



Z2014-103 – LAND USE MAP



Z2014-103 - EXISTING ZONING

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2014-104

PREPARED BY: AARON LAMBERT
MEETING DATE: SEPTEMBER 24, 2014

GENERAL INFORMATION:

APPLICANT: DEPARTMENT OF ENERGY, PACIFIC NORTHWEST SITE
OFFICE, PACIFIC NORTHWEST NATIONAL
LABORATORY (PNNL)

REQUEST: AMENDMENT TO THE COMPREHENSIVE PLAN TO
RECLASSIFY 155 ACRES FROM COMMERCIAL AND
LOW DENSITY RESIDENTIAL TO NATURAL OPEN
SPACE AND BUSINESS RESEARCH PARK.

LOCATION: NORTH RICHLAND URBAN GROWTH AREA NORTH OF
HORN RAPIDS ROAD AND EAST OF GEORGE
WASHINGTON WAY.

REASON FOR REQUEST:

The Applicant has requested a change to the subject area land use designation to align the City's Comprehensive Plan with the PNNL Campus Master Plan and future development plans.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed amendments to the land use and map included in the comprehensive plan (Z2014-104) and submits that:

1. In 2005, the City of Richland amended its comprehensive plan to designate the subject properties as suitable for low density residential and commercial development in compliance with the Growth Management Act. These designations were established partly as an effort to encourage the Department of Energy (DOE) to remediate the Hanford 300 Area to a level that would be considered safe for re-use as residential, commercial and park space based on the prior use. In 1999 the DOE was issued a Record of Decision (ROD) that acknowledged the Environmental Impact Statement (EIS) that established the Hanford Comprehensive Land Use Plan (CLUP). The CLUP slated this area for industrial use and made no consideration of the City's goals. In 2005, the CLUP was revisited as

required by the ROD under a Supplement Analysis (SA). Concurrent with the SA process the City developed a report titled, (Preliminary Assessment of Redevelopment Potential for the Hanford 300 Area, 2005). The report supported the established comprehensive land use designations and was again meant to encourage a higher level of cleanup by the DOE. The SA maintained the industrial designation found in the LCUP.

The current clean-up levels will not support the uses designated by the City's Comprehensive Plan Map. Further, areas that were not utilized as a part of the 300 Area operations are natural in state and contain ecological and culturally sensitive resources according to Federal Government rules and regulations;

2. The site is under the ownership of the Federal Government and therefore the likelihood of residential development occurring on the subject area is extremely low. This is due to the historic use of the "300 Area" found to the north as well as the future development plans found in the PNNL Campus Master Plan, see exhibit 6, campus plan excerpts;
3. Adjacent properties to the west and north are designated for Industrial, Business Research Park, Developed Open Space and Natural Open Space land uses. Business Research Park land uses have been developed to the south and west of the subject area by the Applicant;
4. The application contained a map and noted the requested portions of the area be changed to "Open Natural Area". This is equivalent to the Natural Open Space designation found in the comprehensive plan. The project description in the SEPA checklist noted the requested change to Natural Open Space. The land that comprises the Natural Open Space request are classified as a preservation area by the Applicant due to the sensitive cultural resources documented and the ecological function it provides, reference the answer to question 11 found in the SEPA checklist, see exhibit 7;
5. The development of future commercial uses is not likely in this area given the Federal ownership. As noted in the request, the Applicant is working to align the City's comprehensive plan designations with the mission of PNNL and the adopted master plan. The requested designations of Business Research Park and Natural Open Space would accomplish this;
6. Based upon the above findings and conclusions, the adoption of the proposed amendment to the land use map of the comprehensive plan to designate the use of 95.56 acres to Natural Open Space and 59.33 acres as Business Research Park is in the best interest of the City of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-104) and recommend to the City Council adoption of the proposed amendments to the Land Use Map of the City's Comprehensive Plan.

EXHIBITS

1. Supplemental Information
2. Application
3. Vicinity Map
4. Aerial Photo
5. Map – Comp Plan Changes by Acreage/Area
6. PNNL Campus Master Plan Excerpts, Figures 1-1 and 4-3
7. SEPA Documents
8. Public Notice
9. GMA Goals Analysis
10. Comprehensive Plan & Zoning Map

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EXHIBIT (1)

SUPPLEMENTAL INFORMATION

BACKGROUND

This subject area is completely within the urban growth boundary and not in the incorporated City limits. It is technically south of the Hanford site proper, south of the Hanford 300 area and managed by the Department of Energy, Pacific Northwest Site Office, Pacific Northwest National Laboratory.

The request is applicable to the land use designations of Commercial and Low Density Residential found north of Horn Rapids Road and east of George Washington Way, see exhibit 8 and the map contained in the application, exhibit 2.

SITE DATA

Size: Approximately 155 acres and affecting 3 parcels.

Current Use: The land is undeveloped with a few roads that cross it, see aerial photo, exhibit 4. It is unknown what utilities if any are present. The roads were likely used to access operations in the southern portion of the 300 Area. A heavy haul road crosses the site and is used on an infrequent basis to move large materials from a boat ramp into the Hanford Site. Per the SEPA checklist there are no toxic or hazardous chemicals on the site.

Property Status: The site, while located within the City's Urban Growth Area (UGA) is located outside of City limits. The City is responsible for developing a comprehensive plan for its UGA, but actual zoning and development of this site would be subject to Federal regulations. No annexation applications for any portion of the subject area are pending.

SURROUNDING LAND USES

North: Undeveloped land and the Hanford 300 Area.

South: Property immediately south of the site developed with research buildings.

East: East of the site lies the Columbia River.

West: Property west of the site is developed with research buildings in the SW portion and undeveloped for the remaining bulk of the site to the northern boundary.

COMPREHENSIVE PLAN DESIGNATION ACREAGE CALCULATIONS

See map exhibit 5, identifying the designations requested to be changed by location and acreage.

2014 PNNL Comp Plan Amendment - Z2014-104

| Current Designation | Acreage | Requested Designation |
|-------------------------|---------|------------------------|
| Low Density Residential | 14.76 | Business Research Park |
| | 67.73 | Natural Open Space |
| Total | | 82.49 |
| Commercial | 44.57 | Business Research Park |
| | 27.83 | Natural Open Space |
| Total | | 72.4 |
| Resulting Acreage | 59.33 | Business Research Park |
| | 95.56 | Natural Open Space |
| | | 154.89 |

EXISTING COMPREHENSIVE PLAN DESIGNATION(S)

The site has two designations, Low Density Residential (LDR) and Commercial (C). The Comprehensive Plan describes low density residential as: “*single family residential uses with an average density of 3.5 dwelling units per acre.*”

Commercial is described as:

‘The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.’

PROPOSED COMPREHENSIVE PLAN DESIGNATION(S)

The proposed comprehensive plan designation of Business Research Park (BRP) is described as follows:

“The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses.”

The proposed comprehensive plan designation of Natural Open Space (OSN) is described as follows:

“The Natural Open Space category includes lands intended to remain as long-term undeveloped open space with limited public access. This category primarily includes lands associated with the Yakima River floodplain and islands in the Columbia River.”

It is acknowledged that the request represents a loss in land available for future residential commercial and residential development. However, the underlying Federal land ownership and the sovereignty of the Federal government supersedes regulation by local government. The City has little legal influence in this portion of the urban growth area. The PNNL Campus Master Plan was developed following requirements of the Federal government. Aligning the Comprehensive Plan Map with the Applicants request and planning efforts represents sound planning principles.

APPLICABILITY TO THE COMPREHENSIVE PLAN GOALS AND POLICIES

Land Use Goal #9 contained in the plan relates to the relationship between the City and the Federal and State government, it states:

The City will follow controlling law and constitutional requirements both state and federal, to ensure the appropriate protection of private property rights.

Policy 1 – *The City will continue to monitor evolving state and federal statutory amendments and judicial precedent so that it can timely make such corrective amendments or changes as may be necessary in the process of implementing its comprehensive plan policies and development regulations.*

Policy 2 – *The City will strive to adopt comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all to due process rights.*

Policy 3 - The City will strive for the timely, fair and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

ANALYSIS

The proposed change in the designation of this land is justified, by the ownership of the property, the physical characteristics of the area and adjacent lands and by the need for the Applicant to align their long range planning with the City's.

RECOMMENDATION

Staff recommends approval of the proposed changes to the Land Use Plan Map to designate 95.56 acres as Natural Open Space and 59.33 acres as Business Research Park.

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EXHIBIT (2)



PETITION TO AMEND COMPREHENSIVE PLAN
(Including City Staff Comprehensive Plan Amendment Checklist)

| | | | |
|---|----------------------|---|------------------|
| Applicant or Sponsor <u>PNNL</u> | | | |
| Address <u>902 Battelle Blvd. / PO Box 999</u> | City <u>Richland</u> | State <u>WA</u> | Zip <u>99352</u> |
| Phone Number <u>(509) 948-7705</u> | Fax Number <u>—</u> | Other/E-Mail Address <u>jim.bixler@pnnl.gov</u> | |
| Engineer/Architect Information (if applicable) | | | |
| Engineer/Architect <u>N/A</u> | | Registration/License Number | |
| Address <u>N/A</u> | City | State | Zip |
| Phone Number | Fax Number | Other/E-Mail Address | |

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

- ☒ Text Amendment: Element _____ Section _____ Subsections _____
- ☐ Map Amendment: Element _____ Map Number _____

(see noted 7-14-14 email/attachments)

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

Propose changes in land use designations for City UGA land that is owned by DOE as described on the 7-14-14 email/attachments.

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

Proposed changes are appropriate in that they reflect the appropriate planned/required use of these DOE owned lands.

Describe how the current language or map designation affects you or your property.

Proposed changes are required in order to reflect appropriate campus master planning of DOE Pao and its contractor PNNL.

DATED THIS 14th DAY OF July, 2014.

Phone

S:\Planning Apps\Petition to Amend Comp Plan 7-10

Attachment to Petition

7-14-14

Notes by Jim Bixler,
PWNL, (509) 948-7705

BIA RIVER

WOODED IS.

Hanford Site

DOE Hanford Site 300 Area

DOE's Hanford Site and PWNL Site boundary

Preservation Designated Area - see attached

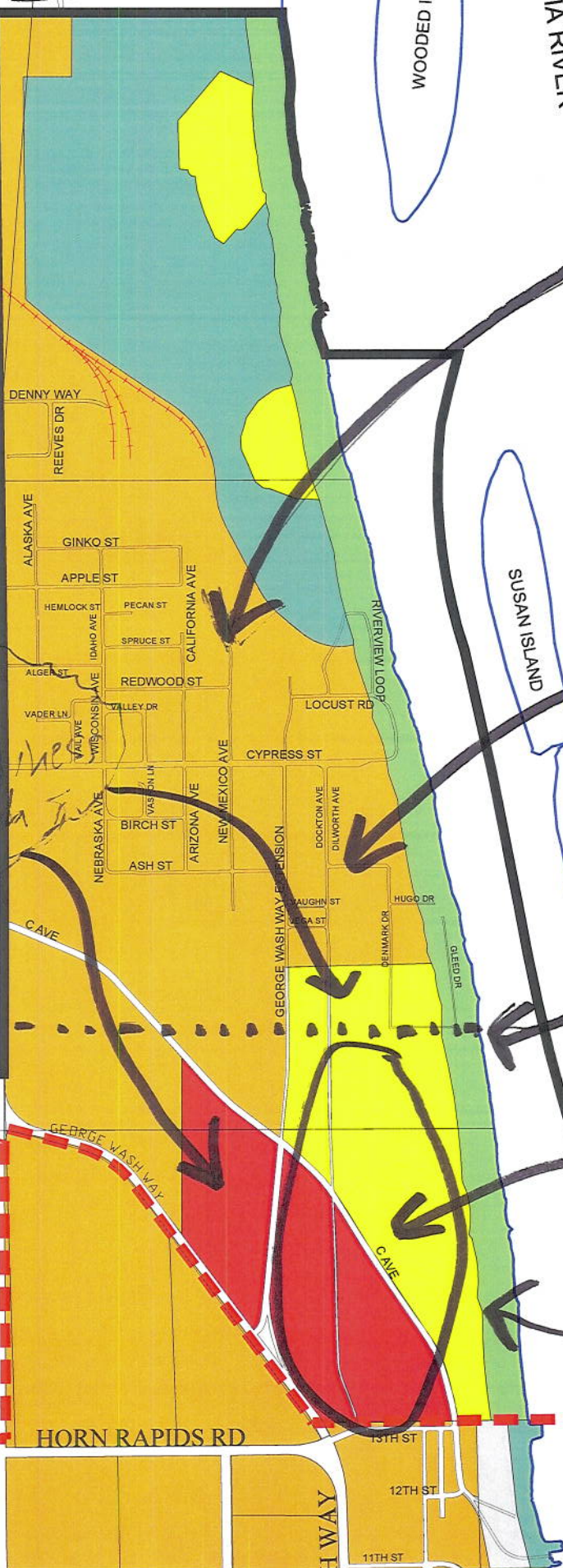
PWNL Site

FLOW

SUSAN ISLAND

BARB ISLAND

should Be Built Research Park

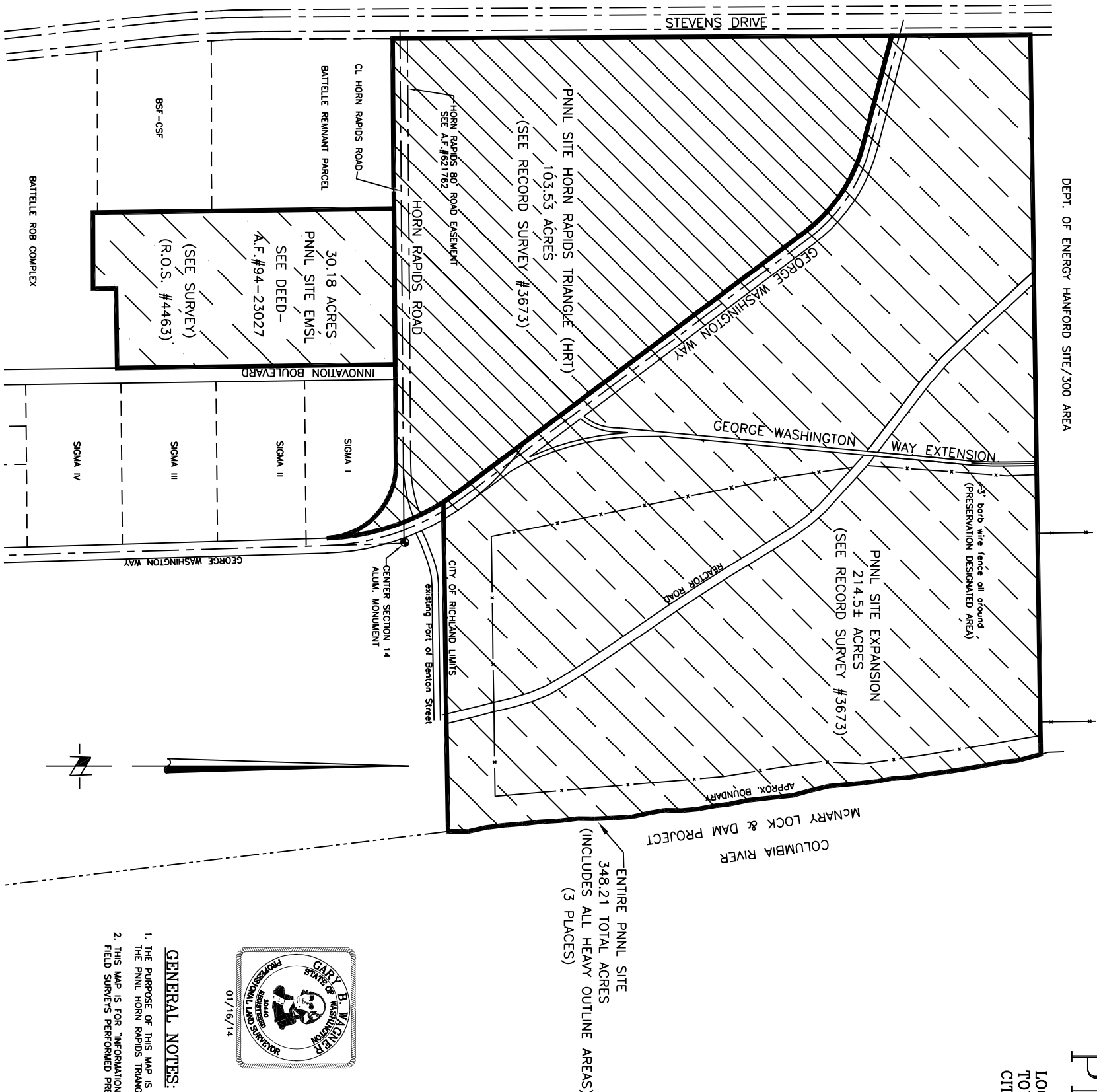


D.O.E. H

DEPT. OF ENERGY HANFORD SITE/300 AREA

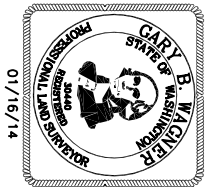
PNNL SITE MAP

LOCATED IN SECTIONS 14 & 15
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WA.



GENERAL NOTES:

1. THE PURPOSE OF THIS MAP IS TO ILLUSTRATE PARCEL AREAS WHICH COMPRISE THE PNNL SITE EXPANSION, THE PNNL HORN RAPIDS TRIANGLE AND THE PNNL EMSL SITE.
2. THIS MAP IS FOR "INFORMATION PURPOSES ONLY" AND WAS COMPILED FROM EXISTING SURVEY RECORDS AND FIELD SURVEYS PERFORMED PREVIOUSLY FOR PNNL.



RSI ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

| | | | |
|----------------------------------|-----|-----------------|------------------|
| CLIENT | | JOB | |
| PACIFIC N.W. NATIONAL LABORATORY | | 16313 | |
| PROJECT | | | |
| PNNL SITE MAP | | | |
| DRN. BY | GBW | SCALE 1"= 400' | F. B. NO. N/A |
| APPROVED | GBW | DATE 12/04/13 | ACAD VER 6342013 |
| | | FILE: 16313.DWG | SHEET 1 |
| | | | OF 1 |

REV: 01/16/14

- PNNL SITE
(~348 ACRES)
- PNNL CORE CAMPUS
(~270 ACRES)
- BATTELLE LAND
- HANFORD SITE
- EM FACILITIES, AREAS, OCCUPIED &
OPERATED BY PNNL
- LEASED FACILITIES

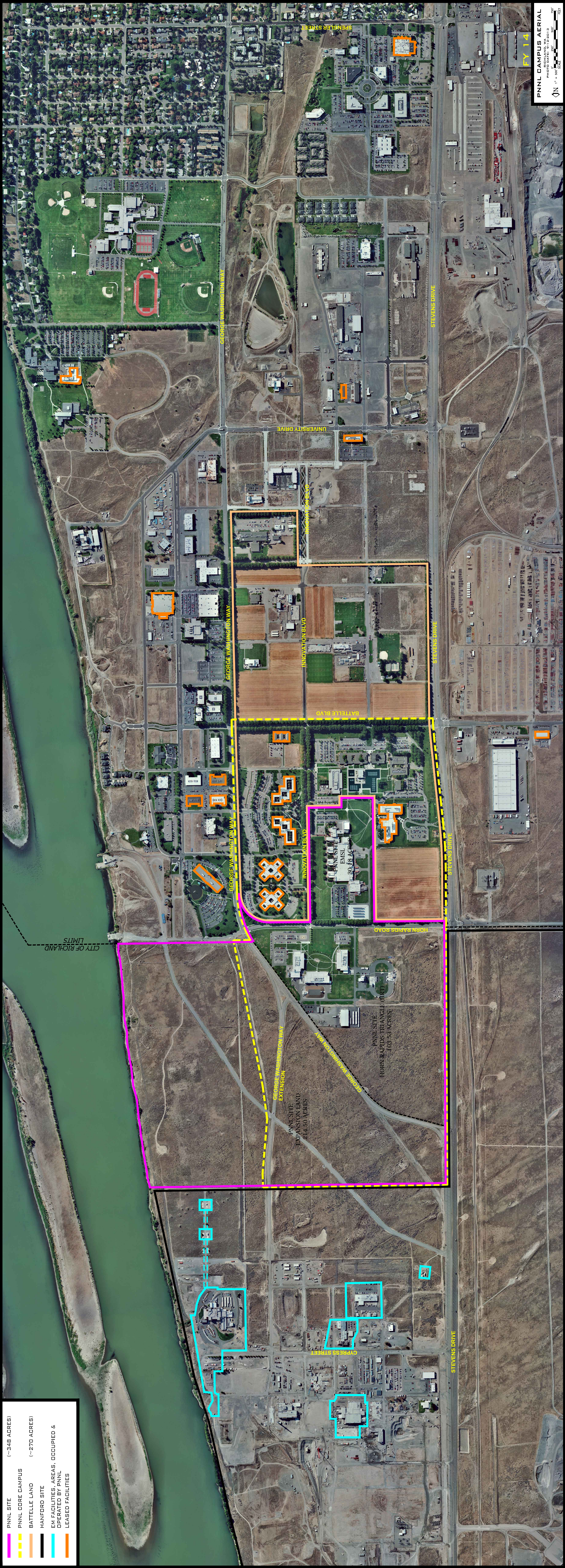


EXHIBIT (3)

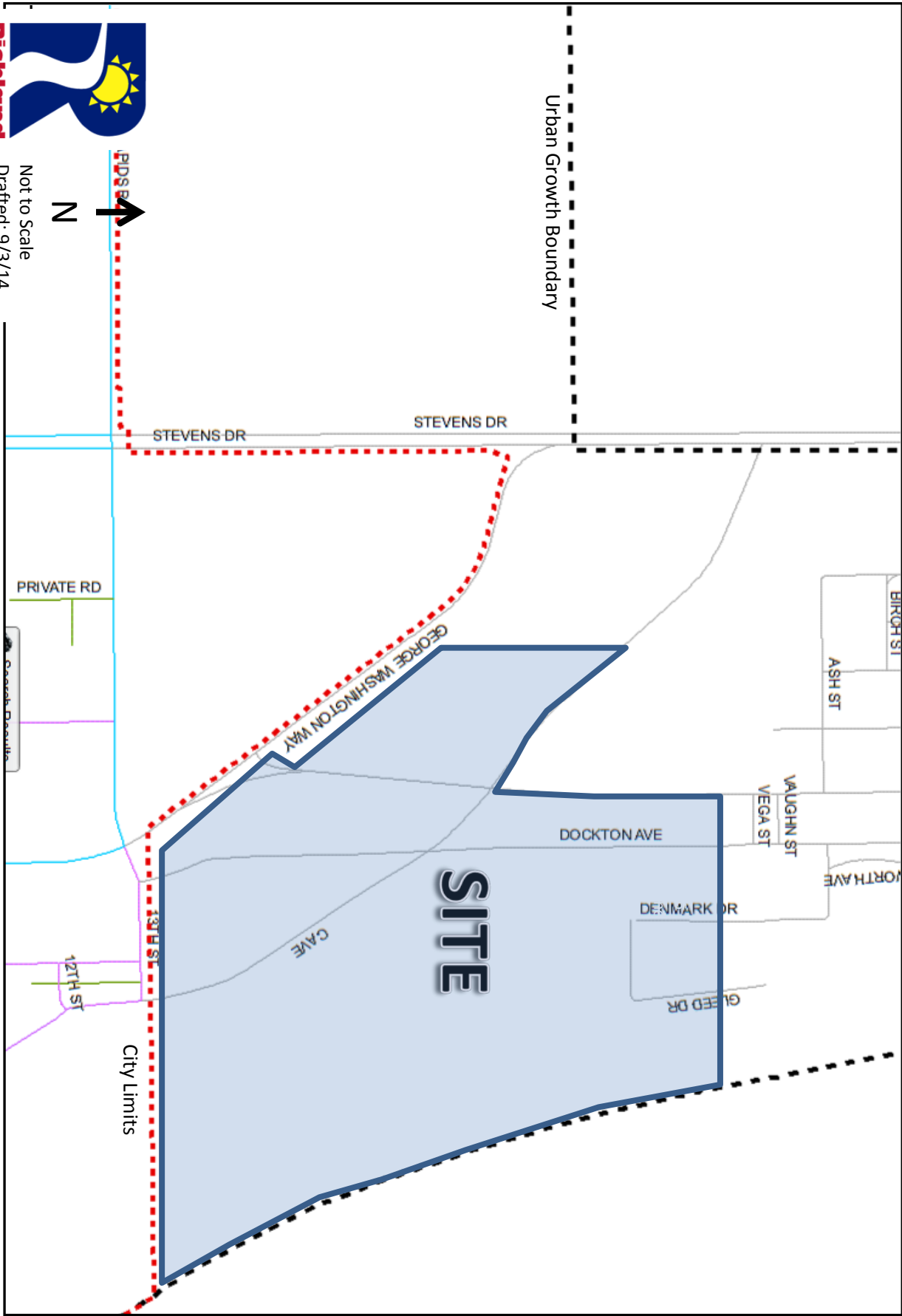
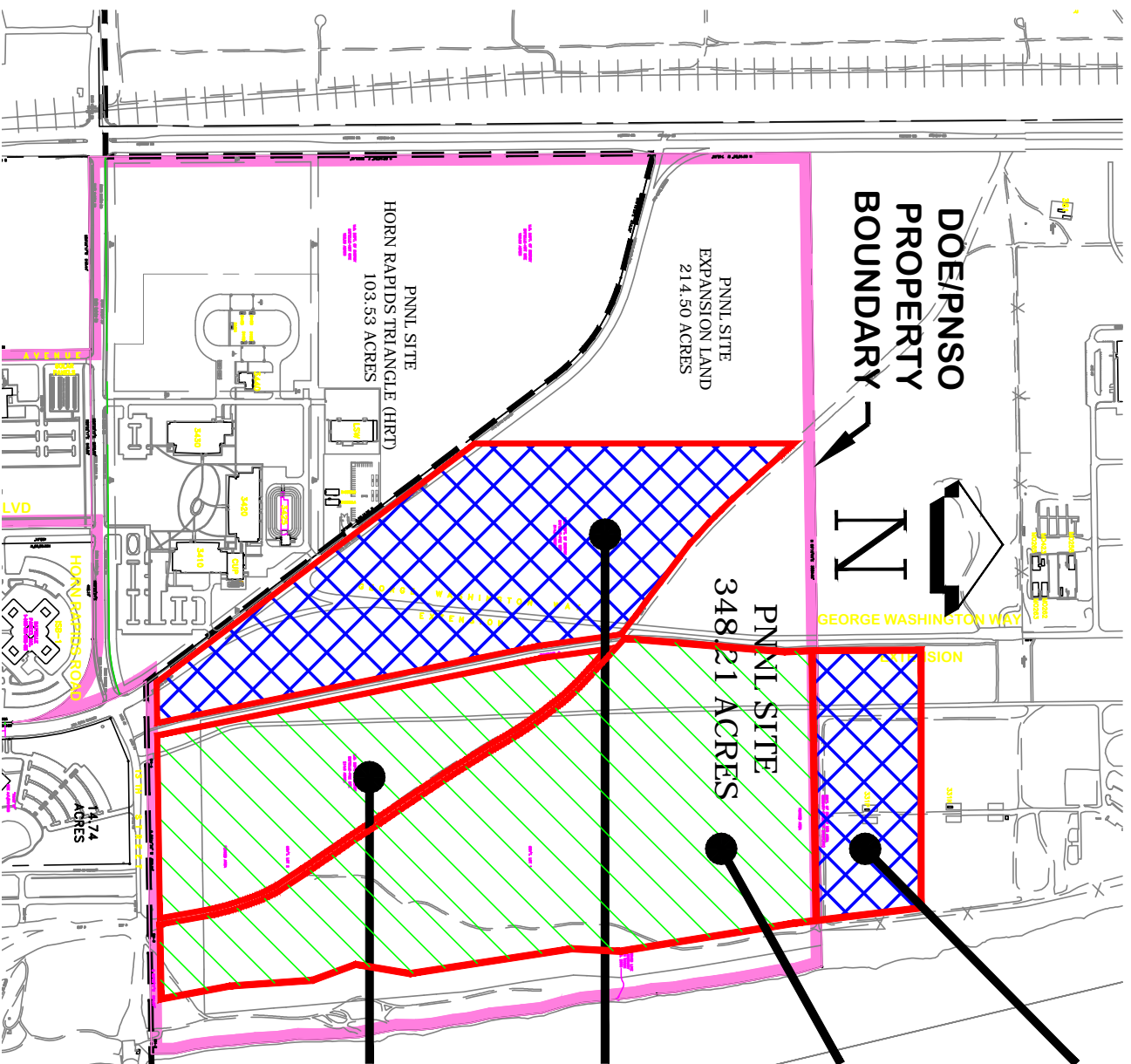


EXHIBIT (4)



EXHIBIT (5)



CURRENTLY 14.76 acres
 "LOW DENSITY RESIDENTIAL"
CHANGE TO
"BUSINESS RESEARCH PARK"

CURRENTLY 67.73 acres
 "LOW DENSITY RESIDENTIAL"
CHANGE TO
"OPEN NATURAL AREA"

CURRENTLY 44.57 acres
 "COMMERCIAL"
CHANGE TO
"BUSINESS RESEARCH PARK"

CURRENTLY 27.83 acres
 "COMMERCIAL"
CHANGE TO
"OPEN NATURAL AREA"

EXHIBIT (6)

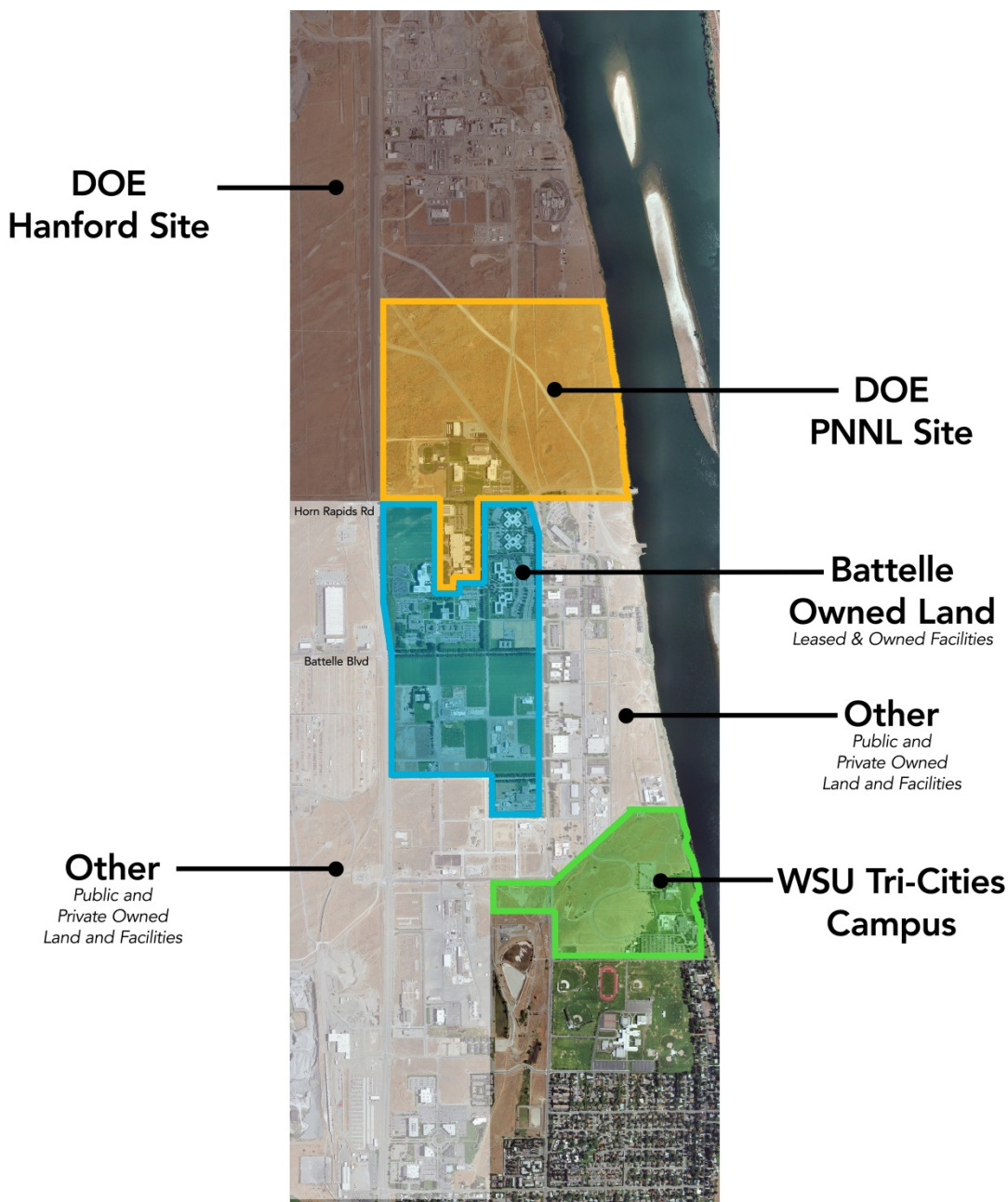


Figure 1-1. PNNL Campus, Depicting Land Ownership

The non-core campus is the area surrounding the PNNL core campus. The 300 Area is part of the non-core campus and is included in the DOE Hanford Site north of the PNNL campus. It houses some of PNNL's radiological and higher risk facilities. The land surrounding the southern part of the core campus is a mix of public and private owned land and facilities. The Battelle owned land south of Battelle Boulevard is adjacent to and comprises the north border of the Innovation Center, LLC, which is a major private-sector property owner in the Tri-Cities Research District (TCRD). PNNL leases additional office buildings adjacent to the core campus, most of which are east of George Washington Way, north of Battelle Boulevard, and west of Richardson Road and accommodate the growth and contraction of PNNL staff population. As new facilities on the core campus are acquired and modernized to accommodate research

Each modification of the campus, its facilities, and infrastructure should be made with the guiding principles defined in this Plan, as well as its long-term aspirations, in mind. Incremental campus development steps should focus on establishing the proposed open spaces, recognizing the potential for research adjacencies and effectively placing amenities and support services. It is anticipated that most new construction will move from south to north, with lease arrangements in the core campus on non-DOE land continuing to support contracting and expanding campus needs. There is a section of culturally sensitive land in the north core campus that is not available for development. Figure 4-3 depicts the land available for development in the core campus with significantly more land available in the north core. Lease arrangements outside the core campus and south of Battelle Boulevard will be evaluated to determine if appropriate to vacate based on availability in the core campus as renewals come due to support the migration north to the core campus.

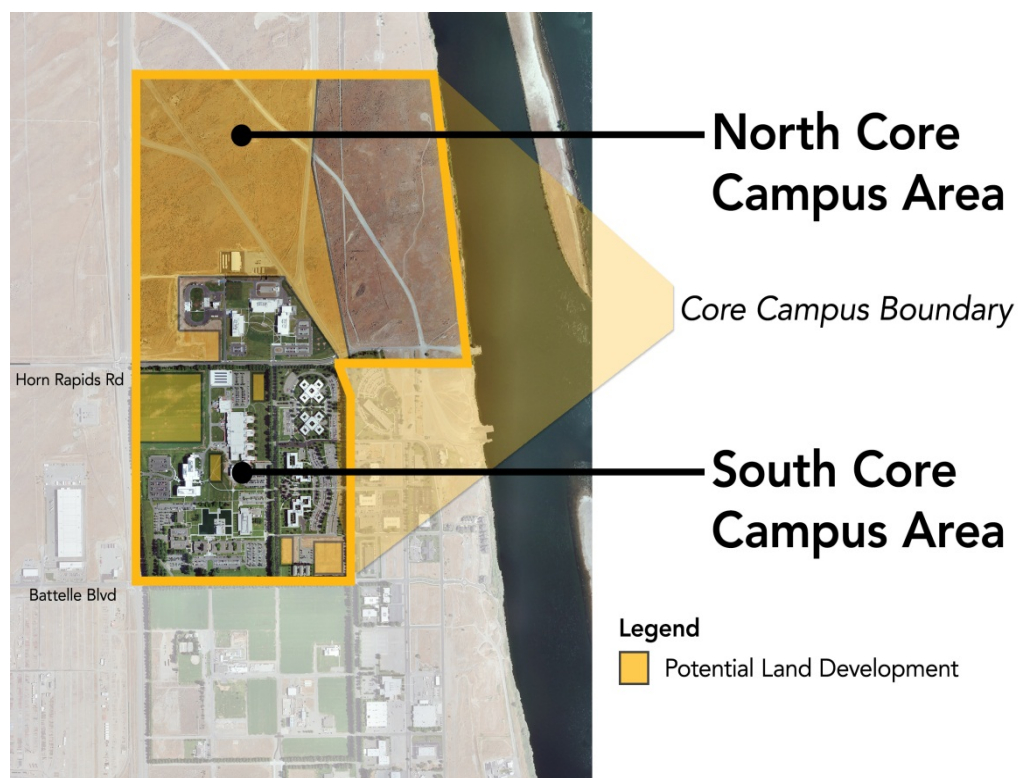


Figure 4-3. Land Development Potential with North and South Core Campus Boundaries Identified

4.5 Development Capacity

This CMP proposes that future development considers established planning zones for building placement and continues the present physical arrangement of facilities, circulation patterns, and open spaces for the entire build-out of the north and south campus. This Plan addresses PNNL's full build-out potential: some 3,000,000 gross square feet (GSF) of new buildings.

4.5.1 North Core Campus

Even with the DOE Pacific Northwest Site Office (PNSO) Cultural & Biological Resources Management Plan's exclusion of the culturally sensitive area adjacent to the Columbia River from

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EXHIBIT (7)

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Amendment to comprehensive plan to re-classify 147 acres from Commercial and Low Density Residential to Natural Open Space and Business Research Park

Proponent: Pacific Northwest National Laboratories

Location of Proposal: North of Horn Rapids Road, west of the Columbia River and east of Stevens Drive.

Lead Agency City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 22, 2014.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: September 3, 2014

Signature 

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Department of Energy, Pacific Northwest Site Office, Pacific Northwest National Laboratory,
request for change in the City of Richland Comprehensive Plan Land Use designations.*

2. Name of applicant: [\[help\]](#)

James W. Bixler

3. Address and phone number of applicant and contact person: [\[help\]](#)

Pacific Northwest National Laboratory (PNNL)

*P.O. Box 999, J2-33
Richland, WA 99352
509-371-7755*

4. Date checklist prepared: [\[help\]](#)

24 July 2014

5. Agency requesting checklist: [\[help\]](#)

City of Richland, Washington

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

2014 cycle for Comprehensive Plan land use designation reassignments.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

There are no current or future plans for development within the subject land area.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The request is for a change in land use designation as denoted in the City of Richland Comprehensive land use plan. No development of the subject lands is planned at this time. PNNL has performed biological and cultural resource reviews of the property.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

PNNL is not aware of any other proposals related to this property.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

No other permits or approvals will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Most of the PNNL campus is currently designated appropriately as "Business Research Park", however, two areas that are outside of the current city limit, but within the City of Richland Urban Growth Area are incorrectly designated.

One area is designated as “Low Density Residential,” most of this area has been designated as a preservation area for the protection of sensitive cultural resources. The Department of Energy (DOE) has no intention of releasing this area from federal ownership, and will certainly not allow residential development. The area east of “C Avenue” and George Washington Way Extension north of C Avenue north to the Hanford 300 Area should be designated as “Natural Open Space” to align with its current and future land use.

The other area is currently designated as “commercial.” There is currently no plans for development in this area, but any future development within this area would be consistent with DOE’s current campus long-term plans, and would be consistent with the “Business Research Park” designation assigned to the rest of the PNNL campus. The eastern third of this area, between the existing fence line / bike path and C Avenue is part of the existing sensitive resource preservation area and should be redesignated as “Natural Open Space.” The portion of the currently designated “Commercial” area west of the fence line from Horn Rapids Road to the intersection of George Washington Way Extension and “C Avenue” should be redesignated as “Business Research Park” to be consistent with the surrounding land use designation and PNNL’s long range plans.

Note that the area currently designated as “Low Density Residential” also extends into property owned by the U.S. Department of Energy Hanford Site where PNNL has several small facilities that are incompatible with residential development.

A map of the current and proposed land use designations is attached.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The subject land areas are located just north of the current Richland City boundary near the Columbia River. The area currently designated as “Commercial” is located north of Horn Rapids Road, east of George Washington Way, and South and west of “C Avenue” (actually a submarine compartment haul road). The area currently designated as “Low Density Residential” is located east of “C Avenue” and west of the Columbia River north to the Hanford Site 300 Area.

The subject lands are located in Benton County Parcels 114084000002005, 114081000001001, and 111080000000000.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

< 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Sands and sandy loams

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No development is currently planned. There are no indications of unstable soils within the subject area.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

No development is currently planned. There will be no fill or excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No development is currently planned. No erosion will result.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

No development is currently planned. There will be no new impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

No development is currently planned. There will be no air emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No development is currently planned. No operations will be affected by offsite emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

3. Water

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The Columbia River is just east of the subject area.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No development is currently planned. No work within, over, or near surface waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No development is currently planned. There will be no dredge or fill, no wetlands or waters will be affected.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No development is currently planned. There will no water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The site is not within a 100 year floodplain. .

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No development is currently planned. No discharge to surface water will occur.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No development is currently planned. No ground water will be withdrawn at the site.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No development is currently planned. No waste material or water will be discharged from the site.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

No development is currently planned. Water comes solely from incident rainfall which is absorbed into the soil.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No development is currently planned. There will be no waste materials as a result of the proposed land use designation change.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No development is currently planned. There will be no change in drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

No development is currently planned. No mitigation is required.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☐deciduous tree: alder, maple, aspen, other
- ☐evergreen tree: fir, cedar, pine, other
- ☒X shrubs
- ☒X grass
- ☐pasture
- ☐crop or grain
- ☐Orchards, vineyards or other permanent crops.
- ☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐water plants: water lily, eelgrass, milfoil, other
- ☐other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

No development is currently planned. No vegetation will be removed or altered.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Field surveys have not identified any threatened or endangered plant species on the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

No development is currently planned. The current and proposed land use preserves native vegetation on the subject property.

- e. List all noxious weeds and invasive species known to be on or near the site.

Rush skeltonweed, diffuse knapweed, Russian knapweed, puncture vine have been observed on site. PNNL has an proactive control program in place to limit the spread of noxious weeds.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: coyote

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Field surveys have not identified and threatened or endangered animal species present on the PNNL site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is not part of a significant migration route for birds or other animals.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No development is currently planned. Continuation of current land uses as proposed will preserve wildlife in the area.

- e. List any invasive animal species known to be on or near the site.

Field surveys have not identified any invasive animal species on the PNNL site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

No development is currently planned. There are no new energy needs for the subject land area.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No development is currently planned. There will be no effect on the potential use of solar energy on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

No development is currently planned. No energy conservation measures are needed.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

Ground water beneath the site is part of the Hanford Area 300-FF-5 operable unit and is potentially contaminated. This groundwater will not be used on site, nor will land use designation changes subsurface transport of potential groundwater contaminants.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The site is currently unoccupied with no structures. There are no toxic or hazardous chemicals or conditions on site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No development is currently planned. No toxic or hazardous chemicals will be stored on site.

- 4) Describe special emergency services that might be required.

No development is currently planned. No emergency services will be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No development is currently planned. No mitigation is required

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

No development is currently planned. There are currently low levels of noise from traffic on area roads, operation of the barge unloading facility, and operation of PNNL buildings west of the site.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

No development is currently planned. No noise will be associated with the proposed land use designation changes.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The eastern area is currently used for the protection and preservation of sensitive resources. The western area is undeveloped, natural vegetation.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site has not been used as working farms or grazing lands since at least 1943.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No development is currently planned. There will be no effect on farms or other business operations.

- c. Describe any structures on the site. [\[help\]](#)

There are no structures currently on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No development is currently planned. NO structures will be demolished.

e. What is the current zoning classification of the site? [\[help\]](#)

The area is in an un-zoned portion of the City of Richland GMA.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Commercial and Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Under the current (1974) map, the nearby shoreline is “A.E.C. Hanford Reservation.” The current draft revision (2014) classifies the adjacent shoreline as “Urban Transition.”

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
[\[help\]](#)

No part of the site is classified as a critical area.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

No development is currently planned. No people will reside or work at the site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

No development is currently planned. No people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal is to make the land use designations consistent and compatible with existing and projected land uses and plans.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No development is currently planned. No mitigation is required.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No development is currently planned. No new housing units will be provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No development is currently planned. No housing units will be created or eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

No development is currently planned. There will be no new structures on site.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No development is currently planned. There will be no change to views or the viewshed.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

No development is currently planned. No new light or glare will occur.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No development is currently planned. No new light or glare will occur.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

No development is currently planned. Offsite light or glare will have no effect on the current site use.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The land parcels are government –owned areas where public access and therefore recreation is not allowed, this will not change with the proposed change in land use designation..

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No development is currently planned. No changes to existing recreation would occur.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no buildings on the site. There is also a portion of a National Register eligible historic irrigation canal located within the area designated as “Commercial,” the DOE has a mitigation plan in place for this historic property.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

The portion of the subject area currently designated as low density residential contains highly sensitive cultural resources that are regularly monitored and protected by DOE under Section 110 of the National Historic Preservation Act. The area is currently designated as a preservation area by DOE/PNSO specifically to protect these sensitive cultural resource sites.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

No development is currently planned. The entire subject area has been surveyed for cultural resources, and the DOE regularly consults with local tribes and the State Historic Preservation Office concerning the management and preservation of these lands.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No development is currently planned. No mitigation is required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The sites are accessible via George Washington Way, George Washington Way Extension, and Horn Rapids Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Bus service is available at the Corner of Horn Rapids Road and George Washington Way.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

No development is currently planned. No parking is required.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No development is currently planned. No changes to current transportation infrastructure will be required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No development is currently planned. A barge unloading facility is located near the southeast corner of the area, a heavy haul road runs through the subject area.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

No development is currently planned. There will be no change to current traffic volume due to this land use designation change.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No development is currently planned. Movement of agricultural or forest products will not be affected.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation measures are required.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No development is currently planned. No change in the need for public services will result from this change.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No development is currently planned. No mitigation measures are required.

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

No development is currently planned. Utilities are available in the site vicinity, but are not needed at this time.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

No development is currently planned. No new utilities are proposed.

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee James W. Bixler

Position and Agency/Organization F40 Proj. / Pacific Northwest National Laboratory

Date Submitted: 8/11/14 mgr.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is to change comprehensive plan land use designations from “Low Density Residential” and “Commercial” to “Open Natural Area” and “Business Research Park.” Because part of the subject area is currently a cultural resource preservation area, and DOE has no currently plans to develop the rest of the subject area, this land use designation change will not result in any discharge to water, air emissions, noise, or the production, storage or release of any toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Because there will be no discharges, emission, noise, or hazardous substance, no means of avoidance or reduction are required.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Because there will be no development in these areas, the proposed land use designation changes will have a beneficial effect on native plants and wildlife by preserving the areas in a natural state.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The proposed land use designation change will in itself protect and conserve native plants and animals.

3. How would the proposal be likely to deplete energy or natural resources?

Because there is no development planned, and no expected change to the use or condition of the subject land, the proposal will not require the use or depletion of any energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Because there will be no energy or natural resource use, no avoidance or reduction measures are required.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The requested land use designation changes are proposed primarily to protect sensitive cultural resources that are currently managed and protected by DOE under Section 110 of the National Historic Preservation Act. Once implemented, the proposal will also preserve native plants and animals within the open natural area designation, and have no effect (relative to the current land use designation) on natural resources in the portions of the subject area that would switch from "Commercial" to "Business Research Park."

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposal is specifically directed at protecting cultural and ecological resources, no additional avoidance or reduction measures would be required.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed land use designation changes would have no effect on how the land or shoreline are currently used, the proposed changes would not allow some of the development envisioned in existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposal would protect and preserve the land areas and shoreline, no additional impact avoidance or reduction measures are required.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

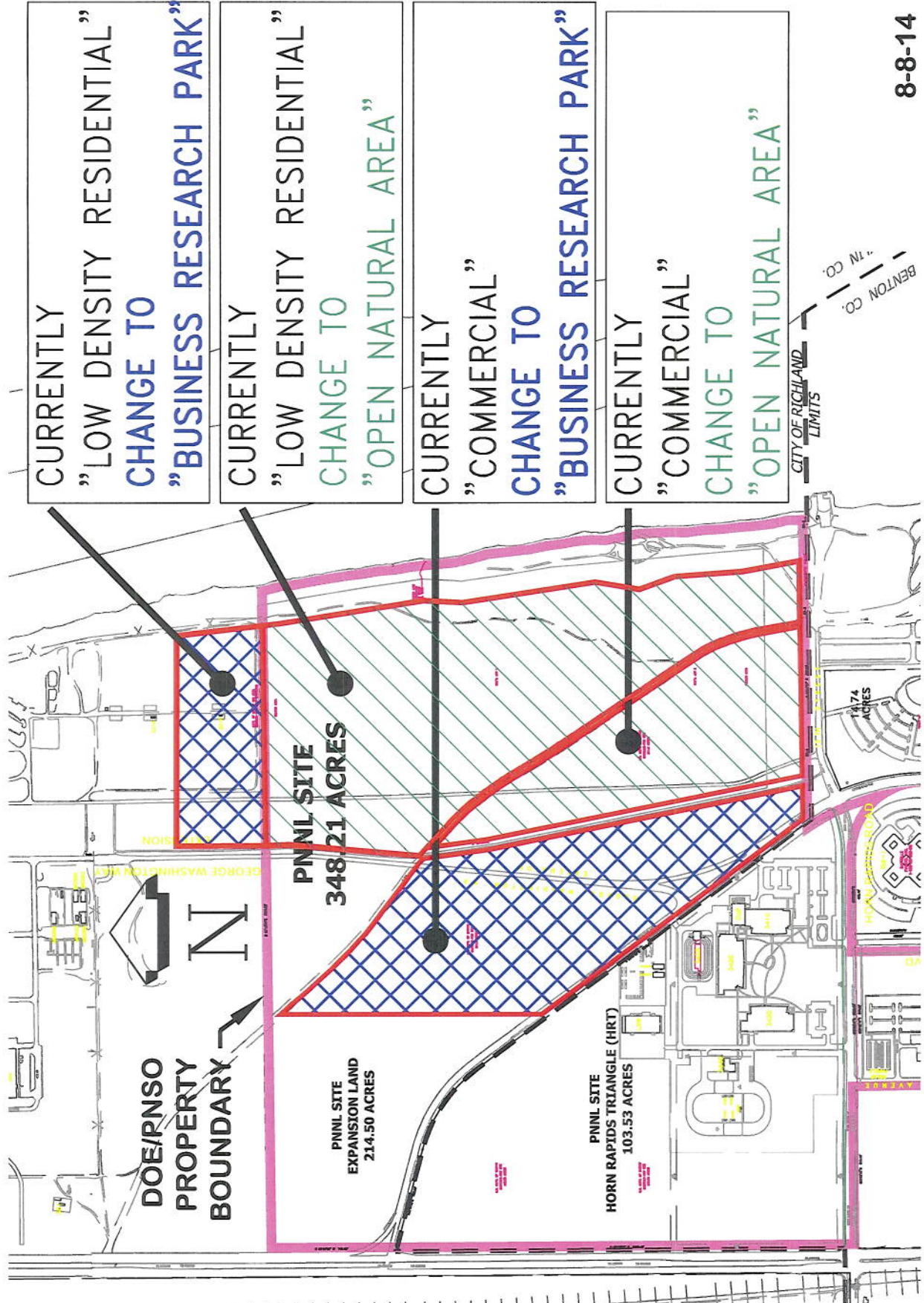
The proposal will have no effect on transportation or public services or utilities because there is no development planned for the subject land area.

Proposed measures to reduce or respond to such demand(s) are:

Because there will be no effect to public services or utilities or to transportation, no measures to avoid or reduce impacts are required.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws. The proposal will assist DOE maintain compliance with the National Historic Preservation Act.



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EXHIBIT (8)



NOTICE OF APPLICATION, PUBLIC HEARING & SEPA DETERMINATION

File No's. (Z2014-104 & EA16-2014)

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on September 24, 2014 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

An application filed by Pacific Northwest National Laboratories to change land use designations on 67.8 acres from Commercial to Business Research Park; on 60 acres from Low Density Residential to Natural Open Space; and on 20 acres from Low Density Residential to Business Research Park. These properties are located north of Horn Rapids Road, east of Stevens Drive and west of the Columbia River.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, September 16, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, September 19, 2014

CITY OF RICHLAND Determination of Non-Significance

Notice is hereby given that the City of Richland on September 3, 2014 did issue a Determination of Non-Significance for the above referenced proposal to amend the City's comprehensive plan. The City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by September 22, 2014. Comments should be submitted to Rick Simon, Development Services Manager, City of Richland, P.O. Box 190, Richland, WA 99352 or via fax at (509) 942-7764.

Rick Simon, Responsible Official

EXHIBIT (9)

I. PUBLIC PARTICIPATION

The Growth Management Act requires the city to establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body.

Review: The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The following outlines the program as it applies to this comprehensive plan amendment:

- (1) Communication programs and information services. The City of Richland informed the public about the proposed plan amendment by publishing notice of the amendment in the Tri-City Herald, by posting the site, by mailing notice to surrounding land owners and by posting notice on the City web page.
- (2) Broad dissemination of proposals and alternatives. The City of Richland distributed the proposed plan amendment in the following manner to ensure that information on the amendment was available prior to discussion at public hearings:
 - (a) Copy was available at the City library.
 - (b) Copies were available at the Planning and Development Services Division.
 - (c) A copy was posted on the City web page.
 - (d) Copies were available at the public hearing held by the Planning Commission.
- (3) Public meeting after effective notice. The City of Richland publicized public hearings in the following manner to ensure the broadest cross-section was made aware of the opportunity to become involved in the planning process:
 - (a) Public hearings before the Planning Commission and City Council were scheduled to allow for public comment.
 - (b) Public hearing notices were published in the Tri-City Herald at least 10 days before the scheduled date.
 - (c) Meeting summaries will be prepared and available to the public shortly after the public hearing through the Planning and Development Services Division.
 - (d) All public hearings will be cablecast on the City's cable channel.
- (4) Provision for open discussion. The City of Richland took the following actions to ensure that the public had an opportunity to actually take part and have their opinion heard:
 - (a) Agendas are written that clearly define the purpose of the hearing, the item to be considered, and actions that may take place.
 - (b) All public hearings will be scheduled during the weekday in the evenings to encourage the greatest number of people to attend.
 - (c) The chairman presiding over the hearing shall allow the public an opportunity to comment on the amendment.
 - (d) All hearings will be recorded for public access and review.
- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

II. PLANNING GOALS

The Growth Management Act (GMA) requires the city to consider and be guided by the 13 goals established in RCW 36.70A.020 when adopting comprehensive plans and development regulations. Staff carefully considered and weighed each goal in the light of the relevant information to achieve its desired goal. The following outlines staffs review process to ensure that the 13 goals were properly considered in guiding the city in its final recommendation.

GOAL 1: URBAN GROWTH. *City should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Review. The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. The City's comprehensive plan includes provisions for the extension of utilities and services to lands located within the Urban Growth Area and specifically to this site. Water and sewer mains already serve the developed land west of and adjacent to this site. Electricity is provided by the City and capacity exists for future development to be served by the City for water, sewer and power.

GOAL 2: REDUCE SPRAWL. *City should try to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Review. The proposed amendment would transfer 67.73 acres of land designated for residential use to natural open space use. The proposed amendment would meet this GMA goal.

GOAL 3: TRANSPORTATION: *City should encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans.*

Review. The City of Richland's comprehensive plan policies state that the city will coordinate planning and operation of transportation facilities with programs to optimize multimodal transportation systems. Future development will be served by public and private streets. The proposed amendment would not impact this GMA goal.

GOAL 4: HOUSING: *City should encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Review. The proposed amendment would change the designation of 82.49 acres from low density residential to natural open space and in so doing will slightly decrease the amount of land within the city that is available for residential development. The plan designates a total of 6,727 acres for low density, medium density and high density residential development. The proposed change would decrease the total land base of residential land by less than 1 tenth of one percent, and so would have an insignificant impact on the City's housing goal.

GOAL 5: ECONOMIC DEVELOPMENT. *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.*

Review. The proposed plan amendment would decrease the City's commercial land base by 72 acres but would establish 44.57 acres as business research park which does provide for some service oriented businesses. The site is not suitable for commercial uses given the ongoing PNNL mission, ownership and Federal protections. The proposed amendment will not affect this GMA goal.

GOAL 6. PROPERTY RIGHTS. *City should consider that private property should not be taken for public use without just compensations having been made. The property rights of landowners shall be protected from arbitrary and discriminatory action.*

Review. The City's existing plan includes policies concerning the protection of private property rights. The proposed amendment would not impact this GMA goal.

GOAL 7: PERMITS. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Review. The City will strive to complete the amendment process in a timely and fair manner.

GOAL 8: NATURAL RESOURCE INDUSTRIES. *City should maintain and enhance natural resources-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Review. The proposed amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

GOAL 9: OPEN SPACE. *City should encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and water, and develop parks.*

Review. The amendment provides for the protection of 95.56 acres with the designation of natural open space.

GOAL 10: ENVIRONMENT. *City should protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Review. The development of the property for a business research park uses. The specific nature of environmental impacts and the mitigation measures required to address those impacts would be evaluated at the time that specific development proposals for the site are brought forward unless

the Federal sovereignty from local regulation is applied. The City's development regulations are adequate to identify and mitigate these potential areas of impact and would ensure that the intent of this GMA goal is met. The Federal government's development regulations are more stringent than the City's thus further ensuring this goal is met.

GOAL 11: CITIZENS PARTICIPATION AND COORDINATION. *City should encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The proposed amendment would result in different impacts on the City's public services and facilities. These differing impacts would be identified at the time that specific development proposals are brought forward and reviewed for compliance with City development standards and regulations. The City's development regulations are adequate to ensure that the intent of this GMA goal is met.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. The Applicant has identified a historical irrigation canal on the site and has planned for the mitigation of it.

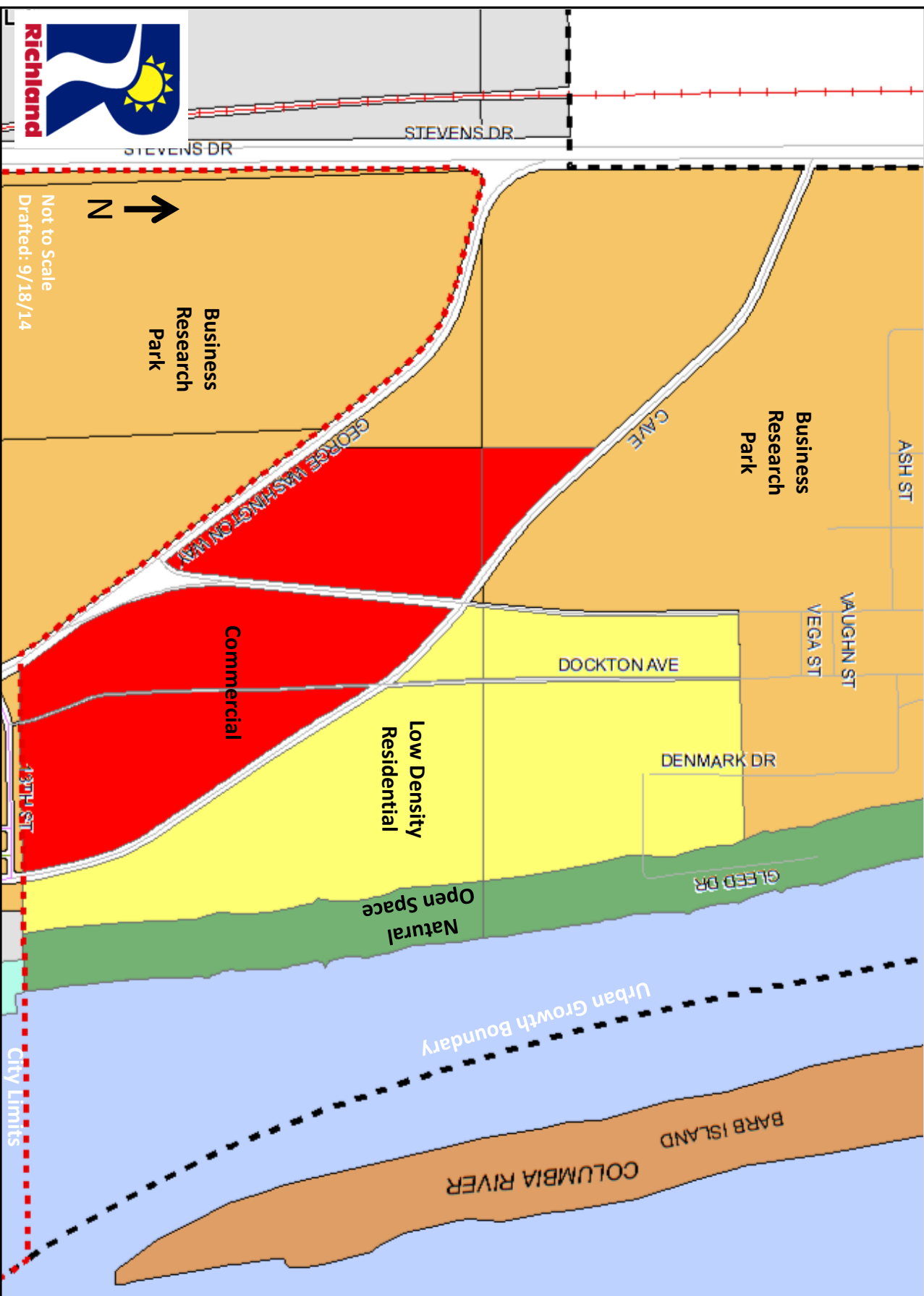
III. CONCLUSION

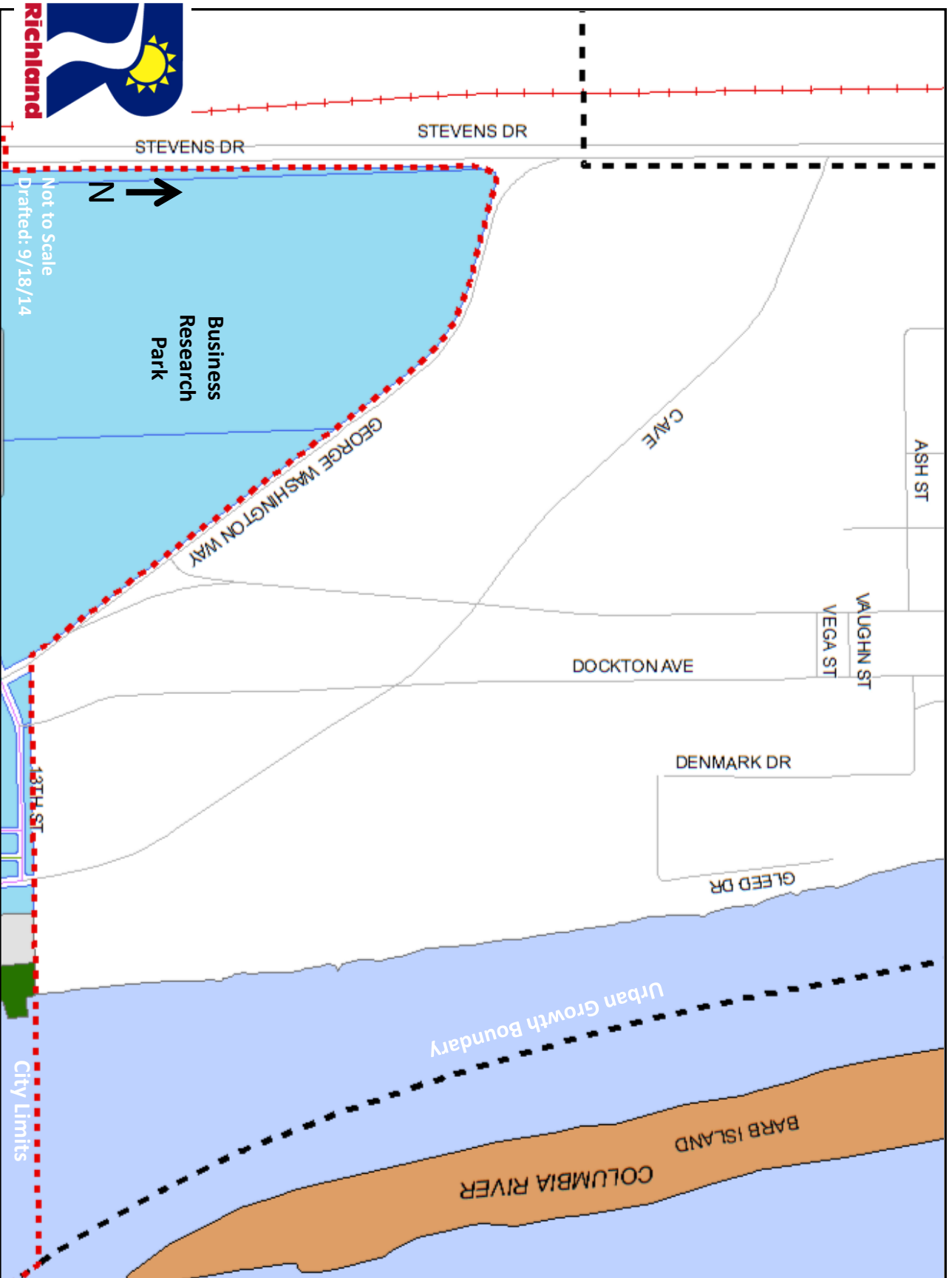
The proposed plan amendment would reclassify approximately 72.4 acres of commercial and 82.49 acres of low density residential land to business research park and natural open space. The resulting acreages are 59.33 as business research park and 95.66 acres as natural open space. This amendment is consistent with the goals of the Growth Management Act.

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EXHIBIT (10)

COMPREHENSIVE PLAN MAP — PNNL 2014 Comprehensive Plan Amendment,





STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2014-107

PREPARED BY: RICK SIMON
HEARING DATE: SEPTEMBER 24, 2014

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST

- 1) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 2.68 ACRES FROM DEVELOPED OPEN SPACE AND WATERFRONT TO CENTRAL BUSINESS DISTRICT
- 2) REQUEST TO CHANGE THE ZONING ON .61 ACRES FROM DEVELOPED OPEN SPACE TO CENTRAL BUSINESS DISTRICT
- 3) SURPLUS OF .61 ACRES OF CITY OWNED PARK SITE

LOCATION: 95 AMON PARK DRIVE (FORMER CHREST MUSEUM)

REASON FOR REQUEST

The City is requesting an amendment to the comprehensive plan map and zoning map and approval of a surplussing action to prepare the former Chrest Museum site to be made available for private re-development.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for comprehensive plan amendment and zone change (Z2014-107) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the portion of the 2.68 acre site lying west of Amon Park Drive as Waterfront and designates the portion of the site east of Amon Park Drive as Developed Open Space.
2. The western 2.07 acres of the site is zoned Central Business District and the remaining .61 acres is zoned Parks and Public Facilities.
3. Existing land uses in the vicinity include a variety of retail uses to the west, north and south of the site and park uses to the east.

4. The western 2.07 acres of the site has previously been declared surplus to the City's needs and has already been made available for private re-development.
5. The eastern .61 acre portion of the site that contains the building formerly leased to the Chrest Museum is no longer needed for City purposes.
6. The expansion of Central Business District plan designations and zoning on the site would provide opportunities for the private re-development of the site in a way that would complement and enhance the City's Central Business District and adjacent park land.
7. An environmental checklist was reviewed and a Determination of Non-Significance was issued completing the State Environmental Policy Act process.
8. Based on the above findings and conclusions, approval of the comprehensive plan amendment, zone change request and surplussing action would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-107) and

- 1) Recommend approval of the request to amend the comprehensive plan designation for 2.68 acre site, changing the land use designation from Waterfront and Developed Open Space to Central Business District; and
- 2) Recommend approval of the request to amend the zoning on the .61 acre site from Parks and Public Facilities to Central Business District; and
- 3) Recommend approval of an action to declare the .61 acre site located at 95 Amon Park Drive surplus to the City's needs.

EXHIBITS

1. Supplemental Information
2. Application Materials
3. Public Hearing Notice
4. RMC Chapter 23.22 - Commercial Zoning Regulations
5. Environmental Checklist
6. Determination of Non-Significance
7. GMA Goals Analysis
8. Comprehensive Plan Map
9. Zoning Map

EXHIBIT (1)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The City is interested in surplussing the .61 acre property was the site of the former Chrest Museum. As this property is part of Howard Amon Park, it carries a comprehensive plan designation and zoning for park use. In order to make the property usable for private re-development, both the plan and the zoning need to be amended. Additionally, the adjacent 650 George Washington Way site carries a Waterfront comprehensive plan designation and Central Business District zoning. The proposed amendment would alter the land use plan designation on this site to Central Business District.

SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** North of the site, properties are developed with a sports bar and the Allied Arts facility. The properties are designated as Central Business District under the comprehensive plan and are part of the Central Business District zone.
- East -** Properties east of the site are part of Howard Amon Park. This property is designated as Developed Open Space under the plan and is zoned Parks and Public Facilities.
- South-** South of the site is an existing gas station. This property is designated as Central Business District under the plan and is part of the Central Business District zone
- West -** The westerly boundary of the site is formed by George Washington Way. Adjacent uses include a variety of retail uses and one vacant property. These properties are designated as Central Business District under the plan and are part of the Central Business District zone.

SITE DATA

Size: – Approximately 2.68 acres, consisting of two parcels that are separated by Amon Park Drive. The westerly parcel is situated on George Washington Way, is 2.07 acres in size and is presently vacant. It was the former home of the community house facility. The second parcel lies east of Amon Park Drive, is .61 acres and contains the building that was formerly used as the Chrest Museum.

Utilities: All required utilities including water, sewer and electrical are available to serve the subject properties.

PROJECT HISTORY

In 2001 the Community House property was determined to be surplus. The comprehensive plan on the property was changed from Developed Open Space to Waterfront. The site was also zoned Waterfront and made available for sale and private re-development. Subsequently, the property was sold, the community house building was removed and excavation of the site began in preparation for new building construction. However, the company owning the property lost it through a bankruptcy proceeding and the City now has taken over ownership of the property again. In 2009, the City established the Central Business District zone and made the community house property part of that zone. However, no underlying change in the comprehensive plan was initiated at that time.

Recently, the lease agreement with the Chrest Museum has expired and the City desires to make this property available for private re-development as well, necessitating an amendment to both the plan and to the zoning map.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the former community house property as Waterfront. This plan designation is described as follows:

“The Waterfront category includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels, motels, and offices along the Columbia River shoreline. The intent is to bring significant development to the Columbia riverfront that is consistent with the City’s vision and that incorporates public access recreational features and attractive and high quality development.”

The former Chrest Museum property is designated as Developed Open Space. This plan designation is described as follows:

“This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.”

The proposed comprehensive plan designation of Central Business District is described as follows:

“This classification includes a mix of residential, retail, service and business uses that provide for the daily convenience needs of on-site and nearby employees and residents. The purpose is to provide for pedestrian and transit-oriented high density employment and cultural uses together with limited complementary retail and higher density residential, and other compatible uses that enhance the Central Business District.”

There are also a variety of goal and policy statements in the comprehensive plan that may provide some direction in the evaluation of this application:

Land Use Goal #3 contained in the plan relates to commercial development. It states:
The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

Policy 1 – *The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

Policy 2 – *The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

Policy 3 - *The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

Policy 4 – *The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

Land Use Goal #5 relates to municipal facilities and parks. It states:
The city will encourage efficient use and location of municipal public facilities such as transportation centers, utility facilities, schools, parks and other public uses.

Policy 1 – The City will locate municipal facilities in proximity to the people they serve and will ensure the grouping of facilities in Neighborhood Activity Centers whenever possible.

Policy 2 – The City will ensure that public facilities are of a scale compatible with surrounding areas.

Policy 3 – The City through its land use plan and development regulations, will ensure that public facilities are specifically located to be compatible with existing and planned surrounding land uses.

Policy 4 – Wherever possible, the City will locate park and school facilities together.

ZONING DESCRIPTIONS

Existing Zoning

The former Chrest Museum site is zoned Parks and Public Facilities. Section 23.30.010 of the Richland Municipal Code) is as follows:

The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

Proposed Zoning

The purpose of the Central Business District zone (as specified in Section 23.22.010 of the Richland Municipal Code) is as follows:

The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

A chart describing the uses permitted within the City's various commercial zoning districts is attached.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the proposal on September 3, 2014. A copy of the checklist and determination of non-significance is attached.

PROCESS FOR SURPLUSING PROPERTY

Per RMC 3.06, staff is seeking input from other departments, the Planning Commission, the Parks and Recreation Commission and the Economic Development Committee prior to bringing the item before Council.

The community house property was declared surplus by the City years ago, so this proposed surplussing action only applies to the former Chrest Museum building.

If the property is determined to be surplus to city needs, Council may provide direction on each of the following:

- 1. Whether the parcel should be sold or leased.*
- 2. Whether special consideration should be given to abutting land owners.*
- 3. Whether special covenants or restrictions should be placed on the real property as a condition of sale or lease.*
- 4. Whether the parcel should be sold or leased by sealed bid.*
- 5. What formality of appraisal is necessary to set the minimum acceptable price to achieve reasonable value.*

In this proposed surplussing action, all of the adjacent properties are owned by the City, so no special consideration would be granted to abutting land owners. The intent is to combine both parcels and sell them as one large parcel for private re-development. Staff will be suggesting some development restrictions be put on the property to achieve the re-development goals for the property. The specific restrictions would be written into the deed and would be developed based on negotiations with the future prospective purchaser.

ANALYSIS

The proposed amendment to the comprehensive plan would amend the designation on the 2.68 acre site from Waterfront and Developed Open Space to Central Business District. The proposed change from Waterfront to CBD would clear up an existing discrepancy that exists between the plan and the existing zoning. The proposed change

from Developed Open Space to CBD is needed in order for the property to be made available for private re-development. Rezoning of this portion of the site is needed for the same reason.

The extension of the Central Business District plan designation and zoning is appropriate since the adjacent properties to the west are already part of the district and would fit with and complement both the retail uses in the vicinity and in Howard Amon Park.

SUMMARY

Approval of the proposed comprehensive plan amendment, rezone and surplussing action would provide the City the opportunity to re-develop the subject property in a way that would enhance the City's Central Business District.

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EXHIBIT (2)



Planning & Development Services Division • Long-Range Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

PETITION TO AMEND COMPREHENSIVE PLAN
(Including City Staff Comprehensive Plan Amendment Checklist)

COMPREHENSIVE PLAN AMENDMENT INFORMATION AND PROCEDURES

Amendments to the Comprehensive Plan are Type V legislative actions governed by the procedures and regulations provided in Title 19 of the Richland Municipal Code. As mandated by RCW 36.70A.130 of the Growth Management Act, the City of Richland may consider and make changes to the Comprehensive Plan and its maps once each year. Any interested person, organization or agency may submit an application to the City for amendments to the Comprehensive Plan.

In accordance with the Growth Management Act, the City of Richland has established a docketing system for the annual receipt, processing and consideration of suggested amendments. The full set of submittals for amendments may be examined at the Planning and Development Services Department.

Procedures

Application Period: Applications for amendments may be submitted to the Planning & Development Services Department any time during the year. To be considered in the next annual amendment cycle, applications must be received no later than the application deadline for the current year. Applications received after the current year deadline will be considered in the following year's amendment cycle. [Contact planning staff for the current year's application deadline.]

Notice and Review of Proposed Amendments: The City of Richland will publish a legal notice(s) in the official newspaper of the City each year to inform the public of the opportunity to submit suggestions or requests for changes to the Comprehensive Plan. All proposed amendments would be considered at advertised public hearings before the Planning Commission and City Council, in accordance with state law and City requirements. Notice of public hearings or public meetings will be provided to the public as set forth in Richland Municipal Code 19.40.

Appeal Procedures: The City's final decision on an application may be appealed by a party of record with standing to file a land use petition in Benton County Superior Court. Such petition must be filed within twenty-one (21) days of issuance of the decision, as provided in RCW Chapter 36.70C.

For further information, please contact the Planning & Development Services Department at 840 Northgate Drive in Richland, or phone (509) 942-7794.



Planning & Development Services Division • Long-Range Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

PETITION TO AMEND COMPREHENSIVE PLAN
(Including City Staff Comprehensive Plan Amendment Checklist)

| | | | |
|--|------------|---|--------------------|
| Applicant or Sponsor City of Richland, Economic Development Department | | | |
| Address PO Box 190 MS-18 | | City Richland | State WA Zip 99352 |
| Phone Number 509-942-7725 | Fax Number | Other/E-Mail Address bmoore@ci.richland.wa.us | |
| Engineer/Architect Information (if applicable) | | | |
| Engineer/Architect | | Registration/License Number | |
| Address | | City | State Zip |
| Phone Number | Fax Number | Other/E-Mail Address | |

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

☐ Text Amendment: Element _____ Section _____ Subsections _____

☒ Map Amendment: Element Land Use Map Number Land Use Map

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

Change the Land Use of a portion of the site at 650 George Washington Way from
Developed Open Space to Water Front

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

The parcel is part of a contiguous site intended for Water Front. It improves consistency of
the Plan by better aligning the boundaries of these two use areas with the intended uses.

Describe how the current language or map designation affects you or your property.

The current map splits the site into two separate and incompatible Land Use designations
which prevents beneficial use of the property.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 14 DAY OF July, 2014.


Applicant's Signature

Applicant's Signature

PO Box 190 MS-18
Address
Richland, WA 99352
City, State, Zip
509-942-7725
Phone

Address

City, State, Zip

Phone

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- Ownership Report from Title Company Listing Owners Within 300' of the subject property
- SEPA Checklist, if applicable
- Complete Legal Description of Affected Property
- Application Fee

Planning & Development Services Division • Current Planning Section
840 Northgate Drive • Richland, WA 99352
General Information: 509/942-7794 • Fax: 509/942-7764

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

| | | | |
|--|------|--|--|
| SECTION I – APPLICANT INFORMATION | | | |
| Applicant's Name: City of Richland, Economic Development Office | | | |
| Address: PO Box 190 MS-18 | | | |
| City: Richland | | State: WA | Zip: 99252 |
| Phone: 509-942-7725 | Fax: | | Other and/or e-mail address: bmoore@ci.richland.wa.us |
| Please check under what capacity you are filing: | | | |
| <input checked="" type="checkbox"/> Recorded owner of the property as of 10/4/2010 | | <input type="checkbox"/> Purchasing under contract as of | |
| <input type="checkbox"/> The lessee as of | | <input type="checkbox"/> The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application). | |
| SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION | | | |
| Street address(es) of property for which the zone change is requested, if applicable: 650 George Washington Way | | | |
| Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue): North of Jadwin, West of Amon Park Drive, South of Lee, East of George Washington Way | | | |
| General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): Commercial buildings and vacant | | | |
| Size of petition area | 0 | acres and | 26,548 square feet |
| SECTION III - CHANGE OF ZONE REQUEST | | | |
| A change of zone from | | PPF | To CBD |
| is requested for the property described in Section II of this application. | | | |
| SECTION IV – JUSTIFICATION | | | |
| State the reason(s) for the requested change of zone: | | | |
| Currently the site is split by the zones. Approximately ½ acre of the 2.5 acre site is zoned PPF. The entire site should be zoned CBD to make the and zoning consistent across the entire site. | | | |

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 14 DAY OF July, 2014.

D. Moore
Applicant's Signature

PO Box 190 MS-18
Address

Richland, WA 993252
City, State, Zip

509-942-7725
Phone

Applicant's Signature

Address

City, State, Zip

Phone

FOR OFFICE USE ONLY

Date accepted for filing _____

Items enclosed: Filing fee and Title Insurance
Company Ownership Report showing all property
Owners of Record within 300-feet.

City Official's Signature



Project Site
(95 Amon Park Drive)

95 Amon Park Drive
Vicinity Map



EXHIBIT "A"



Parcel Line Table

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 180.47 | S15° 22' 45"E |
| L2 | 83.00 | S18° 22' 45"E |
| L3 | 246.08 | S14° 23' 26"E |
| L4 | 80.20 | N74° 37' 46"E |
| L5 | 254.71 | N14° 06' 41"W |
| L6 | 64.39 | N11° 37' 20"W |
| L7 | 90.71 | S80° 58' 24"W |



PROJECT: CREHST MUSEUM SURPLUS LOT
 DRAWN BY: B. LOPEZ
 CHECKED BY: DRPJR P.L.S.
 SCALE: 1"=250
 SHEET: N/A
 DATE: 07-08-14

EXHIBIT (3)



NOTICE OF APPLICATION, PUBLIC HEARING & SEPA DETERMINATION

File No's. (Z2014-107 & EA17-2014)

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on September 24, 2014 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

An application filed by the City of Richland to change the land use designation on .75 acres from Developed Open Space to Waterfront on property located at 95 Amon Park Drive. This application also includes a change in zoning from Parks and Public Facilities to Waterfront.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, September 16, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, September 19, 2014

CITY OF RICHLAND Determination of Non-Significance

Notice is hereby given that the City of Richland on September 3, 2014 did issue a Determination of Non-Significance for the above referenced proposal proposal to amend the City's comprehensive plan. The City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by September 22, 2014. Comments should be submitted to Rick Simon, Development Services Manager, City of Richland, P.O. Box 190, Richland, WA 99352 or via fax at (509) 942-7764.

Rick Simon, Responsible Official

EXHIBIT (4)

Chapter 23.22 – Commercial Zoning Districts

Sections:

23.22.010 Purpose of Commercial Use Districts

23.22.020 Performance Standards and Special Requirements

23.22.030 Commercial Use Districts Permitted Land Uses

23.22.040 Site Requirements and Development Standards for Commercial Use Districts

23.22.050 Parking Standards for Commercial Use Districts

23.22.010 Purpose of Commercial Use Districts

- A. The Limited Business Use District (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the City that are designated either Commercial or High Density Residential under the City of Richland Comprehensive Plan.
- B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- C. The Retail Business Use District (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the City and providing a focal point for the commerce of the City. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- D. The General Business Use District (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multi-family uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management, and with applicable U. S. corps of engineer's requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e. related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the City that are designated Waterfront under the City of Richland Comprehensive Plan.
- F. The Central Business District (CBD) is a special mixed use zoning classification designed to encourage the transformation of the Central Business District from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The Central Business District is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for

cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the City that are designated as Central Business District, as well as some properties designated as Commercial and Waterfront, under the Richland Comprehensive Plan. The Central Business District zone contains overlay districts titled Medical, Parkway, and Uptown. The overlay districts implement varying site development requirements.

- G. The Commercial Recreation District (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the City from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the City that are designated as Waterfront or Commercial under the Richland Comprehensive Plan.
- H. The Commercial Winery Use District (C-W) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. (Ord. 04-09)

23.22.020 Performance Standards and Special Requirements

- A. **Commercial Limited Business:** Residential uses permitted in the C-LB district must comply with the following standards:
 - 1. Minimum Yard Requirements.
 - a) Front Yard. Twenty feet except as provided by Section 23.18.040 (²);
 - b) Side Yards. Each side yard shall provide one foot of side yard for each three foot or portion thereof of building height;
 - c) Rear Yards. Twenty-five feet.
 - 2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than twenty feet.
 - 3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of ten feet.
 - 4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than thirty-three percent of the area of the lot.
- B. **Neighborhood Retail Business:** All uses permitted in a C-1 district must comply with the following performance standards:
 - 1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted, provided that such display shall include only those quantities sold in a day's operation.
 - 2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six (6) foot high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.
 - 3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.
 5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 of the Washington Administrative Code-Maximum Environmental Noise Levels.
 6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the Planning Commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.
- C. **General Business:** All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.
1. Smokestacks shall not emit a visible smoke except for one ten minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
 2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plant or gasoline or diesel engines in cars, trucks or railroad engines.
 3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
 4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a ten mph wind or less is blowing are prohibited.
 5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.
- D. **Waterfront:** It is the intent of this section that:
1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and
 2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries. (Ord. 07-06)
- E. **Central Business District:** New Buildings shall conform to the following design standards:
1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.
 2. Building façades facing streets shall include:
 - a) Glass fenestration on 50%-80% of the ground floor of the building façade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor façade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.
 - b) At least two of the following architectural elements;
 - (1) awnings;
 - (2) wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
 - (3) pilasters or columns;
 - (4) bays;
 - (5) balconies or building overhangs; or
 - (6) upper story windows (comprising a minimum of 50% of the façade).

3. At least one pedestrian, non-service entrance into the building will be provided on each street frontage or provided at the building corner.
4. Variation of exterior building material between the ground and upper floors of multi-story buildings.
5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.
6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.
7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening, or combination.
9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in Section 23.22.040 or the maximum parking standards set forth in Section 23.22.050, a project representative may apply to the Richland Planning Commission for a deviation from these site design standards. The Richland Planning Commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
 - a) That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
 - b) The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
 - c) The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. (Ord. 04-09: Ord. 07-10)

23.22.030 Commercial Use Districts Permitted Land Uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

- A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.
- C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.
- D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.
- E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|------|----------------|----------------|----------------|----------------|----|----|-----|
| Agricultural Uses | | | | | | | | |
| Raising Crops, Trees, Vineyards | | | | | | | | P |
| Automotive, Marine & Heavy Equipment | | | | | | | | |
| | | | | | | | | |
| Automotive Repair – Major | | | | P | | | | |
| Automotive Repair – Minor | | P | P | P | S | | | |
| Automotive Repair – Specialty Shop | | S | P | P | S | | | |
| Automobile Service Station | | P ¹ | P ¹ | P ¹ | S ¹ | | | |
| Auto Part Sales | | P | P | P | S | | | |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|-----------------|-----------------|
| Boat Building | | | | P | | | | |
| Bottling Plants | | | | P | | | | P ²⁹ |
| Car Wash-Automatic or Self Service | | P ³ | P ³ | P ³ | S ³ | | | |
| Equipment Rentals | | | P | P | | | | |
| Farm Equipment & Supplies Sales | | | | P | | | | |
| Gas/Fuel Station | S | P | P | P | P | | | |
| Heavy Equipment Sales & Repair | | | | P | | | | |
| Manufactured Home Sales Lot | | | | P | | | | |
| Marinas | | | | | | P | P | |
| Marine Equipment Rentals | | | | P | | P | P | |
| Marine Gas Sales | | | | | | A | A | |
| Marine Repair | | | | P | | P | P | |
| Towing, Vehicle Impound Lots | | | | S ⁴ | | | | |
| Truck Rentals | | | P | P | | | | |
| Truck Stop-Diesel Fuel Sales | | | S | P | | | | |
| Truck Terminal | | | | P | | | | |
| Vehicle Leasing/Renting | | | P ⁵ | P | S ⁵ | | | |
| Vehicle Sales | | | P ⁵ | P | S ⁵ | | | |
| Warehousing, Wholesale Use | | | | P | | | | |
| Business and Personal Services | | | | | | | | |
| Animal Shelter | | | | S ⁶ | | | | |
| Automatic Teller Machines | P | P | P | P | P | P | | P |
| Commercial Kennel | | | | P ⁶ | | | | |
| Contractor's Offices | | P | P | P | P | | | |
| Funeral Establishments | | | P | P | | | | |
| General Service Businesses | A | P | P | P | P | P | | |
| Health/Fitness/Facility | A | P | P | P | P | A | P | |
| Health/Fitness Center | | | P | P | P | | P | |
| Health Spa | | P | P | P | P | P | | P |
| Hospital/Clinic – Large Animal | | | | S ⁶ | | | | |
| Hospital/Clinic – Small Animal | | | S ⁶ | P ⁶ | P | | | |
| Laundry/Dry Cleaning, Com. | | | | P | P ³⁰ | | | |
| Laundry/Dry Cleaning, Neighborhood | | P | P | P | P | | | |
| Laundry/Dry Cleaning, Retail | P | P | P | P | P | P | | |
| Laundry-Self Service | | P | P | P | P | | | |
| Mini-Warehouse | | | | P ⁷ | | | | |
| Mailing Service | P | P | P | P | P | P | | |
| Personal Loan Business | P | P | P | P | P | | | |
| Personal Services Businesses | A | P | P | P | P | P | | |
| Photo Processing, Copying & Printing Services | P | P | P | P | P | P | | |
| Telemarketing Services | P | | P | P | P | | | |
| Video Rental Store | | P | P | P | P | P | | P |
| Food Service | | | | | | | | |
| Cafeterias | A | | A | A | A | A | A | |
| Delicatessen | P | P | P | P | P | P | P | P |
| Drinking Establishments | | P ⁸ | P | P | P | P | P | P |
| Micro-Brewery | | | P | P | P | P | P | P |
| Portable Food Vendors ²⁷ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁸ | A ²⁹ |
| Restaurants/Drive Through | | S ⁹ | P ⁹ | P ⁹ | S ^{9, 10} | S ^{9, 10} | | |
| Restaurants/Lounge | | P ⁸ | P | P | P | P | P | P |
| Restaurants/Sit Down | A | P | P | P | P | P | P | P |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|-----------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Restaurants/Take Out | | P | P | P | P | P | | P |
| Restaurants with Entertainment/Dancing Facilities | | P ⁸ | P | P | P | P | P | P |
| Wineries – Tasting Room | | P ⁸ | P | P | P | P | P | P |
| Industrial/Manufacturing Uses | | | | | | | | |
| Laundry and Cleaning Plants | | | | P | | | | P ²⁹ |
| Light Manufacturing Uses | | | | P | | | | P ²⁹ |
| Warehousing and Distribution Facilities | | | | P | | | | P ²⁹ |
| Wholesale Facilities & Operations | | | | P | | | | P ²⁹ |
| Wineries – Production | | | | P | | | | P |
| Office Uses | | | | | | | | |
| Financial Institutions | P | P/S ²³ | P | P | P | P | | |
| Medical, Dental and Other Clinics | P | P | P | P | P | P | | |
| Newspaper Offices & Printing Works | | | P | P | P | | | |
| Office-Consulting Services | P | P | P | P | P | P | | P ²⁹ |
| Office – Corporate | P | | P | P | P | P | | P ²⁹ |
| Office – General | P | P | P | P | P | P | | P ²⁹ |
| Office – Research & Development | P | | P | P | P | | | P ²⁹ |
| Radio and Television Studios | | | P | P | P | | | |
| Schools, Commercial | P | | P | P | P | P | | |
| Schools, Trade | | | P | P | P | | | P ²⁹ |
| Travel Agencies | P | P | P | P | P | P | | |
| Public/Quasi Public Uses | | | | | | | | |
| Churches | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | P | P ¹¹ | | |
| Clubs or Fraternal Societies | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | P ¹¹ | | |
| Cultural Institutions | P ¹¹ | P ¹¹ | P ¹¹ | | P ¹¹ | P ¹¹ | | P ¹¹ |
| General Park O & M Activities | P | P | P | P | P | P | P | P |
| Hospitals | P | | P | P | P | | | |
| Homeless Shelter | | | | P | | | | |
| Passive Open Space Use | P | P | P | P | P | P | P | P |
| Power Transmission & Irrigation Wasteway Easements & Utility Uses | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² |
| Public Agency Buildings | P | P | P | P | P | P | P | |
| Public Agency Facilities | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² | P ¹² |
| Public Campgrounds | | | | S | | | S | |
| Public Parks | P | P | P | P | P | | P | P |
| Schools | P ¹³ | P ¹³ | P ¹³ | P ¹³ | P ¹³ | P ¹³ | | |
| Schools, Alternative | P ¹⁴ | P ¹⁴ | P ¹⁴ | P ¹⁴ | P ¹⁴ | | | |
| Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings | P | P | P | P | P | P | P | P |
| Trail Head Facilities | P | P | P | P | P | P | P | P |
| Trails for Equestrian, Pedestrian, or non-motorized Vehicle Use | P | P | P | P | P | P | P | P |
| Recreational Uses | | | | | | | | |
| Art Galleries | | | P | P | P | P | P | P |
| Arcades | | P | P | P | P | P | P | |
| Boat Mooring Facilities | | | | | | P | P | |
| Cinema, Indoor | | | P | P | P | P | P | |
| Cinema, Drive-In | | | P | P | | | | |
| Commercial Recreation, Indoor | | S ⁸ | P | P | P | P | P | |
| Commercial Recreation, Outdoor | | | P | P | | P | P | |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|-----------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| House Banked Card Rooms | | | | P ¹⁵ | P ¹⁵ | P ¹⁵ | P ¹⁵ | |
| Recreational Vehicle Campgrounds | | | | S ¹⁶ | | | S ¹⁶ | |
| Recreational Vehicle Parks | | | | S ¹⁷ | | | S ¹⁷ | |
| Stable, Public | | | | S ¹⁸ | | | | |
| Theater | | P8 | P | P | P | P | P | P |
| Residential Uses | | | | | | | | |
| Accessory Dwelling Unit | | A | A | A | A | A | | A |
| Apartment, Condominium (3 or more units) | P | | P ¹⁹ | | P | P | | |
| Assisted Living Facility | P | | P | | P ¹⁹ | P | | |
| Bed and Breakfast | P | P | P | P | P | P | P | P |
| Day Care Center | P ²⁰ | P ²⁰ | P ²⁰ | P ²⁰ | P ²⁰ | P ²⁰ | | |
| Dormitories, Fraternities, & Sororities | P | | | | P | P | | |
| Dwelling, One Family Attached | | | | | | P ²⁶ | | |
| Dwelling, Two-Family Detached | | | | | | P | | |
| Dwelling units for a resident watchman or custodian | | | | A | | | | P ²⁹ |
| Family Day Care Home | P ²⁰ | | | | | P ²⁰ | | |
| Houseboats | | | | | | P | P | |
| Hotels or Motels | P | | P | P | P | P | P | P |
| Nursing or Rest Home | P | | P | | P ¹⁹ | P | | |
| Recreational Club | A | | | | A | A | | |
| Senior Housing | P | | | | P ¹⁹ | P | | |
| Temporary Residence | P ²¹ | P ²¹ | P ²¹ | P ²¹ | P ²¹ | P ²¹ | | P |
| Retail Uses | | | | | | | | |
| Adult Use Establishments | | | | P ²² | | | | |
| Apparel & Accessory Stores | | P | P | P | P | P | | P |
| Auto Parts Supply Store | | P | P | P | P | | | |
| Books, Stationary & Art Supply Stores | A | P | P | P | P | P | | P |
| Building, Hardware, Garden Supply Stores | | P | P | P | P | | | |
| Department Store | | | P | P | P | | | |
| Drug Store/Pharmacy | A | P/S ²³ | P | P | P | P | | |
| Electronic Equipment Stores | | P | P | P | P | P | | |
| Food Stores | | P | P | P | P | P | | |
| Florist | | P | P | P | P | P | | P |
| Furniture, Home Furnishings & Appliance Stores | | P | P | P | P | | | |
| Landscaping Material Sales | | | A | P | | | | |
| Lumberyards | | | | P | | | | |
| Nursery, Plant | | | | P | | | | P |
| Office Supply Store | A | P | P | P | P | P | | |
| Outdoor Sales | | | | P | | | | |
| Parking Lot or Structure | P | P | P | P | A | P | | P |
| Pawn Shop | | | | P | | | | |
| Pet Shop & Pet Supply Stores | | P | P | P | P | | | |
| Retail Hay, Grain & Feed Stores | | | | P | | | | |
| Second Hand Store | | | P | P | P | P | | |
| Specialty Retail Stores | | P | P | P | P | P | | P |
| Miscellaneous Uses | | | | | | | | |
| Bus Station | | | | P | P | | | |
| Bus Terminal | | | | P | P | | | |
| Bus Transfer Station | P | | P | P | P | | P | |

| Land Use | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | C-W |
|---|------|-----------------|-----------------|-----------------|-----|----|----|-----------------|
| Cemetery | P | | P | P | | | | |
| Community Festivals & Street Fairs | P | P | P | P | P | P | P | P |
| Convention Center | P | | P | P | P | P | P | |
| Micro and Macro Antennas | P | P | P | P | P | P | P | P |
| Monopole | | | | S ²⁴ | | | | |
| On-site Hazardous Waste Treatment & Storage | A | A | A | A | A | A | A | A |
| Outdoor Storage | | A ²⁵ | A ²⁵ | P ²⁵ | | | | |
| Storage in an Enclosed Building | A | A | A | A | A | A | A | A ²⁹ |

1 Section 23.42.280

2 Section 23.42.290

3 Section 23.42.270

4 Section 23.42.320

5 Section 23.42.330

6 Section 23.42.040

7 Section 23.42.170

8 Section 23.42.053

9 Section 23.42.047

10 Section 23.42.055

11 Section 23.42.050

12 Section 23.42.200

13 Section 23.42.250

14. Section 23.42.260

15 Section 23.42.100

16 Section 23.42.230

17 Section 23.42.220

18 Section 23.42.190

19 Use permitted on upper stories of multi-story buildings, if main floor is used commercial or office uses.

20 Section 23.42.080

21 Section 23.42.110

22 Section 23.42.030

23 Use permitted, requires special use permit with drive-through window.

24 Chapter 23.62

5 Section 23.42.180

26 Section 23.18.025

27 See definition 23.06.780

28 Section 23.42.185

29 Activities permitted only when directly related to and/or conducted in support of winery operations

30 Within the Central Business District (CBD), existing Commercial Laundry/Dry Cleaning uses, established and operating at the time the CBD District was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the Commercial Laundry/Dry Cleaning use, and existing at the effective date of the CBD District, may be continued. Commercial Laundry/Dry Cleaning uses not established and operating at the time the CBD District was established are prohibited.

(Ord. 15-07: Ord. 04-09: Ord. 07-10)

23.22.040 Site Requirements and Development Standards for Commercial Use Districts

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

| Standard | C-LB | C-1 | C-2 | C-3 | CBD | WF | CR | CW |
|--|------------------|-----------------|----------------|----------------|---|-------------------------|-------------------------|------------------|
| Minimum Lot Area | None | None | None | None | None | None | None | None |
| Maximum Density – Multi Family Dwellings (units/square feet). | 1:1,500 | N/A | N/A | N/A | None | 1:1,500 | N/A | N/A |
| Minimum Lot Width – One Family Attached Dwellings | N/A | N/A | N/A | N/A | N/A | 30 | N/A | N/A |
| Minimum Front Yard Setback ¹⁴ | 20 | 45 ¹ | 0 ² | 0 ² | CBD, Parkway, Uptown Districts: 0 min. – 20 max. ^{3, 11, 13} Medical District: 0 min, | Note 4,5 | Note 4 | 20 |
| Minimum Side Yard Setback | 0 ⁶ | 0 ⁷ | None | None | 0 ^{6,8} | 0 ^{5,9} | 0 | 0 ^{6,8} |
| Minimum Rear Yard Setback | 0 ^{6,8} | 0 ⁷ | None | None | 0 ^{6,8} | 0 ^{5,8,10} | 0 | 0 ^{6,8} |
| Maximum Building Height ¹⁴ | 55 ¹¹ | 30 | 80 | 80 | CBD – 110 Medical – 140 Parkway – 50 Uptown – 50 | 35/ 55 ¹² | 35/ 55 ¹² | 35 |
| Minimum Dwelling unit size (in square feet, excluding porches, decks, balconies & basements) | 500 | N/A | N/A | N/A | 500 | 500 | N/A | N/A |

¹ Each lot shall have a front yard of forty-five (45) feet deep or equal to the front yards of existing buildings in the same C-1 District and within the same block.

² No setback required if street right-of-way is at least eighty feet (80') in width. Otherwise, a minimum setback of forty feet (40') from street centerline is required.

³ Unless a greater setback is required by RMC 12.11 – Intersection Sight Distance.

4 Front and side street. No building shall be closer than forty feet (40') to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

⁵ In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the Medium Density Residential Small Lot (R-2S) zoning district. Refer to Section 23.18.040.

⁶ In any Commercial Limited Business (C-LB), Central Business (CBD) or in any Commercial Winery (C-W) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

- A. Within the Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts, buildings shall maintain at least a thirty-five foot (35') setback from any property that is zoned for single-family residential use. Within the Central Business District (CBD) buildings shall maintain at least a thirty-five (35') setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 Single-Family Residential 12,000, R-1-10 – Single-Family Residential 10,000, R-2 – Medium Density Residential, R2-S – Medium Density Residential Small Lot or any residential Planned Unit Development that is comprised of single-family detached dwellings.
- B. Buildings that are within fifty feet of any property that is zoned for single-family residential use in Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts and buildings that are within fifty feet (50') of any property that is zoned for and currently developed with a single-family residential use in the Central Business District (CBD)(as defined in item 1 above) shall not exceed thirty feet (30') in height. Beyond the area 50 feet from any property, that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
- C. A six (6) foot high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a ten (10) feet landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in Section 23.54.140.
- D. In the C-LB and C-W districts, a twenty-foot (20') setback shall be provided for any side yard that adjoins a street; and a twenty-five foot (25') setback shall be provided for any side yard that adjoins a residential district.

⁷ Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum fifteen (15) setback. Lots adjoining a street shall maintain a minimum twenty (20) foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

⁸ No minimum required, except parking shall be setback a minimum of five (5) feet to accommodate required landscape screening as required under RMC 23.54.140.

⁹ Side yard. No minimum, except parking shall be setback a minimum of five (5) feet, and buildings used exclusively for residences shall maintain at least one (1) foot of side yard for each three (3) feet or portion

thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10 No minimum, except parking shall be setback a minimum of five (5) feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

¹¹ Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setbacks standards on any other new buildings may be adjusted by the Planning Commission as part of the Alternative Design review as set forth in the performance standards and special requirements of Section 23.22.020(E)(9).

¹² All buildings that are located in both the Waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland Shoreline Master Program (RMC Title 26). Buildings in the WF district that are not subject to the Richland Shoreline Master Program shall not exceed a height of thirty-five (35) feet; unless the Planning Commission authorizes an increase in building height to a maximum height of fifty-five (55) feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

¹³ Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

¹⁴ The Medical, Uptown and Parkway Districts of the CBD zoning district are established as shown by Plates 23.22.040 1, 2 and 3. (Ord. 04-09: Ord. 04-09A: Ord. 07-10)

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking Standards for Commercial Use Districts

- A. Off street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter 23.54 of this title.
- B. Central Business District Off-Street Parking
- C. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Section 23.54. The maximum number of parking spaces provided on-site shall not exceed 125% of the minimum required parking as specified in Section 23.54 provided that any number of parking spaces beyond the established maximum may be approved by the Planning Commission subject to RMC 23.22.090(E)(9) (Alternative Design).
 - 1. The off-street parking requirement may be reduced as follows.
 - a) The Planning Commission may reduce the parking responsibility as provided by Sections 23.54.080 Joint Use, and/or;
 - b) Within a 600-foot radius of the property, and within the CBD zoning district, a 25% credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50% of the overall off-street parking requirement (including any reductions contained in RMC 23.54.080). Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in 23.54.120. Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.
 - 2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18" and not higher than 36" may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (23.22.040). Masonry walls are subject to the performance standards found in 23.22.020 A.3.b.ii, and must be granted approval by the Public Works Director for compliance with vision clearance requirements for traffic safety before installation. (Ord. 04-09: Ord. 07-10)

EXHIBIT (5)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

City of Richland 2014 Comprehensive Plan Amendment, 95 Amon Park Dr.

2. Name of applicant: City of Richland, Economic Development Department

3. Address and phone number of applicant and contact person: Brian Moore, 509-942-7725, PO Box 190, MS-18, Richland, WA 99352

4. Date checklist prepared: 9/2/14

5. Agency requesting checklist: City of Richland, Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Anticipate adoption of the comp plan change and rezone by December 2014.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

N/A, Non-project action. Future development will be reviewed in accordance with applicable regulations at the time of development.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are currently pending for the subject property.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval of a comprehensive plan amendment and concurrent rezone are required to change the land use and zoning designations.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to proposal to amend the City's comprehensive plan by re-classifying .75 acres from developed open space to waterfront and to make a corresponding zoning change from Parks to waterfront.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 95 Amon Park Drive within the City of Richland. See attached maps for clarification.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): **Flat**, rolling, hilly, **steep slopes**, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?
20%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
No agricultural lands are found on the site that is developed with a private drive, off street parking and a 4,000 SF commercial building.
- d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe.
None Known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
N/A, non-project action.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
See 1.e above.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? See 1.e above.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
See 1.e above.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
See 1.e above.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
See 1.e above.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
See 1.e above.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Columbia River is located approximately 630 feet from the site. The developed Howard Amon Park separates the site from the river. This is a non-project action and no work will take place in or adjacent to said river.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action and no work will take place in or adjacent to said river.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

See 1.e above.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

See 1.e above.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is protected by a levy from flooding and further flooding is currently managed by the McNary Dam.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

See 1.e above.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

See 1.e above.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

See 1.e above.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

See 1.e above.

- 3) Could waste materials enter ground or surface waters? If so, generally describe.

See 1.e above.

- 4) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

See 1.e above.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

See 1.e above.

4. Plants

a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

X grass

___pasture

___crop or grain

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

The site is covered by impervious asphalts, building structure and maintains a small grass landscaped area.

b. What kind and amount of vegetation will be removed or altered?

See 1.e above.

c. List threatened and endangered species known to be on or near the site.

See 1.e above.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

See 1.e above.

e. List all noxious weeds and invasive species known to be on or near the site.

None known. See 1.e above.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

The Columbia River contains salmonoids and other various fish and waterfowl however this is a non-project action and will not impact the wildlife.

- b. List any threatened and endangered species known to be on or near the site.

Threatened or endangered species are not known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.

The site is not known to be part of a significant migration route for birds or animals.

- d. Proposed measures to preserve or enhance wildlife, if any:

See 1.e above.

- e. List any invasive animal species known to be on or near the site.

None known, see 1.e above.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

See 1.e above.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

See 1.e above.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

See 1.e above.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

See 1.e above.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known, see 1.e above.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known, see 1.e above.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known, see 1.e above.

- 4) Describe special emergency services that might be required.

See 1.e above.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

See 1.e above.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

See 1.e above.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

See 1.e above.

- 2) Proposed measures to reduce or control noise impacts, if any:

See 1.e above.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently developed with a 4,000 SF commercial building with off-street parking provided. The building is currently vacant. The land to the south and east are public parks with associated park improvements. The land to the north and northeast is commercial in nature and the land to the west is vacant commercial land.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application

of pesticides, tilling, and harvesting? If so, how: N/A

c. Describe any structures on the site.

A 4,000 SF commercial building with a daylight type basement is on the site. The building is one story on the west elevation with a basement that is on grade on the east elevation.

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

The site is zoned Parks & Public Facilities (PPF)

f. What is the current comprehensive plan designation of the site?

Developed Open Space (DOS)

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

N/A, see 1.e above.

j. Approximately how many people would the completed project displace?

N/A, see 1.e above.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A, see 1.e above.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is the ultimate rezoning of the site that will apply Central Business District zoning to the property which will then be consistent with the commercial properties to the north & west.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A, see 1.e above

- b. What views in the immediate vicinity would be altered or obstructed?

N/A, see 1.e above

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A, see 1.e above

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A, see 1.e above

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A, see 1.e above

- c. What existing off-site sources of light or glare may affect your proposal?

N/A, see 1.e above

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A, see 1.e above

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Howard Amon Park is found to the east and has both active and passive recreation opportunities such as tennis courts, playgrounds, boat docks and a launch, an outdoor amphitheater and community center. Overlook Park found to the

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Non –project action. See 1.e. above.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A, see 1.e. above.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See attached maps. The site has access to Lee Blvd. by a private access drive.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Benton Franklin Transit has stops within a quarter mile of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A, see 1.e. above.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A, see 1.e. above.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A, see 1.e. above.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A, see 1.e. above.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A, see 1.e. above.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A, see 1.e. above.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A, see 1.e. above.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Water, power sewer, telephone, data, and refuse service are available to the site.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A, see 1.e. above.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: _____

Name of signee Aaron T. Lambert

Position and Agency/Organization Senior Planner, City of Richland

Date Submitted: 9/2/14

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No impact. This is a non-project action. Future development of the site will be reviewed against all requirements, rules and regulations in effect the time of said development.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

See #1 above.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

See #1 above.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

See #1 above.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

See #1 above.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

See #1 above.

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

See #1 above.

EXHIBIT (6)

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Amendment to comprehensive plan to re-classify .75 acres from Developed Open Space to Waterfront and to make a corresponding change in zoning from Parks & Public Facilities to Waterfront.

Proponent: City of Richland

Location of Proposal: 95 Amon Park Drive

Lead Agency City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 22, 2014.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: September 3, 2014

Signature 

EXHIBIT (7)

I. PUBLIC PARTICIPATION

The Growth Management Act requires the city to establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body.

Review: The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The following outlines the program as it applies to this comprehensive plan amendment:

- (1) Communication programs and information services. The City of Richland informed the public about the proposed plan amendment by publishing notice of the amendment in the Tri-City Herald, by posting the site, by mailing notice to surrounding land owners and by posting notice on the City web page.
- (2) Broad dissemination of proposals and alternatives. The City of Richland distributed the proposed plan amendment in the following manner to ensure that information on the amendment was available prior to discussion at public hearings:
 - (a) Copy was available at the City library.
 - (b) Copies were available at the Planning and Development Services Division.
 - (c) A copy was posted on the City web page.
 - (d) Copies were available at the public hearing held by the Planning Commission.
- (3) Public meeting after effective notice. The City of Richland publicized public hearings in the following manner to ensure the broadest cross-section was made aware of the opportunity to become involved in the planning process:
 - (a) Public hearings before the Planning Commission and City Council were scheduled to allow for public comment.
 - (b) Public hearing notices were published in the Tri-City Herald at least 10 days before the scheduled date.
 - (c) Meeting summaries will be prepared and available to the public shortly after the public hearing through the Planning and Development Services Division.
 - (d) All public hearings will be cablecast on the City's cable channel.
- (4) Provision for open discussion. The City of Richland took the following actions to ensure that the public had an opportunity to actually take part and have their opinion heard:
 - (a) Agendas are written that clearly define the purpose of the hearing, the item to be considered, and actions that may take place.
 - (b) All public hearings will be scheduled during the weekday in the evenings to encourage the greatest number of people to attend.
 - (c) The chairman presiding over the hearing shall allow the public an opportunity to comment on the amendment.
 - (d) All hearings will be recorded for public access and review.
- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan

amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

II. PLANNING GOALS

The Growth Management Act (GMA) requires the city to consider and be guided by the 13 goals established in RCW 36.70A.020 when adopting comprehensive plans and development regulations. Staff carefully considered and weighed each goal in the light of the relevant information to achieve its desired goal. The following outlines staffs review process to ensure that the 13 goals were properly considered in guiding the city in its final recommendation.

GOAL 1: URBAN GROWTH. *City should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Review. The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. City water, sewer and power serve the site which is developed with a 4,000 square foot commercial building.

GOAL 2: REDUCE SPRAWL. *City should try to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Review. The proposed amendment would meet this GMA goal and represents the reuse of developed urban property.

GOAL 3: TRANSPORTATION: *City should encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans.*

Review. The site is served by public transit and is within 600 feet of a regional trail. The proposed amendment would not impact this GMA goal.

GOAL 4: HOUSING: *City should encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Review. The proposed amendment does not affect housing in any manner and would not impact this GMA goal.

GOAL 5: ECONOMIC DEVELOPMENT. *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.*

Review. The proposed plan amendment would allow the efficient reuse of the existing building for commercial and professional office purposes. The current designation and zoning allows only for municipal uses. The proposed amendment will not affect this GMA goal.

GOAL 6. PROPERTY RIGHTS. *City should consider that private property should not be taken for public use without just compensations having been made. The property rights of landowners shall be protected from arbitrary and discriminatory action.*

Review. The City's existing plan includes policies concerning the protection of private property rights. The proposed amendment would not impact this GMA goal.

GOAL 7: PERMITS. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Review. The City will strive to complete the amendment process in a timely and fair manner.

GOAL 8: NATURAL RESOURCE INDUSTRIES. *City should maintain and enhance natural resources-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Review. The proposed amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

GOAL 9: OPEN SPACE. *City should encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and water, and develop parks.*

Review. No lands utilized for recreation are included in this amendment. The proposed amendment would not impact this GMA goal.

GOAL 10: ENVIRONMENT. *City should protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Review. The site is developed. The proposed amendment would not impact this GMA goal.

GOAL 11: CITIZENS PARTICIPATION AND COORDINATION. *City should encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan

can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The facility is no longer utilized or needed by the City. The proposed amendment would not impact this GMA goal.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. The existing building is not historic nor is the land it is sited on.

III. CONCLUSION

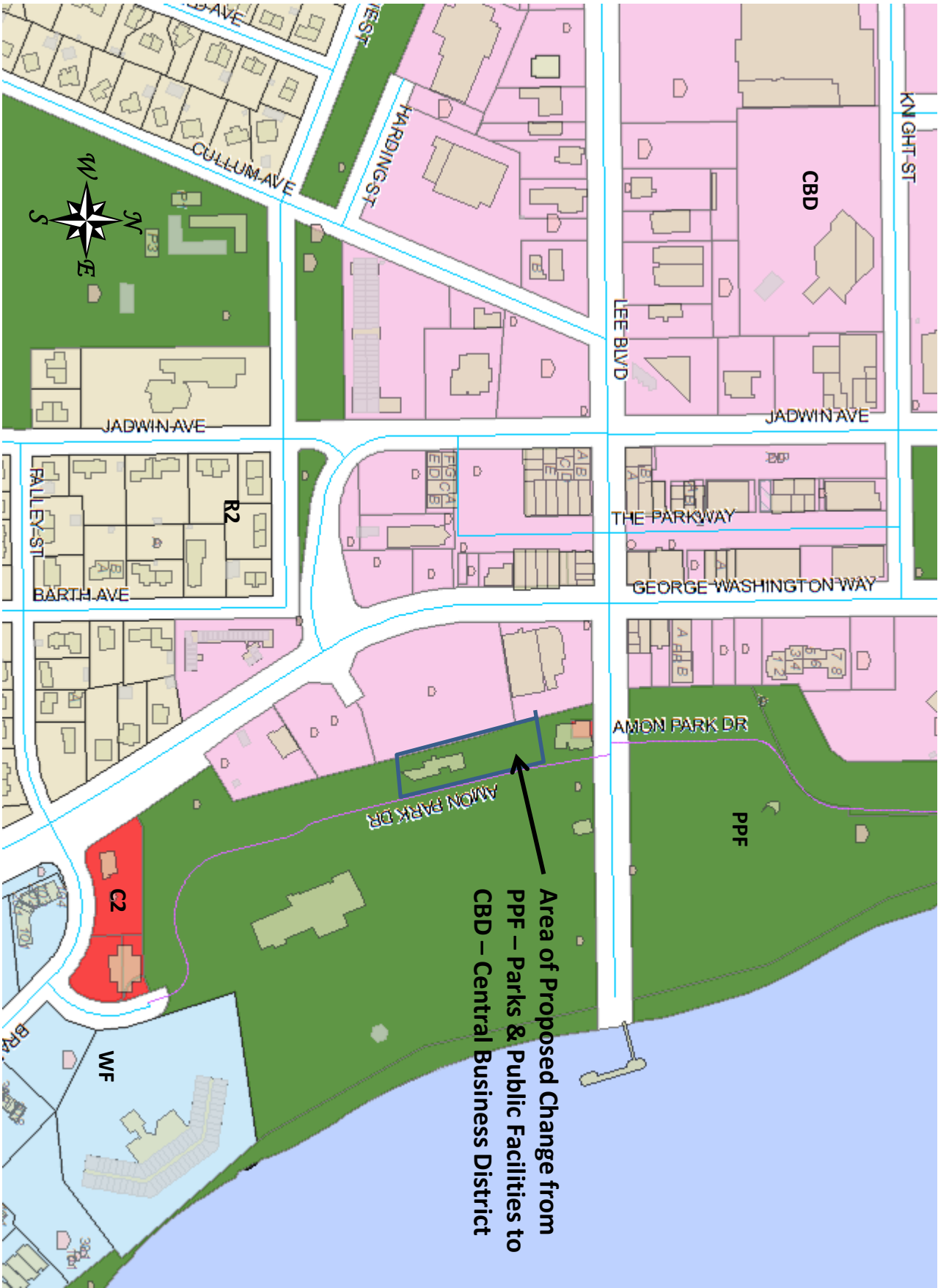
The proposed plan amendment would reclassify 2.68 acres from developed open space and waterfront to commercial. This amendment is consistent with the goals of the Growth Management Act.

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EXHIBIT (8)



EXHIBIT (9)





MINUTES

RICHLAND PLANNING COMMISSION MEETING No. 9-2014

Richland City Hall – 550 Swift Boulevard – Council Chamber

WEDNESDAY, September 24, 2014

7:00 PM

Call to Order:

Chairman Utz called the meeting to order at 7:00 PM

Attendance:

Present: Commissioners Berkowitz, Boring, Jones, Wallner, Wise and Chairman Utz. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard. Commissioners Clark and Madsen were excused.

Approval of Agenda:

Chairman Utz presented the September 24, 2014 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chairman Utz presented the meeting minutes of the August 27, 2014 regular meeting for approval.

A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to approve the meeting minutes of the August 27, 2014 regular meeting as written.

THE MOTION CARRIED BY UNANIMOUS VOICE VOTE.

Public Comment

Chairman Utz opened the public comment period at 7:03 PM and seeing no one who wished to comment closed the comment period at 7:03.

Chairman Utz announced that the Shoreline Permit application originally scheduled for tonight's meeting had been postponed until the regular October 22nd meeting.

PUBLIC HEARING

Public Hearing Explanation: **Ms. Howard** explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

Commissioner Berkowitz announced that she would recuse herself from the first hearing item and also noted that while she formerly worked for PNNL, she did feel she would be able to fairly participate in the review of that application. She then left the hearing chamber.

Commissioner Jones also announced that he formerly was a representative of PNNL but did not feel that would impair his ability to hear the PNNL application.

New Business

- 1. APPLICANT: HAYDEN HOMES (Z2014-103)**
 - A.) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 12.2 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL**
 - B) REQUEST TO CHANGE THE ZONING ON 12.2 ACRES FROM AG-AGRICULTURAL TO C-1 NEIGHBORHOOD COMMERCIAL**

Mr. Simon presented the staff report for the plan amendment and rezoning request, discussed the site and displayed several maps and aerial photographs.

Chairman Utz opened the public hearing at 7:16 PM.

Applicant, Nathan Machiela: representative of Hayden Homes, 7406 Country Heights Drive, Kennewick agreed with the staff report and indicated that the best use of this property, along the Steptoe corridor is commercial. The small triangular area on the east boundary is an odd piece and may be landscaped or used for a small coffee shop, but is not sure at this point. The natural separation of the wasteway between the proposed commercial area and the residential development of Clearwater Creek provides a good buffer.

Chairman Utz seeing no others who wished to speak, closed the public hearing at 7:19 PM.

Discussion:

Commissioner Wise asked if they would be additional environmental review for a future commercial uses or would the SEPA checklist prepared for this present

application serve for any future commercial use that may be brought forward for this site. **Mr. Simon** responded that any future commercial development would have to go through a separate SEPA analysis.

Commissioner Jones questioned if the present application locks the future location of Rachel Road into place. **Mr. Simon** responded that the western portion of Rachel Road, as it runs through the Clearwater Creek plat has lots of flexibility to move, but that the eastern end of the road, as it extends from the Steptoe Street/Center Parkway intersection is well established. **Mr. King** added that with the approval of the Clearwater Creek subdivision the City required that an alignment study would be done that would ensure that there would be adequate flexibility as to the future location of the western portions of Rachel Road.

Commissioner Boring noted the 10 foot wide trail planned by the Parks Department and asked if there would be an 8 foot sidewalk in addition to the trail or within the trail. **Mr. Lambert** expected consistency with the Keene Road frontage, but deferred to Public Works where the development review for sidewalks would occur.

Commissioner Wallner inquired as to the zoning of the property adjoining the site that is in the City of Kennewick and questioned what would happen with the property if it remained in an undeveloped state and whether it would just be covered with weeds. **Mr. Simon** indicated that the City of Kennewick has a low density residential zoning designation on the adjacent property. The land owner has the responsibility for maintaining the property in accordance with City requirements for weed control.

Chairman Utz questioned what would happen with the property immediately to the north which has been identified as a buffer for the commercial property. **Mr. Simon** responded that the property in question is also under the ownership of Hayden Homes, but they had not yet identified a proposed use for that property.

Nathan Machiela, Hayden Homes representative responded that the area to the north would be single family residential to match Clearwater Creek and stated that a residential development application would be brought forward in the future and that Hayden Homes had no plans to expand commercial uses onto this site.

Commissioner Boring noted that there is a benefit to have commercial services in the midst of a residential development and noted that there are commercial businesses in close proximity to her neighborhood.

Commissioner Wise asked for clarification that the area north of the future Rachel Road would not be included in the commercial rezone. **Chairman Utz** responded that this was the case. He also noted that with only five members present

A motion was made by Commissioner Boring and seconded by Commissioner Jones to concur with the findings and conclusions set forth in Staff Report

Z2014-103 and recommend approval to the City Council to one: amend the comprehensive plan designation for a 12.2 acre site, changing the land use designation from Low Density Residential to Commercial; and number two: recommend approval of the request to amend the zoning on the 12.2 acre site from AG-Agricultural to C-1 Neighborhood Retail, subject to compliance with the mitigation measures as identified in the March 3, 2014 MDNS issued for the Clearwater Creek project.

THE MOTION CARRIED 5-0.

Commissioner Berkowitz entered the hearing chamber.

2. APPLICANT: PACIFIC NORTHWEST NATIONAL LABORATORIES (Z2014-104) AMENDMENTS TO THE LAND USE MAP OF THE CITY COMPREHESIVE PLAN RECLASSIFYING 155 ACRES FROM COMMERCIAL AND LOW DENSITY RESIDENTIAL TO NATURAL OPEN SPACE AND BUSINESS RESEARCH PARK DESIGNATIONS

Mr. Lambert presented the staff report for the proposed comprehensive plan amendment, noting that the subject property lies outside of the City limits but within the City's Urban Growth Area. He explained the current uses of the site and the history of both the City's and the Department of Energy's plans for this area.

Chairman Utz opened the public hearing at 7:39PM.

Jim Bixler, 516 Meadows Drive, Richland representing Pacific Northwest National Laboratories and Department of Energy Pacific Northwest Office of Science. He pointed out the PNNL campus master plan is a strategic guide for the development of the entire campus. The intent of the application is to bring the City's plans into agreement with the master plan and with DOE's plans. He noted that the area proposed for natural open space is not available for development as it has been set aside by the DOE as a preservation area.

Chairman Utz closed the public hearing at 7:44 PM.

Commissioner Jones asked a series of questions regarding the impact of the proposed plan amendment on the 325 facility; on future utility corridors, on cultural resources, **Jim Bixler** explained that the proposed amendment would not have an impact on these facilities and resources.

Commissioner Berkowitz noted that the Business Research Park allows for residential development and asked if the owner would be mandated to have residential development on-site. **Mr. Lambert** responded that the owner would not be required to develop a portion of the site with residential uses.

A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to concur with the findings and conclusions set forth in Staff Report (Z2014-104) and recommend to the City Council adoption of the proposed amendments to the Land Use Map of the City's Comprehensive Plan.

THE MOTION CARRIED 6-0.

3. APPLICANT: CITY OF RICHLAND (Z2014-107)
 - A) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN RECLASSIFYING 2.75 ACRES FROM DEVELOPED OPEN SPACE AND WATERFRONT TO CENTRAL BUSINESS DISTRICT
 - B) REQUEST TO CHANGE THE ZONING ON .75 ACRES FROM DEVELOPED OPEN SPACE TO CENTRAL BUSINESS DISTRICT
 - C) SURPLUS OF .75 ACRES OF CITY OWNED PARK SITE

Mr. Simon presented the staff report of the proposed amendments to the comprehensive plan and zoning code to make the former Chrest Museum site ready for private redevelopment and to clean up an existing issue with the property at 650 George Washington Way to bring the plan designation and zoning into conformance with each other.

Chairman Utz opened the public hearing at 7:58.

Brian Moore, the City's Redevelopment Project Supervisor, noted that the former museum site is at grade with 650 George Washington Way and excludes any property that is used for park purposes. He noted that the property is being marketed for mixed use development and that improvements would be made to provide ADA accessibility for the existing urban greenbelt trail.

Chairman Utz closed the Public Hearing 8:02 PM, with no one wishing to speak.

Commissioner Boring asked if the City would get rid of the hole at 650 George Washington Way. **Mr. Moore** responded that this would be the intent. The site is anticipated to be developed with 10,000 to 15,000 square feet of retail space and up to 20,000 square feet of office space.

Commissioner Berkowitz asked what building height would be allowed in the Central Business District. **Mr. Lambert** responded that allowable building height would be 110 feet. Commissioner Berkowitz expressed concern with that building height immediately adjacent to the park and suggested that a more appropriate height limit would be 50 feet, which is the standard that is in place at the Uptown.

Commissioner Boring noted that all the adjoining properties are part of the CBD district and would be allowed to build to a height of 110 feet. **Chairman Utz** also noted the presence of several buildings along Howard Amon Park that have CBD zoning and could be built to a height of 110.

Commissioner Berkowitz questioned how parking reductions would be applied to this site. **Mr. Moore** responded that the site would be eligible for parking reductions contained in the CBD but noted that the current project proposed would include all required parking on-site. He also noted that the parking reduction that could potentially be applied would reduce one parking space for every four parking spaces available on street or within a municipal parking lot that are located within 600 feet of the site.

A motion was made by **Commissioner Wallner** and seconded by **Commissioner Boring** that the **Planning Commission** concur with the findings and conclusions set forth in **Staff Report (Z2014-107)** and first recommend approval of the request to amend the comprehensive plan designation for 2.68 acre site, changing the land use designation from **Waterfront and Developed Open Space** to **Central Business District**; and second to recommend approval of the request to amend the zoning on the .61 acre site from **Parks and Public Facilities** to **Central Business District**; and third to recommend approval of an action to declare the .61 acre site located at 95 Amon Park Drive surplus to the City's needs.

Commissioner Berkowitz noted that she has a philosophical objection to giving up park land.

Commissioner Berkowitz moved to amend the original motion to place a height restriction of 50 feet on the .61 acre site as a condition of sale. **Commissioner Wise** seconded the amendment.

The amendment carried by a vote of 4-2 with **Commissioners Boring and Wallner** voting against the motion.

The motion as amended was then carried by a vote of 5-1, with **Commissioner Berkowitz** voting in opposition to the motion.

Communications:

Mr. Simon

- Reminded all that the Commission has a workshop scheduled for October 8th.

Commissioner Wise

- Noted that *Tri-City 20-20 Looking Beyond Tomorrow* a sustainability forum will be held on October 23rd at the Convention Center from 1:00 to 5:00 p.m.

Commissioner Berkowitz

- Questioned what alternatives City Council was discussing for the south end of George Washington Way. Mr. King noted that the Council has just authorized a study to be conducted but has not yet reviewed the specific options.

Commissioner Jones

- Suggested that Commission

Chairman Utz

- Announced his resignation from the Commission. He noted that after a great deal of thought he has concluded that he is not the right person for the job. He stated that he appreciated everyone's hard work.

ADJOURNMENT:

The September 24, 2014 Richland Planning Commission Regular Meeting 9-2014 was adjourned at 8:24 PM. The next regular meeting of the Planning Commission will be held on October 22, 2014.

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C7

Key Element: Key 2 - Infrastructure & Facilities

Subject: ORDINANCE NO. 15-14, DEDICATING RIGHT OF WAY FOR SMARTPARK STREET

Department: Public Works

Ordinance/Resolution: 15-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 15-14, dedicating right-of-way for Smartpark Street.

Summary:

First reading of this Ordinance was given by title only at the October 21, 2014 Regular Council meeting and no additional comments have been received.

Smartpark Street was an existing private road located between Stevens Drive and Hanford Street. The portion of Smartpark Street between Hanford Street and the Sienna Sky Village development was improved, and a public access easement established as a condition of the Sienna Sky Village development. An access easement was also granted to the Sienna Sky Village properties on the portion of Smartpark Street extending to Stevens Drive.

City staff has intended that Smartpark Street would become a City street once further development occurred to facilitate street network connectivity and emergency vehicle access between Stevens Drive and George Washington Way. In late spring 2014, the property owners, SMI Group XV, LLC and Stevens Drive Storage, LLC, approached the City requesting the City take ownership of the roadway because the general public was using the private segment of street.

Council approved Resolution 98-14 on July 15, 2014, entering into an Infrastructure Improvement Agreement that outlined the conditions necessary for the transfer to take place. The property owners then proposed to develop a portion of the adjacent property which requires a waterline within Smartpark Street to be extended. The Agreement was then amended on August 19, 2014 by Resolution 111-14, to secure the funding for the overlay requirement established in the original Agreement so that the waterline could be extended prior to overlaying the roadway.

SMI Group XV and City staff have implemented portions of the infrastructure agreement sufficient for the City to take ownership of the street segment. Quitclaim deeds were prepared, signed and recorded with the Benton County Auditor's Office on October 1, 2014 transferring ownership of the private road to the City. By approving this ordinance, the road right-of-way as described in the quitclaim deeds would be dedicated as a City street named "Smartpark Street."

Fiscal Impact?

☒ Yes ☐ No

Typical street maintenance activities (sweeping, pavement maintenance, signing, etc.) would become an ongoing expense as it would add approximately 2000 ft. of roadway to the City street network.

Attachments:

- 1) ORD 15-14 Dedicating Right of Way for Smartpark Street
- 2) Smartpark Quit Claim Deed - SMI Group XV, LLC
- 3) Smartpark Quit Claim Deed - Stevens Drive Storage, LLC

City Manager Approved:

Johnson, Cindy
Oct 30, 10:08:20 GMT-0700 2014

ORDINANCE NO. 15-14

AN ORDINANCE of the City of Richland dedicating and establishing the right-of-way for Smartpark Street, as fully described in this ordinance.

WHEREAS, Smartpark Street was an existing private road between Stevens Drive and Hanford Street; and

WHEREAS, the City of Richland held a public access easement on the portion of Smartpark Street between Hanford Street and the west boundary of Sienna Sky Village; and

WHEREAS, Smartpark Street effectively functioned as a City street connecting Stevens Drive and George Washington Way; and

WHEREAS, the City and land owners' long range plan was to dedicate the private segment of Smartpark Street to the City as development progressed to complete a desirable network of public streets between Stevens Drive and George Washington Way; and

WHEREAS, the property owners, SMI Group XV, LLC and Stevens Drive Storage, LLC desired to prevent general public use of the private portion of Smartpark Street or transfer ownership to the City; and

WHEREAS, the City agreed to the transfer of ownership to avoid disruption to local travel patterns and emergency response provided the roadway was brought up to equivalent City standards; and

WHEREAS, these conditions were documented in an Infrastructure Improvement Agreement that was approved by Council on July 15, 2014 through Resolution No. 98-14; and

WHEREAS, an Addendum to Infrastructure Improvement Agreement was approved by Council on August 19, 2014 through Resolution No. 111-14 to secure funds to overlay the roadway with 1 inch of Hot Mix Asphalt due to utility work needed for a development proposed by the property owners; and

WHEREAS, Quitclaim deeds were prepared, signed, and recorded with the Benton County Auditor's Office on October 1, 2014 transferring ownership of the private road Smartpark Street to the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1. The portion of road right-of-way as described and shown in the quitclaim deeds from Grantor SMI Group XV, LLC to Grantee City of Richland attached as Exhibit A and recorded under Auditor's File 2014-024746, and from Grantor Stevens Drive Storage, LLC to Grantee City of Richland attached as Exhibit B and recorded under Auditor's File 2014-024747 is hereby ordered to be dedicated as a City street named "Smartpark Street."

Section 2. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this Ordinance and the attached exhibits, duly certified by the Clerk as a true copy.

Section 3. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 9, 2014

WHEN RECORDED RETURN TO:

City Surveyor
City of Richland
840 Northgate Drive
Richland, WA 99352
MS#26

EXCISE TAX PAID

OC - 14 K 04651

Bat
BENTON COUNTY WA
Cert.

Grantor: SMI Group XV, LLC.

Grantee: City of Richland

Legal Description: PTN NW 1/2 S 26, Twp 10 N, R28 E. Complete legal description below on pages 1-2.

Tax Parcel: #1-2608-200-0006-003

QUIT CLAIM DEED

The Grantor, **SMI Group XV, LLC.**, for the transfer of personal property and other good and valuable consideration, in hand paid, conveys and quit claims to **THE CITY OF RICHLAND**, a municipal corporation, any interest the Grantor has or may have, at the date of conveyance, in the property situated in the County of Benton, State of Washington, together with all after acquired title of the Grantor therein and described as follows:

A portion of the Northwest 1/4 of Section 26, Township 10 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

That portion of a Parcel described in a deed recorded under Auditor's File No. 1998-033621, Parcel "A" as depicted on a Record of Survey No. 3001, as recorded in Volume 1 of Surveys on Page 3001, records of said County and State, more particularly described as follows:

Beginning at the Northwest corner of said Parcel "A"; Thence South 01°16'08" West a distance of 222.94 feet along the West line of said Parcel "A" and the Easterly right-of-way of Stevens Drive, to the **TRUE POINT of BEGINNING**; Thence South 43°43'51" East a distance of 77.78 feet, leaving said West line and Easterly right-of-way; Thence South 88°43'47" East a distance of 751.10 feet; Thence North 89°27'42" East a distance of 39.08 feet to a point on the Westerly line of an existing Access and Utility easement recorded under Auditor's File No. 2006-022039, records of said County and State; Thence continuing North 89°27'42" East a distance of 775.51 feet along the Northerly line of said existing Access and Utility easement to the beginning of a 130.00 foot radius tangent curve to the right; Thence Southeasterly a distance of 203.65 feet along the arc of said curve and said Access and Utility easement, through a central angle of 89°45'23" to a tangent point on the Easterly line of Parcel described by Trustee's Deed recorded under Auditor's File No. 2011-018539, Thence South 00°45'55" East a distance of 141.68 feet along said Easterly line and said Access and Utility easement, and said leaving said tangent curve to a point on the Northerly right-of-way of Hanford Street as described by City Ordinance No. 04-02 as recorded under Auditor's file No. 2002-019508, records of said County and State; Thence South 89°13'38" West a distance of 85.00 feet along said Northerly right-of-way and leaving said Easterly line to the beginning of a 25.00 foot radius non-tangent curve concave to the Northwest and having a radial bearing of North 00°46'22" West; Thence Northeasterly a distance of 39.27 feet along said arc of said curve through a central angle of 89°59'33" leaving said Northerly right-of-way; Thence North 00°45'55" West a distance of 116.67 feet leaving said tangent curve along said Access and Utility easement to the beginning of a 70.00 foot radius tangent curve to the right (having a common radius point with the aforementioned 130.00 foot radius curve); Thence Northwesterly a distance of 109.66

feet along the arc of said curve through a central angle of 89°45'23"; Thence South 89°27'42" West a distance of 776.89 feet leaving said tangent curve, along said Access and Utility easement to said point on the Westerly line of said existing Access and Utility easement recorded under Auditor's File No. 2006-022039; Thence South 89°27'42" West a distance of 38.64 feet, leaving said Westerly line; Thence North 88°43'47" West a distance of 528.81 feet to a point on the Easterly line of a Parcel described by Bargain & Sale Deed recorded under Auditor's File No. 2014-006029 records of said County and State; Thence North 01°16'08" East a distance of 5.00 feet along said Easterly line to the Northeast corner of said Parcel; Thence North 88°43'47" West a distance of 278.23 feet leaving said corner along the Northerly line of said Parcel to the Northwest corner of said Parcel, and a point on said Easterly right-of-way of Stevens Drive; Thence North 01°16'08" East a distance of 110.00 feet along said right-of-way leaving said corner back to the true point of beginning.

Containing 115,452.5 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit "A".

(SEE AGREEMENT APP 2014-019630)
4-18-14

Reference document:

Trustee's Deed Auditor's File No. 2011-018539.

50' Private Access Easement Auditor's File No. 2005-016388.

20' Emergency Access Easement Auditor's File No. 2005-016389.

Record of Survey No. 3001 recorded under Auditor's File No. 2002-009241.

Record of Survey No. 3065 recorded under Auditor's File No. 2002-030347.

Michael C. Henry 9/3/14

Sign Name:

An authorized representative for:

SMI Group XV, LLC.

STATE OF WASHINGTON)

: SS

COUNTY OF BENTON)

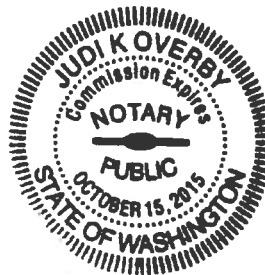
On this 3 day of September 2014, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared, Michael E. Henry an authorized representative for **SMI Group XV, LLC.**, and that he/she executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath state that he/she are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Judi K Overby
Sign Name:

Notary Public in and for the State of
Washington; residing at Kennewick WA
My appointment expires October 15, 2015

Judi K Overby
Print Name:



APPROVED AS TO FORM:

CITY OF RICHLAND, WASHINGTON

Heather Kintzley
HEATHER D. KINTZLEY
City Attorney

Peter K. Robalsky
PETER K. ROBASKY
Public Works Director

Cynthia D. Johnson
CYNTHIA D. JOHNSON
City Manager

Marcia Hopkins
MARCIA HOPKINS
City Clerk

STATE of WASHINGTON)

: SS

COUNTY of BENTON)

William King

On this 15 day of September, 2014, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ~~Cynthia D. Johnson~~, and **Marcia Hopkins**, to me known to be the, City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned, and on oath stated that they are authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Debra C. Barham
Sign Name: Notary Public

Notary Public in and for the State of WASHINGTON
Residing at BENTON COUNTY
My Commission Expires 11/16/16

DEBRA C. BARHAM
Print Name



14-048

Drp/jpl





WHEN RECORDED RETURN TO:

City Surveyor
City of Richland
840 Northgate Drive
Richland, WA 99352
MS#26

EXCISE TAX PAID

DC - 14 K 04652

BENTON COUNTY WA
CERT.

Grantor: Stevens Drive Storage, LLC

Grantee: City of Richland

Legal Description: PTN NW 1/4 S 26, Twp 10 N, R28 E. Complete legal description below on pages 1-2.

Tax Parcel: #1-2608-200-0006-004

QUIT CLAIM DEED

The Grantor, **Stevens Drive Storage LLC.**, for the transfer of personal property and other good and valuable consideration, in hand paid, conveys and quit claims to **THE CITY OF RICHLAND**, a municipal corporation, any interest the Grantor has or may have, at the date of conveyance, in the property situated in the County of Benton, State of Washington, together with all after acquired title of the Grantor therein and described as follows:

A portion of the Northwest 1/4 of Section 26, Township 10 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

That portion of a Parcel described in a deed recorded under Auditor's File No. 1998-033621, Parcel "A" as depicted on a Record of Survey No. 3001, as recorded in Volume 1 of Surveys on Page 3001, records of said County and State, more particularly described as follows:

Beginning at the Northwest corner of said Parcel "A"; Thence South 01°16'08" West a distance of 332.94 feet along the West line of said Parcel "A" and the Easterly right-of-way of Stevens Drive, to the Northwest corner of a Parcel described by Bargain & Sale Deed recorded under Auditor's File No. 2014-006029 records of said County and State, and the **TRUE POINT of BEGINNING**; Thence South 88°43'47" East a distance of 278.23 feet leaving said Easterly right-of-way along the Northerly line of said Parcel to the Northeast corner of said Parcel; Thence South 01°16'08" West a distance of 5.00 feet leaving said corner and along the Easterly line of said Parcel; Thence North 88°43'10" West a distance of 223.23 feet leaving said Easterly line; Thence South 46°16'10" West a distance of 77.78 feet to a point on the Westerly line of said Parcel and said Easterly right-of-way of Stevens Drive; Thence North 01°16'08" East along said Easterly right-of-way and said Westerly line back to the true point of beginning.

Containing 2,903.7 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A"**.

Reference document:

Trustee's Deed Auditor's File No. 2011-018539.

50' Private Access Easement Auditor's File No. 2005-016388.

(SEE AGREEMENT AFF# 2014-019630)
4-9-14

Michael E. Henry 9/3/14

Sign Name:

An authorized representative for:

Stevens Drive Storage LLC.,

Michael E. Henry

Print Name:

An authorized representative for:

Stevens Drive Storage LLC.,

STATE OF WASHINGTON)

: SS

COUNTY OF BENTON)

On this 3 day of September 2014, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared, Michael E. Henry an authorized representative for **Stevens Drive Storage LLC.,** and that he/she executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath state that he/she are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

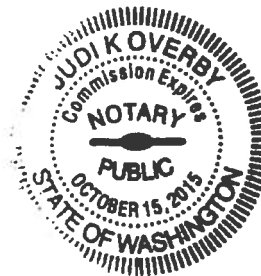
Judi K Overby
Sign Name:

Notary Public in and for the State of

Washington; residing at Kennecook WA

My appointment expires October 15, 2015

Judi K Overby
Print Name:



APPROVED AS TO FORM:

CITY OF RICHLAND, WASHINGTON

Heather D. Kintzley
HEATHER D. KINTZLEY
City Attorney

Peter K. Rogalsky
PETER K. ROGALSKY
Public Works Director

Cynthia D. Johnson
CYNTHIA D. JOHNSON
City Manager

Marcia Hopkins
MARCIA HOPKINS
City Clerk

STATE of WASHINGTON)
COUNTY of BENTON)

William King

On this 15 day of September, 2014, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cynthia D. Johnson, and Marcia Hopkins, to me known to be the, City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned, and on oath stated that they are authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Debra C. Barham
Sign Name: NOTARY PUBLIC

Notary Public in and for the State of WASHINGTON
Residing at BENTON COUNTY
My Commission Expires 11/16/16

DEBRA C. BARHAM
Print Name



2014_ROS_3065_CW6001
DRP JRPLS 06-12-2014 11:00 AM



STEVENS DRIVE

S 01°16'08" W 2,642.63'

S 01°16'08" W 110.00'

N 01°16'08" E 60.00'

POB
S 01°16'08" W 222.94'

1-2608-200-0006-003
SMI Group XV, LLC.

50' Private Access
Easement AF# 2005-016388
Smart Park Properties II, LLC
to Arrowood Washington, LLC

TPOB

S 88°43'47" E 278.23'
N 88°43'47" W 223.23'

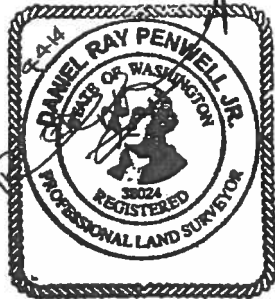
2,903.7 S.F. +/-

S 46°16'41" W 77.78'

S 01°16'08" W 5.00'

1-2608-200-0006-004
Stevens Drive Storage LLC.
Bargain & Sale Deed AF# 2014-006029

1-2608-200-0006-003
SMI Group XV, LLC.
Trustee's Deed AF# 2011-018539



30' Access Easement
AF# 2004-039844
Smart Park Properties II, LLC
to George F. Garlick & Robert Price



Scale: 1" = 100' Date: 06-12-14

14-049E Drawn: DRPJR CHECKED: BJL



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C8

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORD. NOS. 30-14 AND 32-14, APPROVING 2015 AD VALOREM TAX AND PROPERTY TAX LEVIES

Department: Administrative Services

Ordinance/Resolution: 30-14 & 32-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance Nos. 30-14 and 32-14, approving the 2015 Ad Valorem Tax and Property Tax Levies.

Summary:

Each year, Council sets the property tax levy as part of the annual budget process. Two separate ordinances are required to adopt the property tax levy.

Ordinance 30-14 sets the dollar amount of the regular levy and the three bond levies, and authorizes these amounts to be certified to the Benton County Board of Commissioners. Ordinance 32-14 authorizes the amount and percentage of increase of the regular levy over the prior year, in terms of dollar amount and percent, and in doing so preserves the City's authority to utilize un-levied capacity in future years (that is commonly referred to as "banking"). RCW 84.55.005(2)(c) sets the limit factor for a taxing jurisdiction with a population of 10,000 or over as the lesser of one hundred and one percent or one hundred percent plus inflation. Inflation for July 2014 is above 1 percent, which establishes the limit factor at 101 percent without a declaration of substantial need by Council. In order to increase the regular levy and preserve any un-levied capacity, an ordinance must be adopted to express the increase in terms of dollars and percent, even if that amount is zero. For 2015, there are no new tax dollars proposed for the regular levy other than those arising from new construction value, annexations, refunds, and increases in state-assessed property ("add-ons"). Attached is an analysis of three options for the levy, including a 1% increase, a 0% increase, and the maximum lawful levy that can currently be adopted.

The amounts in the ordinances and attachments presented for second reading reflect updated preliminary numbers received from the Benton County Assessor, including a refund levy in the amount of \$4,303. Amounts do not reflect the change in state-assessed property values, as this information is not yet available. Because the amount of the regular levy that is certified to the County has a limiting effect on the final calculated levy, care must be taken to avoid locking in a levy amount that is too low before the values for all add-ons are known. Ordinance No. 30-14 establishes the estimated levy dollar amount for 2015 tax collections. The actual dollar amount will be determined as more information is received from the Benton County Assessor's office. First reading of Ordinance Nos. 30-14 and 32-14 was given at the October 21, 2014 Council meeting.

Fiscal Impact?

☒ Yes ☐ No

At this time, state-assessed property values have not been released and new construction values are still preliminary. As such, the estimated 2015 levy is still subject to change. However, any changes at this point should be minor.

Attachments:

- 1) 2015 Property Tax Options
- 2) Proposed Ord. 30-14 Ad Valorem Tax Levied
- 3) Proposed Ord. 32-14 Increase Levy or Bank Unused Capacity

City Manager Approved:

Johnson, Cindy
Oct 30, 10:05:42 GMT-0700 2014

CITY OF RICHLAND
2015 AD VALOREM PROPERTY TAX OPTIONS - UPDATED
FOR REGULAR LEVY AND SPECIAL LEVIES

| Home Value | 2014 Current Tax Dollars & Rate | Option 1 Current Tax Current Tax + 1% (+ New Const \$360,911) (+ Admin Refund \$4,303) | City Manager's Budget | |
|---|--|--|---|--|
| | | | Option 2 Current Tax Dollars +0% (+ New Const \$360,911) (+ Admin Refund \$4,303) | Option 3 Current Max \$15,155,193 +1% (+ New Const \$360,911) (+ Admin Refund \$4,303) |
| \$200,000 | 596 | 600 | 595 | 638 |
| \$150,000 | 448 | 450 | 446 | 479 |
| \$100,000 | 299 | 300 | 297 | 319 |
| \$85,000 | 253 | 255 | 253 | 272 |
| \$50,000 | 149 | 150 | 149 | 160 |
| <u>Regular Levy (Including \$4.303 Refund Levy):</u> | | | | |
| Tax Dollars | \$14,105,610 * | 14,611,880 | 14,470,824 | 15,671,959 |
| Levy Rate | \$2.6271 | \$2.6388 | \$2.6134 | \$2.8303 |
| Regular Levy Assessed | | | | |
| Valuation (in \$1,000) | \$5,369,208 | \$5,537,256 | \$5,537,256 | \$5,537,256 |
| <u>Special Levies:</u> | | | | |
| Tax Dollars - Police Station | \$261,823 * | \$269,003 | \$269,003 | \$269,003 |
| Levy Rate | \$0.0490 | \$0.0488 | \$0.0488 | \$0.0488 |
| Tax Dollars - Community Center | \$326,408 * | \$337,967 | \$337,967 | \$337,967 |
| Levy Rate | \$0.0610 | \$0.0613 | \$0.0613 | \$0.0613 |
| Tax Dollars - Library | \$1,320,538 * | \$1,384,682 | \$1,384,682 | \$1,384,682 |
| Levy Rate | \$0.2469 | \$0.2510 | \$0.2510 | \$0.2510 |
| Tax Dollars - Total Special Levies | \$1,908,769 * | \$1,991,652 | \$1,991,652 | \$1,991,652 |
| Levy Rate | \$0.3569 | \$0.3610 | \$0.3610 | \$0.3610 |
| Special Levy Assessed - Valuation (in \$1,000) | 5,348,256 | 5,516,305 | 5,516,305 | 5,516,305 |
| <u>Grand Total All Levies</u> | | | | |
| Tax Dollars | \$16,014,379 | \$16,603,532 | \$16,462,476 | \$17,663,611 |
| Levy Rate | \$2.9840 | \$2.9998 | \$2.9744 | \$3.1913 |
| Regular Levy Tax \$ Differential (Option vs. Recommended): | | \$141,056 | \$0 | \$1,201,135 |

(*) Final levy. Amount levied by ordinance may differ due to appeals and cancellations. Original levy limit calculation is modified after appeals are processed by the County. All 2015 rates are based on estimated valuations and are subject to adjustment.

| | |
|---|-------------------|
| New Construction = \$137,378,352 x 2.62713049/1000 = | 360,911 |
| Annexations = 0 x 2.818954639865/1000 = | N/A for 2015 Levy |
| Increase in State Assessed Property = \$0 x 2.611516029449/1000 = | - |
| Administrative Refund | 4,303 |

Current MAX depicts the maximum allowable levy, including banked levy from previous years and can be found on the property tax calculation sheet that comes from Benton County

ORDINANCE NO. 30-14

AN ORDINANCE of the City of Richland relating to the
Ad Valorem Property tax levied for the calendar year 2015.

WHEREAS, the Richland City Council has properly given notice of the public hearing held October 21, 2014, to consider City of Richland's revenue sources for the City's following year current expense budget pursuant to RCW 84.55.120; and

WHEREAS, the Richland City Council, after hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Richland does not require an increase in property tax revenue from the previous year in excess of the increase resulting from the addition of new construction, annexation, refunds and improvements to property and any increase in the value of state-assessed property, in order to discharge the expected expenses and obligations of the City of Richland and in its best interest.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 In accordance with RCW 84.52.020 the City Clerk is hereby directed to certify to the Benton County Board of Commissioners, and to the Benton County Assessor, that the Richland City Council requests that the following levy amounts be collected in 2015 as provided in the City's budget, which was adopted following a public hearing held on October 21, 2014:

Regular Levy: \$14,600,000 (Preliminary Estimate)

Excess Levies:

Police Station Debt Service \$269,003

Richland Community Center
Debt Service \$337,967

Library Debt Service \$1,384,682

Refund Levy \$4,303

TOTAL \$16,595,955 (Estimated)

Section 1.02 The taxes shall be collected and paid to the City Treasurer at the same time and in the same manner as provided by the laws of the State of Washington relating to collection of taxes in the cities of the first class.

Section 1.03 This ordinance shall become effective on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland at a regular meeting on the 4th day of November 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

ORDINANCE NO. 32-14

AN ORDINANCE of the City of Richland relating to an increase in the calendar year 2015 Ad Valorem Property tax levy over the amount levied in the previous year.

WHEREAS, the Richland City Council has met and considered its budget for the calendar year 2015; and

WHEREAS, the Richland City Council, after hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Richland does not require an increase in property tax revenue from the previous year in excess of the increase resulting from the addition of new construction, annexation, refunds and improvements to property and any increase in the value of state-assessed property, in order to discharge the expected expenses and obligations of the City of Richland and in its best interest; and

WHEREAS, the City of Richland's actual regular levy amount from the previous year was \$14,105,610; and

WHEREAS, the population of the City of Richland is more than 10,000.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2015 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be zero dollars (\$0) which is a percentage increase of zero percent (0%) from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state-assessed property, any annexations that have occurred and refunds made.

Section 1.02 This ordinance shall become effective on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland at a regular meeting on the 4th day of November 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C9

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 33-14, AMENDING A LEGAL DESCRIPTION FROM A PREVIOUS ANNEXATION

Department: Community and Development Services

Ordinance/Resolution: Ord. No. 33-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 33-14, amending the legal description contained in a previous annexation (Ordinance No. 24-12) to include a portion of the Columbia Park Trail right-of-way.

Summary:

In 2012, the City annexed 51 acres located along the Queensgate corridor, including properties along Jericho Road and the winery properties along Tulip Lane. Part of this annexation included properties that abut that portion of Columbia Park Trail that lies between Queensgate Drive and Malibu Lane (refer to the vicinity map that is an exhibit to Ordinance No. 33-14). The legal description that was attached to the annexation ordinance (Ordinance No. 24-12) did not specifically include this right-of-way. County records show that this segment of right-of-way was annexed, so there is some question as to whether this segment of right-of-way is in the City or not. The proposed ordinance would resolve this issue by clearly identifying that the right-of-way in question belongs to the City. The City's normal practice is to annex the rights-of-way that abut lands that are annexed, and the proposed new legal description would officially place this right-of-way in the annexation area.

Ordinance 33-14 was approved for first reading at the October 21, 2014 City Council meeting.

Fiscal Impact?

☒ Yes ☐ No

The addition of approximately 1,000 feet of right-of-way into the City street system will increase City street maintenance costs incrementally. Since the City currently maintains approximately 263 miles of street, the additional street segment would increase the length of the City's street network by .07%.

Attachments:

1) ORD 33-14, Amending Ord. No 24-12

City Manager Approved:

Johnson, Cindy
Oct 31, 10:12:00 GMT-0700 2014

WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190 MS-05
Richland, WA 99352

ORDINANCE NO. 33-14

AN ORDINANCE of the City of Richland amending the legal description contained in Ordinance No. 24-12 which annexed 51 acres into the City, but which did not include a portion of Columbia Park Trail Right-of-Way.

WHEREAS, the City passed Ordinance No. 24-12 on August 21, 2012, thereby annexing approximately 51 acres of unincorporated territory located generally along Queensgate Drive; and

WHEREAS, the legal description contained in Ordinance No. 24-12 excluded the portion of Columbia Park Trail Right-of-Way located east of Queensgate Drive and west of Malibu Private Road; and

WHEREAS, it has been the practice of the City to concurrently annex those segments of public right-of-way that are located adjacent to lands that are proposed for annexation into the City; and

WHEREAS, the Benton County Public Works and Planning Departments amended their records to show that the portion of Columbia Park Trail Right-of-Way located east of Queensgate Drive and west of Malibu Private Road as a City right-of-way at the time that Ordinance No. 24-12 was adopted by the City; and

WHEREAS, the City of Richland and Benton County are in agreement that this segment of right-of-way should be annexed into the City of Richland.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01 The portion of the Columbia Park Trail Right-of-Way, lying east of Queensgate Drive and west of Malibu Private Road, legally described in Exhibit A attached hereto, is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of the City of Richland, Benton County, Washington.

Section 1.02 The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance, duly certified by the Clerk as a true copy.

Section 1.03 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

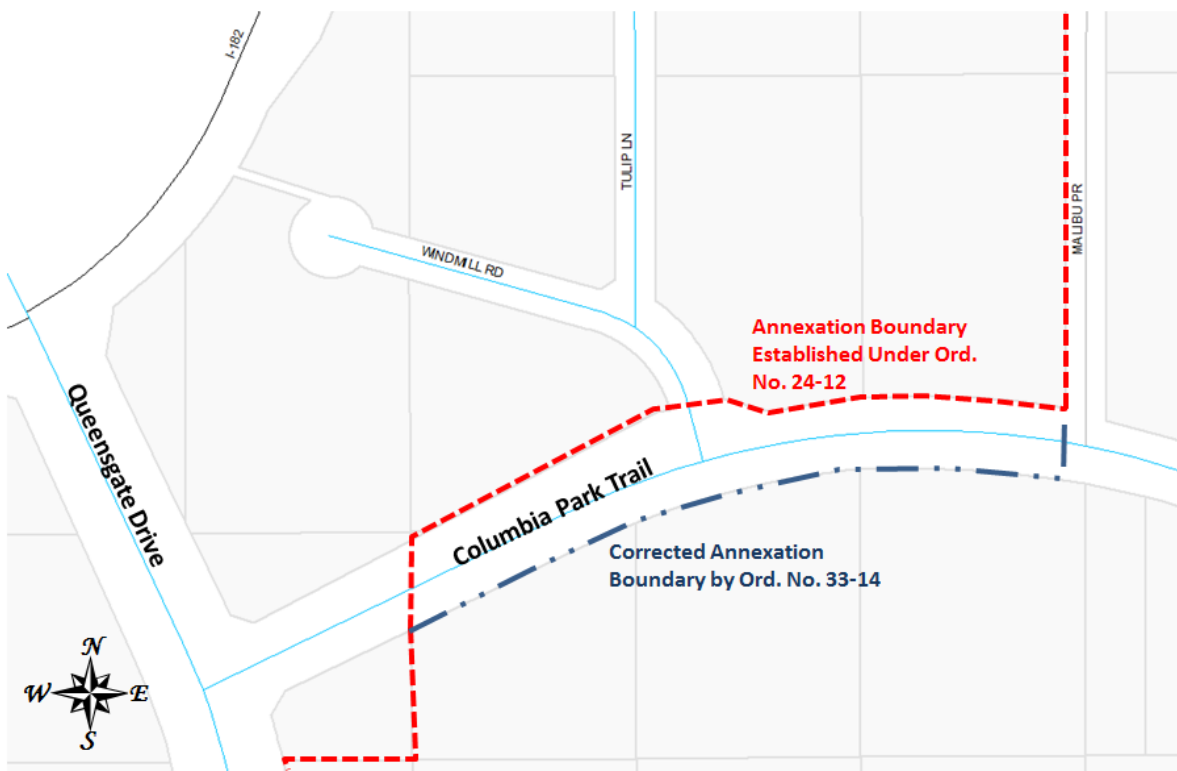
Date Published: _____

Exhibit A

Legal Description of the Annexed Area

That portion of Columbia Park Trail, lying within the Northwest $\frac{1}{4}$ of said Section 22, Township 9 North, Range 28 East, Lying Easterly of Queensgate Drive right-of-way, and west of a southerly projection of the westerly right-of-way of Malibu Private Road, except any portion of Lot 2, Block 4 of said plat of Badger Heights Subdivision.

Exhibit B





Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C10

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 117-14, AUTHORIZING AGREEMENTS WITH ENERGY NORTHWEST

Department: Energy Services

Ordinance/Resolution: 117-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 117-14, authorizing the City Manager to sign and execute a Consulting/Technical Agreement and an Aggregated Demand Response Pilot Project Aggregator-Asset Agreement with Energy Northwest.

Summary:

Energy Services Department staff (RES) proposes the adoption of Resolution No. 117-14 in order to participate with BPA, Energy Northwest, and other electric utilities in a pilot project to develop and test the parameters and protocols for a Demand Response (DR) program to save electrical energy costs. RES' operational involvement in this pilot project would consist of making voltage reduction changes at select substations for periods of time where pricing of wholesale power is highest. The pricing signals would come from BPA through Energy Northwest who would be aggregating the RES DR assets with those from other utilities.

Up front, RES costs to Energy Northwest totals approximately \$132,000 and would be used to partially fund the computer hardware and software required to administer the pricing signals and aggregation/coordination of the DR assets. RES would also have full operational flexibility to participate when given the pricing signals, with revenues back to RES projected to total approximately \$60,000 over a 25-month period.

The primary objective of this pilot project is to set the stage for a future full scale DR aggregator deployment which has the potential of applying many more RES and other utility DR assets and sharing the associated financial savings. Ultimately, a RES goal is to work through the City's Utility Advisory Committee to expand this program to the customer side of the electric meter and share in further DR asset savings through the adoption of time of use and/or real time retail rates.

An FAQ memo has been included as an attachment to further explain the benefits, costs, and objectives of this partnership.

Fiscal Impact?

☒ Yes ☐ No

The costs of \$132,000 plus software/hardware maintenance have been included in the 2014 budget as part of the City's Smart Grid program.

Attachments:

- 1) Proposed Resolution No. 117-14
- 2) Proposed Consulting-Technical Agreement
- 3) Proposed Aggregate Response Agreement
- 4) FAQ Memo

City Manager Approved:

Johnson, Cindy
Oct 30, 10:06:26 GMT-0700 2014

RESOLUTION NO. 117-14

A RESOLUTION of the City of Richland Authorizing Agreements with Energy Northwest for a Consulting/Technical Agreement and Aggregator Demand Response Pilot Project Agreement.

WHEREAS, Energy Northwest (EN), acting through its Business Development Fund, is a municipal corporation and joint operating agency of the State of Washington; and

WHEREAS, the City of Richland is a member utility of Energy Northwest's joint operating agency; and

WHEREAS, the City finds that EN is willing and qualified to perform certain consulting and technical services work; and

WHEREAS, the City is interested in entering into an agreement with EN for consulting and technical services work specific to demand response aggregation with firm fixed costs of \$131,628.15; and

WHEREAS, EN entered into an Aggregated Demand Response Pilot Project Agreement with Bonneville Power Administration (BPA) September 10, 2014 for demand response integration and management of resources; and

WHEREAS, the City has had a consultant perform a Smart Grid business case analysis with demand response as part of the recommended programs; and

WHEREAS, the City is interested in entering into an agreement with EN to test the ability to provide suitably responsive electrical loads to BPA originated events as part of a aggregated demand response pilot project; and

WHEREAS, the City's Agreement with EN will expire January 31, 2016 unless terminated earlier by one or both parties and may be extended with a signed amendment in six month increments for a total extension not to exceed one year; and

WHEREAS, initial revenue projection from the City demand response asset, using conservation voltage reduction, is \$2,400.00 per month and not expected to offset project investment until additional demand response assets are added as part of future Smart Grid phased development; and

WHEREAS, the City and EN intend to use the experience and data from this pilot to help determine the applicability of utilizing load flexibility to manage a variety of transmission system and utility conditions via aggregated demand response; and

WHEREAS, the City recognizes that demand response, as a program of Smart Grid, positions the City with technology to deliver power more efficiently; and

WHEREAS, the City's Director of Energy Services and Chief Electrical Engineer have reviewed the consulting/technical agreement and aggregator demand response pilot project agreement; and

WHEREAS, Richland City Council wishes to authorize its City Manager to complete and execute the consulting/technical agreement and aggregator demand response pilot project agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Council hereby approves the consulting/technical agreement and aggregator demand response pilot project agreement with Energy Northwest.

BE IT FURTHER RESOLVED that City Council hereby authorizes and directs the City Manager to complete, execute and deliver the agreements and all other documents and instruments as may be necessary or appropriate in order to carry out the intent of this Resolution.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Agreement for Consulting and Technical Services
No. ____-40573

This Agreement for Consulting and Technical Services (the "Agreement") is by and between The City of Richland in the State of Washington, with offices located at 505 Swift Blvd., Richland, WA 99352 (hereinafter referred to as "CR"), and Energy Northwest, acting by and through its Business Development Fund, a municipal corporation and joint operating agency of the State of Washington, with its principal office at Columbia Generating Station, North Power Plant Loop, Richland, WA 99352-0968 (hereinafter "Energy Northwest").

WHEREAS, CR finds that Energy Northwest is willing to perform certain work hereinafter described in accordance with the provisions of this Agreement; and

WHEREAS, CR finds that Energy Northwest is qualified to perform the work, all relevant factors considered, and that such performance will be in furtherance of CR's business.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the parties hereto agree as follows:

1. SERVICES

Energy Northwest shall provide the following ("Services") to CR:

A SCADA Nexus control system consisting of a DataCatcher Server and hardware installed in the CR substations to provide DVR (demand voltage reduction) and energy storage remote monitoring, operation and control in accordance with Exhibit A, Scope of Services.

2. PAYMENT AND INVOICING TERMS

2.1 Reimbursable Costs CR shall reimburse Energy Northwest in accordance with Appendix B, Schedule of Payments.

2.2 Invoicing Invoices will be submitted monthly by Energy Northwest for payment by CR. Payment shall be made in United States Dollars, and is due upon receipt and is past due thirty (30) days from receipt of invoice. If CR has any valid reason for disputing any portion of an invoice, CR will so notify Energy Northwest within seven (7) calendar days of receipt of invoice by CR, and if no such notification is given, the invoice will be deemed valid. The portion of an invoice which is not in dispute shall be paid in accordance with the procedures set forth herein.

Any attorney fees, court costs, or other costs incurred in collection of delinquent accounts shall be paid by CR.

2.3 Taxes CR shall pay all state and local sales and use taxes applicable to this Agreement or the Services. If CR does not pay such taxes, Energy Northwest may make such payments and CR will reimburse Energy Northwest for those payments. CR will hold Energy Northwest harmless for any payments made by CR pursuant to this Section 2.3.

3. CHANGES

CR may, with the approval of Energy Northwest, issue written directions within the general scope of any Services to be ordered. Such changes (the "Change Order") may be for additional work or Energy Northwest may be directed to change the direction of the work, but no change will be allowed unless agreed to by Energy Northwest in writing.

4. STANDARD OF CARE

Energy Northwest warrants that Services shall be performed by personnel possessing competency consistent with applicable industry standards. No other representation, express or implied, and no warranty or guarantee are included or intended in this Agreement, or in any report, opinion, deliverable, work product, document or otherwise. Furthermore, no guarantee is made as to the efficacy or value of any services performed. THIS SECTION SETS FORTH THE ONLY WARRANTIES PROVIDED BY ENERGY NORTHWEST CONCERNING THE SERVICES AND RELATED WORK PRODUCT. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR OTHERWISE.

5. LIABILITY

5.1 Limitation Energy Northwest's liability for any losses, injury or damages to persons or properties or work performed under the Agreement, shall be limited to the payment received by Energy Northwest from CR for the particular Service giving rise to the claim, except for CR's claims of contributions and indemnification related to third party claims for bodily injury, death or property damage. For the purpose of the foregoing, CR's customer shall not be deemed a third party. Under no circumstances shall Energy Northwest be liable for any special, indirect, consequential damages, claims of CR's customers including but not limited to claim for loss of power, damage to or loss of use of a facility, lost profits, or punitive damages. CR agrees to limit Energy Northwest's liability to CR and any other third party for any damage on account of any error, omission or negligence to the amount indicated above and CR shall indemnify and hold Energy Northwest harmless for any amount in excess of the above agreed to limit. The limitation of liability set forth herein is for any and all matters for which Energy

Northwest may otherwise have liability arising out of or in connection with this Agreement, whether the claim arises in contract, tort (negligence of whatever degree), strict liability or otherwise.

Energy Northwest's liability to CR under this Agreement is limited to the assets of the Business Development Fund of Energy Northwest. Obligations of the Energy Northwest Business Development Fund are not, nor shall they be construed as, general obligations of Energy Northwest or other Energy Northwest projects or funds.

5.2 Remedy CR's exclusive remedy for Services rendered under this Agreement will be for Energy Northwest, upon receipt of written notice, either (i) to use commercially reasonable efforts to cure, at its expense, the matter that gave rise to the claim for which Energy Northwest is at fault, or (ii) return to CR the fees paid by CR to Energy Northwest for the particular Service provided that gave rise to the claim, subject to the limitation contained in Section 5.1. CR agrees and hereby acknowledges that this remedy is adequate and serves its essential purpose.

5.3 Survival Articles Articles 4 and 5 shall survive the expiration or termination of this Agreement.

6. MISCELLANEOUS

6.1 Insecurity and Adequate Assurances If reasonable grounds for insecurity arise with respect to CR's ability to pay for the Services in a timely fashion, Energy Northwest may demand in writing adequate assurances of CR's ability to meet its payment obligations under this Agreement. Unless CR provides the assurances in a reasonable time and manner acceptable to Energy Northwest, in addition to any other rights and remedies available, Energy Northwest may partially or totally suspend its performance while awaiting assurances, without liability to CR.

6.2 Severability Should any part of this Agreement for any reason be declared invalid, such decision shall not affect the validity of any remaining provisions, which remaining provisions shall remain in full force and effect as if this Agreement had been executed with the invalid portion thereof eliminated, and it is hereby declared the intention of the parties that they would have executed the remaining portion of this Agreement without including any such part, parts, or portions which may, for any reason, be hereafter declared invalid. Any provision shall nevertheless remain in full force and effect in all other circumstances.

6.3 Modification and Waiver Waiver of breach of this Agreement by either party shall not be considered a waiver of any other subsequent breach.

6.4 Independent Contractor Energy Northwest is an independent contractor to CR.

6.5 Contacts

For contractual questions contact:

Energy Northwest
Attn: Sherri Schwartz, Contracting Officer, MD PE10
P. O. Box 968
Richland, WA 99352
Telephone: (509) 372-5072
Fax: (509) 377-4357
SLSchwartz@energy-northwest.com

For all other questions contact:

Energy Northwest
Attn: John Steigers, Generation Project Developer
Telephone: (509) 377-4547
jasteigers@energy-northwest.com

If to CR:
City of Richland
Attn: Clint Whitney, Chief Electrical Engineer
Telephone: (509) 942-7434
Cell Phone: (509) 531-9759
Email: cwhitney@ci.richland.wa.us

Any party may, by notice given in accordance with this Section to the other parties, designate another address or person or entity for receipt of notices hereunder.

6.6 Assignment The Agreement is not assignable or transferable by either party without the written consent of the other party, which consent shall not be unreasonably withheld or delayed.

6.7 Disputes Energy Northwest and CR recognize that disputes arising under this Agreement are best resolved at the working level by the parties directly involved. Both parties are encouraged to be imaginative in designing mechanism and procedures to resolve disputes at this level. Such efforts shall include the referral of any remaining issues in dispute to higher authority within each participating party's organization for resolution. Failing resolution of conflicts at the organizational level, then the parties may take other appropriate action subject to the other terms of this Agreement.

6.8 Section Headings Title and headings of sections of this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement.

6.9 Representations; Counterparts Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly

authorized to do so on behalf of such party, with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder. This Agreement may be executed in counterparts each of which so executed being deemed to be original and such counterparts together shall constitute but one and the same instrument.

6.10 Residuals Nothing in this Agreement or elsewhere will prohibit or limit Energy Northwest's ownership and use of ideas, concepts, know-how, methods, models, data, techniques, skill knowledge and experience that were used, developed or gained in connection with this Agreement. Energy Northwest and CR shall each have the right to use all data collected or generated under this Agreement.

6.11 Non-solicitation of Employees During and for one (1) year after the term of this Agreement, CR will not solicit the employment of, or employ Energy Northwest's personnel, without Energy Northwest's prior written consent.

6.12 Cooperation CR will cooperate with Energy Northwest in taking actions and executing documents, as appropriate, to achieve the objectives of this Agreement. CR agrees that the Energy Northwest's performance is dependent on CR's timely and effective cooperation with Energy Northwest. Accordingly, CR acknowledges that any delay by CR may result in Energy Northwest being released from an obligation or scheduled deadline or in CR having to pay extra fees for Energy Northwest's agreement to meet a specific obligation or deadline despite the delay.

6.13 Governing Law and Construction This Agreement will be governed by and construed in accordance with the laws of Washington, without regard to the principles of conflicts of law. Each party agrees that any action arising out of or in connection with this Agreement shall be brought solely in courts of the State of Washington, in Benton County.

6.14 Entire Agreement This Agreement, including any Exhibits, states the entire Agreement between the parties and supersedes all previous contracts, proposals, oral or written, and all other communications between the parties respecting the subject matter hereof, and supersedes any and all prior understandings, representations, warranties, agreements or contracts (whether oral or written) between CR and Energy Northwest respecting the subject matter hereof. This Agreement may only be amended by an agreement in writing executed by the parties hereto.

6.15 Force Majeure Energy Northwest shall not be responsible for delays or failures (including any delay by Energy Northwest to make progress in the prosecution of any Services) if such delay arises out of causes beyond its control. Such causes may include, but are not restricted to, acts of God or of the public enemy, fires, floods, epidemics, riots, quarantine restrictions, strikes, freight embargoes, earthquakes, electrical outages, computer or communications failures, and severe weather, and acts or omissions of subcontractors or third parties.

6.16 Use By Third Parties Work performed by Energy Northwest pursuant to this Agreement are only for the purpose intended and may be misleading if used in another

context. CR agrees not to use any documents produced under this Agreement for anything other than the intended purpose without Energy Northwest 's written permission. This Agreement shall, therefore, not create any rights or benefits to parties other than to CR and Energy Northwest.

7. EXECUTION

IN WITNESS WHEREOF, the parties hereto execute this Agreement as follows:

| ENERGY NORTHWEST | CITY OF RICHLAND |
|------------------------------------|---------------------------------|
| Name: Richard Shaff | Name: Cynthia D. Johnson |
| Title: Contracts Supervisor | Title: City Manager |
| Date: | Date: November 5, 2014 |

EXHIBIT A SCOPE OF SERVICES

I. Introduction

The SCADA Nexus System consists of the hardware installed in the substations and the DataCatcher Server to be communicated to over the Internet by both users and the hardware in the substation.

The substation hardware will consist of a weatherproof enclosure to be mounted on the side of the LTC which will include: SCADA Nexus Gateway, DL05 PLC, Cell Modem, Interposing control relays, Power supply to accept 120 VAC and fused DC power distribution board, AC breaker, Terminal Blocks and wiring diagram to connect to up to three LTCs in the substation. The PLC will output through the interposing relays a dry contact signal to each LTC to run in Voltage Reduction Mode. There are eight enclosures, one for each City of Richland substation. Startup and Installation support on-site is included for the first installation.

The DataCatcher (SCADA Nexus Cloud Server Application) will be installed on a cloud based server and configured to communicate with the following: (1) Energy Northwest DRACS server: for communicating the Demand Response status and control and reporting the real-time and/or historical data for real-time feedback and auditing purposes of the Demand Response Events. (2) City of Richland Metering System FTP Server: for communicating the current and near past metering values on a one-minute basis for voltage and power values to provide feedback that the system is operation when called upon. (3) SCADA Nexus Gateway devices will transmit current/changed values back to the Central Data Server using "push" or "Pull" technology over an SSL secured connection. (4) City of Richland Users and System Administrators will have a web interface based upon the user's credentials and role. Each user that is authorized for any given task can view Dashboards which can consist of single line diagrams or other views to show the current system status including Demand Response status, historical charts, alarm limit checking and notifications via email and text messaging.

II. Equipment and Assets

The City of Richland has committed two different types of demand response assets to the project: Demand Voltage Reduction (DVR) and Energy Storage.

The Demand Voltage Reduction asset is made up of a total of fifteen 3-phase Beckwith LTC controls, one on each transformer bank, located at eight different substations. An auxiliary input on each LTC control will be connected to a SCADA Nexus PLC output. The internal logic on the LTC will be configured to provide single step 2.5% voltage reduction while the input is asserted. Each bank has an existing ION 8600/8650 meter in place on the low-side of the transformer that will be used to provide the required auditing feedback. The City of Richland will read and provide via FTP one minute average kW and voltage readings for each bank.

The energy storage asset is a POWIN battery storage unit located at the Pacific Northwest National Laboratories facility. A SCADA Nexus will be used to communicate directly to the POWIN internal server to gather status information and initiate control. An external meter with KYZ outputs will be connected directly to the SCADA Nexus gateway.

III. Functional Description of Equipment Provided

RAI will provide a weatherproof enclosure to be mounted on the side of the LTC which will include: SCADA Nexus Gateway, DL05 PLC, Sierra Wireless GX440 Cellular Modem LTE, Interposing control relays, Power supply to accept 120 VAC and fused DC power distribution board, AC breaker, Terminal Blocks and wiring diagram to connect to up to three LTCs in the substation. The PLC will output through the interposing relays a dry contact signal to each LTC to run in Voltage Reduction Mode.

IV. Field I/O

The City of Richland Beckwith controls will only be exposing a single input contact for control and not providing any direct feedback. Each SCADA Nexus enclosure has three outputs designed for three banks. The only system feedback will be the metering data collected by City of Richland and exposed via FTP to the City of Richland SCADA Nexus cloud server.

V. Control Logic and Operational Response from Assets

BPA will initiate an event by activating one or more dispatch groups. The event request will be processed by the Energy Northwest DRACS and then propagated to the City of Richland SCADA Nexus server. The City of Richland SCADA Nexus server will manage issuing shed commands to each individual LTC device PLC via its connected SCADA Nexus gateway. Conformation will be provided back from the gateway to the SCADA Nexus server and ultimately the DRACS server that the output has been actuated.

VI. Operator Interfaces and HMI

The CR SCADA Nexus server will include the standard user interface as well as DRACS integration and custom load management modules. The standard interface includes; dashboards, administration, account management, alarming, graphs/reporting, and device management. The DRACS integration module user interface will consist of multiple screens used to manage DRACS communication, configure data streams and view system status. The load management module user interface will vary depending on the type of demand response assets being managed. The following section provides a design map and description of the DRACS integration and load management modules.

1. DRACS Integration Module

- a. Status screen – This page shows the current status of the communications link between the CR SCADA Nexus server and DRACS.
- b. Management screen – This page is used to configure and manage link settings.
- c. Asset overview / management – This page lists a summary of all assets including their status and provides high level management.

- i. Online / Offline
 - ii. Percent availability
 - iii. Available load
 - iv. Asset type
- d. Detailed asset breakdown
 - i. Asset type
 - ii. Availability schedule
- e. Manage data streams
 - i. This page is used to configure the data streams that will be sent to DRACS. For example, a CL6 would have (tap position, secondary compensated voltage, voltage set point, percent reduction status, power factor.

2. Load Management Module

- a. Status screen – This page provides a summary of all assets
 - i. Current load management status
 - ii. Summary of all devices
- b. Asset management screens
 - i. Energy Storage
 - 1. Name
 - 2. Description
 - 3. Location
 - 4. Capacity
 - 5. Charge time
 - 6. Discharge time
 - 7. Availability schedule
 - 8. Online / Offline
 - ii. Demand Voltage Reduction
 - 1. Name
 - 2. Description
 - 3. Device management
 - a. Add / Remove devices from asset
 - b. Add devices to set point or percent reduction group
 - 4. Online / Offline

VII. Documentation

Online product documentation is available for the base SCADA Nexus server at <http://help.raiiinc.com/dc3/>. Other documentation specific to the City of Richland system such as extended features, wiring schematics, and OEM manuals will be provided internally as direct links on the user interface.

VIII. Training

Onsite installation assistance / training will be provided for the initial substation startup. Two hour web based training demonstration of operator interface will be provided once system is live.

**EXHIBIT B
SCHEDULE OF PAYMENTS**

Fixed Costs

The **Firm Fixed Price shall be in US Dollars and include** all i) wages, payroll taxes and fringe benefits; ii) all reproduction and printing costs including electronic media; iii) communications costs including all phones, faxes, internet, postage, shipping, delivery, couriers; iv) computer, software, printers, scanners, office machines and related costs of operations including consumables; v) insurance costs; vi) indirect and overhead burden; vii) handling service charges; and viii) travel, lodging, meals and incidentals; and ix) profit.

| Task Details | Cost |
|---|---------------------|
| Project Management | \$20,928.38 |
| Customer documentation including system architecture and user interface manual | |
| Design Documentation including architecture, user interface, DB structure and web application | |
| Meetings | |
| Training - 2 hour web based demonstration of live system | |
| Hardware | \$66,911.18 |
| Site assessment to determine enclosure / hardware requirements | |
| Design, plan, and procure LTC interface enclosures | |
| Build and test enclosures | |
| Build wiring diagram and installation manual | |
| Onsite startup support for first substation | |
| DataCatcher | \$43,788.60 |
| Installation and basic setup of cloud hosted DataCatcher | |
| Device setup (PLC, AMR, Gateway) | |
| Dashboard setup | |
| Implement and Configure Voltage Reduction state machine | |
| Implement and test DRACS interface with Energy NW | |
| Implement data retrieval via FTP download from City of Richland | |
| Total | \$131,628.15 |

Invoice Submittal - City Of Richland

Each invoice shall be sent to the attention of the City of Richland at the following address:

City of Richland
Attn: Accounts Payable
P.O. Box 190
Richland, WA 99352

**AGGREGATED DEMAND RESPONSE PILOT PROJECT
AGGREGATOR-ASSET AGREEMENT**

**Executed by
CITY OF RICHLAND
and
ENERGY NORTHWEST**

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This AGGREGATED DEMAND RESPONSE PILOT PROJECT AGGREGATOR-ASSET AGREEMENT (Agreement) is executed by ENERGY NORTHWEST (EN) a municipal corporation and joint operating agency organized under the laws of the State of Washington and City of Richland, State of Washington, (Utility). EN and Utility are sometimes referred to individually as “Party” and collectively as “Parties.”

RECITALS

EN has entered into Aggregated Demand Response Pilot Project Agreement with Bonneville Power Administration (BPA) dated September 10, 2014 (Pilot Agreement) for demand response integration and management of resources. In furtherance of the Pilot Agreement, EN desires to enter into a series of agreements with select utilities. Under this Agreement, Utility agrees to respond to demand side power management events (Events), called by EN, by accomplishing load responses within its service territory and from its served loads. Load reductions made available through these responses will contribute toward EN meeting its obligations to BPA under the terms of the Pilot Agreement

Utility is interested in entering into an agreement with EN to test the Parties' ability to provide suitably responsive electrical loads, effectively aggregate with others, and operate those assets to respond to BPA-originated Events through the use of contractual obligations, software, and communications infrastructure. The Parties, as well as BPA, intend to use the experience gained and data collected from this Pilot, of which this Agreement is a part, to help determine the broader applicability of utilizing load flexibility to manage a variety of transmission system and utility-scale conditions via aggregated demand response.

The Parties agree as follows:

1. TERM

This Agreement shall take effect on the date executed by the Parties (Effective Date) and shall expire on January 31, 2016, unless terminated earlier by one or both of the Parties as described in Section 9. The Parties may agree to extend this Agreement in six (6) month increments for a total extension not to exceed one year. Extensions shall be documented in an amendment to this Agreement signed by both Parties.

2. DEFINITIONS

Capitalized terms below shall have the meaning stated. Capitalized terms that are not listed below are defined within the section in which the term is used. Specific amounts for many of these defined terms are stated in Exhibit A.

- (a) "Asset" means a grouping of one or more electric energy consuming loads that are capable of changing electrical consumption in response to outside control signals. Utility provides Assets listed in Exhibit A. Exhibit B provides detailed baseline, metering, and performance criteria for each Asset type, also listed in Exhibit A. Exhibit C provides a listing of Assets' constituent loads and points of measurement and monitoring.
- (b) "Availability" means the days of the week and hours in the day that an Asset is available to respond to an Event. Availability for each Asset is identified in Exhibit A.
- (c) "Business Day" means Monday through Friday except for Federal holidays. If not specified as a Business Day, then calendar days are intended.
- (d) "Capacity" is the amount of electric power an Asset is able to reduce from its load, as measured and confirmed in accordance with Exhibit B. Measured in whole kilowatts (kW).
- (e) "Capacity Payment" means the amount that EN may pay Utility for available load adjustment by its Asset(s), subject to the limitations of this Agreement. Utility may elect, by written notice to EN, payment be made directly to Asset(s).
- (f) "Capacity Price" means the per kilowatt month price EN may pay Utility for available Capacity; listed in Exhibit A.
- (g) "Demand Response Aggregated Control System" (DRACS) is an integrated software and hardware solution that communicates between BPA, EN, Utility, and Assets. It serves also to provide the operational and business logic of the aggregated load

response contemplated in the Pilot Agreement and this Agreement as well as related data storage, processing, and reporting needs.

- (h) “Dispatch Group” means an Asset or group of Assets, including those contributed by other utilities that can respond to a common set of characteristics. These groups will be selected from BPA-served Regional Dialogue (Contract High Water Mark) power customers.
- (i) “Event” means a period during which a Dispatch Group, and thus the Group’s Assets, are called on and are obliged to respond under the terms of this Agreement. Events are, for purposes of performance, begin upon EN sending to Asset(s) an Event Request, and ends with EN sending an Event Termination. For purposes of measurement, payment, and reporting, data collected from Asset(s) up to thirty one (31) minutes prior to Event Request and thirty one (31) minutes after Event Termination may, depending on Asset type, be utilized to determine successful performance of each Asset.
- (j) “Event Request” means EN’s request sent to Utility Asset(s) to initiate an Event.
- (k) “Event Frequency per Month” means the maximum number of Events that can be called on an Asset during a calendar month; listed in Exhibit A.
- (l) “Event Frequency per Week” means the maximum number of Events that can be called on an Asset during a calendar week; listed in Exhibit A.
- (m) “Event Termination” means EN’s request sent to Utility Asset(s) to terminate an Event.
- (n) “Exercise Event” shall have the meaning set forth in Section 3(k) of this Agreement.
- (o) “Monthly Capacity Payment” means the Capacity Payment for each Asset owed by EN to Utility for a month adjusted according to performance and incentive provisions in Sections 3 and 4 of this Agreement. Utility may request payment be made directly to Asset(s). The maximum Monthly Capacity Payment is listed in Exhibit A.
- (p) “Pilot Agreement” means the Aggregated Demand Response Pilot Project Agreement between the Bonneville Power Administration and EN dated September 10, 2014.
- (q) “Ramp Time” means the number of minutes after EN sends the Event request to Utility within which an Asset must fully reduce its load to meet the Required Capacity amount.
- (r) “Recharge Period” means the minimum amount of time required after an Event is terminated before EN may request another Event of an Asset.
- (s) “Required Capacity” means the total kilowatt reduction, in whole kilowatts, an Asset is obliged to supply; listed in Exhibit A.
- (t) “Unsuccessful Event” means an Event, or an Asset’s performance during an Event, that does not meet the requirements of this Agreement as outlined in Section 4 of this Agreement.
- (u) “Unsuccessful Event Payment Reduction” means the reduction in Capacity Payment which occurs each time an Asset incurs an Unsuccessful Event.

3. PROJECT REQUIREMENTS

During the term of this Agreement, with the exception of any properly noticed outages meeting the requirements of Section 3(g) or Exercise Events meeting requirements of Section 3(k) below, Utility shall provide EN with a load response resulting in periods of decreased load corresponding to the requirements of this Agreement.

(a) Event Requests

EN shall communicate all Event Requests to Utility, or directly to Asset at Utility's option, via web-based communication. EN's Event Requests shall not exceed the Event Frequency per Month and Week specified in Exhibit A. Following the conclusion of an Event, EN shall allow for a Recharge Period, as specified in Exhibit A, before sending Utility any further Event Request.

(b) Response Time

After EN has sent Utility an Event Request, Utility shall assure full reduction of the Asset load, identified in Exhibit A, by the Required Capacity amount within the Ramp Time specified in Exhibit A. Measurement for this requirement shall be performed per Exhibit B, Technical Requirements.

(c) Response Duration

Load reduction for each Asset shall remain at or exceed the Required Capacity amount for the entire duration of the Event. Measurement for this requirement shall be performed in accordance with Exhibit B. After an Event is terminated, either by an Event Termination signal from EN stating that an Event is over or when the Maximum Duration specified in Exhibit A is reached, all Asset loads included in the effected Asset shall be returned to normal operations within 30 minutes of Event Termination signal.

There is no obligation under this Agreement that an Asset return to pre-Event load levels 30 minutes after Event Termination, only that receipt of Event Termination signal is confirmed and restoration to normal operations is initiated as allowed by Asset conditions and circumstances.

(d) Event Amounts

Utility shall fully reduce the Asset load by the Required Capacity amount stated in Exhibit A. EN may allow for changes to Asset Required Capacity amounts to be made, or addition of Assets, over the course of this Agreement. All such changes shall be accomplished by mutually signed amendments adjusting the terms of Exhibit A. These amendments shall be effective on the first day of the calendar month following the amendment's execution. Payment for any additional Required Capacity shall be made according to Section 6, Payment, during the calendar month following the changed Required Capacity or Asset's Availability. EN shall have sole authority to approve Utility's requests to allow changed Required Capacity or additional Assets; however, this approval shall not be unreasonably withheld.

(e) Utility Obligation

Utility shall install and shall maintain in good working order for the term of this Agreement at its sole cost and expense the metering, communications and control devices, and communications pathways necessary for its Assets' performance under this Agreement, as suitable for Asset type.

(f) **EN Obligation**

EN shall install and, for the term of this Agreement, shall maintain in good working order the DRACS and associated communications and control devices and communication pathways necessary for its performance under the Pilot Agreement and this Agreement.

(g) **Outages**

Any period of time during which an Asset is not fully available to perform according to the requirements of this Agreement shall be considered an "outage." Utility shall provide EN with a minimum of sixty (60) hours' notice before any outage. Utility e-mailed notifications shall include the reason for the outage and when the Asset will again be available. Outages shall start only 0000 and stop at 2400, in whole-day 24-hour increments. Utility shall provide a minimum 30-hour notice for the end of its Asset outage. If Utility extends the duration of a properly notified outage then a minimum 30-hour notice for that extension shall be provided to EN. All outage-related notifications and correspondence shall be sent via e-mail to the respective counter-party's email address as specified in Section 11 of this Agreement.

For each 24-hour day of a properly notified outage the Monthly Capacity Payment for that Asset shall be reduced by 6.0% of the total possible Capacity Payment for the month.

(h) **Forced Outages**

The DRACS functionally checks its connectivity to all Assets frequently. If DRACS determines any Asset to not be connected or is otherwise non-responsive, the DRACS will communicate alerts via e-mail, text, or other suitable means, to EN, Utility, and, if separate, the Asset.

Utility, or Asset on Utility's behalf, shall notify by telephone, email, and/or text message EN as soon as practicable of any Asset unavailable due to forced outage. Such notification shall include known circumstances contributing to the forced outage, corrective actions taken and best predictions of return to service. This notification, if warranted and meets all applicable requirements, will be accepted as an outage notification as provided for in Section 3(g).

(i) **Capacity Share**

If one or Assets are in outage or forced outage, Utility may elect in writing to provide excess Capacity, if available, from its other Assets. If not available, or not sufficient, to replace the Asset Required Capacity, EN shall make its best reasonable efforts to arrange sufficient additional Capacity from other utilities' Assets so that the Dispatch Group to which the unavailable Asset is assigned may continue to perform. In that event, the amount by which the Utility's Monthly Capacity Payment is reduced shall be paid as an incentive, on a pro rata basis, to the Asset(s) that provide Capacity in excess of its respective Required Capacity.

If: (1) Utility does not provide excess Capacity to replace that of the unavailable Asset; and (2) the Dispatch Group to which that Asset is assigned is not also in outage as a whole; and (3) EN is not able to arrange additional Capacity from other Assets; and (4) an Event is called during the outage by BPA on the Dispatch Group to which the unavailable Asset is assigned; and (5) a Dispatch Group Unsuccessful Event occurs by virtue of insufficient Capacity; then all Assets assigned to the Dispatch Group shall be

deemed to have also incurred an Unsuccessful Event irrespective of the utility providing those Assets or outage status of those Assets. Provisions of Section 4(e) then apply.

(j) **DRACS Outage**

A failure of DRACS functionality that results in the unavailability of Assets shall not be considered an Asset outage so long as those Assets are and remain fully functional and available in all respects over the course of the DRACS failure.

(k) **Exercise Events**

Under the Pilot Agreement, EN may make written request of BPA for one or more Exercise Events, involving one or more Dispatch Groups, to occur for purposes of evaluating communication and control functionality, gather response data, or other purposes. With written permission from BPA, such Exercise Events, whatever the result, for Utility shall not: (i) be deemed Unsuccessful Events under Section 4; (ii) be considered Events for purposes of meeting Utility's obligations of Exhibit A; or (iii) affect payments under Section 6. The Parties agree that no further Event shall be called on the affected Asset(s) during the Exercise Event or within the Recharge Period subsequent to the Exercise Event.

4. UNSUCCESSFUL EVENTS

- (a) If Utility fails to fully reduce the Asset load to the Required Capacity within the Ramp Time as determined under Exhibit B, the Event shall be considered an Unsuccessful Event for that Asset.
- (b) Excepting Ramp Time, if an Asset's measured load reduction for any measured minute during an Event is less than the Required Capacity amount the Event shall be considered an Unsuccessful Event for that Asset.
- (c) A failure or mis-operation of metering and communications equipment under the control of Utility during an event that results in insufficient Event data being collected and thus not achieving Asset Required Capacity shall constitute an Unsuccessful Event for Asset.
- (d) A failure or mis-operation of DRACS or its associated control and communications infrastructure during an Event that solely results in insufficient Event data being collected and thus meeting requirements of Exhibit B shall not constitute an Unsuccessful Event for Utility. EN shall have sole authority to determine whether a failure of DRACS or its associated control and communications infrastructure during was the sole cause of an Unsuccessful Event.
- (e) For every Unsuccessful Event, Utility's Monthly Capacity Payment shall be reduced by the Unsuccessful Event Payment Reduction. This Unsuccessful Event Payment Reduction shall be equal to one third of that Asset's total possible Monthly Capacity Payment for the month.
- (f) After the first two (2) calendar months of this Agreement subsequent to first placing Required Capacity in service have passed, if three Unsuccessful Events occur within a rolling two (2) calendar month period, EN shall provide Utility with a written notice to take corrective action. This notice to take corrective action shall allow Utility thirty (30) days to correct its systems and remedy its performance. If, after the end of the thirty day correction period, three Unsuccessful Events occur during any thirty (30) day period then

this Agreement may be terminated by EN according to the terms of Section 9, Termination.

- (g) EN shall meter, establish baseline in accordance with applicable provisions of Exhibit B, and initially verify the performance of each Event and report these findings to Utility. Under the Pilot Agreement BPA has sole responsibility and authority to determine if an Unsuccessful Event has occurred. Accordingly, for the purposes of this Agreement, EN is solely responsible for determining if an Unsuccessful Event for Utility Asset(s) have occurred. Such determination by EN shall not be unreasonably made.

All Asset metering, baseline, and verification data collected by EN for this Agreement will be made available to Utility through DRACS. Furthermore, upon written request, EN shall provide Utility, subject to meeting its non-disclosure obligations to BPA and other utilities, with further data and information relating to its Unsuccessful Event determination as may reasonably be useful to Utility in evaluating such determinations.

- (h) If: (1) Utility Asset(s) fail to perform for an Event and thus incur an Unsuccessful Event; (2) other Assets from other utilities over supply Capacity; and (3), as a result of that over supply contribution, the non-performing Asset's Dispatch Group does not incur an Unsuccessful Event, EN shall distribute as an incentive, on a pro rata basis, the amount of Utility's Unsuccessful Event Payment Reduction to the utility or utilities whose Assets over supplied. An Asset need not be assigned to the same Dispatch Group for its contribution to earn an incentive.

5. PROJECT MANAGEMENT

EN shall convene weekly status meeting with representatives of all utilities providing Assets to the Pilot. Such meetings may be conducted in person or by telephone conference. The intent of the meetings is to brief all utility participants as to Pilot team activities, development progress, performance issues, challenges, coordination of Asset outages, and other matters of interest.

6. PAYMENT

- (a) To facilitate payment and at Utility request, EN shall make available all Event metering and baseline information relating to the performance of Utility Assets as well as EN's assessment of Event performance and compliance with provisions of this Agreement.
- (b) The net Monthly Capacity Payment shall be calculated as follows:
 - (1) EN shall multiply the Capacity Price, as defined in Exhibit A, by the Required Capacity for each Asset, as defined in Exhibit A. The product of these two numbers is the maximum Monthly Capacity Payment for the month.
 - (2) EN shall verify Asset's performance during the previous calendar month and subtract the appropriate amounts for any Asset outages or other periods of unavailability from the maximum Monthly Capacity Payment for the month.
 - (3) EN shall verify any Unsuccessful Event Payment Reductions that are required for the previous month and subtract the appropriate amounts from the maximum Capacity Incentive Payment for the month.

- (4) EN shall verify any pro rata incentive(s) due Utility for contributing shared Capacity as provided for in Sections 3(i) and 4(h). No incentive may be earned for contributing shared Capacity unless payments are reduced for outages or non-performance to one or more other utilities. Shared Capacity incentives earned by all utilities shall not exceed the total of those reductions.
- (5) Any remaining amount after these steps are completed is the net Monthly Capacity Payment payable to Utility.
- (c) For illustrative purposes only, Examples of multiple operational and payment scenarios are provided in Exhibit D.
- (d) At no time shall the Monthly Capacity Payment from EN to Utility total less than zero.
- (e) EN shall pay Utility the Monthly Capacity Payment owed via electronic funds transfer on or before the 28th day of the month following after the Capacity has been made available and EN has been paid for said Capacity by BPA. If the due date falls on a non-Business Day, then the payment shall be due on the next Business Day.
- (f) Utility acknowledges and confirms EN has represented to Utility that BPA shall not make any adjustments to the power or transmission bills for any utility participating in the project in response to Event performance under this Agreement. Utility assumes all risk for any billing adjustments caused by Utility's responding Assets in performing under this Agreement. Utility affirmatively represents that it has duly considered this fact as a condition of its participation in this project and Utility has accepted all risks associated with this project.

7. INFORMATION SECURITY

- (a) EN shall protect data and information collected from Utility and Assets under the Agreement at all times commensurate with the risk and magnitude of harm that could result from a loss or unauthorized disclosure of confidentiality, availability, and integrity of these information or systems.
- (b) EN is obliged under the Pilot Agreement to develop, deploy, and operate the DRACS in compliance with E-Government Act (Public Law 107-347) of 2002, Title III Federal Information Security Management Act (FISMA). Accordingly, the DRACS will adhere to applicable standards of NIST 800-53 Security and Privacy Controls for Federal Information Systems and Organizations suitable for data and processing systems with an impact rating of "LOW", such rating determined using rating guidelines set forth by Federal Information Processing Standards Publication (FIPS) 199 Standards for Security Categorization of Federal Information and Information Systems.
- (c) Utility has reviewed the above-cited documents to its satisfaction and has rated the data that will be collected from Utility and Utility Assets under this Agreement as meeting the FIPS 199 "LOW" impact rating and so attests by Addendum Impact Rating provided as Exhibit E and herein incorporated by reference.

8. STANDARD PROVISIONS

(a) Amendments

No amendment of this Agreement shall be of any force or effect unless set forth in a written instrument signed by authorized representatives of each Party.

(b) Entire Agreement

This Agreement, including documents expressly incorporated by reference, constitutes the entire agreement between the Parties. It supersedes all previous communications, representations, or contracts, either written or oral, which purport to describe or embody the subject matter of this Agreement.

(c) Hold Harmless

Each Party assumes all liability for personal injury or damage to persons or property arising from a willful act or to the extent of the negligence of its own employees, agents, members of governing bodies, or contractors. Each Party shall indemnify and hold the other Party harmless from any liability arising from such willful act or to the extent of the Party's negligence. Under no circumstances shall either Party be liable to the other Party for incidental, consequential, or punitive damages including but not limited to claims for loss of power or claims of economic loss. Notwithstanding any other term or condition of this Agreement, EN's total liability to Utility and Utility's total liability to EN, whether arising in tort (including negligence and strict liability), in contract, at law or in equity, arising out of or relating to this Agreement shall not exceed the sum of ten thousand dollars (\$10,000).

(d) Dispute Resolution

This Agreement shall be interpreted consistent with and governed by the laws of the State of Washington. EN and Utility shall identify any issue(s) in dispute arising out of this Agreement and make a good faith effort to negotiate a resolution of such disputes before either may initiate litigation or arbitration. Such good faith effort shall include discussions or negotiations between the Parties' executives or managers. Pending resolution of a contract dispute or contract issue between the Parties, the Parties shall continue performance under this Agreement unless to do so would be impossible or impracticable.

9. TERMINATION

(a) In the event that BPA or EN terminates the Pilot Agreement, on or after March 20, 2015, this Agreement shall automatically terminate within three (3) days of the date of the termination of the Pilot Agreement. Upon termination of the Agreement, any liabilities of a Party under this Agreement which have not been satisfied shall be preserved until satisfied.

(b) On or after March 20, 2015 either Party may terminate this Agreement by giving notice of termination of this Agreement by providing written notice twenty-one (21) Business Days in advance of such termination to the other Party. Such notice must include a reasonable explanation regarding the purpose of the termination. In the event of termination due to the number of Unsuccessful Event incurred, EN's notice of termination shall be effective fourteen (14) days upon receipt by Utility. Upon termination of the Agreement, any liabilities of a Party under this Agreement which have not been satisfied shall be preserved until satisfied.

11. NOTICES AND CONTACT INFORMATION

Any notice required under this Agreement that requires such notice to be provided under the terms of this section shall be provided in writing to the other Party in one of the following ways:

- (a) delivered in person;
- (b) by a nationally recognized delivery service with proof of receipt;
- (c) by United States Certified Mail with return receipt requested;
- (d) electronically, if both Parties have means to verify the electronic notice's origin, date, time of transmittal and receipt; or
- (e) by another method agreed to by the Parties.

Notices are effective when received. Either Party may change the name or address for delivery of notice by providing notice of such change or other mutually agreed method. The Parties shall deliver notices to the following person and address:

Contractual Matters:

Energy Northwest

MD 1035 PO Box 968
345 Hill Street, Richland WA 99352
Attn: John Steigers, Generation Project Developer, Energy Services & Development
Phone: 509-377-4547; E-Mail: jasteigers@energy-northwest.com

City of Richland

840 Northgate Drive, Richland, WA 99352
Attn: Clint Whitney, Chief Electrical Engineer
Phone: (509) 942-7434 ; E-Mail: cwhitney@ci.richland.wa.us

Operational Matters

Energy Northwest

MD 1035 PO Box 968
345 Hill Street, Richland WA 99352
Attn: John Steigers, Generation Project Developer, Energy Services & Development
Phone or Text: (509) 377-4547 (cell); E-Mail: jasteigers@energy-northwest.com

City of Richland

840 Northgate Drive, Richland, WA 99352
Attn: Clint Whitney, Chief Electrical Engineer
Phone: (509) 942-7434 ; E-Mail: cwhitney@ci.richland.wa.us

12. SIGNATURES

The Parties have executed this Agreement as of the last date indicated below.

ENERGY NORTHWEST

By _____

Name _____
(Print/Type)

Title _____

Date _____

CITY OF RICHLAND

By _____

Name Cynthia D. Johnson
(Print/Type)

Title City Manager

Date November 5, 2014

EXHIBIT A – ASSET SCHEDULE
City of Richland

| ID | Asset Name | Required Capacity [DG-A] ⁽¹⁾ | Required Capacity [DG-B] ⁽¹⁾ | Asset Type | Capacity Price | Nominal Availability | Monthly Capacity Payment |
|--------|----------------------------------|---|---|--------------|----------------|-----------------------|--------------------------|
| | | [kW] | [kW] | (ref. Exh.B) | [\$/kW-month] | [% of 744 hour month] | [\$/month] |
| COR-01 | Demand Voltage Reduction | 800 | 0 | DVR | \$3.00 | 100.0% | \$2,400.00 |
| COR-02 | Powin Battery ESS ⁽²⁾ | 60 | 0 | BESS | \$3.00 | 100.0% | \$180.00 |
| | | | | | | | |
| | | 860 | 0 | | | | \$2,580.00 |

| ID | Asset Name | Ramp Time | Event Duration | Recharge Period | Event Frequency per Week | Event Frequency per Month | Availability ⁽³⁾ |
|--------|----------------------------------|-----------|----------------|-----------------|--------------------------|---------------------------|-----------------------------|
| | | [minutes] | [hours] | [hours] | | | |
| COR-01 | Demand Voltage Reduction | 9.5 | 1.5 | 24 | 2 | 6 | 0000-2400 S-S |
| COR-02 | Powin Battery ESS ⁽²⁾ | 9.5 | 1.5 | 24 | 2 | 6 | 0000-2400 S-S |
| | | | | | | | |

Note (1) - Any Asset may contribute excess capacity to other DGs.

Note (2) - BESS may deploy to multiple locations during project term.

Note (3) - Time of day Asset is available (24-hour clock); "S-S" Sunday through Saturday; "M-F" Monday through Friday.

EXHIBIT B - MEASUREMENT AND VERIFICATION

1. General Information

- (1) Exhibit B defines four (4) types of measurement and verification (M&V) procedures. Each one defines how to quantify the Capacity delivered on a minute by minute basis. Each Asset must be linked to one of these four M&V methods.
- (2) The aggregate total Capacity delivered for an Asset is achieved by calculating the Capacity delivered, on a minute by minute basis, summing those values first, then, applying the test for the minimum capacity delivered over the Event. If the minimum one minute aggregate delivered Capacity is less than the contractual capacity of a dispatch group that constitutes an Unsuccessful Event.
- (3) Disabling an Asset does not relieve Utility from the contractual Required Capacity of the Asset. DRACS shall record the enable / disable status for each Asset on a minute by minute basis for the duration of this Agreement. Assets that are enabled are included in an Event's aggregate total capacity summation for the applicable dispatch group. Assets that are disabled are not included in an Event's aggregate total capacity summation for the applicable dispatch group. In order for an asset to be considered disabled for a given Event, the disable function for that asset must be recorded as such during that entire Event. Disabling an asset does not relieve EN from the contractual required capacity of the applicable Dispatch Group.
- (4) Purchase and installation of instruments, metering, communications devices, technical services, and other infrastructure required at Utility and /or the Asset premises to support the requirements of this Exhibit are the sole responsibility of Utility.

2. Direct Load Control – Metered (DLCM)

- (1) This section describes the measurement and verification methods to be used for Assets whose loads or load groupings have one or more specified metering data points which, in the aggregate, definitively describe and quantify the Asset load power at specific timed intervals.
- (2) Loads verified under this section shall be metered directly and average real power (kW) shall be recorded at one minute intervals on an on-going basis during the duration of this Agreement. Each power meter shall strive to have an internal watt transducer with a minimum of 1% accuracy for energy (kWh), but no more than 4%. The location of meter(s) must ensure that the subject Asset and any interdependent loads are captured by the metering. It is recommended that the Asset Capacity be at least 20% of the average load being metered in order to reduce error in the Event Capacity calculation. In some cases it may be reasonable to meter at the facility service entrance.
- (3) Baseline for a load measured and verified under this section shall be the metered power (kW) averaged over the 31 minutes prior to the date/time stamp of the Event notification. This power (kW) amount shall be considered constant during the Event.
- (4) Capacity delivered on a minute by minute basis shall be the difference between the Event Baseline and each one minute average power (kW) measured during the Event.

3. Direct Load Control – Not Metered (DLCNM)

- (1) This section describes the measurement and verification methods to be used for Assets whose load or load groupings are distributed geographically and or electronically and where metering each sub-load within the Asset is neither reasonably feasible nor cost efficient.
- (2) For loads measured and verified under this section EN shall confirm Event response by collecting proof of monitoring, recording, and reporting equipment showing (1) the initiation and termination signals generated by and sent to controls from the DRACS and (2) confirmation of the affected substations' operation over the Event duration.
- (3) Baselines shall not be determined for Assets measured and verified under this section.
- (4) Utility shall prepare documentation establishing each substation participating in load control signals and, one time only, quantity of active retail load controllers. Capacity delivered on a minute by minute basis shall be the product of the confirmed quantity of dispatched controllers and the corresponding power (kW) shown in Table 1, below. For Events spanning multiple hours the capacity response per controller shall be the value shown in Table 1 for that corresponding time window.

| Table 1. Deemed Capacity Response per Controller | | |
|--|------------------------|------------------------|
| Hour Ending | Weekday (Mon-Fri) [kW] | Weekend (Sat-Sun) [kW] |
| 0100 | 0.154 | 0.178 |
| 0200 | 0.132 | 0.129 |
| 0300 | 0.104 | 0.110 |
| 0400 | 0.108 | 0.117 |
| 0500 | 0.105 | 0.090 |
| 0600 | 0.132 | 0.097 |
| 0700 | 0.466 | 0.178 |
| 0800 | 0.638 | 0.397 |
| 0900 | 0.558 | 0.590 |
| 1000 | 0.526 | 0.726 |
| 1100 | 0.472 | 0.581 |
| 1200 | 0.421 | 0.584 |
| 1300 | 0.360 | 0.523 |
| 1400 | 0.368 | 0.459 |
| 1500 | 0.302 | 0.453 |
| 1600 | 0.270 | 0.400 |
| 1700 | 0.345 | 0.430 |
| 1800 | 0.352 | 0.410 |
| 1900 | 0.449 | 0.516 |
| 2000 | 0.458 | 0.585 |
| 2100 | 0.478 | 0.537 |
| 2200 | 0.463 | 0.508 |
| 2300 | 0.327 | 0.400 |
| 2400 | 0.275 | 0.307 |

4. Demand Voltage Reduction (DVR)

- (1) This section describes the measurement and verification methods to be used for Assets whose loads or load groupings deliver capacity via a change in Utility's distribution system voltage.

- (2) For loads measured and verified under this section EN, shall:
 - (a) Measure and record three-phase average voltage at one minute intervals for each voltage control zone, feeder regulator and/or transformer load tap changer (LTC); and
 - (b) Measure and record average power (kW) delivered to each voltage control zone at one minute intervals.
- (3) Baselines shall not be determined for loads measured and verified under this Section.
- (4) For each voltage control zone, Capacity delivered on a minute by minute basis shall be the product of measured load (kW), the % change in voltage for that minute (expressed as a fractional change), and a deemed demand voltage reduction (DVR) load response factor of 0.5 (%kW / % voltage change). As provided for by the Pilot Agreement, BPA and EN may revise the agreed-to deemed DVR factor by mutual written Agreement. EN will document and report the voltage set points at one minute intervals during each Event.

5. Battery Energy Storage System (BESS)

- (1) This section describes the measurement and verification methods to be used for Assets whose loads or load groupings are battery based electrical energy storage systems
- (2) For loads measured and verified under this section EN shall record one minute power (kW) at the point the battery system interconnects to the AC grid and record one minute load profile data sets for power delivered to the grid and power received from the grid.
- (3) Baseline shall be the power (kW) into or out of the AC grid during the minute immediately preceding the date/time stamp of the Event notification.
- (4) Delivered Capacity on a minute by minute basis shall be the absolute value one minute average difference between baseline and metered power to grid. If the battery is receiving power from the grid when the Event notification occurs, this charging power will increase the delivered capacity as metered power to grid. If the battery is delivering power to the grid when the Event notification occurs, this power will reduce the delivered capacity as metered power to grid.

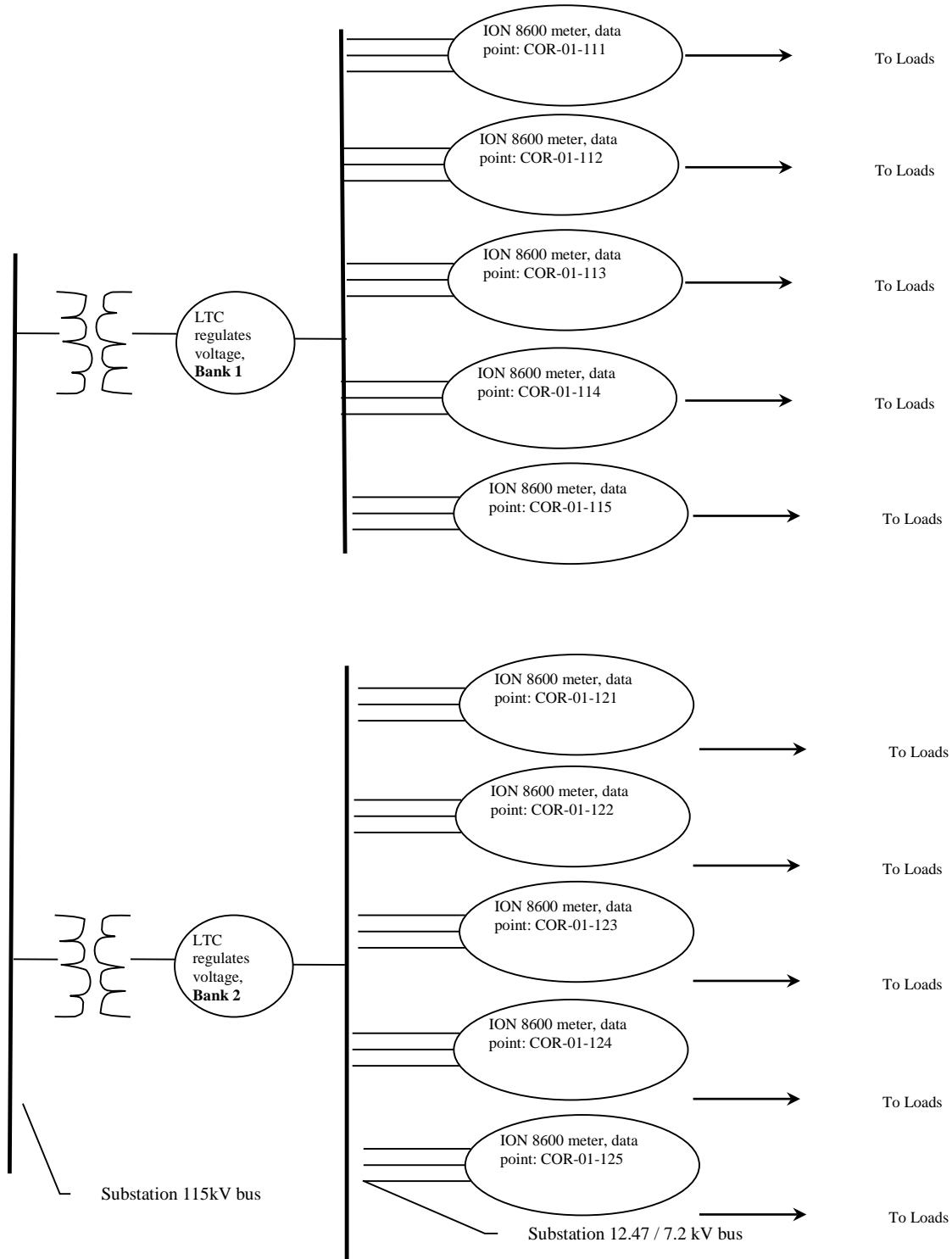
EXHIBIT C – ASSET DETAIL **City of Richland**

1. City of Richland Demand Voltage Reduction

| COR-01 - Asset Detail | | | | | | | | | |
|-----------------------|---------------|----------------------|--------|---------------|------------|-----------------|------------------------|--------|---------------|
| Data Point | Substation | Transformer | Feeder | Meter | Data Point | Substation | Transformer | Feeder | Meter |
| COR-01-011 | Thayer | Thayer Bank 1 | X11 | lon 8600/8650 | COR-01-091 | Snyder | Snyder Bank 1 | X91 | lon 8600/8650 |
| COR-01-012 | | | X12 | lon 8600/8650 | COR-01-092 | | | X92 | lon 8600/8650 |
| COR-01-013 | | | X13 | lon 8600/8650 | COR-01-093 | | | X93 | lon 8600/8650 |
| COR-01-014 | | | X14 | lon 8600/8650 | COR-01-094 | | | X94 | lon 8600/8650 |
| COR-01-021 | | Thayer Bank 2 | X21 | lon 8600/8650 | COR-01-071 | Tapteal | Tapteal Bank 1 | X71 | lon 8600/8650 |
| COR-01-022 | | | X22 | lon 8600/8650 | COR-01-072 | | | X72 | lon 8600/8650 |
| COR-01-023 | | | X23 | lon 8600/8650 | COR-01-073 | | | X73 | lon 8600/8650 |
| COR-01-024 | | | X24 | lon 8600/8650 | COR-01-074 | | | X74 | lon 8600/8650 |
| COR-01-025 | | Thayer Bank 3 | X25 | lon 8600/8650 | COR-01-075 | | Tapteal Bank 2 | X75 | lon 8600/8650 |
| COR-01-061 | | | X61 | lon 8600/8650 | COR-01-076 | | | X76 | lon 8600/8650 |
| COR-01-062 | | | X62 | lon 8600/8650 | COR-01-077 | | | X77 | lon 8600/8650 |
| COR-01-063 | | | X63 | lon 8600/8650 | COR-01-078 | | | X78 | lon 8600/8650 |
| COR-01-064 | | | X64 | lon 8600/8650 | COR-01-111 | Sandhill | Sandhill Bank 1 | X111 | lon 8600/8650 |
| COR-01-031 | Stevens Drive | Stevens Drive Bank 1 | X31 | lon 8600/8650 | COR-01-112 | | | X112 | lon 8600/8650 |
| COR-01-032 | | | X32 | lon 8600/8650 | COR-01-113 | | | X113 | lon 8600/8650 |
| COR-01-033 | | | X33 | lon 8600/8650 | COR-01-114 | | | X114 | lon 8600/8650 |
| COR-01-034 | | | X34 | lon 8600/8650 | COR-01-115 | | | X115 | lon 8600/8650 |
| COR-01-041 | | Stevens Drive Bank 2 | X41 | lon 8600/8650 | COR-01-121 | | Sandhill Bank 2 | X121 | lon 8600/8650 |
| COR-01-042 | | | X42 | lon 8600/8650 | COR-01-122 | | | X122 | lon 8600/8650 |
| COR-01-043 | | | X43 | lon 8600/8650 | COR-01-123 | | | X123 | lon 8600/8650 |
| COR-01-044 | | | X44 | lon 8600/8650 | COR-01-124 | | | X124 | lon 8600/8650 |
| COR-01-051 | | Stevens Drive Bank 3 | X51 | lon 8600/8650 | COR-01-125 | | | X125 | lon 8600/8650 |
| COR-01-052 | | | X52 | lon 8600/8650 | COR-01-081 | Richland Switch | Richland Switch Bank 1 | X81 | lon 8600/8650 |
| COR-01-053 | | | X53 | lon 8600/8650 | COR-01-082 | | | X82 | lon 8600/8650 |
| COR-01-054 | | | X54 | lon 8600/8650 | COR-01-083 | | | X83 | lon 8600/8650 |
| COR-01-001 | First Street | First Street Bank 1 | X1 | lon 8600/8650 | COR-01-084 | | | X84 | lon 8600/8650 |
| COR-01-002 | | | X2 | lon 8600/8650 | COR-01-085 | | | X85 | lon 8600/8650 |
| COR-01-003 | | | X3 | lon 8600/8650 | COR-01-131 | City View | City View Bank 1 | X131 | lon 8600/8650 |
| COR-01-004 | | | X4 | lon 8600/8650 | COR-01-132 | | | X132 | lon 8600/8650 |
| COR-01-005 | | | X5 | lon 8600/8650 | COR-01-133 | | | X133 | lon 8600/8650 |
| COR-01-006 | | First Street Bank 3 | X6 | lon 8600/8650 | COR-01-134 | | | X134 | lon 8600/8650 |
| COR-01-007 | | | X7 | lon 8600/8650 | COR-01-135 | | | X135 | lon 8600/8650 |
| COR-01-008 | | | X8 | lon 8600/8650 | | | | | |
| COR-01-009 | | | X9 | lon 8600/8650 | | | | | |
| COR-01-010 | | | X10 | lon 8600/8650 | | | | | |

Note: all City of Richland substations control distribution voltage with transformer LTC. All metering will be performed by ION 8600/8650 revenue grade meters in the substation.

Example: Sandhill Substation



2. City of Richland Powin Energy Battery

| COR-02 - Asset Detail | | | | | | | | | |
|-----------------------|----------------------------------|--|--|--|--|--|--|--|--|
| Data Point | | | | | Meter | | | | |
| COR-02-001 | Powin Energy - 120kW 500kWh BESS | | | | Ideal Power Model IBC-30KW-480 (integrated meter; +/-2%) | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

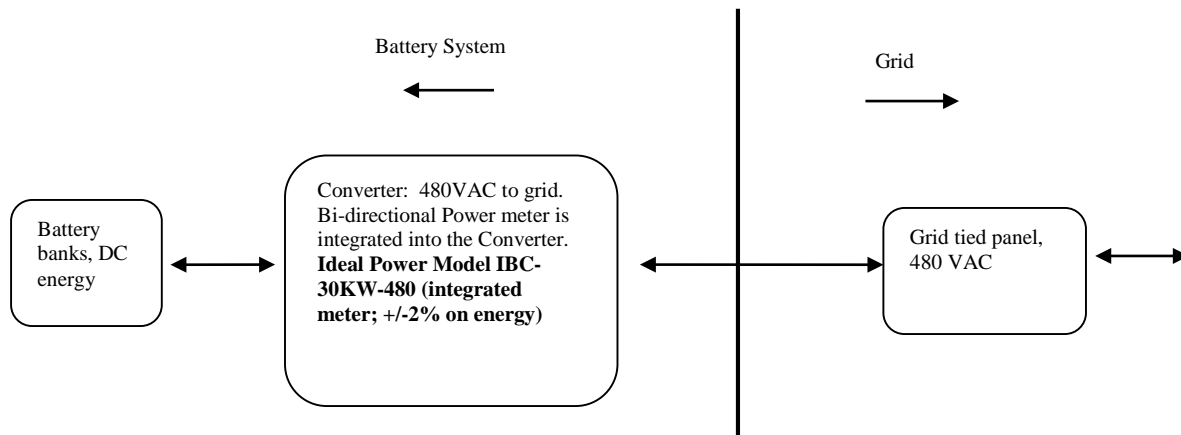


EXHIBIT D – EXAMPLES

The examples provided in this Exhibit are provided for illustrative purposes only. If any conflict or difference in interpretation occurs between a specific provision of the Agreement and this Exhibit, the specific provision of the Agreement shall prevail and be controlling.

Given

Dispatch Group A (DG-A) has 3 utilities; A with Assets Nos.1 and 2, B with Asset 3, and C with Asset 4.
(Dispatch Group B (DG-B) has one utility; D with Assets 5, 6, and 7.

Example No. 1

An Event for DG-A is called. Utility A's Asset 1 suffers unexpected issues and does not supply its Required Capacity but its Asset 2 does perform. During the same Event Utility B's Asset 3 and Utility C's Asset 4 only supply their respective Required Capacity. As a result, both Utility A and DG-A incurs an Unsuccessful Event under as it under-performs the Event by 3,000 kW. The Monthly Capacity Payment for all of DG-A

assigned Assets are reduced by one third. This includes those of not only Utility A but of Utilities B and C as well.

Example No. 2

A DG- A Event is called. Utility A's Asset 1 does not produce its 3,000 kW Required Capacity and incurs an Unsuccessful Event. Asset 1's \$9,000 Monthly Capacity Payment is reduced by a third or \$3,000 [**3,000 kW * \$3.00 / kW-month * 1/3 = \$3,000**].

Utility A's Asset 2, however, does perform for the Event and no reduction of its payment is made.

During the same Event Utility B's Asset 3 over supplies the Event duration by 1,000 MW and Utility C's by 3,000 kW. As a result of Utilities B and C over supplying, DG-A does not incur an Unsuccessful Event despite Asset 1's non-performance.

The pro rata allocation of the \$3,000 by which Utility A's Monthly Capacity Payment was reduced would be 25.0% to Utility B [**1,000 kW / (1,000 kW + 3,000 kW) = 25.0%**] and 75% to Utility C [**3,000 kW / (1,000 kW + 3,000 kW) = 75.0%**].

Example No. 3

Events are called simultaneously for both DG-A and DG- B. Utility A's Asset 1 suffers unexpected issues, produces 1,000 kW of its 3,000 kW Required Capacity, and its \$9,000 Monthly Capacity Payment is reduced by a third. [**3,000 kW * \$3.00 / kW-month * 1/3 = \$3,000**]

Utility A's Asset 2, Utility B's Asset 3, and Utility D's Assets 6 and 7 all achieve their respective Required Capacity.

Utility C's Asset 4 over supplies by 1,000 kW and Utility D's Asset 5 by 4,000 kW. As a result of Utilities C of DG-A and Utility D of DG-B over supplying, both DG-A, despite Asset 1's non-performance, and DG-B satisfactorily perform their respective Events and no Unsuccessful Event is incurred.

The pro rata allocation of the \$3,000 by which Utility A's Monthly Capacity Payment was reduced for the non-performance of its Asset 1 would be 42.9% to Utility C [**3,000 kW * \$3.00 / kW-month * 1/3 = \$3,000**] and 57.1% to Utility D [**4,000 kW / (3,000 kW + 4,000 kW) = 57.1%**]

Example No. 4

Utility A places its 3,000 kW Asset 1 in outage for 4 days of a calendar month, its Monthly Capacity Payment would be reduced by \$2,160 [**4 days * 6.0% / day * \$3.00/kW-month * 3,000 kW = \$1,800**].

An Event occurs during the Asset 1 outage. During the Event Utility A causes its Asset 2 to over-supply by 1,000 MW for the Event duration, Utility B's Asset 3 by 2,000 kW; and Utility C's Asset 4 by 3,000 kW.

Pro rata re-allocation of the \$2,160 by which Utility A's Monthly Capacity was reduced for its Asset 1 outage; would be 16.7% to Utility A [**1,000 kW / (1,000 kW + 2,000 kW + 3,000 kW) = 16.7%**], 33.3% to Utility B [**2,000 kW / (1,000 kW + 2,000 kW + 3,000 kW) = 33.3%**], and 50% to Utility C [**3,000 kW / (1,000 kW + 2,000 kW + 3,000 kW) = 50.0%**].

Example No. 5

Utility A places its Asset in outage but makes arrangements for and commits in writing its Asset 2 to over supply Capacity for the duration of the Asset 1 outage so that no net reduction in DG-A Capacity occurs.

Asset 1 Monthly Capacity Payment is reduced by 6.0% per day of the outage but Asset 2's is increased by the same amount so that Utility A's net Monthly Capacity Payment is not reduced.

If an Event is called on DG-A during the Asset 1 outage, Utility's Asset 2 over supplies as it is committed to, and as a result DG-A does not incur an Unsuccessful Event, then Utility A's Asset 2 would earn the full Unsuccessful Event Payment Reduction that Asset 1 incurs irrespective of other utility's Assets over supplying during that Event.

EXHIBIT E – CYBER SECURITY ADDENDUM
City of Richland

Information Impact Rating

City of Richland (Richland) authorizes Energy Northwest (EN) to distribute Richland's event data to the Bonneville Power Administration (BPA). Information provided to BPA is covered by the security requirements in the E-Government Act (Public Law 107-347) of 2002, Title III Federal Information Security Management Act (FISMA). EN is responsible for protecting the data using the most current final version of NIST 800-53 Security and Privacy Controls for Federal Information Systems and Organizations or ISO-27001:2005/2013.

Richland has reviewed and classified the potential impact rating of the information Richland will provide to EN and BPA according to FIPS 199 Standards for Security Categorization of Federal Information and Information Systems. Richland assigned the following impact ratings:

| CONFIDENTIALITY | | INTEGRITY | | AVAILABILITY | |
|-----------------|----------------------------|-----------|----------------------------|--------------|----------------------------|
| LOW | ✓ <input type="checkbox"/> | LOW | ✓ <input type="checkbox"/> | LOW | ✓ <input type="checkbox"/> |
| MODERATE | <input type="checkbox"/> | MODERATE | <input type="checkbox"/> | MODERATE | <input type="checkbox"/> |
| HIGH | <input type="checkbox"/> | HIGH | <input type="checkbox"/> | HIGH | <input type="checkbox"/> |

Richland acknowledges that the overall information impact rating is determined based on the high water mark of the three factors identified above. Richland has assigned a potential impact rating of

| Potential Impact Rating | |
|-------------------------|----------------------------|
| LOW | ✓ <input type="checkbox"/> |
| MODERATE | <input type="checkbox"/> |
| HIGH | <input type="checkbox"/> |

Richland authorizes EN to provide a copy of this Addendum to BPA. Richland acknowledges that Richland's information impact rating will become an exhibit included in the Agreement between BPA and EN

Executed on Behalf of City of Richland by:

NAME: Cynthia D. Johnson

TITLE: City Manager

ADDRESS: P.O. Box 190, Richland, WA 99352

PHONE: (509) 942-7434 (Energy Services Dept.)



ENERGY SERVICES DEPARTMENT

MEMORANDUM

TO: Bob Hammond, Energy Services Director

FROM: Clint Whitney, Chief Electrical Engineer

DATE: October 15, 2014

SUBJECT: Agreement with ENW for DR Installation

Attached is an updated agreement with ENW for the installation of equipment necessary for interfacing the demand response (DR) system. There will be a separate agreement coming that will identify revenue streams and is expected to be received mid-September. Both will be ready for a recommendation to Council November 4.

What we are trying to achieve through this business relationship with ENW (the basic story)?

The purpose of this business relationship between the City and ENW is several fold:

- To position the City for enabling technology. The demand response (DR) program allows the City to expand the benefits of existing technology within the substations by lowering system demand by responding to a real time grid request. Without this business relationship the City would not be utilizing the equipment to the full potential.
- Minimizing lost opportunities allows aggregation of many smaller benefits for a better financial benefit to participating utilities and an overall system grid benefit. Without this business relationship the City would not have an opportunity for receiving financial benefits by lowering our system demand.
- Collaboration with northwest utilities through sharing of knowledge and experiences.

What level of resource involvement (fixed costs plus internal labor resources) are there and what value are we getting from expending those resources (cost / benefit summary)?

The resource involvement will include contract labor, hardware, crew labor, engineering and project management.

Costs:

| | |
|------------------------------------|------------------|
| ▪ ENW Project Management | \$21,000 |
| ▪ Hardware (interface/control) | \$67,000 |
| ▪ Data Catcher (remote server) | <u>\$44,000</u> |
| ENW Subtotal: | \$132,000 |
| ▪ City Crew Labor | \$8,000 |
| ▪ City PM/Engineering Labor | \$8,000 |
| ▪ Annual Soft/Hardware Maintenance | <u>\$4,000</u> |
| Total Costs: | \$152,000 |

Revenues:

| | |
|---------------------------------------|-----------------|
| ▪ \$3/kW * 800KW * 13months | \$31,200 |
| ▪ \$3/kW * 800KW * 12months extension | <u>\$28,800</u> |
| Total Revenue: | \$60,000 |

While this project in itself does not have a positive cost to benefit ratio, the potential of offering an aggregated DR resource, after the 13-month BPA project expires, is expected to be marketed to other entities. There is a potential 12-month extension from BPA if the DR aggregator project performs as expected. The City has already been approached by BPA for interest in participating in a similar DR program that is expected to begin in approximately 12 months. Conservatively, the breakeven point for this system is five years of participating in an aggregator program. It is possible that 13 months are realized with ENW and the remaining is realized with BPA. It is also possible that the actual DR resource is greater than 800KW estimated by BPA and closer to 2MW at least for several winter months of the year.

Future labor resources are not expected other than for repairs or replacement of failed equipment. The DR system, as planned as a conservation voltage reduction program, is designed to be automated with no necessary City labor oversight.

How does this fit into the regional energy arena, particularly involving BPA?

This business relationship is proactive to the regional energy arena. DR is a non-generational based reserve resource. BPA has an obligation to maintain generational reserve and has been proactive in dedicating some assets to reserve capacity. DR allows BPA to more efficiently integrate intermittent resources into the region instead of having to dedicate hydro reserves.

This DR program is sponsored by BPA with ENW acting as the aggregator. ENW recognized the value of aggregating DR resources from utilities that would not normally be able to attract value individually. DR programs are more common in areas of the US with higher wholesale prices and more limited generation resources. DR provides a similar role to energy conservation by deferring generation installation. BPA's

generation resources are finite with recent efforts to further reduce the rated generation available. BPA recognizes the value DR has to the generation system and is in the early planning stages of implementing a similar aggregated DR system.

What are our risks involved with entering into this business relationship and what are we doing to mitigate those risks? For example, the legal terms and conditions of the ENW agreement, as Heather noted when she responded to the draft Inter-local Agreement, are quite strict, and it might be prudent to be proposing our standard contract, or contract language for certain clauses as alternatives.

The business relationship has changed from an Inter-local Agreement to an Agreement for Consulting and Technical Services. The risks are limited to financial commitment of \$152,000 for the installation of the DR interface and control system. If the City chooses to not participate in real time calls for DR, then there would be no revenue that could be received for that monthly period. The DR program is limited to the term that BPA compensates ENW for being an aggregator which has been planned to be 18 months.

How does this business relationship position the electric utility / City to achieve our strategic leadership plan, particularly related to integration of technology to sustain cost-effective delivery of power to our customers into the future?

The business relationship between ENW and the City is directly in sync with the strategic leadership plan – Key 1, Goal 4 (Become a municipal government leader in integrated technology) and specifically Objective 7 by implementing DR as identified by PNNL's Smart Grid Demonstration Project that benefits existing and new customers. DR was also identified as a recommended program that will have a positive cost-to-benefit ratio as part of the Smart Grid baseline assessment (Key 1, Goal 4, Objective 2) that was presented to Council in 2014.

In summary, DR has been identified as beneficial to customers, can have a positive business case, and is in alignment with the City's Strategic Leadership Plan. The recommendation is for the City to enter into a business relationship with ENW and demonstrate that the City wants to be a leader in integrated technology.



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C11,13

Key Element: Key 7 - Housing and Neighborhoods

Subject: RES. NOS. 158-14 AND 167-14, 2015 COMMUNITY DEV. BLOCK GRANT & HOME ANNUAL ACTION PLAN

Department: Community and Development Services

Ordinance/Resolution: 158-14, 167-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolutions 158-14 and 167-14, approving the 2015 Community Development Block Grant and HOME Annual Action Plan, and authorizing the City Manager to execute the necessary documents.

Summary:

The 2015 Annual Action Plan (AAP) for the City of Richland and the Tri-Cities HOME Consortium is a supplement to the 2015-2019 Consolidated Plan. It describes proposed uses of new 2015 funding from the US Department of Housing and Urban Development (HUD) and 2014 anticipated program income from repaid loans via the HOME Investment Partnership and Community Development Block Grant (CDBG) programs.

On August 12, 2014, the Housing & Community Development Advisory Committee (HCDAC) held a public hearing, heard applicant presentations, and considered funding allocations for 2015. The HCDAC's recommendations have gone through a 30-day comment period that expired on September 23, 2013, with no comments received. In addition, a public hearing was held before the Richland City Council on October 21, 2014.

The HCDAC recommends the estimated \$221,943 CDBG funds expected to be received by Richland, plus additional funds from program income, be used as follows: \$18,615 to Elijah Family Homes; \$8,838 to Senior Life Resources Meals on Wheels; \$106,585 to Richland Public Works ADA Sidewalk Ramps and removal of Architectural Barriers; \$60,000 to Richland Parks and Recreation for improvements to Barth Park; \$11,838 ARC of the Tri-Cities; and \$44,388 for program administration.

HOME funds will be used for Consortium-related programs and expenses: Administration of the HOME Program and Projected Program Income (\$56,500), Community Housing Development Organization (CHDO) Reserve (\$69,750), and Down Payment Assistance (\$528,386).

Each respective city has undergone public comment periods, advisory board review and Council consideration of this matter, prior to submittal to HUD by November 15, 2014. The submittal of the Annual Action Plan maintains the Tri-City HOME Consortium's ability to receive 2015 HOME Investment Partnership funding, but not the obligation.

Fiscal Impact?

☒ Yes ☐ No

It is anticipated Richland will receive \$221,943 in CDBG funds in 2015. In addition the three consortium Cities are expected to receive a total of \$654,636 in 2015 HOME funds from HUD. 2015 CDBG and HOME funding is dependent on final federal allocation and actual amounts of program income received from prior funded projects. Project funding may increase or decrease depending on actual final federal allocation and will be made available to subgrantees as specified in the 2015 Annual Action Plan.

Attachments:

- 1) RES 158-14 HUD Funding HOME
- 2) RES 167-14 HUD Funding CDBG
- 3) 2015 ANNUAL ACTION PLAN

City Manager Approved:

Hopkins, Marcia
Oct 31, 10:45:18 GMT-0700 2014

RESOLUTION NO. 158-14

A RESOLUTION of the City of Richland authorizing submission of grant forms to the U.S. Department of Housing and Urban Development for HOME Investment Partnership Program and authorizing its use for the City's 2015 Homeownership Program.

WHEREAS, the HOME Program was created under Title II of the National Affordable Housing Act of 1990; and

WHEREAS, the HOME Investment Partnership Program as amended will be funded with an appropriation for the federal fiscal year of 2015; and

WHEREAS, the City of Richland desires to apply for annual funding under the HOME Investment Partnership Program; and

WHEREAS, the HOME Investment Partnership Program requires that the City submit projects to the Department of Housing and Urban Development (HUD) for funding for 2015; and

WHEREAS, the City of Richland has determined that funding will be utilized for the City of Richland Homeownership Program and related administrative expenses.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1.01 The Use of Funds under the 2015 HOME Investment Partnership Program is hereby approved. This resolution shall constitute final certification.

Section 1.02 The City Manager of the City of Richland is authorized to submit appropriate forms requesting funds for this project and appropriate forms on behalf of HOME consortium member cities of Pasco, Kennewick and Richland, as the lead entity, and as advised by the consortium members, provide such additional information and take such steps as are necessary to obtain approval and serve as the City official under the National Environmental Policy Act of 1969, insofar as the provisions of such Act apply to this grant.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting this 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

RESOLUTION NO. 167-14

A RESOLUTION of the City of Richland authorizing submission of grant forms to the U.S. Department of Housing and Urban Development for Community Development Block Grant Funds for 2015.

WHEREAS, the City of Richland desires to apply for annual funding under the Housing and Community Development Act of 1974 as amended; and

WHEREAS, the Housing and Community Development Act requires that the City submit projects to the Department of Housing and Urban Development (HUD) for approval of funding in 2015; and

WHEREAS, the City of Richland has considered projects for HUD funding, after the public hearing held on October 21, 2014.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1.01 The use of funds under the 2015 Community Development Block Grant (CDBG) Program is hereby approved. Attached hereto and made a part hereof is the list of activities recommended by the Housing and Community Development Advisory Committee (HCDAC) to receive an allocation of the 2015 Program Year CDBG Funds. Funded activities are further detailed in the 2015 Annual Action Plan. This resolution shall constitute final certification.

Section 1.02 The City Manager of the City of Richland is authorized to submit appropriate forms requesting funds for these projects, provide additional information as may be required and take such steps as are necessary to obtain approval and serve as the City official under the National Environmental Policy Act of 1969, insofar as the provisions of such Act apply to this grant.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

FIRST YEAR ACTION PLAN

INTRODUCTION

The Cities of Richland, Kennewick and Pasco are entitlement communities under Title 1 of the Housing and Community Development Act of 1974. Each city is eligible to receive federal funds annually from the US Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Each city is separately responsible for planning and administering housing and community development activities within their jurisdiction, and implementing, monitoring, and reporting to HUD on the use of CDBG funds.

Richland, Kennewick and Pasco, as contiguous units of local government, entered into a Cooperative Agreement in 1995 to form the Tri-Cities HOME Consortium. The agreement was amended in 2007 to include an automatic renewal clause. At least every three years the Cooperative Agreement is re-evaluated by each city to determine continued participation in the Consortium and to propose change. The Tri-Cities HOME Consortium is eligible to receive annual federal HOME dollars from HUD under the HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Richland serves as the lead entity for the Tri-Cities HOME Consortium, and acts as the administrative, monitoring and reporting agency to HUD.

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared a 2015-2019 Tri-Cities Regional Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, sets goals to respond to the identified needs, and establishes outcome measures to serve as a basis for developing Annual Action Plans.

The City of Richland anticipates for planning purposes that the CDBG and HOME Programs will be federally funded at 2015 levels; however this is very difficult to project as the past several years have seen major funding reductions to these two federal programs. If actual federal awards are above or below the anticipated amount, the current approved projects will be increased or decreased proportionally based on the same percentage as the final allocation from HUD or alternate applicant projects may be considered. Under the CDBG Program, consideration will also be given to HCDAC priority ranking, with those activities scoring highest given consideration for full funding first. Final funding is also contingent on actual receipt of revolving loan program income from prior CDBG loans.

EXPECTED RESOURCES

Table____: Expected Resources Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Amount Available Remainder of Plan | Narrative Description |
|---------|-----------------|--|----------------------------------|----------------|----------------------|-----------|------------------------------------|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| CDBG | Federal | Admin and planning Housing Public improvements Public services | \$221,943 | \$108,321 | \$148,797 | \$479,061 | \$1,916,244 | Expected funds based on 2014 award and program income projected annually over 5-year period |
| HOME | Federal | Admin and planning Homebuyer assistance New construction for homeownership | \$465,000 | \$100,000 | \$89,636 | \$654,636 | \$2,618,544 | Expected funds based on 2014 award and program income projected annually over 5-year period |

Leveraging Funds and Matching Requirements

The Cities of Richland, Kennewick and Pasco are supportive of efforts by other agencies to apply for or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that will meet a housing and community development need as identified in the 2015-2019 Consolidated Plan, and, within staffing capacity, will assist other organizations that implement portions of the Plan to apply for funds from other local, state, or federal resources.

Each city, as a participating jurisdiction of the Consortium, must make a permanent contribution to show support of affordable housing in the community. The contribution is considered to be a match for federal HOME dollars and must be 25% of the funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account, excluding funds identified for administering the HOME program and program income. Match obligations are satisfied by permanent non-federal investment in, or contribution to, HOME assisted or HOME eligible projects by reduction or contribution from the City's General or other non-federal funds, reduced cost for land purchased below appraised value, reduced financing fees from lenders and appraisers, grants for affordable housing from non-federal sources, donated construction/housing materials, and volunteer labor.

ANNUAL GOALS AND OBJECTIVES

Table___: Goals Summary

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|-----------------------|------------|----------|-----------------------------------|-----------------|----------------------------------|-----------|---|
| Community development | 2015 | 2019 | Non-housing community development | N/A | Community & economic development | \$166,585 | Public facility or infrastructure activities other than low/moderate-income housing benefit: 2,162 persons assisted |
| Homeless & services | 2015 | 2019 | Non-homeless special needs | N/A | Homeless & services | \$39,291 | Public service activities other than low/moderate income housing benefit: 511 persons assisted |
| Housing | 2015 | 2019 | Affordable housing | N/A | Housing | \$826,933 | Homeowner housing rehabilitated: 2 household housing units Direct financial assistance to homebuyers: 68 households assisted Homeowner housing added: 5 household housing units |

PROJECTS

This Annual Action Plans describes how funds will be used to support the goals and priorities identified in previous sections of this Consolidated Plan. Projects and activities are carefully chosen. CDBG activities and HOME CHDO projects go through a competitive process, ensuring the maximum effectiveness in the use of federal grant funds.

Table___: Project Information

| Project # | Project Name |
|-----------|--|
| 1 | CDBG Planning and Administration |
| 2 | CDBG Owner-Occupied Rehabilitation Program |
| 3 | The ARC of Tri Cities/Therapeutic Recreation Partners and Pals |
| 4 | Barth Park Playground Improvement |
| 5 | Elijah Family Homes/Transition to Success |
| 6 | Senior Life Resources/Meals on Wheels |
| 7 | Removal of Architectural Barriers |
| 8 | Tri-Cities HOME Consortium Administration |
| 9 | Richland HOME First Time Homebuyer Assistance Program |
| 10 | Kennewick HOME First Time Homebuyer Assistance Program |
| 11 | Pasco HOME First Time Homebuyer Assistance Program |
| 12 | Tri Cities HOME Consortium CHDO |

| | | |
|----------|-----------------------------|--|
| 1 | Project name | CDBG Planning and Administration |
| | Target area | |
| | Goals supported | Increase and preserve affordable housing choices Community neighborhood & economic development Homeless intervention & prevention and supportive services |
| | Needs addressed | Affordable housing creation, preservation, access and choice Community, neighborhood and economic development Homeless intervention and prevention and supportive services |
| | Funding | CDBG: \$44,388 |
| | Description | Fund necessary staff to administer, manage and monitor the implementation of CDBG funds and associated federal regulations. (Matrix 21A, Administrative) |
| | Location description | Not applicable |
| | Planned activity | Administration, management, and monitoring responsibilities include activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included in this activity. |
| | Target date | |
| | Indicator/outcome | Other: Administration |
| 2 | Project name | CDBG Owner-Occupied Rehabilitation Program |
| | Target area | |
| | Goals supported | Increase and preserve affordable housing choices |
| | Needs addressed | Affordable housing creation, preservation, access and choice |
| | Funding | CDBG: \$228,797 |
| | Description | Health- and safety-related minor home repairs for CDBG-eligible low- and moderate-income homeowners, including staff costs for program delivery of program. (Matrix14A) |
| | Location description | Within Richland city limits, with priority placed on Census Tracts 102, to 106 and 108.04, Block Group 4 |
| | Planned activity | Staff support including marketing efforts, application intake, review and assess requested repairs from eligible homeowners. Implement qualifying minor repairs, repairs that will be necessary to maintain occupant health and safety, maintaining good supply of housing for CDBG eligible population. |
| | Target date | |
| | Indicator/outcome | Homeowner housing rehabilitated |
| 3 | Project name | The ARC of Tri-Cities/Therapeutic Recreation Partners and Pals Program |
| | Target area | |
| | Goals supported | Homeless intervention & prevention and supportive services |
| | Needs addressed | Homeless intervention & prevention and supportive services |
| | Funding | CDBG: \$11,838 |
| | Description | Provide developmentally disabled individuals with therapeutic recreational opportunities. (Matrix 05B, Handicapped Services) |
| | Location description | Within Richland city limits |
| | Planned activity | Administration, monitoring, reporting, and management of contract and activity |
| | Target date | |
| | Indicator/outcome | Public service activities other than low/moderate income housing benefit |

| | | |
|---|-----------------------------|--|
| 4 | Project name | Barth Park Playground Improvement |
| | Target area | |
| | Goals supported | Community neighborhood & economic development |
| | Needs addressed | Community neighborhood & economic development |
| | Funding | CDBG: \$60,000 |
| | Description | Provide for improvements in neighborhood parks that serve low- and moderate-income neighborhoods. (Matrix 03F, Parks/Recreation) |
| | Location description | Census Tract 106, Block Groups 1, 2, and 3. |
| | Planned activity | Park improvements including purchase and installation of safety surfacing and playground equipment and landscape restoration. |
| | Target date | |
| 5 | Indicator/outcome | Public facility or infrastructure activities other than low/moderate-income housing benefit |
| | Project name | Elijah Family Homes/Transition to Success Program |
| | Target area | |
| | Goals supported | Homeless intervention & prevention and supportive services |
| | Needs addressed | Homeless intervention & prevention and supportive services |
| | Funding | CDBG: \$18,615 |
| | Description | Provide case management to recovering drug/alcohol abusers. (Matrix 05, Other Public Service) |
| | Location description | Within Richland city limits. |
| | Planned activity | Administration, monitoring, reporting, and management of contract and activity. |
| 6 | Target date | |
| | Indicator/outcome | Public service activities other than low/moderate income housing benefit |
| | Project name | Senior Life Resources/Meals on Wheels |
| | Target area | |
| | Goals supported | Homeless intervention & prevention and supportive services |
| | Needs addressed | Homeless intervention & prevention and supportive services |
| | Funding | CDBG: \$8,838 |
| | Description | Provide meals to seniors that are homebound and at Richland Community Center (Matrix 01, People) |
| | Location description | Within Richland city limits. |
| 7 | Planned activity | Administration, monitoring, reporting, and management of contract and activity. |
| | Target date | |
| | Indicator/outcome | Public service activities other than low/moderate income housing benefit |
| | Project name | Removal of Architectural Barriers |
| | Target area | |
| | Goals supported | Community neighborhood & economic development |
| | Needs addressed | Community neighborhood & economic development |
| | Funding | CDBG: \$106,585 |
| | Description | Support costs of implementing accessibility upgrades and removal of architectural barriers (Matrix 03L, Sidewalks) |
| | Location description | Within Richland Census Tract 105. |
| | Planned activity | Improve accessibility of neighborhoods for persons with mobility limitations. |
| | Target date | |
| | Indicator/outcome | Public facility or infrastructure activities other than low/moderate income housing benefit |

| | | |
|----|-----------------------------|---|
| 8 | Project name | Tri Cities HOME Consortium Administration |
| | Target area | |
| | Goals supported | Increase and preserve affordable housing choices |
| | Needs addressed | Affordable housing creation, preservation, access and choice |
| | Funding | HOME: \$56,500 |
| | Description | Support costs of staff involved in the administration of the HOME grant. |
| | Location description | |
| | Planned activity | Grant administration including program evaluation and reporting, and contracting. |
| | Target date | |
| | Indicator/outcome | Other: Administration |
| 9 | Project name | Richland HOME First Time Homebuyer Assistance Program |
| | Target area | |
| | Goals supported | Increase and preserve affordable housing choices |
| | Needs addressed | Affordable housing creation, preservation, access and choice |
| | Funding | HOME: \$116,365.34 |
| | Description | Support costs of providing downpayment assistance to qualifying first time homebuyers |
| | Location description | Within Richland city limits, with priority placed on Census Tracts 102, to 106 and 108.04, Block Group 4. |
| | Planned activity | Downpayment assistance and related costs including project delivery |
| | Target date | |
| | Indicator/outcome | Direct financial assistance to homebuyers |
| 10 | Project name | Kennewick HOME First Time Homebuyer Assistance Program |
| | Target area | |
| | Goals supported | Increase and Preserve Affordable Housing Choices |
| | Needs addressed | Affordable Housing Creation, Preservation, Access and Choices |
| | Funding | HOME: \$116,365.33 |
| | Description | Support costs of providing downpayment assistance to qualifying first time homebuyers. |
| | Location description | Within Kennewick city limits. |
| | Planned activity | Downpayment assistance and related costs including project delivery. |
| | Target date | |
| | Indicator/outcome | Direct financial assistance to homebuyers |
| 11 | Project name | Pasco HOME First Time Homebuyer Assistance Program |
| | Target area | |
| | Goals supported | Increase and Preserve Affordable Housing Choices |
| | Needs addressed | Affordable Housing Creation, Preservation, Access and Choices |
| | Funding | HOME: \$116,365.33 |
| | Description | Support costs of providing downpayment assistance to qualifying first time homebuyers |
| | Location description | Within Pasco city limits, with priority placed on Census Tracts 201, 202, 203 and 204 |
| | Planned activity | Downpayment assistance and related costs including project delivery |
| | Target date | |
| | Indicator/outcome | Direct financial assistance to homebuyers |

| | | |
|----|-----------------------------|---|
| 12 | Project name | Tri Cities HOME Consortium CHDO |
| | Target area | |
| | Goals supported | Increase and Preserve Affordable Housing Choices |
| | Needs addressed | Affordable Housing Creation, Preservation, Access and Choices |
| | Funding | HOME: \$69,750 |
| | Description | |
| | Location description | Location has not been established at this time. |
| | Planned activity | |
| | Target date | |
| | Indicator/outcome | Homeowner housing added |

Allocation Priorities and Barriers

Funding priorities are consistent with those stated in the Strategic Plan. The City of Richland intends to maximize the use of limited resources to ensure the highest benefit within the capacity to administer the program. Reduced funds have increased the challenge. Given the limited capacity, bricks and mortar projects resulting in visual physical improvements are important when those projects reduce barriers for physically impaired persons; result in the acquisition, construction or improvement to public facilities; and/or, result in neighborhood preservation and revitalization. High priority is also placed on projects that would result in enhancing the economic opportunities of residents.

The City likewise places a priority on bricks and mortar projects that result in the creation or preservation of housing for elderly or populations with special needs and social services projects to address community needs including projects to assist seniors or populations with special needs and disadvantaged youth.

Whenever feasible, projects that leverage additional funds and/or are coordinated with community partners are emphasized and given priority. The City does not anticipate obstacles to meeting the underserved needs addressed in the projects (within the anticipated funding levels).

GEOGRAPHIC DISTRIBUTION

No specific geographic target areas have been identified. Richland's CDBG and HOME funds will be available to assist lower income residents within Richland city limits with priority placed on those activities that provide a benefit in the oldest neighborhoods of Richland.

AFFORDABLE HOUSING

The goal numbers represented below reflect activities that will be funded with federal funds through the Tri-Cities HOME Consortium and Richland's CDBG allocation.

Table___: One Year Goals for Affordable Housing by Support Requirements

| One-Year Goals for the Number of Households to be Supported | |
|--|----|
| Homeless | 0 |
| Non-homeless | 22 |
| Special needs | 0 |
| Total | 22 |

Table___: One Year Goals for Affordable Housing by Support Type

| One-Year Goals for the Number of Households to be Supported | |
|--|----|
| Rental assistance | 0 |
| Production of new units | 5 |
| Rehab of existing units | 2 |
| Acquisition of existing units | 68 |
| Total | 75 |

A goal of the three Cities is to provide decent affordable housing for its residents. To support this effort each city has programs to address this need. The following provides a general overview of the types of programs and projects that supports this effort.

- HOME – Down Payment Assistance Program. Each City provides a down payment program, providing funds for low and moderate income first time homebuyers.
- HOME – CHDO. Support efforts of a CHDO to develop single family homeownership units.

Using CDBG funds, the City of Richland provides an Owner-Occupied Rehabilitation Loan Program supporting the revitalization of existing neighborhoods by providing minor home repairs and weatherization improvements for low income homeowners.

PUBLIC HOUSING

Actions to Support Public Housing Needs

The City of Richland will help address the needs of public housing and activities in 2014 by continuing to work closely with and supporting efforts of the Kennewick Housing Authority. The City and Authority will continue to coordinate housing activities throughout the City.

Actions to Encourage Residents

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The three cities will continue to be involved in the Benton Franklin Human Services planning efforts. The BFHS developed a plan for the homeless with the express purpose of giving nonprofit and government agency providers a “road map” of actions to follow to reduce homelessness in Benton and Franklin Counties. The plan is a concerted effort by numerous agencies, including the three cities, to develop a common understanding of the needs of the homeless and to agree upon a coordinated plan to improve services and housing for homeless. The goal of the plan is to move homeless individuals and families through a continuum of housing and supportive services leading them to permanent housing with the highest level of self-sufficiency they can achieve.

Richland, Kennewick and Pasco will continue to encourage cooperation in sharing information to identify existing resource that might be available to meet the needs of the homeless, or those at risk of becoming homeless. Staff from the Cities will also participate in and support the annual Point-in-Time Count in Benton and Franklin counties scheduled for January 2015.

In addition, Richland CDBG funds are being dedicated in the current year to providing case management services at Elijah Family Homes, which supports individuals recovering from substance abuse. Supportive services and supportive housing is essential in preventing homelessness and transitioning to self-sufficiency.

Emergency Solutions Grant funds are not directly administered by the Continuum of Care. However, the Continuum consults on funding decisions. The cities do not address emergency shelter and transitional housing needs of homeless, except through their involvement with Benton Franklin Community Action Committee (BFCAC) and Benton Franklin Human Services. The three cities do not receive ESG funds but will continue to support the development of homeless housing through community resources such as, potentially, the HOME program and 2060 and 2163 Recording Fee resources, as they have in the past (such as the recent rehabilitation and sale of a duplex for use as transitional housing for families).

The City of Richland purchased and rehabilitated a three-bedroom dilapidated duplex using CDBG and Benton County 2060 funds. The property was sold to Housing Authority City of Kennewick to serve as transitional housing for domestic violence victims and their family. The City of Richland purchased and rehabilitated a 3-bedroom duplex using CDBG funds to serve as transitional housing for persons and families that have been denied access to public housing due to previous related offenses. The facility was sold to Elijah Family Homes and has been in operation since August 2012.

Except for involvement with BFCAC, the three Cities don’t provide assistance to those being discharged from publicly funded institutions or receiving assistance from public or private agencies.

BARRIERS TO AFFORDABLE HOUSING

The purchase price and downpayment of a home generally serves as a significant barrier to affordable homeownership opportunities, particularly for lower income households. Local HUD-funded housing programs provide affordable housing opportunities for lower-income households by financing down payment assistance. Affordable housing opportunities are also available through programs for minor home repairs and weatherization upgrades to existing homes, decreasing energy costs for low income households.

All three cities encourage infill development to preserve older neighborhoods, and support increase of housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and drainage) are in place or can easily be provided.

There is a lack of low cost land for development in the central core area of Richland. Richland has updated and modified four single-family residential “alphabet” floor plans (“L”, “R”, and “V”) to meet current code requirements and the plans are available to the public. These floor plans lend themselves well for development on small lots.

OTHER ACTIONS

Because of the layout of the Tri-Cities, Benton and Franklin Counties are taking a more regional approach for addressing obstacles to underserved needs. One of the challenges to meeting underserved needs by any one group is the lack of staff capacity, financial resources, and supportive services necessary to address all needs. All three cities attend, support and are active members of Continuum of Care, an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. By maintaining open communication, collaboration, and partnering efforts among all groups, and reducing duplication of effort, more needs of lower income people can be met.

Actions to Meet Underserved Needs

Decent housing can be made available to those below 30% median income by joining forces with community advocates such as the Benton Franklin Home Base Housing Network, Benton Franklin Community Action Committee and the Department of Human Services to provide affordable housing for this underserved population. Typical projects to meet this goal would be family shelter, domestic violence shelter, developmentally disabled and chronically mentally disabled housing, elderly housing, migrant farmworker housing, homeless prevention rapid rehousing programs and state and local housing trust funds. The City supports the efforts of local non-profit agencies to meet needs of underserved populations.

Actions toward Affordable Housing

The City will continue to support the efforts of various nonprofit agencies, housing authorities and CHDO's to provide affordable housing opportunities for special needs populations. Rehabilitation priority is given by the City and by Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by frail elderly or homeowners and renters with disabilities. City staff will be available to assist in identifying potential funding sources and provide technical assistance within staff capacity, and will remain receptive to forming partnerships with other entities to assure vulnerable populations are able to reside in decent, safe housing.

Actions to Reduce Lead-Based Paint Hazards

The City will undertake the following actions in program years 2015-2019 to increase community awareness of lead based paint and its hazards. The City will provide education on lead based paint including information on Safe Work Practices, actions to take when rehabbing or remodeling a home, and steps to take if exposure to lead hazards is suspected.

The pamphlets "Renovate Right" and "Protect Your Family from Lead in Your Home" published by Washington Department of Commerce and Environmental Protection Agency (EPA) will be distributed to all potential housing clients, and be available via online links from the City's website.

In compliance with Program Update 05-11, the Lead Based Paint (LBP) Safe Checklist is utilized to evaluate applicability of the lead safe housing rule to CDBG and HOME funded projects. The City will work with pre-qualified contractors to perform testing as necessary to identify lead hazards, and assure compliance after remediation work through clearance exams as required for persons assisted with CDBG or HOME funds.

Actions to Reduce Number of Poverty-Level Families

Several activities may be undertaken to decrease cost-burdens for lower income people such as the various housing programs offered by the City and the Tri-Cities HOME Consortium, such as Local Improvement District (LID) Assistance Programs, life skills training, and the various public/social service programs offered. The Cities support economic development projects that create jobs or provide education or training to enable people to become self-sufficient and have an opportunity to work at living wage jobs. Neighborhood improvement plans inventory and designate neighborhoods for revitalization. Targeted revitalization of neighborhoods should increase the ability to impact the lives of lower income residents who reside there, and promote these areas as a desirable place to live with connectivity to other desirable neighborhoods.

Actions to Develop Institutional Structure

The City will pursue various activities outlined in the 2015-2019 Consolidated Plan to strengthen and coordinate actions with housing, nonprofit, and economic development agencies. Staff will continue to participate in the Continuum of Care Task Force to assist in the coordination of government agencies, nonprofit organizations, housing developers, social service providers, and Continuum of Care providers to meet the needs of the homeless. Richland staff will participate in the Point-in-Time Count of the homeless, used to measure community trends. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers.

Actions to Enhance Coordination

The City supports efforts by other agencies to apply for, or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that meet a Housing and Community Development need as identified in the 2010-2015 Consolidated Plan, and will assist other organizations to apply for funds from other local, state or federal resources within staff capacity.

PROGRAM SPECIFIC REQUIREMENTS

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|--------------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | \$28,321.00 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | \$0.00 |
| 3. The amount of surplus funds from urban renewal settlements | \$0.00 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | \$0.00 |
| 5. The amount of income from float-funded activities | \$0.00 |
| Total Program Income | \$28,321.00 |

Other CDBG Requirements

| | |
|---|------|
| 1. The amount of urgent need activities | \$0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | 100% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

Other Investments

Not applicable

Guidelines for Resale/Recapture of HOME Funds

There are two options the Tri-Cities HOME Consortium will use to structure its recapture provisions:

1. Direct HOME Subsidy. In this option, the Participating Jurisdiction recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale of the property during the period of affordability. If there are insufficient net proceeds available at sale, the homebuyer is not required to repay the difference between the total direct HOME subsidy and the amount that is available from net proceeds, and the PJ is not required to pay the difference to HUD.
2. Reduction during the Affordability Period. The direct HOME subsidy, or a designated portion of the loan, is reduced based on the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The pro-rata amount recaptured cannot exceed what is available from net proceeds.

Guidelines Ensuring Affordability

To preserve affordability, Consortium members may use purchase options, rights of first refusal, or other preemptive rights to purchase previous HOME assisted housing prior to foreclosure or at a foreclosure sale. HOME funds may not be used to repay a HOME loan or investment. The additional HOME assistance combined with the initial HOME investment may not exceed the maximum 95 percent per unit subsidy limits established by HUD annually. The affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD. However, affordability restrictions must be revived per the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

Refinancing Plans

Not applicable



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C12

Key Element: Key 6 - Community Amenities

Subject: RESOLUTION NO. 162-14, ALLOCATION OF PARK RESERVE FUNDS TO GALA PARK

Department: Parks and Recreation

Ordinance/Resolution: 162-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 162-14, allocating \$7,500 of Park District 5 and \$7,500 of Undesignated Park Reserve funds to Gala Park, and authorize the City Manager to amend the 2014-2018 Capital Improvement Plan (CIP) and to make the necessary budget adjustments.

Summary:

The City is in the final stage of meeting obligations in a settlement agreement to construct Gala Park at the intersection of Gala Way and Westcliffe Drive, adjacent to the Richland School District's new elementary school currently under construction. The existing 2014-2018 Capital Improvement Plan designates \$75,000 for Gala Park for the installation of playground equipment, safety surfacing, trees and sidewalks. The original cost estimate for the playground included wood fiber safety surfacing under the playground structure. The City is moving away from this wood fiber product in favor of rubberized surfacing to save in long-term maintenance costs, ensure continuous safety conditions, and provide ADA accessibility to all areas of the playground.

At their August meeting, the Parks and Recreation Commission (PRC) unanimously recommended \$30,000 in funding (\$15,000 allocated from Park District 5 and \$15,000 from the Undesignated Park Reserve Fund) for the alternative safety surfacing. Staff has since received contractor quotes for the work and determined that only an additional \$15,000 is needed (\$7,500 allocated from Park District 5 and \$7,500 from the Undesignated Park Reserve Fund).

Fiscal Impact?

☒ Yes ☐ No

The year-end projection for Park District 5 is \$23,400 and the Undesignated Reserve fund is \$106,080. This request would leave \$15,900 in the Park District 5 fund and \$98,580 in the Undesignated Park Reserve fund.

Attachments:

- 1) RES 162-14 Gala Park Funding Allocation
- 2) Gala Park 2014-2019 CIP

City Manager Approved:

Johnson, Cindy
Oct 30, 10:05:58 GMT-0700 2014

RESOLUTION NO. 162-14

A RESOLUTION of the City of Richland authorizing the allocation of \$15,000 of Park District 5 funds and \$15,000 of Undesignated Park Reserve funds to Gala Park.

WHEREAS, the City of Richland has an obligation to install a playground at Gala Park as a condition of the Badger Mountain Village Settlement Agreement; and

WHEREAS, there is \$75,000 allocated to Gala Park in the 2014 Capital Improvement Program for the playground and sidewalk construction; and

WHEREAS, additional funds are necessary to complete the installation of the playground structure, sidewalks and safety surfacing; and

WHEREAS, the City of Richland considers it in the best public interest to complete the playground installation;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland, Washington hereby authorizes \$15,000 of Park District 5 funds and \$15,000 of Undesignated Park Reserve funds to be allocated to Gala Park to complete the playground installation.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Gala Park

| | | | | |
|---|-------------|------------------------------------|----|-----------------------|
| Type of Project Parks Project | | Partnership Project? | NO | Project # PR130012 |
| Key # 6 | Goal # 3 | Strategic Leadership Plan Project? | | NO |
| PROJECT NAME: Gala Park | | | | |
| PROJECT ADMINISTRATION: Parks and Recreation Department | | | | |
| PROJECT LOCATION: Intersection of Gala Way and Westcliffe Blvd. | | | | |
| PROJECT TIMELINE: 2014 | | | | |
| RESPONSE TO *GMA LEVEL OF SERVICE? YES | | | | |

PROJECT DESCRIPTION

The master plan for this three acre park was approved in 2013 and includes a playground, shelter, turf, trees, the northern portion of the park will present a more natural play area with berms and a water feature similar to Goethals Park.

PROJECT ASSUMPTIONS

The park was acquired in 2012 as a condition of a settlement agreement and development of the park has been established in the agreement. Per the agreement irrigation and turf were completed in 2013. In 2014, the playground will be installed and trees planted.

BENEFITS

Provide Neighborhood Park amenities to the service area neighborhood and adjacent RSD elementary school so that facilities can be shared.

| PROJECT COST ESTIMATE | Total Estimated Project Cost | Project Costs To-Date 12/31/12 | Authorized Budget Remaining in 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---|--|----------------------------------|-------------------------------------|-----------|------|------|------|------|------|
| CONSTRUCTION | 180,183 | | 90,183 | 90,000 | | | | | |
| | - | | - | - | | | | | |
| | - | | - | | | | | | |
| | - | | | | | | | | |
| | - | | | | | | | | |
| TOTAL | \$ 180,183 | \$ - | \$ 90,183 | \$ 90,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| RECOMMENDED FUNDING SOURCES | Total Estimated Project Revenues | Project Revenue To-Date 12/31/12 | Authorized Budget Remaining in 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
| PARK DISTRICT 5 | 172,683 | | 90,183 | 82,500 | | | | | |
| | - | | - | - | | | | | |
| UNDESIGNATED PARK RESERVE FUND | 7,500 | | | 7,500 | | | | | |
| | - | | | | | | | | |
| | - | | | | | | | | |
| | - | | | | | | | | |
| | - | | | | | | | | |
| | - | | | | | | | | |
| | - | | | | | | | | |
| TOTAL | \$ 180,183 | \$ - | \$ 90,183 | \$ 90,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| OPERATING & MAINTENANCE COSTS (IMPACTS) | Total Estimated Project Operating & Maint. Costs | | | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
| | - | | | | | | | | |
| | - | | | | | | | | |
| | - | | | | | | | | |
| TOTAL | \$ - | - | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C14

Key Element: Key 7 - Housing and Neighborhoods

Subject: RES NO. 168-14, 2015-2019 CONSOLIDATED COMMUNITY DEV. AND AFFORDABLE HOUSING PLAN

Department: Community and Development Services

Ordinance/Resolution: 168-14

Reference:

Document Type: Contract/Agreement/Lease

Recommended Motion:

Adopt Resolution No. 168-14, approving the 2015-2019 Consolidated Community Development and Affordable Housing Plan.

Summary:

The 2015-2019 Consolidated Community Development and Affordable Housing Plan for Kennewick, Pasco, and Richland (CPS) is a document required of the Consortium to continue receiving federal Community Development Block Grant (CDBG) and HOME Investment Partnership funding from the U.S. Department of Housing and Urban Development (HUD). The CPS establishes goals, objectives and strategies to address priority needs of lower income persons over the next five years. The Plan identifies local priorities to implement HUD national objectives of the CDBG and HOME programs. Over \$9 million is expected to be provided by HUD to the Tri-Cities during the five-year planning period.

The City of Richland is the lead agency of the Tri-Cities HOME Consortium and holds the authority for final local approval of the plan. All three Cities have held public hearings on the proposed 2015-2019 Consolidated Plan. Both Pasco and Kennewick support the recommendation to adopt the Plan.

Fiscal Impact?

☒ Yes ☐ No

It is estimated the three local Cities will receive a total of \$9,135,075 in federal funds from HUD over a five-year period. HOME funds require a 25% non-federal local match, which is typically provided through projects with the Community Housing Development Organizations.

Attachments:

- 1) RES 168-14 Consolidated Plan
- 2) 2015-2019 Consolidated Plan

City Manager Approved:

Hopkins, Marcia
Oct 31, 10:45:48 GMT-0700 2014

RESOLUTION NO. 168-14

A RESOLUTION of the City of Richland adopting the 2015-2019 Consolidated Community Development and Affordable Housing Plan for the Tri-Cities.

WHEREAS, the 2015-2019 Consolidated Community Development and Affordable Housing Plan is a collaborative document; and

WHEREAS, the Tri-Cities HOME Consortium has properly advertised and sought community input on community essential needs; and

WHEREAS, a public hearing was held on October 21, 2014 with no comments received.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the 2015-2019 Consolidated Community Development and Affordable Plan is hereby adopted.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 4th day of November 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

**TRI-CITIES REGIONAL
CONSOLIDATED PLAN AND
5-YEAR STRATEGIC PLAN
2015-2019**

Review Draft

OCTOBER 2014

EXECUTIVE SUMMARY

PURPOSE OF THE CONSOLIDATED PLAN

Local Planning

The 2015-2019 Tri-Cities Regional Consolidated Plan represents a continuing collaboration of the three principal cities in developing a common set of goals and directions to meet affordable housing, infrastructure, community development and other needs. The Consolidated Plan provides the community with: an assessment of housing and community development needs with a focus on low- and moderate-income persons (defined as households with incomes falling below 80% of the HUD-defined Area Median Income, AMI); reviews of housing market conditions; established goals responding to priority needs; and, a basis for developing annual plans to implement the Five-Year Strategic Plan.

Managing the Process (PR05)

Each of the three cities receives an annual entitlement of CDBG funds for housing and community development activities within their jurisdiction. The staff of Kennewick and Pasco Departments of Community and Economic Development, and staff of the Richland Planning and Redevelopment Department, each administer CDBG funds for their individual cities.

Since 1995, when the three cities formed a consortium to obtain HOME Investment Partnership (HOME) Program funds, the City of Richland has been the designated lead for the consortium and the Consolidated Plan. The City of Richland Planning and Redevelopment Department administers the HOME Program for the consortium and is the legal entity for the Consolidated Plan. The City of Kennewick and the City of Pasco support the City of Richland in the administration of the HOME Program and in meeting the Consolidated Plan requirements.

Federal Program Objectives

The Consolidated Plan establishes local priorities consistent with national objectives and priorities established by HUD (US Department of Housing and Urban Development), to utilize funds allocated by the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. Over the five-year period covered by the Consolidated Plan, more than \$9 million is expected to be available through these programs with an additional \$3 million generated from program income. Match requirements of the HOME Program will be met from sources such as volunteer labor, land donations, material donations and fee waivers.

| CDBG Program Objectives | HOME Program Objectives |
|---|--|
| Provide decent housing Create a suitable living environment Expand economic opportunities | Expand the supply of decent, safe, sanitary and affordable housing |

SUMMARY OF NEEDS AND GOALS

Summary of Objectives and Outcomes (ES05)

Three priority needs were identified and goals established corresponding to those needs. All three needs were given high priority. Needs were determined by review of data and available information, reference to applicable assessments and strategic plans, and from input from stakeholders, agencies and others consulted in the process of developing the plan.

There is a need for affordable housing creation, preservation, access and choice. The corresponding goal is to increase and preserve affordable housing choices. Activities under this goal would include expanding the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Activities would also include providing financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Homeownership opportunities will be provided through such activities as gap financing, downpayment assistance and infill ownership.

The second need is for community, neighborhood and economic development with a corresponding high priority goal of the same name. Activities would include support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs. Community infrastructure would be supported by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and street lights. Funds may provide LID assessment payments for lower income households. Funds will be used to provide or improve public facilities, including neighborhood centers, recreation facilities, and neighborhood beautification projects.

The third need is for homeless intervention and prevention, and for supportive services with a corresponding goal of the same name. Activities and projects under this goal would support public services that respond to the immediate needs of persons in crisis and support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Activities and projects would support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Projects could also support increased case management and a high degree of coordination among providers.

Evaluation of Past Performance (ES05)

The individual cities and the Tri-Cities HOME Consortium have made significant accomplishments in the course of implementing the last Consolidated Plan (2010-2014). This reflects strong relationships with

community partners in implementing projects beyond the capacity of any one agency. The ability to leverage funds and to coordinate projects to make the best use of resources is essential in light of increasing need and diminishing resources. One of the challenges faced by the cities of Richland, Kennewick and Pasco is limited staff available to administer and implement CDBG and HOME funded projects in these three rapidly growing communities.

Kennewick, Pasco and Richland have made significant progress in achieving goals. Certainly recognition of implementation capacity has helped with that achievement. Over the course of past reporting year alone (2013), 18 households have been helped to purchase homes for the first time, over 24,000 people have benefitted from code enforcement activities which resulted in mandatory improvements for many, and another three households have benefitted from grant-supported housing rehabilitation.

Neighborhoods have been improved with the addition of street lightings, curbs, gutters and sidewalks, along with improvements to meet ADA requirements. The potential for jobs and economic development is reflected in support provided for training and technical assistance, along with improvements to business districts. Accomplishments also include continued support for low-income populations in the form of services. Notably this includes support for senior citizens (meals and in-home chore services), disadvantaged youth, and persons with disabilities. A particular accomplishment was completion of a project to provide housing for persons with developmental disabilities. Projects also contributed to successful transition from homelessness and emergency relief to prevent homelessness.

Consultation and Citizen Participation Critical Elements of the Plan

Steps outlined in the Citizen Participation Plan for Housing and Community Development Programs provide opportunities for citizen involvement in the planning process and to assure that key organizations and agencies were consulted. The Citizen Participation Plan provides for broad involvement, public hearings, and opportunities to comment on needs and proposed plans.

Summary of Citizen Consultation (ES-05)

Complete at end of comment period.

Summary of Public Comments (ES05)

Complete at end of comment period.

Summary of Comments not Accepted (ES05)

Complete at end of comment period.

PUBLIC PARTICIPATION AND CONSULTATION

This section describes the community consultation process followed in developing the Consolidated Plan and the role and contribution of other local and regional policies and plans.

Citizen Participation and Consultation

The Tri-Cities Citizen Participation Plan for Housing and Community Development Programs guides the consolidated planning and citizen participation process, providing opportunities for citizens, agencies, governmental organizations, faith based organizations, and other interested parties to view, discuss, and comment on needs, performance, and proposed activities.

Agency Consultation and Coordination

Summary of Coordination (PR10)

In the process of developing the 2015-2019 Consolidated Plan, the Cities reached out to organizations and agencies in a number of ways. Focused meetings were held to gain input in identified areas, particularly housing, human services and emergency services/basic needs. In addition to targeted invitations, notices were placed in local newspapers inviting the community at large to attend the affordable housing and human services meetings. While sparsely attended, the meetings yielded valuable input and served as a framework for follow-up interviews with key housing providers, nonprofit organizations and agencies.

Focused scheduled meetings included:

- Affordable housing, including supportive housing
- Public, human services, including special and basic needs
- Code enforcement and emergency services, including first responders
- Community infrastructure needs, provision and opportunities

Each of the three cities worked with an advisory board in preparation of the Consolidated Plan:

- Housing and Community Development Advisory Committee, City of Richland
- Community Development Block Grant Advisory Committee, City of Kennewick
- Planning Commission, City of Pasco

Coordination with Continuum of Care (PR10)

The Benton Franklin Housing Continuum of Care (“Continuum”) has established three primary goals to pursue in coordinating the homeless provider community in its efforts to end homelessness in the two counties:

- To communicate, coordinate and collaborate among providers and others in development of the Benton and Franklin County 10-Year Homeless Housing Plan to work toward reducing

homelessness. The Plan is used in securing resources and funding pertaining to the concerns of people who are without a safe, decent, and affordable place to live.

- To develop and recommend the Continuum’s objectives, projects and strategies to meet specific needs that will increase housing, decrease homelessness; alter the public’s perception of homelessness; provide education, training and technical assistance to advocates, providers and other Continuum members.
- To invite and encourage low-income/homeless individuals to participate in the planning process through public meetings held at Community Based Organizations and/or by any other means the Continuum may deem appropriate.

Phase II strategies of the Continuum’s Action plan include a focus on:

- Implementation of a Benton-Franklin County Coordinated Entry System
- Recognizing that homelessness results from a complex set of challenges, creating more linkages across community services, and providing comprehensive case management
- Improving outcomes and evaluating data to improve and determine effective services
- Encouraging flexibility in providing services and meeting housing needs
- Meeting the needs of currently underserved “special need” populations

Members of the Continuum meet frequently to work on these strategies and coordinate on a wide variety of issues facing the homeless in the area. In addition, members of the Continuum are currently active on the Steering Committee of the 33-county Balance of Washington State Continuum and are active in the subcommittee structure.

Coordination with Emergency Solutions Grant (PR10)

The Continuum is an active member of the Balance of State Continuum. ESG funds available to the Tri-Cities are allocated from the State Department of Commerce which is also staff to the Balance of State Continuum. ESG Program coordination is conducted through the Balance of State Steering Committee on a policy level and through the Department of Commerce for administrative procedures. The Department of Commerce also staffs the HMIS system which is essentially statewide. While staff at the local nonprofit and county Continuum level enters data in the HMIS, they also maintain the data and prepare periodic reports on program outcomes which are readily accessible to the Tri-Cities Continuum. At least once a year, and generally twice, the Department consults with all ESG stakeholders to review performance standards and obtain their input on fund allocation proposals, policy plans and administrative procedures.

Summary of Agency Consultation (PR10)

Interviews were held with individual stakeholders and agencies, as well as advocates for program recipients. These interviews included government representatives from each of the three cities, the housing authorities, other providers of housing and social services, and agencies who could speak to the needs in the Tri-Cities and consult on opportunities to meet those needs.

Completed consultations included:

- Beacon Housing
- Benton Franklin Community Action Connections
- Benton Franklin Continuum of Care
- Benton Franklin Counties Department of Human Services
- Benton Franklin Health District
- Columbia Basin Veterans Coalition
- Domestic Violence Services of Benton and Franklin Counties
- Habitat for Humanity
- Housing Authority City of Pasco and Franklin County
- Housing Authority, City of Kennewick
- Kennewick Code Enforcement
- Kennewick Fire Department
- Kennewick Planning Department
- Kennewick Police Department
- Pasco Administrative and Community Services
- Pasco Community and Economic Development
- Pasco Code Enforcement (Rental Inspection Program)
- Pasco Downtown Development Authority
- Pasco Planning Department
- Pasco Public Works/Engineering Department
- Richland Community and Development Services
- Richland Fire Department
- Richland Police Department
- Richland Public Works Department
- Shalom Ecumenical Center/SEC Affordable Housing
- Tri-Cities Food Bank
- Tri-Cities Hispanic Chamber of Commerce
- United Way of Benton and Franklin Counties
- World Relief of Tri-Cities

Agencies not Consulted (PR10)

No major agencies involved in housing or community development were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

Plans Consulted and Regional Planning Efforts Considered (PR10)

In addition to direct consultation with agencies and key stakeholders, numerous local and regional plans outlining needs and strategies were considered in preparation of this Consolidated Plan. It is important

to note that needs assessments conducted by providers included direct consultation with recipients and members of the communities served in projects funded using CDBG and HOME grant funds.

The following list details plans and needs assessments consulted:

- Benton and Franklin Counties Department of Human Services, 10-Year Plan to End Homelessness, Phase Two, Update 2012
- Benton Franklin Council of Governments, Comprehensive Economic Development Strategy (CEDs) 2014
- Benton-Franklin Community Health Alliance, Community Health Improvement Plan for the People of Benton and Franklin Counties 2013-2017
- Benton-Franklin Community Health Alliance, Community Health Needs Assessment for Benton and Franklin Counties 2012
- City of Kennewick Capital Improvements Plan
- City of Kennewick Comprehensive Plan 2013
- City of Pasco Capital Improvements Plan
- City of Pasco Comprehensive Plan 2007-2027
- City of Richland Capital Improvements Plan
- City of Richland Comprehensive Land Use Plan
- Domestic Violence Services of Benton and Franklin Counties 2009-2010 Annual Report
- Downtown Pasco Development Authority 2013 Annual Report and Work Plan
- Housing Authority City of Kennewick, PHA 5-Year and Annual Plan
- Housing Authority City of Pasco and Franklin County, PHA 5-Year and Annual Plan
- South East Washington Aging and Long Term Care 2012-2015 Area Plan
- TRIDEC New Economy Target Industry Analysis, Parts I and II
- United Way of Benton and Franklin Counties Community Solutions, Asset Assessment Comprehensive Report 2007

Coordination with Public Entities in Implementation (PR10)

Tri-Cities CDBG and HOME staff works with a variety of nonprofit and governmental agencies during planning, proposal, and implementation of funded projects. While the City of Richland is the lead entity, it relies heavily on the staff in Kennewick and Richland for support in implementing and reporting on HOME program activities. Each city is responsible for all functions of its CDBG program.

In addition to this and interdepartmental working relationships, Benton Franklin Community Action CAC, TRIDEC, Continuum of Care, Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The three cities are in close proximity, with many common issues and opportunities, despite sitting in two counties. Nonprofit organizations and agencies commonly provide services across the region and participate in committees crossing jurisdictional lines.

The Commissioners of the Housing Authorities are appointed by the City Councils. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for housing development activities and whose residents have benefitted from public services delivered by the area's nonprofit agencies. A limitation on cooperative efforts is the lack of new federal resources available to the Housing Authorities that could supplement HOME and CDBG funds.

Citizen Participation

The Cities have consistently used their relationships with faith-based and nonprofit organizations, and local coalitions to obtain input on needs in the community and proposed activities. Efforts to reach out, particularly to populations potentially served by CDBG and HOME programs, were made in several ways. Focused meetings and individual interviews were conducted to obtain input on needs and the strategic plan as it was developed. In addition to individual invitations, notices of meetings were publicized in advance and citizens with an interest in commenting were encouraged to attend. Notices of meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*.

Individual interviews were held with key informants who could speak to primary needs, barriers, underserved populations, activities currently effective in meeting needs, and those with potential to meet needs. The planning process also incorporated needs assessments and strategic plans of agencies, including the Housing Authorities and key implementing agencies, and local governments.

Citizens and agencies in each of the cities were encouraged to comment on needs including at public hearings held in each city. The community was notified through newspaper advertisements of the availability of the draft Tri-Cities Regional Consolidated Plan for review. The draft Plan was distributed to the Kennewick Housing Authority and the Housing Authority of the City of Pasco and Franklin County, made available on the website of each city and at each City Hall, and made available at libraries in Kennewick, Pasco and Richland.

The following summarizes opportunities for citizen participation in development of the Tri-Cities Regional Consolidated Plan 2015-2019:

- Focused meetings on housing and human services were held 6/17/14 and advertisements for those meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*
- Public hearings on needs were held in Kennewick on 5/27/14, in Pasco on 6/24/14, and in Richland on 7/8/14. Notices of the meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*
- Complete information on public hearings on plans at end of comment period.

ASSESSMENT OF NEEDS

BACKGROUND

The Tri-Cities (Kennewick, Pasco and Richland) cover an area of over 100 square miles, in two counties (Benton and Franklin) in Southeast Washington. The cities are located at the confluence of the Columbia River and two of its major tributaries, the Snake and Yakima Rivers. The Tri-Cities, considered together, is a regional population, economic and transportation hub. However, the cities have unique origins and differences in industry and populations.¹

Construction of the Grand Coulee Dam in the 1930s and the Columbia Basin Irrigation Project and McNary Dam in the 1950s provided water for agriculture. Advances in agricultural chemistry increased the feasibility of dry-land farming, also in the 1950s, boosting agriculture and creating the agrichemical industry near Kennewick, which remains a major regional economic resource. The largest of the Tri-Cities, Kennewick has an economy supported by light manufacturing, food processing, retail trade, and services.

Farms cover more than a million acres in Benton and Franklin Counties; potatoes, wheat, apples, grapes, alfalfa, strawberries, asparagus, corn, and hops are its biggest income producers. In recent years, the Tri-Cities area has become increasingly known for its wine production and growth of a variety of world-class grapes. Much of this production is shipped from port facilities in the Tri-Cities. Pasco is the region's gateway to Columbia Basin agribusiness, and is the center of food processing for the region. Downtown Pasco is flavored by its relatively large percentage of Hispanic residents and businesses.

Hanford, developed during WWII, resulted in the rapid growth of Richland and to a highly technical economic base. Hanford continued to thrive after the war because of both military and civilian uses of nuclear energy. While plutonium production ended in 1988, environmental cleanup continues today as does a thriving nuclear research industry. The smallest of the three cities, Richland is known for its resident scientists and technicians working in one of the country's most important nuclear research laboratories – the Department of Energy's Pacific Northwest National Laboratory (PNNL) – which is the second largest high-tech company in the state behind Microsoft.

POPULATION

Population Growth

Compared to Washington, the Tri-Cities region has experienced tremendous growth in the last 20 years. At the county level, population in Benton County increased 56% between 1990 and 2010 and Franklin County population increased by 109%, compared to Washington's growth of 38% over the same 20-year

¹ Van Arsddol, T., "Tri-Cities: The Mid-Columbia Hub," in the *Tri-Cities Profile*, Washington State Employment Security. (April 2001).

period. The strong growth was evident in the last ten years as well – all locations shown in Table 1 exceeded the growth in Washington between 2000 and 2010.

Table 1: Population 1990-2014

| Location | Census | | | Change 2000-2010 | 2014 Estimate |
|-----------------|-----------|-----------|-----------|---------------------|------------------|
| | 1990 | 2000 | 2010 | | |
| Kennewick | 42,155 | 54,693 | 73,917 | 35% | 77,700 |
| Pasco | 20,337 | 32,066 | 59,781 | 86% | 67,770 |
| Richland | 32,315 | 38,708 | 48,058 | 24% | 52,090 |
| Tri-Cities | 94,807 | 125,467 | 181,756 | 45% | 197,560 |
| Benton County | 112,560 | 142,475 | 175,177 | 23% | 186,500 |
| Franklin County | 37,473 | 49,347 | 78,163 | 58% | 86,600 |
| Washington | 4,866,659 | 5,894,121 | 6,724,540 | 14% | 6,968,170 |

Source: US Census; OFM population estimates

Natural increase in population accounted for well over half of the population increase between 2000 and 2010 – 63% of the increase in Benton County and 61% of the increase in Franklin County compared to 54% in the state. Franklin County was ranked first in Washington by percent change in population and Benton County was ranked 3rd.² A major impact has been the influx in population as a result of new jobs resulting from federal funding to expedite the Hanford cleanup. A new Vitrification Plant (which will convert some of the 450 million gallons of nuclear waste into glass) is due to be completed in 2019.

Annexations accounted for a substantial share of the growth over the last 20 years, particularly in Pasco and Kennewick. Each of the cities, particularly Pasco, has sections within the larger city boundaries that are not yet part of the city. Those areas (“doughnut holes”) will likely be annexed in the future.

Table 2: Annexations April 1990-April 2013

| Location | 1990-2000 | | 2000-2010 | | 2010-2013 | |
|-----------|-----------|------------|-----------|------------|-----------|------------|
| | Units | Population | Units | Population | Units | Population |
| Kennewick | 834 | 2,143 | 1,744 | 4,638 | 0 | 0 |
| Pasco | 1,268 | 3,453 | 690 | 1,810 | 533 | 1,454 |
| Richland | 313 | 721 | 16 | 45 | 7 | 14 |

Source: OFM

Age of Population

Of the three cities, the median age of the population was highest in Richland in 2010 at 39.4, which was above that in the United States (37.2) and Washington (37.3). The population in both Kennewick and Pasco was younger – the median age in Kennewick was 32.6 and Pasco substantially younger at 27.3.

Looking at the components of the population by age in 2010 (Table 4 and Figure 1), the differences in the three cities are apparent. Richland has a greater percentage of older workers (ages 45 to 64) and

² Washington OFM, Population Trends 2013.

retirees than Kennewick and Pasco. Pasco is distinguished in having 76% of the population under the age of 45, so a greater percentage of children and youth, and younger workers.

Table 3: Median Age 2000-2010

| Location | Census | |
|-----------------|--------|------|
| | 2000 | 2010 |
| Kennewick | 32.3 | 32.6 |
| Pasco | 26.6 | 27.3 |
| Richland | 37.7 | 39.4 |
| Benton County | 34.4 | 35.6 |
| Franklin County | 28.0 | 28.4 |
| Washington | 35.3 | 37.3 |
| United States | 35.3 | 37.2 |

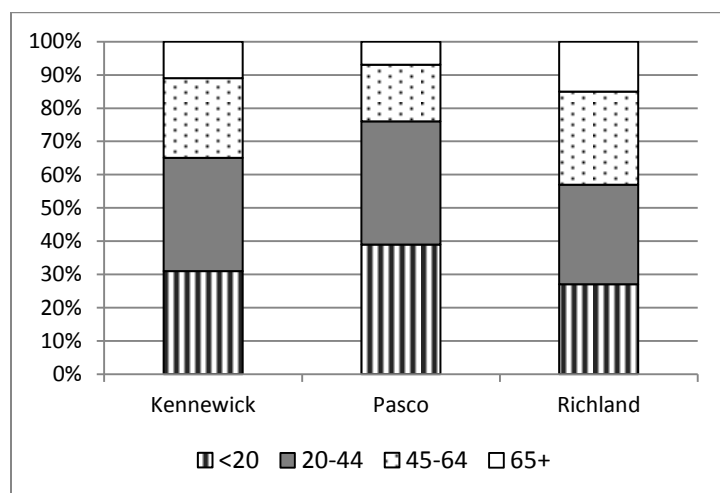
Source: US Census

Table 4: Population by Age Range 2010

| Location | <20 | 20-44 | 45-64 | 65+ |
|-----------------|-----|-------|-------|-----|
| Kennewick | 31% | 34% | 24% | 11% |
| Pasco | 39% | 37% | 17% | 7% |
| Richland | 27% | 30% | 28% | 15% |
| Benton County | 30% | 32% | 27% | 12% |
| Franklin County | 37% | 36% | 19% | 7% |
| Washington | 26% | 34% | 27% | 12% |
| United States | 27% | 34% | 26% | 13% |

Source: US Census

Figure 1: Population by Age Range 2010



Source: 2010 US Census

Population 65 and Older

As of the 2010 census, 12% of the population in Washington was age 65 or older. Benton County as a whole mirrored this – 12% of the population was 65 or older. However, just 7% of the population in

Franklin County was age 65 or older, which was also true of Pasco. The share of the population 65 plus in Kennewick was 11%, close to the state, but the share in Richland much higher (15% of the population in 2010 was 65 or older).

It is expected that the share of older people will grow as the “baby boomers” (those born between 1946 and 1964) age. The projection in Washington is that 20% of the population will be 65 or older by 2030.³ The projections for both Benton County and Franklin County are lower – 18% of the population in Benton County and 11% of the population in Franklin County will be 65 or older by 2030.

The Tri-Cities, along with other locations in Washington, is increasingly becoming a retirement destination – a testament to its climate, pace of life, and more affordable housing. This may be a factor in the older population in Richland, coupled with choices made by employees in industries related to Hanford to retire in Richland or the Tri-Cities in general. Informants consulted during the planning process noted that some people coming to work at Hanford-related industries were encouraging their aging parents to move as well.

Life expectancy has also increased. More people are living longer which, combined with the aging boomers, will likely impact demand for housing, services, transportation, health care and other amenities.

Race and Ethnicity

Table 5: Race and Ethnicity 2010

| Race/Ethnicity Classification | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|--------------------------------|-----------|-------|----------|---------------|-----------------|------------|
| Race* | | | | | | |
| White | 79% | 56% | 87% | 82% | 60% | 77% |
| Black/African American | 2% | 2% | 1% | 1% | 2% | 4% |
| AK Native/American Indian | 1% | 1% | 1% | 1% | 1% | 2% |
| Asian | 2% | 2% | 5% | 3% | 2% | 7% |
| Other race alone** | 12% | 37% | 3% | 9% | 32% | 6% |
| Two or more races | 4% | 3% | 3% | 4% | 3% | 5% |
| Ethnicity*** | | | | | | |
| Hispanic | 24% | 56% | 8% | 19% | 51% | 11% |
| Non-Hispanic | 76% | 44% | 92% | 81% | 49% | 89% |
| Race/ethnicity combined | | | | | | |
| Minority**** | 31% | 61% | 17% | 26% | 57% | 27% |
| Non-Hispanic white alone | 69% | 39% | 83% | 74% | 43% | 73% |

*Race alone; may be Hispanic, **Includes Native Hawaiian and other Pacific Islander, ***May be of any race

****Hispanic and/or race other than white alone

Source: 2010 US Census

Pasco and all of Franklin County are more diverse than either of the partner cities of Richland and Kennewick and all of Benton County. Pasco and Kennewick were shown by the census to have a much

³ Washington OFM Forecasting, May 2012.

higher percentage of Hispanic population than Richland and Washington. Looking at race alone, however, can be misleading. As Table 5 shows, where there is a high percentage of Hispanic population, “other race” is also high. Census research has demonstrated that Hispanic responders often identified race as “other” rather than white. The effect is to show more racial diversity than is actually the case.⁴

Using the definition of minority populations as being Hispanic and/or a race other than white alone, 61% of the population in Pasco could be considered minority, as could 31% of the population in Kennewick and 17% of the population in Richland. Hispanics make up by far the largest proportion of minority populations in each of the three cities. In fact, agriculture in the Tri-Cities has been a mainstay to migrant workers for generations who have stayed to make the Tri-Cities, particularly Pasco, their home.

Disproportionate Concentrations of Minority Populations (NA30)

For purposes of this Consolidated Plan, disproportionate concentrations are assumed to exist in block groups in which the percentage of minority populations is greater than ten percentage points of the percentage of minority populations in the jurisdiction as a whole. Minority is defined here as Hispanic and/or a race other than white alone. Given the differences between the three cities, disproportionality is considered within each city rather than across the region as a whole.

In Pasco, where 61% of the population was minority in 2010, disproportionate concentrations occur when 72% or more of the population is minority. This was the case of virtually all of Pasco east of Highway 395, which encompasses downtown Pasco and the immediately surrounding residential areas. These block groups contain the majority (51%) of the population of Pasco. Another 6% of the population live in block groups in which from 50% to 71% of the population was minority, 36% lived in block groups in which from 30% to 49% of the population was minority.

In Kennewick, where 31% of the population was minority in 2010, disproportionate concentrations occur when 42% or more of the population is minority. That was the case in 12 block groups dispersed throughout the City, which combined contained 24% of the population. Another 44% of the population lived in block groups with between 20% and 41% minority population and 32% of the population lived in block groups with between 10% and 19% minority population.

In Richland, where 17% of the population was minority in 2010, disproportionate concentrations occur when 28% or more of the population is minority. That was the case in just one block group containing 4% of the population in 2010. Eighty percent of the population of Richland lived in block groups with between 10% and 19% minority population and 16% lived in block groups with between 20% and 27% minority populations.

⁴ Cohn, D’Vera, “Millions of Americans changed their racial or ethnic identity from one census to the next,” PewResearch Center, May 2014 (pewresearch.org/author/dcohn).

Immigration and Linguistic Diversity

While most residents of the Tri-Cities were native-born in the United States, a substantial share were not. Most of the foreign-born residents were from a Latin-American country, followed by Asia. Twenty-seven percent of Pasco residents were estimated to have been foreign-born (Table 6), mostly from a Latin American country. This is consistent with agricultural workers who for years have been coming to Eastern Washington and the Tri-Cities and settled to make it their home.

Table 6: Place of Birth 2008-2012 Estimates

| Place of Birth | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|------------------|-----------|-------|----------|---------------|-----------------|------------|
| Native | 89% | 73% | 92% | 91% | 75% | 87% |
| Foreign born | 11% | 27% | 8% | 9% | 25% | 13% |
| Region of birth* | | | | | | |
| Latin America | 64% | 91% | 18% | 57% | 90% | 31% |
| Asia | 21% | | 46% | 23% | 5% | 40% |
| Europe | | | 23% | 12% | 3% | 17% |
| Other | 15% | 9% | 13% | 8% | 2% | 12% |

*Of foreign-born.

Source: 2008-2012 ACS

There are also a number of refugees coming into the Tri-Cities each year. World Relief Tri-Cities estimates that the agency resettles about 200 people a year, including children. The agency focuses on seeing to immediate needs of refugees, including short-term housing, access to services and benefits, enrolling children in school, ESL classes for parents, employment and immigration services. The array of services and assistance, however, are of short duration. Most refugees are able to overcome the substantial difficulties such immigration entails and resettle successfully.

Limited English can be a barrier in access to services and doing business in the Tri-Cities. In Pasco, 32% of the population over the age of five spoke English less than very well (Table 7). In each of the cities there is a portion of the population potentially isolated by lack of English skills. World Relief also identified lack of access to phone translation as isolating to refugees accessing services.

Table 7: Language Spoken at Home 2008-2012 Estimates*

| Language | Kennewick | Pasco | Richland |
|-----------------------------------|-----------|-------|----------|
| English only | 79% | 48% | 88% |
| Spanish | 17% | 49% | 4% |
| Other | 4% | 3% | 8% |
| Speak English less than very well | 10% | 32% | 3% |

*By population 5 years and older.

Source: 2008-2012 ACS

Households

There were a total of 64,956 households in the Tri-Cities as of the 2010 census, of which 70% were family households and 30% nonfamily. Pasco had a larger percentage of family households and a larger

percentage of families with their own children under 18 than was true of Kennewick and Richland. Over 7,500 households (7,694 or 12% of total households) were single parents (no spouse present) with children. This is significant in that single parents, particularly women raising children alone, are more frequently living in poverty than 2-parent households. As of the 5-year 2012 American Community Survey, one-third of children under age 18 in the Tri-Cities were living in single-parent households (no spouse present). The majority (78%) were female heads of household (no husband present).

Table 8: Households 2010

| Type of Household | Kennewick | | Pasco | | Richland | | Tri-Cities | |
|--------------------------|-----------|-----|--------|-----|----------|-----|------------|-----|
| | Number | % | Number | % | Number | % | Number | % |
| Total households | 27,266 | | 17,983 | | 19,707 | | 64,956 | |
| Family households | 18,528 | 68% | 13,863 | 77% | 12,974 | 66% | 45,365 | 70% |
| With own children <18 | 9,444 | 35% | 8,398 | 47% | 5,654 | 29% | 23,496 | 36% |
| Male householder** | 1,554 | 6% | 1,275 | 7% | 827 | 4% | 3,656 | 6% |
| With own children <18 | 958 | 4% | 734 | 4% | 478 | 2% | 2,170 | 3% |
| Female householder** | 3,532 | 13% | 2,678 | 15% | 1,972 | 10% | 8,182 | 13% |
| With own children <18 | 2,409 | 9% | 1,875 | 10% | 1,240 | 6% | 5,524 | 9% |
| Nonfamily households | 8,738 | 32% | 4,120 | 23% | 6,733 | 34% | 19,591 | 30% |
| Householder living alone | 7,005 | 26% | 3,049 | 17% | 5,559 | 28% | 15,613 | 24% |
| Male | 3,320 | 12% | 1,528 | 8% | 2,533 | 13% | 7,381 | 11% |
| 65 and over | 664 | 2% | 308 | 2% | 525 | 3% | 1,497 | 2% |
| Female | 3,685 | 14% | 1,521 | 8% | 3,026 | 15% | 8,232 | 13% |
| 65 and older | 1,736 | 6% | 639 | 4% | 1,464 | 7% | 3,839 | 6% |
| Average household size | 2.67 | | 3.30 | | 2.42 | | | |

*All percentages are of total households

**No spouse present

Source: 2010 US Census

Across the Tri-Cities, 24% of all households were comprised of people living alone. This was much more the case in Kennewick (26% living alone) and Richland (28% living alone) than Pasco (17% living alone). As a comparison, 27% of households in Washington in 2010 consisted of single individuals. Eight percent of all households were single individuals age 65 and older – almost three times as many women as men.

The average size of households in 2010 ranged from 2.42 in Richland to 3.30 in Pasco. The average sizes have been relatively stable since 1990. The size of households in owner-occupied units in 2010 was somewhat higher than in renter-occupied units in each of the three cities.

Group Quarters

In each of the cities, 99% of the population in 2010 lived in households and just 1% lived in group quarters. Group quarters are defined by the census as places where people live or stay in a group situation which is generally owned or managed by an entity providing housing and/or services. Institutional group quarters include facilities such as correctional, nursing/skilled nursing, inpatient hospice, mental (psychiatric) hospitals, and group homes or residential treatment centers for juveniles. Noninstitutional group quarters include facilities such as college housing, residential treatment centers for adults, workers living centers, and religious group quarters.

Table 9: Group Quarters 2010

| Group Quarters | Kennewick | Pasco | Richland |
|------------------------------|------------------|--------------|-----------------|
| Population in group quarters | 1,081 | 385 | 285 |
| Institutionalized | 930 | 276 | 163 |
| Noninstitutionalized | 151 | 109 | 122 |

Source: 2010 US Census

ECONOMY AND EMPLOYMENT

The Bureau of Labor Statistics⁵ estimated that there were 132,600 civilians in the labor force in the Tri-Cities MSA (Benton and Franklin Counties). The Tri-Cities MSA is the fourth largest in Washington, after Seattle, Spokane and the Washington portion of the Portland MSA. About 72% of the Tri-Cities MSA civilian labor force resides in the cities of Kennewick, Richland and Pasco.

Table 10: Occupations of Employed Civilian Workforce 16+ 2008-2012 ACS Estimates

| Occupation | Kennewick | Pasco | Richland | Benton County | Franklin County |
|--|------------------|--------------|-----------------|----------------------|------------------------|
| Civilian employed* | 33,766 | 25,077 | 23,259 | 80,582 | 32,867 |
| Management, business, science, arts | 29% | 22% | 49% | 37% | 24% |
| Service | 18% | 20% | 15% | 16% | 18% |
| Sales and office | 24% | 20% | 21% | 22% | 19% |
| Natural resources, construction, maintenance | 15% | 21% | 7% | 13% | 21% |
| Production, transportation, material moving | 13% | 18% | 7% | 11% | 17% |

*Civilian employed population age 16+

Source: 2008-2012 ACS

Table 11: Industries of Employed Civilian Workforce 16+ 2008-2012 ACS Estimates

| Occupation | Kennewick | Pasco | Richland | Benton County | Franklin County |
|--|------------------|--------------|-----------------|----------------------|------------------------|
| Civilian employed* | 33,766 | 25,077 | 23,259 | 80,582 | 32,867 |
| Agriculture, forestry, fishing/hunting, mining | 4% | 14% | 1% | 4% | 17% |
| Construction | 11% | 6% | 8% | 10% | 6% |
| Manufacturing | 7% | 12% | 5% | 6% | 12% |
| Wholesale trade | 3% | 4% | 2% | 3% | 4% |
| Retail trade | 13% | 11% | 11% | 12% | 10% |
| Transportation/warehousing, utilities | 6% | 5% | 6% | 7% | 6% |
| Information, finance/insurance, real estate | 6% | 4% | 7% | 6% | 4% |
| Professional services** | 13% | 11% | 22% | 17% | 10% |
| Educational services, health care, social assistance | 20% | 16% | 21% | 20% | 16% |
| Arts, entertainment*** | 7% | 9% | 8% | 7% | 8% |
| Other services, public administration | 9% | 8% | 9% | 9% | 8% |

*Civilian employed population age 16+

**Professional, scientific, and management, and administrative and waste management services

***Arts, entertainment, and recreation, and accommodation and food services

Source: 2008-2012 ACS

⁵ (www.bls.gov/eag/eag.wa.htm)

Major Employment Sectors (MA45)

The major employment sectors in the Tri-Cities are agriculture (production, processing and distribution), science and research (particularly related to Hanford), energy production, education and health care and government services. By industry, Pasco and Franklin County dominate in agriculture and manufacturing, compared to the other locations. Richland, in particular, has the highest percent of persons employed in professional and scientific industries.

Employers with 600 or more employees are shown in Table 12. The US Department of Energy (DOE) and its contractors dominate, accounting for 11,455 jobs in the region, including those shown. Most of these jobs are related to Hanford and many to mitigation activities. The largest single employer is Battelle/PNNL, employing 4,723 in research and development. Industries and employers working in agriculture and agricultural products employed 8,259 persons. Education accounted for 5,929 jobs in schools from kindergarten to higher education and 4-year colleges (Pasco, Kennewick and Richland School Districts plus Columbia Basin College and Washington State University). Health care is a substantial employer as well, with 3,990 positions. Finally, city and county governments were important employers with a combined 2,055 positions.

Table 12: Major Employers Tri-Cities (Benton and Franklin Counties)

| Employer | Products/Services | Employees |
|---|--|-----------|
| Battelle/ Pacific Northwest Laboratories (PNNL) | Research/national laboratory | 4,723 |
| CH2M Hill | DOE contractor | 3,081 |
| ConAgra (Lamb Weston) | Food processor (potatoes) | 2,735 |
| Bechtel National | DOE contractor | 2,300 |
| Pasco School District | K-12 education | 2,065 |
| Kadlec Medical Center | Hospital | 2,016 |
| Washington River Protection Solutions | DOE contractor | 1,482 |
| Kennewick School District | K-12 education | 1,473 |
| Richland School District | K-12 education | 1,400 |
| Washington Closure Hanford | DOE contractor | 1,370 |
| Typson Foods | Meat packing | 1,300 |
| Energy Northwest | Electric utility | 1,200 |
| Mission Support Alliance | DOE contractor | 1,178 |
| Wal-Mart | Retail | 1,175 |
| Broetje Orchards | Agricultural products grower/distributor | 1,060 |
| Kennewick General Hospital | Hospital | 1,017 |
| Adams Enterprises (dba McDonald's) | Restaurant | 1,000 |
| Lourdes Health Network | Hospital | 807 |
| Wyckoff Farms | Agricultural producer/distributor | 800 |
| Columbia Basin College | Community college | 766 |
| URS | DOE contractor | 755 |
| Tri-Cities Airport | Regional airport | 714 |
| Benton County | County services | 673 |
| AREVA | Nuclear fuel fabricator/contractor | 662 |
| Apollo Inc./Apollo Sheet Metal | Construction contractor/fabricator | 625 |

Source: Tri-Cities Washington, Tri-City Development Council (TRIDEC)

Changes with Economic Impact Potential (MA45)

The economy in the Tri-Cities is changing and expected to change more in the future, which will impact jobs. The significant driver is the Hanford Nuclear Reservation. Cleanup of the facility and nuclear wastes has brought significant employment, boosted by the 2009 federal American Recovery and Reinvestment (ARRA) funds. With expiration of funds and completion of activities at Hanford, job loss is anticipated, according to the Benton-Franklin Council of Governments CEDS 2014 (Comprehensive Economic Development Strategy) – 4,000 due to Sequestration and furloughs and another 450 expected.⁶ Another potential development that would have significant impact in the region is the possibility of breaching the Snake River dams to enhance endangered salmon and steelhead species. Should that occur, there would be heavy impact on barges and shipping between the Tri-Cities and Lewiston (Idaho).

Economic development and job diversification are at the forefront of planning by the Benton-Franklin Council of Governments (BFCOG), individual cities, TRIDEC (Tri-Cities Development Council), Pasco Downtown Development Authority, institutions of higher education (Washington State University Tri-Cities and Columbia Basin College) and industries in the region. The plans look to existing strengths in the region (abundant power, existing technical skills and facilities, diversified agricultural industry, healthcare system, university and community college targeting education to local industry, diverse transportation system, and quality of life) as a basis on which to move forward. TRIDEC, in addition to supporting efforts in other directions, is promoting the Mid-Columbia Energy Initiative which would focus on sustainable energy (alternatives to carbon-based production) and industries that could take advantage of those power sources, many of which are already present in the Tri-Cities.

Workforce and Infrastructure Needs of Business Community (MA45)

TRIDEC (Tri-Cities Development Council), in Part I of the New Economy Target Industry Analysis, identified an uneven “spread of worker capabilities and availability.” Input from local employers revealed gaps in many areas from jobs in middle management to entry level positions. The 2014 CEDS observed that there is a continuing need to improve the region’s education and training capacity, particularly in light of potential industrial and business activity.

Each of the cities has focused in the past and presently on improving the downtown areas, which are the older and more dilapidated sections, to make downtown more attractive to residents and visitors, and to attract new businesses. Taking advantage of the Columbia River, which runs directly through the Tri-Cities, each city has an eye on developing recreation as a major factor in drawing tourists and increasing the attraction of living and working in the Tri-Cities. These improvements are being done in tandem with transportation plans focusing on multimodal forms of transportation, including pedestrian and bike paths, bringing new thought to street safety. Infrastructure goals outlined in the 2014 CEDS include wastewater and solid waste collection, treatment and disposal facilities.

⁶ Benton Franklin Council of Governments, *Comprehensive Economic Development Strategy (CEDS)*, 2014.

Commuting to Work

Most Tri-Cities civilian workers age 16 and older have modest commute times – the average time was estimated at about 20 minutes. While long commutes are not the norm, workers do not necessarily work in the place or county of residence. Almost half (47%) of Pasco residents worked in another county (presumably Benton County); 24% of Kennewick and 13% of Richland residents worked in another county (presumably Franklin County). A surge in new industries and jobs might encourage workers from outside the region to commute longer distances to take advantage of employment.

Table 13: Mean Commute Travel Time 2008-2012 ACS Estimates

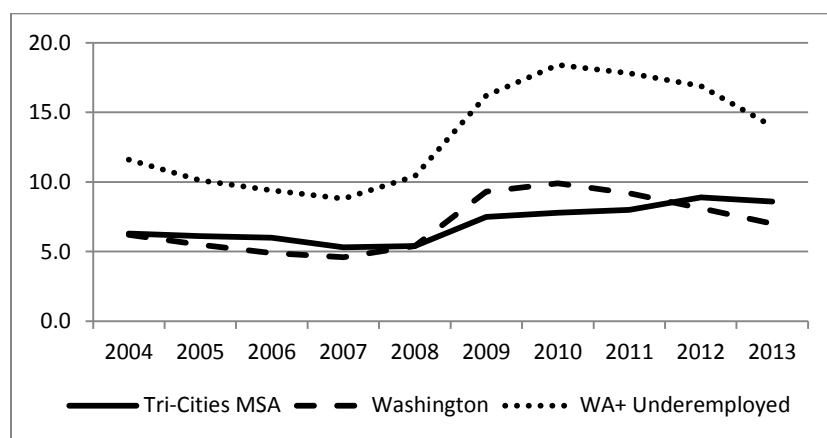
| Travel Time | Kennewick | Pasco | Richland | Benton County | Franklin County |
|----------------|-----------|-------|----------|---------------|-----------------|
| Mean (minutes) | 21.6 | 20.5 | 19.3 | 21.3 | 20.7 |
| <15 minutes | 33% | 33% | 39% | 33% | 33% |
| 15-29 minutes | 42% | 45% | 43% | 44% | 43% |
| 30-59 minutes | 19% | 18% | 15% | 18% | 19% |
| 60+ minutes | 6% | 5% | 3% | 5% | 5% |

Source: 2008-2012 ACS

Unemployment

The 2008-2012 ACS estimated that 7% of the civilian labor force was unemployed, 6% in Kennewick and Richland and 9% in Pasco. The Bureau of Labor Statistics (bls.gov) estimated was at 8.6 in 2013 in the Tri-Cities MSA (which includes all of Benton and Franklin Counties). This rate was a slight decrease since the estimate of 8.9 in 2012. However, unemployment steadily increased between 2007 (rate of 5.3) and 2012 (rate of 8.9). While unemployment estimates in the Tri-Cities MSA were lower than the state between 2009 and 2011 that reversed beginning in 2012.

Figure 2: Unemployment Estimates 2004-2013



Notes: Tri-Cities MSA includes Benton and Franklin Counties; rates are not seasonally adjusted. WA+ is the estimate of total unemployment plus those marginally or underemployed (U6 rates), based on annual averages.

Source: Bureau of Labor Statistics and the Current Population Survey (CPS)

Unemployment measures are estimated in several ways. The official rate is the total number of unemployed as a percent of the labor force. This excludes discouraged seekers, marginally attached workers (those who could only find part-time positions or positions beneath their level or expertise). Discouraged workers would not be included as unemployed if they had not actively been seeking work during the last year. While not shown in the official estimates of unemployment, a substantial share of the workforce is underutilized. Figure 2 compares the highest estimate of underutilization in Washington (U6) with the official rates (U3) for both Washington and the Tri-Cities MSA. In 2013 the U6 estimate for the state was 14%, which was twice the official rate (7%).

Educational Attainment

The level of educational attainment varies considerably by location. Both Pasco and Kennewick have higher percentages of population 25 and older without a high school diploma or equivalency than Washington State. This is especially notable in Pasco – 34% of the population had not completed high school. In contrast, 42% of the population in Richland had a 4-year degree or higher. This corresponds to the highly technical and scientific jobs associated with Hanford activities and industries.

Table 14: Educational Attainment 2008-2012 ACS Estimates*

| Educational Attainment | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|---|-----------|-------|----------|---------------|-----------------|------------|
| Less than high school graduate | 14% | 34% | 5% | 11% | 30% | 10% |
| High school graduate (includes equivalency) | 28% | 24% | 19% | 24% | 25% | 24% |
| Some college or associate's degree | 36% | 28% | 34% | 36% | 30% | 35% |
| Bachelor's degree | 14% | 10% | 24% | 18% | 10% | 20% |
| Graduate or professional degree | 8% | 5% | 18% | 11% | 5% | 11% |

*Population age 25 and above

Source: 2008-2012 ACS

Table 15: Median Earnings in Past 12 Months 2008-2012 ACS Estimates*

| Educational Attainment | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|------------------------------------|-----------|----------|----------|---------------|-----------------|------------|
| Less than HS graduate | \$19,101 | \$18,114 | \$21,161 | \$19,111 | \$19,382 | \$20,615 |
| HS graduate (includes equivalency) | \$27,504 | \$26,221 | \$31,929 | \$30,369 | \$26,285 | \$30,752 |
| Some college/associate's degree | \$33,559 | \$35,916 | \$37,409 | \$35,807 | \$36,703 | \$36,576 |
| Bachelor's degree | \$57,805 | \$44,655 | \$62,750 | \$60,922 | \$49,476 | \$52,916 |
| Graduate or professional degree | \$65,022 | \$54,330 | \$82,401 | \$74,380 | \$54,975 | \$66,413 |

*Population 25 and older with earnings; 2012 inflation-adjusted dollars

Source: 2008-2012 ACS

With the exception of Richland, median earnings of workers with a high school diploma or less education were lower in the Tri-Cities than Washington State. Earnings for people with some college or an associate's degree were more on a par with the state although median earnings in Richland were higher. Earnings associated with a bachelor's degree or higher were substantially different from city to city and compared with the state. Certainly the type and level of degree as well as profession impacted

earnings. Not only do earnings vary by educational attainment, so does the unemployment rate as is demonstrated in Table 16, which is based on national data.

Table 16: National Earnings and Unemployment rates by Educational Attainment 2013

| Unemployment Rate 2013 (%) | Educational Attainment | Median Weekly Earnings |
|----------------------------|-------------------------|------------------------|
| 2.2 | Doctoral degree | \$1,623 |
| 2.3 | Professional degree | \$1,714 |
| 3.4 | Master's degree | \$1,329 |
| 4.0 | Bachelors' degree | \$1,108 |
| 5.4 | Associate's degree | \$777 |
| 7.0 | Some college, no degree | \$727 |
| 7.5 | High school diploma | \$651 |
| 11.0 | Less than HS diploma | \$472 |

*Data are for persons age 25 and over; earnings are for full-time wage and salary workers.

Source: Current Population Survey, US Bureau of Labor Statistics, US Department of Labor

Workforce Development

Skills and Education of Workforce in Relation to Employment Opportunities (MA45)

As observed in the TRIDEC March 2014 report (New Economy Target Industry Analysis) there are gaps in workforce availability in several areas from middle management positions to entry level. Interviews supported a mismatch in some areas. There are highly skilled and trained people who are unable to find work and are underemployed. At the same time, there are people who lack transferrable skills for entry level positions. There is also a need, identified in the 2014 Comprehensive Economic Development Strategy (CEDS), for training to assist Spanish-speaking business owners and workforce alike. There is a need to recruit and train young people who fail to complete high school.

Current Workforce Training Initiatives (MA45)

There are a number of initiatives and programs to develop the workforce in the Tri-Cities and to prepare for changing industries. Washington State University, Tri-Cities (WSUTC) offers, in addition to 4-year degrees and professional programs, specialized course work at the Bio-Products, Science and Engineering Laboratory (BSEL) which was developed in partnership with the Pacific Northwest National Laboratory (PNNL). This is industry-targeted as are other programs offered, such as the program in viticulture and enology.

Columbia Basin College (CBC) in Pasco offers a number of workforce programs targeted to trades, business, health care, and public services. While programs are available and affordable, there is a need to reach out in a more coordinated way to potential students and the business community, as there is for a central information system. The High School Academy at CBC recruits youth age 16 to 20 to achieve a high school diploma and advanced career training. The initiative is the result of a partnership with schools, the Fast Forward Program (Boys and Girls Club), the Benton Franklin Juvenile Justice Center and community agencies.

The Small Business Development Center (SBDC) at TRIDEC helps start-up companies and small businesses. The Center is a partnership with Columbia Basin College, WSUTC, US Small Business Administration, and local and regional governments in providing support and training for businesses.

The Pasco Specialty Kitchen focuses on goods-based business development. The fully equipped and licensed kitchen, partially funded by the US Department of Commerce, Economic Development Administration, supports developing businesses and provides training and other support. The Specialty Kitchen and Farmer's Market are projects supported by the Downtown Pasco Development Authority.

Comprehensive Economic Development Strategy (CEDS) (MA45)

The Benton Franklin Council of Governments prepared the 2014 Comprehensive Economic Development Strategy (CEDS). Goals include supporting a diversified economy, maintaining and improving environmental quality, developing the region's capacity to attract businesses and residents, and workforce training.

Coordination with Consolidated or Other Plans (MA45)

Each of the cities supports activities and projects that will enhance business development and provide jobs. While resources are limited, improvements to the central business districts and older neighborhoods help to make the areas more attractive and safer. The cities also support business incubators, such as the Pasco Specialty Kitchen.

HOUSEHOLD INCOME

Measures of Income

With the exception of Richland, median household income in the Tri-Cities is lower than in Washington – considerably so in the case of Paso. Median earnings for workers (Table 17) are lower than earnings for full-time workers, which suggests that some of the workforce was employed part-time or for less than a full year. Median earnings for women working full-time, year-around are lower than for men work full-time, year-around. This may be in part due to career or job choice differences or educational attainment, among the possibilities.

Table 17: Measures of Income Past 12 Months 2008-2012 ACS Estimate

| Income Measures* | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|--------------------------|------------------|--------------|-----------------|----------------------|------------------------|-------------------|
| Median household | \$51,581 | \$49,220 | \$68,744 | \$60,300 | \$51,770 | \$59,374 |
| Median family | \$61,913 | \$52,949 | \$84,296 | \$73,036 | \$55,468 | \$71,939 |
| Median earnings male** | \$49,648 | \$41,008 | \$73,243 | \$60,671 | \$41,742 | \$54,594 |
| Median earnings female** | \$34,831 | \$28,546 | \$45,779 | \$39,660 | \$30,613 | \$41,377 |
| Median earnings workers | \$28,703 | \$22,788 | \$41,250 | \$32,307 | \$24,588 | \$32,583 |
| Per capita | \$24,088 | \$17,353 | \$35,119 | \$28,171 | \$19,073 | \$30,661 |

*Income in the last 12 months; 2012 inflation-adjusted dollars

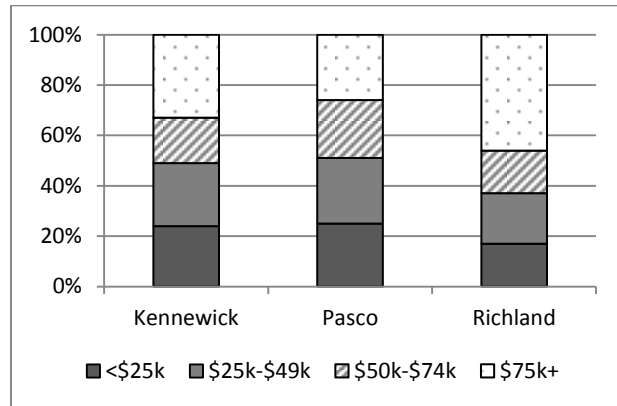
Source: 2008-2012 ACS

Some levels of income are important to keep in mind when considering housing and services for low-income persons and families.

- Individuals eligible for SSI (2014) would receive up to \$721 per month. Eligible couples could receive up to \$1,062 per month.
- Temporary Assistance for Needy Families (TANF) benefits have fallen in recent years.⁷ In Washington TANF benefit levels for a single-parent family of three was \$478 in July 2013, which was a 41% reduction since 1996 (in inflation adjusted dollars).
- Washington minimum wage was set at \$9.32 an hour as of January 2014.

Ranges of income are illustrated in Figure 3. Twenty-five percent of households in Pasco and 24% of households in Kennewick had annual incomes below \$25,000. In Richland, 17% of households had incomes below \$25,000. In total, about 14,000 households were living on \$25,000 a year or less. Just about 3,800 households in the three cities had incomes below \$10,000 a year.

Figure 3: Household Income Range 2008-2012 ACS Estimate*



*Income in the last 12 months; 2012 inflation-adjusted dollars
Source: 2008-2012 ACS

Poverty

Table 18: Percent of Population Living in Poverty in Past 12 Months 2008-2012 ACS Estimate

| Population/Household | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|------------------------------|-----------|-------|----------|---------------|-----------------|------------|
| Individuals (all) | 17% | 23% | 9% | 9% | 21% | 13% |
| Families | 13% | 19% | 7% | 13% | 18% | 9% |
| Female householder (family)* | 40% | 47% | 26% | 35% | 49% | 28% |

*No husband present
Source: 2008-2012 ACS

Almost one-quarter of Pasco residents lived in poverty according to 2008-2012 ACS estimates, as did 17% of Kennewick residents. Only Richland had lower percentages of people in poverty than did

⁷ Floyd, I. and Schott, L. *TANF Cash Benefits Continued to Lose Value in 2013*. Center on Budget and Policy Priorities. October 2013. (www.cbpp.org)

Washington. Female householders with children had the highest estimates of poverty – nearly half in Pasco (47%) and 40% in Kennewick. Federal poverty levels vary by household size and number of related children under the age of 18. The threshold in 2013 for a family of three with two related children under the age of 18 was \$18,769. For a single person under 65 years of age the threshold was \$12,119.

Low-Moderate Income Areas

Low-moderate income block groups in Kennewick and Pasco are those in which 51% or more of the population lives in households with incomes below 80% of Area Median Income (AMI). In Richland, the CDBG eligible block groups include those in which 44% (actually 44.46%) of the population lives in households with incomes below 80% of AMI.

In Kennewick, an estimated 44% of the population lives in households with low-moderate qualifying incomes. There are 25 block groups that qualify as low-moderate (51% or more of the population live in low-mod households). These qualifying block-groups contain an estimated 28% of the population. It is generally the case with all three cities that qualifying low-mod residential areas tend to be concentrated near the Columbia River and in the eastern and oldest parts of the cities, those areas east of US Highway 395 and north of 10th Avenue.

In Pasco, an estimated 54% of the population lives in low-mod households. There are 18 block groups that qualify as low-moderate (51% or more of the population live in low-mod households). These qualifying block-groups contain an estimated 39% of the population. Most of the qualifying block groups are in east and central Pasco – east of US Highway 395 and south of I-182. There are some qualifying block groups north of I-182, but many contain few households.

In Richland, an estimated 30% of the population lives in low-mod households. There are nine block groups that qualify as low-moderate (44% or more of the population live in low-mod households). These qualifying block-groups contain an estimated 11% of the population. The qualifying block groups are in south-central Richland and Island View.

Food Insecurity

Households have “food insecurity” when they are “financially stretched to the point where they cannot be certain that all household members will not go hungry.”⁸ Washington ranks 15th in the United States, according to estimates prepared by the US Department of Agriculture, 6% of Washington households struggle with hunger. SNAP (Supplemental Nutrition Assistance Program) benefits were cut nationally in November 2013 after the scheduled end of the temporary boost provided by the 2009 Recovery Act. Current maximum monthly benefits range from \$189 for a single person to \$632 for a family of four.

School children are eligible for food assistance. According to May 2014 estimates, 33% of students in Richland School District, 59% of students in the Kennewick School District, and 75% of students in the

⁸ Children’s Alliance. *Hungry in Washington September 2013*.

Pasco School District were eligible for free and reduced-cost meals. For comparison, 46% of students in the Washington State were eligible.

The Tri-Cities Food Bank provides food for families as often as once every two weeks and attempts to provide a week's supply of groceries. The food bank reports an increased demand – 31% increase in clients served between the first quarter of 2011 and first quarter of 2014. A noticeable part of the new demand is due to underemployed or unemployed young people, some in college. Many young people, including recent college graduates, cannot get jobs in their field and are working for low wages. Like others, they are employed but do not make enough money to live on. St. Vincent de Paul operates a food bank in Pasco and food is also distributed Second Harvest and Gold Age Food Share.

Living Wage

The *Self-Sufficiency Calculator* (thecalculator.org) is sponsored by Workforce Development Councils of Washington State and provides information about the amount of money needed to be self-sufficient, without public assistance, based on family size, composition and ages of children. Table 19 gives examples of resources required for a modest standard of living.

Table 19: Self-Sufficiency Calculation Benton and Franklin Counties

| Income and Expenses | Household Composition and County | | | | | |
|---------------------------|----------------------------------|----------|-------------------------------|----------|--------------|----------|
| | 1 adult with children 2 & 6 | | 2 adults with children 7 & 14 | | Single adult | |
| | Benton | Franklin | Benton | Franklin | Benton | Franklin |
| Monthly income | | | | | | |
| Hourly wage* | \$18.96 | \$18.24 | \$8.44 | \$8.11 | \$8.48 | \$7.99 |
| Monthly wage | \$3,337 | \$3,210 | \$2,970 | \$2,854 | \$1,492 | \$1,407 |
| Annual wage | \$40,048 | \$38,520 | \$35,638 | \$34,249 | \$17,905 | \$16,881 |
| Monthly expenses | | | | | | |
| Housing | \$776 | \$698 | \$776 | \$698 | \$618 | \$556 |
| Child care | \$975 | \$994 | \$325 | \$344 | \$0 | \$0 |
| Food | \$460 | \$460 | \$711 | \$711 | \$205 | \$205 |
| Transportation | \$251 | \$250 | \$480 | \$477 | \$243 | \$242 |
| Health care | \$398 | \$398 | \$483 | \$483 | \$114 | \$114 |
| Miscellaneous | \$286 | \$280 | \$277 | \$271 | \$118 | \$112 |
| Taxes | \$484 | \$455 | \$327 | \$306 | \$194 | \$178 |
| Subtotal monthly expenses | \$3,630 | \$3,535 | \$3,379 | \$3,290 | \$1,492 | \$1,407 |

*Working 40 hours per week (per working adult)

Source: Workforce Development Councils of Washington (thecalculator.org)

HOUSING UNITS

Number and Types of Housing

The most recent (April 2014) OFM estimates place the number of housing units in the Tri-Cities at 73,919 units, which is 74% of the estimated 99,796 units in the two counties. The majority of housing is

single family. Mobile homes, many in poor condition, are still a substantial part of the housing. This is especially true in the counties outside the three main cities. In Franklin County, 14% of housing is mobile homes, boats or RVs (mostly mobile homes).

Table 20: Residential Properties

| Property Type | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|------------------------------|-----------|--------|----------|---------------|-----------------|------------|
| Total units | 29,924 | 21,233 | 22,762 | 73,186 | 26,610 | |
| 1-unit detached structure | 60% | 66% | 63% | 63% | 66% | 63% |
| 1-unit attached structure | 2% | 2% | 6% | 3% | 2% | 4% |
| 2-4 units | 9% | 6% | 7% | 7% | 5% | 6% |
| 5 or more units | 21% | 17% | 20% | 16% | 14% | 19% |
| Mobile home, boat, RV, etc.* | 8% | 8% | 4% | 12% | 14% | 7% |

Source: OFM estimated total units (April 2014); 2008-2012 ACS (types of units)

Permits, Building/Acquisition and Planned Development

While applications for new permits declined somewhat during the housing slump between 2007 and 2009, applications for building permits in the Tri-Cities did not decline precipitously. In the 10-year period from 2004 and 2013, permits were issued in the combined three cities for 14,195 units.⁹ Most (79%) were for single family units, followed by 16% larger multifamily (5 plus units) and the remainder duplexes to 4-plexes. Permits in Pasco accounted for nearly half of all the permits issued, the largest number issued between 2004 and 2005.

There is ample land available in the Tri-Cities. New developments in recent years, particularly in Pasco, have added considerably to the stock of single family and other types of housing. The cities are extending infrastructure (utilities, roads, etc.) into the new areas and, when complete, will offer even more development opportunities. Still, one of the barriers noted by providers and housing developers that target lower-income households including subsidized units was the lack of land zoned for multifamily units and lack of available land in already developed areas.

Tenure

About two-thirds of housing units are occupied by owners, slightly more in Richland than Kennewick and Pasco. The majority of single family units are owner-occupied, although single family units are a rental option for many households. Not surprisingly most multifamily units are occupied by renters, but owners occupy some, particularly those in smaller complexes (like duplexes). Mobile homes can be an affordable housing option, although condition of older units is often an issue. Mobile homes are more frequently owned than rented, although that does not generally apply to the land.

Looking at tenure by number of bedrooms, not unexpectedly smaller units were more frequently occupied by renters and larger units by owners. Two concerns are possible – the first that lower income

⁹ US Census Bureau, building permits for privately owned buildings (censtats.census.gov)

households with large families, or doubled-up families, would have difficulty finding affordable units with enough bedrooms to avoid overcrowded conditions.

The second potential concern is lack of smaller units to accommodate demographic changes, particularly the expected growth in seniors. As the seniors age and downsize, there may be a demand for smaller units. Stakeholders interviewed for this Consolidated Plan noted that there was not enough housing for the elderly. That concern included the full range of housing from full independent living to assisted living and nursing facilities.

Table 21: Tenure Occupied Units by Type of Unit 2008-2012 ACS Estimates

| Property Type | Kennewick | | Pasco | | Richland | |
|---------------------|-----------|---------|--------|---------|----------|---------|
| | Owners | Renters | Owners | Renters | Owners | Renters |
| All units | 63% | 37% | 63% | 37% | 67% | 33% |
| Single family* | 89% | 11% | 84% | 16% | 87% | 13% |
| 2-4 units | 10% | 90% | 1% | 99% | 13% | 87% |
| 5 or more units | 3% | 97% | 1% | 99% | 4% | 96% |
| Mobile homes, other | 66% | 34% | 52% | 48% | 86% | 14% |

*Detached and attached

Source: 2008-2012 ACS

Table 22: Tenure Occupied Units by Number of Bedrooms 2008-2012 ACS Estimates

| Property Type | Kennewick | | Pasco | | Richland | |
|--------------------|-----------|---------|--------|---------|----------|---------|
| | Owners | Renters | Owners | Renters | Owners | Renters |
| No bedroom | 6% | 94% | 9% | 91% | 19% | 81% |
| 1 bedroom | 7% | 93% | 5% | 95% | 7% | 93% |
| 2 bedrooms | 32% | 68% | 25% | 55% | 38% | 62% |
| 3 bedrooms | 82% | 18% | 80% | 20% | 81% | 19% |
| 4 or more bedrooms | 88% | 12% | 86% | 14% | 94% | 6% |

Source: 2008-2012 ACS

HOUSING CONDITION

Age of Housing

Housing developed differently in the three cities. Pasco has seen a recent surge in new housing – an estimated 37% of units have been built since 2000, much of it recent construction. A substantial share of housing in Richland (23%) was built before 1950, much of the development related to work at Hanford. Richland was granted historic status for “alphabet housing” built for Hanford employees in the 1940s and 1950s because the housing provides a look into the remarkable culture, scientific achievements and community of activities during WWII and the Cold War.

The post-war building boom is reflected in all three cities. Over half of housing in Kennewick was built between 1950 and 1979. In each of the three cities, a greater share of rental housing than owner-

occupied units was built prior to 1980, although new multifamily units have recently been completed or permitted.

Table 23: Year Structure Built by Tenure 2008-2012 ACS Estimates*

| Year Built | Kennewick | | Pasco | | Richland | |
|-----------------|-----------|---------|--------|---------|----------|---------|
| | Owners | Renters | Owners | Renters | Owners | Renters |
| 2000 or later | 19% | 11% | 44% | 27% | 24% | 21% |
| 1980-1999 | 26% | 20% | 16% | 15% | 21% | 18% |
| 1950-1979 | 48% | 64% | 31% | 49% | 33% | 38% |
| Before 1950 | 7% | 5% | 8% | 8% | 22% | 23% |
| Estimated units | 17,034 | 9,866 | 10,909 | 6,476 | 12,943 | 6,496 |

*Occupied units

Source: 2008-2012 ACS

Definitions of Substandard and Suitable for Rehabilitation (MA20)

For purposes of this Consolidated Plan, units are in standard condition if they meet HUD Housing Quality Standards. Those that are substandard but suitable for rehabilitation are units that do not meet one or more of HUD housing quality standards. These units may have deferred maintenance, have inadequate insulation, modest structural problems, or other problems that can be reasonably repaired. Substandard and not suitable for rehabilitation are units that are in poor condition and not structurally and financially feasible to rehabilitate.

Need for Housing Rehabilitation (MA20)

Given the age of units in the cities, a need for continued rehabilitation is warranted. Common problems in older units include asbestos siding and wraps on older furnaces, unreliable knob and tube wiring, lead-based paint on walls, woodwork and saturated plaster, lead-based solders on utilities pipes, and on occasion wood and timber treatments with toxic components. Deferred or absent maintenance can result in loss of housing, including older, more affordable housing. Unresolved conditions tend to create a depressing effect on investment in the area and can lead to overall deterioration of values and livability of the neighborhood. Windshield surveys conducted in 2004 and again in 2009 in the process of developing the Consolidated Plans identified conditions in several neighborhoods in each of the three cities. Some of the areas identified, for example a portion of the Bridge-to-Bridge neighborhood in Kennewick, have been improved since the first surveys.

Mobile homes are housing for a good many residents in the three cities and offer an affordable, although frequently unsafe, housing option. Condition concerns include hazardous electric or heating systems. It is not always possible or feasible to address more than immediate health and safety issues on the units. About 130 households were living in recreational vehicles, boats, and similar housing according to the most recent (2008-2012) American Community Survey estimates. American Community Survey data also showed that close to 500 units in the three cities were lacking complete kitchen and/or plumbing facilities.

Each of the cities supports rehabilitation of owner-occupied units, weatherization programs, and provides additional assistance to partners to improve the availability and quality of owner-occupied and rental units. The City of Pasco also has a rental licensing program requiring landlords to keep units in repair to meet minimum housing quality standards in the interior and on the exterior of buildings.

Lead-Based Paint and Lead Hazards

Table 24: Risk of Lead-Based Paint Hazard Tri-Cities

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total number of units built before 1980 | 20,814 | 52% | 13,547 | 62% |
| Housing units built before 1980 with children present | 4,055 | 10% | 2,330 | 11% |

Source: 2007-2011 ACS (total units) 2007-2011 CHAS (units with children present)

Estimated Units with Lower Income Households with Children (MA20)

ACS and CHAS estimates place the number of housing units built prior to 1980 at 34,361 units – 61% owner-occupied and 39% renter occupied. The estimate of 10% of owner-occupied housing (4,055 units) and 11% of renter-occupied units (2,330) with children present and vulnerable to lead-based paint hazards is an appropriate default estimate for planning purposes barring a better method of estimating risk and hazards. However, all units constructed before 1978 have the potential for lead-based paint and, therefore, the potential for hazard.

The condition of the unit, particularly chipped or poorly maintained surfaces, is factor in determining risk. The age of the unit is also important. Lead was banned from residential paint in 1978, but use of lead paint had declined prior to that time.¹⁰ The national survey found that 67% of housing built before 1940 had significant LBP hazards, declining to 51% of houses built between 1940 and 1959 and 10% of houses built between 1960 and 1977.

Benton-Franklin Public Health District reports that there is no longer universal testing for blood lead in children, such as was the case with Head Start in the past. The Public Health District educates families on what they can do to test risks in their homes and recommends testing in children and siblings where a risk is determined. The Washington State Department of Health no longer recommends universal screening but encourages testing when risks are present or the child exhibits signs consistent with lead overexposure (e.g., anemia, failure to thrive).

While cases of reported lead poisoning have been relatively rare, it appears that the elevated lead levels often are from children who have moved into the area from industrial communities with smelter plumes. The majority of the few cases found are the result of lead-based pottery or candy from Mexico. Another rare source of lead contamination in the Tri-Cities is from pesticides that were used in older orchards.

¹⁰ Clickner, Robert et al. (2001). National Survey of Lead Allergens in Housing, Final Report, Volume I: Analysis of Lead Hazards. Report to Office of Lead Hazard Control, US Department of Housing and Urban Development.

The Tri-Cities has proposed a regional approach to ensure that area owner-occupants and renters have access to information about the potential for hazards, identification of lead-based paint conditions, and ways to address the hazards.

HOUSING COSTS

Current Costs by Tenure

Table 25: Cost of Housing

| Owner/Renter | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|-------------------|-----------|-----------|-----------|---------------|-----------------|------------|
| Median home value | \$163,700 | \$151,700 | \$194,400 | \$174,800 | \$158,200 | \$272,900 |
| Median gross rent | \$748 | \$712 | \$875 | \$779 | \$708 | \$951 |

Source: 2008-2012 ACS

Table 26: Range of Owner Costs*

| Range | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|-------------------|-----------|-------|----------|---------------|-----------------|------------|
| Less than \$1,000 | 23% | 20% | 18% | 21% | 21% | 11% |
| \$1,000-\$1,499 | 44% | 54% | 33% | 38% | 49% | 23% |
| \$1,500-\$1,999 | 22% | 20% | 29% | 25% | 21% | 25% |
| \$2,000 or more | 12% | 6% | 19% | 16% | 9% | 41% |

*Households with a mortgage; includes mortgage, taxes, insurance, condo fees and utilities

Source: 2008-2012 ACS

Table 27: Range of Rents

| Range | Kennewick | Pasco | Richland | Benton County | Franklin County | Washington |
|-----------------|-----------|-------|----------|---------------|-----------------|------------|
| Less than \$500 | 11% | 21% | 7% | 10% | 20% | 10% |
| \$500-\$749 | 40% | 35% | 25% | 35% | 35% | 19% |
| \$750-\$999 | 34% | 20% | 40% | 35% | 21% | 26% |
| \$1,000 or more | 15% | 25% | 28% | 21% | 23% | 45% |

*Includes contract rent and utilities; excludes no cash payment

Source: 2008-2012 ACS

Changes in Affordability Considering Current Costs (MA15)

Housing costs in the Tri-Cities are considerably lower than in Washington as a whole and higher in Richland than in Pasco and Kennewick. Owner estimated values in the three cities are between 60% and 70% of the estimates statewide. Rents are lower, too, but not to the same extent – between 75% (Pasco) and 92% (Richland) of statewide reported gross rents. The rental market in Benton and Franklin Counties (the Tri-Cities Housing Market Area) was tight due to high demand and low vacancies, according to the 2011 *Comprehensive Housing Market Analysis*.¹¹ Part of that demand was satisfied

¹¹ US Department of Housing and Urban Development, Office of Policy Development and Research. *Tri-Cities, Washington Comprehensive Housing Market Analysis*. (July 2011).

when new multifamily units came on line in the region. Still, the report projected a demand of 1,300 units with 440 new units projected.

Vacancy rates in the Tri-Cities varied over the last ten years, from an estimated high of 11.2% in the fall of 2005 to a low of 1.2% in spring 2010.¹² The average rent rose with declining vacancies. The vacancy rate as of the fall 2013 survey of apartments with five or more units was 4.7%. The average rent was \$770. Rents are also dependent on new construction and size of units. For example, the July 2011 *Washington Comprehensive Market Analysis* observed that the newly constructed Island View Apartments in Richland began leasing in June 2011 with rents for 1-bedroom units from \$825 to \$865 and 2-bedroom units for \$995. While more rental units have become available and satisfied pent-up demand, the units are not necessarily lower cost or available to lowest-income households. The need for housing priced for lower-income households, including those working for low wages, was a repeatedly stated need during outreach for this plan.

Washington Center for Real Estate Research found (in the first quarter 2014 *Housing Market Snapshot*) that the median housing resale price in Benton and Franklin Counties was \$178,900, which was up 1.7% from the previous year. The affordability of housing for homebuyers was reflected in the Housing Affordability Index of 196.1 in both counties, which measures the degree to which a household with median income could buy a median-priced home. This means that a household with median income had 96% more income than the minimum required to buy a median-priced home. The all-buyer index (HAI) in Washington was 153.3.

A second index applies to first-time buyers and assumes a lower-priced unit (85% of median), lower income (70% of median), lower downpayment, and possible assistance with the downpayment or other favorable terms. The first-time HAI in Benton County in the first quarter of 2014 was 128.7, meaning housing (at 85% of median) was affordable to first-time buyers (earning 70% of median). The first-time HAI in Franklin County was 88.2 meaning that housing was not affordable to first-time buyers. The first-time buyer index (HAI) in Washington State was 85.7.

The affordability of housing in the Tri-Cities has contributed to the success of downpayment assistance programs and other efforts to secure homeownership for lower-income households. Buyers helped by these programs have even been placed in newly constructed market-rate units.

Table 28: 2014 HUD Fair Market Rents (FMR) and HOME Rents Tri-Cities*

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|----------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | \$515 | \$589 | \$754 | \$1,007 | \$1,299 |
| High HOME Rent | \$515 | \$589 | \$754 | \$1,007 | \$1,220 |
| Low HOME Rent | \$515 | \$589 | \$754 | \$881 | \$983 |

*Kennewick-Pasco-Richland MSA

Source: HUD

¹² Washington Center for Real Estate Research at Runstad Center for Real Estate Studies, University of Washington (wcrer.be.washington.edu)

HOME and Fair Market Rents Compared to Area Costs (MA15)

HUD Fair Market Rents (FMR) for 2014 were lower by 2% than the previous year (2013) which, while seemingly small, had an impact on the ability to find suitably priced units with Section 8 Certificates. The 2-bedroom FMR in 2014 was \$754, which was higher than the median gross rent estimated by the ACS in Kennewick and Pasco, but decidedly lower than the median gross rent estimate in Richland. Providers interviewed in development of the Consolidated Plan commented on the lower FMR and noted the difficulty. Proposed 2015 fair market rents are between 9% and 10% higher than those in 2014, which reflects higher rental costs (including utilities) in the region.

Housing Affordability

Housing is considered affordable when the cost of housing plus utilities equals no more than 30% of household income. Housing choice and access to opportunities is largely a function of income (as represented below).

| | |
|-----------------------|---|
| Highest Income | <ul style="list-style-type: none"> • Wide selection of housing types and locations • Affordability more a matter of choice: choice of spending more than 30% of income • High access to opportunities |
| Middle Income | <ul style="list-style-type: none"> • More limited selection of housing types and locations • Affordability: may need to spend more than 30% of income (market provided) • Commute: cost of commute may offset housing savings • More limited access to opportunities |
| Low Income | <ul style="list-style-type: none"> • Little selection of housing types and locations • High competition for market-provided, quality affordable housing • Affordable may mean subsidized, or publicly assisted • Limited access to opportunities • Commute costs high related to wages/housing costs |
| Lowest Income | <ul style="list-style-type: none"> • Limited or no choice in housing types and locations • Affordable housing = subsidized housing (kept available) • May receive additional public support (food stamps, health, income) |

For lowest income households affordable housing may be difficult to find and maintain. The National Low Income Housing Coalition publishes annual reports (*Out of Reach*) comparing the cost of housing, a housing wage (30% of the cost of housing and utilities) and comparing that to minimum wages.

Table 29: Housing Costs, Income and Affordability Kennewick-Pasco-Richland MSA 2014

| Housing/Income Factor | Bedrooms | | | | |
|---------------------------------------|----------|----------|----------|----------|----------|
| | Zero | One | Two | Three | Four |
| Fair Market Rent (FMR) 2014 | \$515 | \$589 | \$754 | \$1,007 | \$1,299 |
| Annual income to afford | \$20,600 | \$23,560 | \$30,160 | \$40,280 | \$51,960 |
| Hourly wage to afford* (housing wage) | \$9.90 | \$11.33 | \$14.50 | \$19.37 | \$24.98 |
| Minimum wage Washington 2014 | \$9.32 | \$9.32 | \$9.32 | \$9.32 | \$9.32 |
| Housing wage compared to minimum wage | 106% | 122% | 156% | 208% | 268% |

Source: National Low Income Housing Coalition (www.nlihc.org)

As an example, fair market rent for a 2-bedroom unit in 2014 in the Kennewick-Pasco-Richland MSA in 2014 was \$754 per month. To afford this rent (at 30% of income) a household would have to earn \$14.50 an hour (\$30,160 annually). The “housing wage” is 156% of minimum wage in Washington.

Table 30: AMI and Housing Affordability Kennewick-Pasco-Richland MSA 2014

| Income Range | Annual Income | Monthly Income | Affordable Monthly Housing |
|-------------------|---------------|----------------|----------------------------|
| Area median (AMI) | \$66,900 | \$5,575 | \$1,673 |
| 30% AMI* | \$20,070 | \$1,673 | \$502 |
| 50% AMI* | \$33,450 | \$2,788 | \$836 |
| 80% AMI* | \$53,520 | \$4,460 | \$1,338 |

*Based on the top of the range, calculated for 4-person household
Source: National Low Income Housing Coalition (www.nlihc.org)

Table 31: Income by Occupation/Source and Affordable Housing Costs

| Job/Income Type (Wage/Earnings*) | Affordable Housing/ Actual Cost | Housing Type/Allowance |
|---|---------------------------------|-------------------------|
| Nuclear engineers (\$50.69/hour) | \$2,636 | |
| Registered nurse (\$32.99/hour) | \$1,715 | |
| Middle school teachers (not special ed) (\$59,230/year) | \$1,481 | |
| Postal service mail carrier (\$25.89/hour) | \$1,346 | |
| HUD AMI top of range at 80% (\$53,520/year)*** | \$1,338 | |
| | \$1,299 | FMR 2014 (4-bedroom) |
| Machinist (\$22.85/hour) | \$1,188 | |
| | \$1,007 | FMR 2014 (3-bedroom) |
| Dental assistant (\$18.86/hour) | \$981 | |
| | \$875 | Median rent Richland** |
| HUD AMI top of range at 50% (\$33,450/year)*** | \$836 | |
| School bus driver (\$16.04/hour) | \$834 | |
| Customer service representative (\$14.36/hour) | \$747 | |
| | \$754 | FMR 2014 (2-bedroom) |
| | \$748 | Median rent Kennewick** |
| Office clerks, general (\$14.84/hour) | \$772 | |
| | \$712 | Median rent Pasco** |
| Retail sales (\$12.33/hour) | \$641 | |
| Cashiers (\$11.35/hour) | \$590 | |
| | \$589 | FMR 2014 (1-bedroom) |
| Hotel, motel, resort desk clerks (\$10.86/hour) | \$565 | |
| Child care worker (\$10.40/hour) | \$541 | |
| | \$515 | FMR 2014 (0-bedroom) |
| HUD AMI top of range at 30% (\$20,070/year)*** | \$502 | |
| Minimum wage full-time job 2014 (\$9.32/hour) | \$485 | |
| SSI income (\$721/month 2014 single person) | \$216 | |

*Except where otherwise noted wages are from the Washington State Employment Security Department's Occupational Employment and Wage Estimates (2013) for Kennewick-Richland-Pasco MSA

**2008-2012 ACS

***2014 4-person households

Sources: 2008-2012 American Community Survey; HUD; WA Employment Security Department

Table 31 combines average wage information for the Kennewick-Richland-Pasco MSA compare that to HUD fair market rents and median rents in the Tri-Cities. It illustrates the gap between housing costs and wages for the lowest-income earners. Even though housing is more affordable in the Tri-Cities, many households, even working households, struggle with housing costs.

Availability of Housing Compared to Needs (MA10)

Considering the disparity in income between lowest earners and the cost of housing in the Tri-Cities there is an ongoing need for affordable housing, including subsidized housing. A household with a single wage-earner at minimum wage (\$9.32 in 2014) would not be able to afford the average (median) rents in any of the cities, and in fact would not be able to afford even the 2014 HUD-established fair market rent for a studio apartment (\$515) without a subsidy or other assistance.

Housing Availability Compared to Income Levels (MA15)

Even though housing is more affordable in the Tri-Cities than is true of most other metropolitan areas in Washington, there is a lack of housing for individuals and households at the lowest income levels. Input received during the planning process in developing this Consolidated Plan expressed concern about affordable housing. Housing costs are just one part of the household budget as is demonstrated by the National Low Income Housing Coalition and the Self-Sufficiency Calculator. Households at lowest income levels often have to choose between food, medicine, utilities and other expenses in addition to housing. High costs make them vulnerable to homelessness.

At the lowest income levels, housing subsidies are essential. There are long wait lists for subsidized housing in the Tri-Cities. People with special needs, who are also low income, may need temporary or permanent supportive housing. There is an insufficient supply of both housing for these populations and support services. People with barriers such as poor rent history, poor credit, or felony convictions have even greater challenges finding affordable housing open to them.

CHAS Tables and Analysis of Housing Need

Table 32: Number of Households by Type and Income

| Household Type | 0-30% HAMFI* | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|-----------------|------------------|------------------|-------------------|----------------|
| Total households (HH) | 7,645 | 7,535 | 10,415 | 6,295 | 29,975 |
| Small family HH | 2,875 | 2,895 | 4,200 | 2,825 | 16,235 |
| Large family HH | 955 | 950 | 1,675 | 740 | 2,550 |
| HH with 1+ persons 62-74 years old | 915 | 1,049 | 1,320 | 1,075 | 5,314 |
| HH contains at least one person age 75+ | 745 | 1,135 | 1,490 | 809 | 1,835 |
| HH with 1+ children 6 years old or younger | 2,565 | 2,293 | 2,989 | 1,745 | 2,830 |

*HUD adjusted median family income

Source: 2007-2011 CHAS (CHAS Table 6, IDIS NA 10)

The CHAS (Comprehensive Housing Affordability Strategy) tables are a special census tabulation generated for HUD to allow analysis of needs by range of income, household size and composition and race/ethnicity of the householder. Detailed tables and analysis are provided in the appendix of this Plan.

Most Common Housing Problems (NA10)

CHAS data estimate that about 40% of households in the Tri-Cities are low to moderate income, that is, they have earnings at or below 80% of Area Median Income (AMI). Over 15,000 households have earnings below 50% of AMI and about 7,600 households have earnings below 30% of AMI. In addition to examining household types and incomes, CHAS data look at cost in relation to income, overcrowding and lack of complete plumbing and/or kitchen facilities.

The most prevalent housing condition for both renters and owner households is cost in relation to income. The 2011 ACS (CHAS) estimates showed that at least 8,595 renter households and 6,420 owner households were paying more than 30% of income for housing costs. At least 1,584 renter households and 708 owner households were living in overcrowded conditions. Over 350 households were living in housing without complete plumbing or kitchen facilities.

Populations/Households most Affected by Housing Problems (NA10)

Poorest households were most burdened by cost. Of the 4,470 renter households with severe cost burdens (i.e., paying more than 50% of income for housing), 75% had incomes at or below 30% of AMI. Of the 2,550 owner households with severe cost burdens, 45% had incomes at or below 30% of AMI.

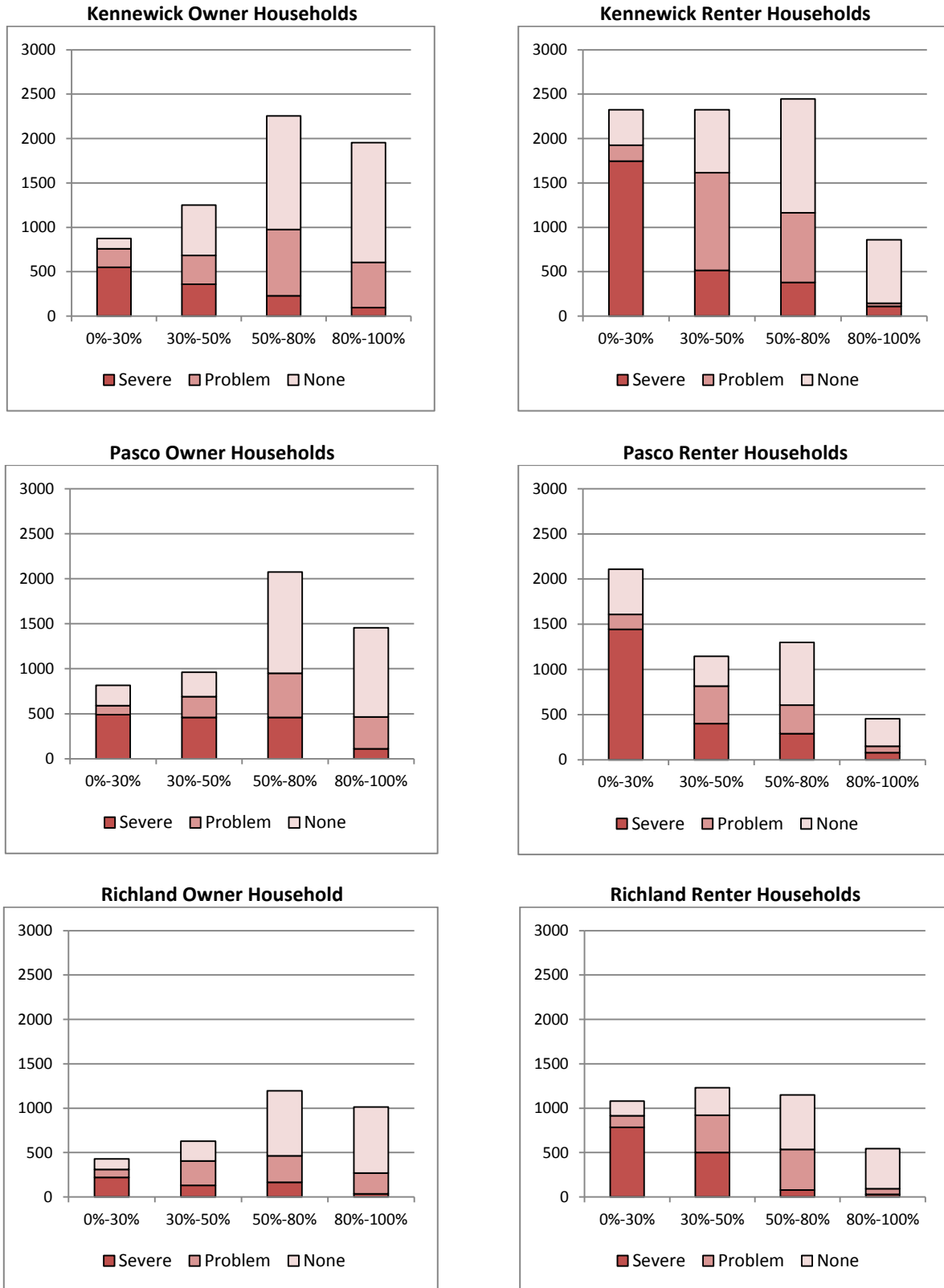
Nearly half (49%) of all renter households in the Tri-Cities had at least one housing problem, according to the CHAS data. Note that selected conditions include cost-burden and overcrowding, so “condition” is not primarily a matter of housing quality. Housing problems were more frequently a matter of housing costs in relation to income than because of overcrowding or lack of complete plumbing or kitchen facilities. Nearly one-quarter (21%) of owner households also had at least one housing problem.

CHAS data also provide an estimate of households with severe housing problems. Severe problems include lack of complete plumbing and/or kitchen facilities, severe cost burden (paying more than 50% of income for housing) and severe overcrowding (more than 1.5 persons per room). By far the most prevalent severe problem was housing cost in relation to income. Households with lowest incomes were more frequently burdened by severe housing problems.

The following figures combine data from CHAS tables showing problems (severe and moderate) for renters and owner by income range to 100% of AMI. Each column is the total of the estimated renters or owners in each income range for each of the Tri-Cities.

According to the CHAS data, there were 9,662 low and moderate income households (incomes below 80% of AMI) in the Tri-Cities – about the same number of renters (5,006 households) as owners (4,656) at low-mod income levels. However, there were many more renter households than owners with incomes at or below 30% of AMI and with incomes between 30% and 50% of AMI.

Figure 4: Owner and Renter Households with Housing Problems by Income Range



Source: 2007-2011 CHAS data

- The majority of both renter and owner households with incomes at or below 30% of AMI had one or more severe housing problems – 72% of renters and 59% of owners. By far the greatest factor was cost in relation to income.
- The majority of both renter and owner households with incomes between 30% and 50% of AMI had housing problems, although fewer severe problems – 71% of renters and 63% of owners. Again, the most prevalent contributing factor was cost in relation to income.

While all three cities share the finding that lowest income households, both renters and owners, have housing problems including severe housing problems, a greater number of renter households, than owner households in each city is burdened by severe housing problems.

Single-Person Households with Needs (NA10)

There were 15,163 people living alone in the Tri-Cities as of the 2010 census. That was equal to 26% of the population in Kennewick, 28% in Richland and 17% in Pasco. Of the people living alone, 34% were 65 and older. A growing elderly population will represent needs for housing and other assistance. It is not possible to estimate with certainty the number and type of single person households that will need assistance, but there is concern that there is already an unmet need and that need will grow.

The Point-in-Time count of homelessness in the Tri-Cities (January 2014) found 125 chronically homeless individuals. This most assuredly underestimated the housing and services needs of this hard-to-serve population. Stakeholders contributing to this Plan noted a number of vulnerable populations (many likely to be single individuals) in need of housing assistance: elderly, people with disabilities, veterans, people with substance abuse disorders, people with mental illness, and victims of domestic violence.

Disproportionate Need by Race/Ethnicity (NA30)

Disproportionately greater need is defined as a difference greater than ten percentage points for any racial or ethnic group than the jurisdiction as a whole (for the Tri-Cities as a region). Several CHAS tables show households with housing problems by income and by race/ethnicity of the householder. With the exception of Hispanic householders, the numbers of minority householders are small and associated with large margins of error because of American Community Survey sampling. Hispanic householders are the primary minority population and there were no income ranges in which the percentage of Hispanic householders with one or more housing problems was greater than ten percentage points of the jurisdiction as a whole. Similarly in examining data for severe housing problems by race and ethnicity, the numbers of minority households, with the exception of Hispanic householders, are small and associated with large margins of error. Detailed analysis of non-Hispanic minority householders was not considered reliable for purposes of determining need.

In examining severe housing problems, again looking at Hispanic householders, there was no disproportionality between the jurisdiction as a whole and Hispanic householders, except in one instance and that is for households with incomes between 50% and 80% of AMI. Thirteen percent of households in the jurisdiction had one or more severe housing problems. In comparison 23% of Hispanic

householders had one or more severe housing problems. The percentage difference was just over 10%, so the need is considered to be disproportionate.

Looking at housing cost burden alone, overall 30% of households in the Tri-Cities paid 30% or more of their income for housing costs, and 13% paid 50% or more of their income for housing, which is a severe cost burden. Hispanic householders disproportionately experienced cost burdens – 43% paid 30% or more of household income for housing costs and 19% paid 50% or more of their income for housing (severe cost burden). While the number of other minorities is small, and data particularly subject to error, CHAS estimates also suggested that Black/African American householders were disproportionately cost-burdened – 44% of households were estimated to spend 30% or more of their income for housing and 24% were estimated to spend 50% or more of their income housing costs.

Areas of Concentration of Housing Problems (MA50)

In terms of physical problems with housing, such as lack of complete plumbing and kitchen facilities, there are areas in the region in which people live in campers and boats, which might not have complete facilities. There are numerous sites with mobile homes in which conditions are poor. Older areas in the region contain housing built at the time of incorporation or shortly thereafter that undoubtedly present opportunities for rehabilitation. These may span entire neighborhoods, however, particularly in the eastern portions of the cities (those areas developed earliest). The cities have an eye on improving neighborhoods as resources allow.

Areas of Concentration of Minorities or Low-Income Population (MA50)

The eastern portions of the cities, which are the older sections, contain the low-mod qualifying block groups in general. In Pasco, this is roughly the central and eastern portions (east of US Highway 395 and south of I-182) and also the areas in which there are disproportionate concentrations of minority (Hispanic) households. However, Pasco has traditionally been a more Hispanic community and remains so, in fact building on a strong Hispanic heritage in downtown development plans.

In Kennewick the qualifying low-mod residential areas tend to be concentrated near the Columbia River and in the eastern and oldest parts of the city, those areas east of US Highway 395 and north of 10th Avenue. About half of the low-mod qualifying block groups are also those in which there are disproportionate concentrations of racial or ethnic minority populations. In Richland the qualifying low-mod block groups are in south-central Richland and Island View. There is only one block group with disproportionate racial or ethnic minority concentration.

BARRIERS TO AFFORDABLE HOUSING (MA40)

The Tri-Cities have the benefit of sufficient land for housing development. Unlike built-out cities, land is available for new housing construction and is made ready by the extension of roads, water, sewer and other necessary infrastructure. That process is underway and will continue with new demand. The City

of Pasco has annexed significant parcels of land specifically to make room for new development, and as it did so, it insured infrastructure was in place to support new housing.

The cost of housing in the Tri-Cities, both rental and that for homeownership, is more affordable in the Tri-Cities than in Washington State. Lower housing costs are a benefit in attracting new businesses and new residents to the area. Still, the cost of housing is out of reach of lowest-income households, both renters and owners. Land use policies in the cities encourage a range of housing type and cost. The City of Kennewick housing policies (*City of Kennewick Comprehensive Plan 2013*) encourage infill; allow manufactured homes; provide for higher densities around shopping, transit, schools, public facilities and arterials; allow innovative housing; and, promote affordable housing. New development plans in an area of the Bridge-to-Bridge/River-to-Rail area calls for promoting affordable housing (to households earning 80% or less of area income) through mixed use zoning, height and parking inducements, deferred fees and other steps to increase workforce housing.

The City of Pasco (*City of Pasco Comprehensive Plan 2007-2027*) likewise has policies to encourage a variety of housing types and infill, transit-oriented density, but to avoid concentrations of high density housing, consistent with the nature of housing in the three cities. Policies in Pasco specifically call for support of organizations and programs involved in affordable housing development, repair and rehabilitation. Pasco, through the rental licensing program, actively works to maintain the quality of existing housing and neighborhoods throughout the City. The City of Richland (*City of Richland Comprehensive Land Use Plan 2008*) also encourages affordable housing. Key among the policies is promoting investment in older neighborhoods to preserve and maintain older units, including “Alphabet Housing” build during the 1940s and 1950s, which provide affordable and modestly priced housing for residents. The City encourages a range of housing types and promotes policies to encourage them, including accessory dwelling units, cluster development, single room occupancy units, zero lot line and other provisions that provide flexibility in meeting housing needs and demand.

In spite of housing policies in each of the cities promoting affordable housing, infill and a mix of housing types, costs are high in comparison with what is affordable to households at the lowest levels of income. Nonprofit and other providers stretch funds to provide housing and other assistance at this level. There is a lack of lower-cost land in already-developed areas in the cities, particularly in the central cores, and there is a lack of land zoned for higher density multifamily development with infrastructure in place for ready development. Still, more multifamily units are being constructed and amount to 21% of permitted units over the last ten years.

Antiquated building codes can also create cost barriers to new construction; however, the three cities have updated their codes, having adopted late versions that were developed by the industry to decrease the impact of codes on housing costs. The cities are committed to continually update the codes to reduce barriers to affordability.

PUBLICLY ASSISTED HOUSING

Introduction (NA35)

There is a variety of assisted affordable housing options available in the Tri-Cities. HUD and the State of Washington (Washington State Housing Trust Funds and Washington State Housing Finance Commission Tax Credits) subsidized housing programs have generated an inventory of housing, primarily in Kennewick and Pasco. The vast majority are family units with several projects with both family and disabled units. (See appendix for list of assisted housing, other than those managed by the housing authorities.)

There are two housing authorities in the Tri-Cities. The Kennewick Housing Authority (KHA) has recently taken over the assets of the dissolved Richland Housing Authority. The Housing Authority of the City of Pasco and Franklin County (HACPFC) operates housing programs on the north side of the Columbia River. Together they provide over 1,900 lower income households with affordable housing assistance, including project-based and tenant-based programs.

Public Housing Developments (MA25)

There are 470 Public Housing units operated by the two housing authorities (280 by HACPFC and 190 by KHA). An additional 374 affordable housing units developed through other project-based financing programs provide much needed housing, 68 by HACPFC and 182 by KHA. Together, a total of 720 subsidized project-based units are available for residents of the two-county area. This includes the 32-unit Nueva Vista project which is currently being built with Housing Trust Funds and Benton/Franklin local funds. Not included is a 38-unit farmworker housing complex under construction by the HACPFC that will be ready for occupancy in 2015 in addition to 68 units of existing non-subsidized farmworker housing.

While there are a few large developments available to low and moderate income seniors and persons with disabilities, the majority of projects are in smaller developments designated for families. Deep subsidies are used in a few projects such as the developing 32-unit Nueva Vista project which designates 50% of the units family households with incomes under 50% of area median income and 50% of the units for homeless persons. State Housing Trust Fund and Tax Credit projects under the Washington State Housing Finance Commission (WSHFC) are the primary financing mechanisms used for the non-public housing projects. Local HOME and other local funding sources make up the rest.

Targeting of Housing Assistance Programs (MA10)

In general, units are targeted to households with lowest incomes (below 30% of AMI and below 50% of AMI). Targeted also include farmworkers and large families. The Kennewick Housing Authority (KHA) has a local preference for the elderly or disabled, victims of domestic violence and veterans. The Housing Authority of the City of Pasco and Franklin County generally targets households at or below 50% of Area Median Income. Assisted housing has also been developed or reserved for particular populations, including persons with developmental disabilities.

Table 33: Inventory of Housing Authority Project-Based Units

| Project Name | Units | Type | |
|--|-------|--------|-----------------|
| | | Family | Senior/Disabled |
| Kennewick Housing Authority | | | |
| Keewaydin Plaza* | 66 | 0 | 66 |
| Sunnyslope Homes* | 124 | 124 | 0 |
| Mitchell Manor | 6 | 0 | 6 |
| Housing for victims of domestic violence | 6 | 6 | 0 |
| Nueva Vista (under development) | 32 | 26 | 6 |
| Columbia Park Apartments Mod-Rehab | 138 | 138 | |
| Total project-based units | 372 | 294 | 78 |
| Housing Authority of City of Pasco and Franklin County | | | |
| Rosewood Park elderly/disabled* | 165 | 0 | 165 |
| Rosewood Park multifamily* | 8 | 8 | 0 |
| Sprucewood Square* | 60 | 60 | 0 |
| Beechwood Square* | 11 | 11 | 0 |
| Birchwood Square* | 12 | 12 | 0 |
| Sagewood Square* | 4 | 4 | 0 |
| Oakewood Square* | 6 | 6 | 0 |
| Alderwood Square* | 10 | 10 | 0 |
| Maplewood Square* | 4 | 4 | 0 |
| Highland Park Apartments | 24 | 24 | 0 |
| Clearwood Square | 32 | 32 | 0 |
| Driftwood Square | 8 | 8 | 0 |
| Firwood Square | 4 | 4 | 0 |
| Total project-based units | 348 | 183 | 165 |

*Public Housing

Source: Housing authorities

Public Housing Condition (MA25)

There are a total of 11 public housing developments managed by the housing authorities, nine by HACPFC. A total of 470 public housing units are included in the inventory. The units are in generally good condition. KHA has developed a capital financing plan to repair roofs, repair irrigation systems, rehabilitate the parking areas, replace HVAC equipment and replace/repair appliances.

While the Housing Authority of the City of Pasco and Franklin County has plans to make repairs to maintain the interior and exterior of its public housing units, it does not currently contemplate redevelopment. Specific efforts in the coming months are to rehabilitate the exterior of Sprucewood using three capital grants.

Public Housing Tenant Strategy (MA25)

The Kennewick Housing Authority (Annual Plan 2014) has improved safety of tenants at Sunnyslope Homes by installing a Police Officer in Residence unit at that property. The officer will serve as a mentor for resident youth and be available to sponsor summer after-hour activities. The Housing Authority of

the City of Pasco and Franklin County is reinstituting the resident/tenant council. Family Self-Sufficiency (FSS) programs are in place at both housing authorities.

Vouchers/Certificates

A total of 1,185 vouchers are managed by the housing authorities. There are no certificates in the area. The Kennewick Housing Authority provides 867 vouchers primarily to low and moderate income families on a scattered site basis. Eighteen are family unification vouchers and 122 are NED (non-elderly disabled) vouchers. The Housing Authority of the City of Pasco and Franklin County manages 318 Section 8 tenant-based vouchers, including 21 family reunification vouchers. A significant barrier faced by both housing authorities is that of having to support vouchers that are ported out to other jurisdictions. This is particularly the case when the vouchers are ported to more expensive areas. In that case, the voucher must be supported at a higher rate (sometimes substantially higher) leading to a lower ability to support locally-used vouchers and a net loss of locally subsidized renters.

Table 34: Public Housing by Program Type

| Vouchers/ Certificates | Program Type | | | | | | | | |
|---------------------------|--------------|-----------|----------------|-------|---------------|--------------|-------------------------|----------------------------|-----------|
| | Certificate | Mod-Rehab | Public Housing | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | VA Supportive Housing | Family Unification Program | Disabled* |
| HACPFC | 0 | 0 | 280 | 280 | 0 | 318 | 0 | 21 | 0 |
| KHA | 0 | 138 | 190 | 328 | 6 | 867 | 0 | 18 | 122 |
| Total | 0 | 138 | 470 | 608 | 6 | 1,185 | 0 | 39 | 122 |

Source: Housing Authorities (KHA and HACPFC)

Housing Authority Wait Lists (NA35)

The need for rental assistance is clear from the number of people applying for assistance and wait lists. The Kennewick Housing Authority (KHA) currently has an open Section 8 application process which will remain open until the end of the calendar year. As of mid-September 2014 (after the process had been opened for approximately two months), the Section 8 wait list includes 31 elderly, 118 persons with disabilities and 302 families. The Public Housing wait list includes 20 elderly, 66 persons with disabilities and 191 families. Finally, the Moderate Rehabilitation project wait list includes ten elderly, 60 persons with disabilities and 153 families. The KHA wait list does not reflect the needs of the population at large in that the population with disabilities is larger than one might expect in the general population needing accessible units.

The Housing Authority of the City of Pasco and Franklin County wait list for Public Housing was open in the summer months of 2014. There are no data available at the writing of the plan. The Housing Authority anticipates opening the Section 8 wait list in fall of 2014.

Potential Loss of Units (MA10)

The Kennewick Housing Authority currently has a two person Housing Choice Voucher Homeownership program that had been developed by the Richland Housing Authority. KHA will consider development of

an expanded effort when it develops its next 5-Year Plan. The Housing Authority anticipates that as many as 30 homeownership vouchers may be used. The Housing Authority does not anticipate other losses from expiring contracts or demolition. The Housing Authority of the City of Pasco and Franklin County does not anticipate the loss of units from any source or action in the near future.

HOMELESSNESS IN THE TRI-CITIES

Extent of Homelessness (NA40)

There were 743 persons estimated to have experienced homelessness in the past year in Benton-Franklin Counties. Almost all experienced homelessness for an average of 200 days or more. On a single day in January 2014 a total of 226 persons were found to be homeless, with all but 36 sheltered in housing within the Continuum's resources. However, volunteer organizers of the annual count stated that, as in previous counts, the numbers of homeless found on the streets or in vehicles did not fairly reflect the total number of persons without housing on that one day in winter – but represented a significant undercount.

Table 35: Homeless Needs Assessment

| Population | Estimated # of persons experiencing homeless on a given night | | Estimate experiencing homelessness each year | Estimate becoming homeless each year | Estimate exiting homelessness each year | Estimated days persons experience homelessness |
|--|---|-------------|--|--------------------------------------|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in HH with adult(s) and children | 71 | 4 | 231 | 119 | 98 | 224 |
| Persons in HH with only children | 0 | 0 | 13 | 4 | 4 | 190 |
| Persons in HH with only adults | 119 | 32 | 499 | 187 | 173 | 240 |
| Chronically homeless individuals | 19 | 14 | 125 | 41 | 22 | 234 |
| Chronically homeless families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 10 | 4 | 15 | 11 | 58 | 125 |
| Unaccompanied child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Source: 1/1/14-12/31/14 HMIS Report & Point in Time Count 1/29/14, Washington State Department of Commerce

The number of homeless found in 2014 (226) was a significant increase over the single day count in 2013 (also conducted in the last week of January) which found a total of 142 persons, showing a year over year increase of 59%. This trend is consistent with the results of the statewide count which showed significantly higher numbers in 2014. The biggest change in the Tri-Cities was in the number sheltered in homeless housing facilities which increased from 78 to 190, a 144% increase. On the other hand, the number of chronically homeless persons found fell from 42 to 33.

Those categorized as “chronically homeless” are persons who are homeless, disabled and who have either been on the streets or in shelters for a year or who have had four episodes of homelessness in the past three years. Many of these, and others who are homeless but not “chronically homeless,” also suffer from severe mental illness or substance abuse. While the number of veterans and chronically homeless persons found was small, they were more likely to be unsheltered on the day of the count. This is probably a function of their disability and an unwillingness or fear of living in organized housing.

Causes of Homelessness

There may be multiple causes for homelessness for individuals and families in the Tri-Cities. High housing costs, lack of affordable housing and stagnant income are three of the most significant factors, which might be exacerbated by one or more of those listed below.

- *Domestic violence* – many homeless women and children left an abusive situation. Lack of affordable housing and limited shelter space leave individuals experiencing violence few choices; many will stay in unsafe situations for lack of other options.
- *Mental illness and physical disabilities* are the root of the inability to retain housing. Lack of residential stability makes healthcare delivery more complicated. Health conditions that require ongoing treatment such as diabetes, HIV, addiction, and mental illness are difficult to treat when people are living in a shelter or on the streets. Homeless individuals often lack access to preventative care and wait for a crisis or a trip to the emergency room for treatment. Overall, as many as 30% of homeless individuals self-report a health-related problem.
- *Drug and alcohol abuse* are significant contributors to homelessness because of the impact on health, family, finances, and the ability to obtain and retain employment. It is estimated that as many as 12% of homeless individuals self-report a substance abuse problem.
- *Generational poverty* is also a contributing factor to homelessness. Research indicates that the longer people are in poverty the less likely they are to escape it. Twenty-five percent of people who were consistently poor before age 17 were still poor at age 26 (John Iceland, *Poverty in America 2003*).
- *Loss of system support* for people leaving jails, prisons, hospitals, foster care, or treatment facilities can lead to homelessness.

Rural Homelessness (NA40)

Because of the very small estimate of rural homeless who might have been counted, the assumption is that the count was primarily of urban homelessness. While most of the homeless found in the annual point-in-time count are characterized as urban homeless or transient homeless persons, a few who were living in the rural areas of the county and or came from other rural areas of the state, were found. The majority of the rural population does not seek housing in the cities except under extreme weather conditions, and they are more likely to seek assistance to meet their other basic needs for food or clothing than assistance with housing. Compared with the homeless in the cities, persons coming into

the system from rural areas tend to have more limited resources and a greater percentage of this group is veterans or other single individuals.

Families in Need of Housing (NA40)

While the need for housing assistance and affordable housing, including housing for families in general and families of veterans, is clear from input received for this Consolidated Plan, it is difficult to estimate the number of families with children in need and the number of families of veterans. One-third of those found homeless in the point-in-time count lived in households with children. These households include families of veterans, adults who have suffered from domestic violence, and many with limited employment experience and skills. The primary need of persons and families who are homeless is stable housing. Most have need of specialized supportive services. There were 32 unsheltered persons in households without children, only four persons in households with children who were unsheltered on the one night. However, members of the Continuum of Care state that this is not representative of the number of unsheltered homeless in the Tri-Cities due to the typical undercounting that occurs in the one-night count. It is clear that additional housing resources are needed, particularly transitional and rapid rehousing resources.

Extent of Homelessness by Race and Ethnicity (NA40)

The overwhelming number of persons found homeless in January 2014 were not minority. There were 170 individuals identified as white, 150 of whom were sheltered. Ten individuals were racial minorities, all but one sheltered. By ethnicity, 35% identified themselves as Hispanic, 58 sheltered and five unsheltered on the night of the count. However, these estimates represent only those counted and certainly is an underestimate of homeless and homelessness by race and ethnicity.

Table 36: Sheltered and Unsheltered Homeless by Race/Ethnicity

| Race | Sheltered | Unsheltered |
|---------------------------|------------------|--------------------|
| White | 150 | 20 |
| Black or African American | 6 | 0 |
| Asian | 1 | 0 |
| American Indian/AK Native | 2 | 1 |
| Pacific Islander | 0 | 0 |
| Ethnicity | Sheltered | Unsheltered |
| Hispanic | 58 | 5 |
| Not Hispanic | 100 | 18 |

Source: Benton/Franklin Counties 1/29/14 Point-in-Time Count

Housing Needs of those At-Risk (NA10)

In January 2014, a total of 71 persons residing in families with children and extremely low incomes were sheltered in shelters and transitional housing in the Tri-Cities. These families and others who are precariously housed in private housing face significant barriers in remaining sheltered and housed. They have in common very limited incomes with insufficient or no employment and many face the decision of paying for rent, food or medicine. Many face serious barriers to employment or even finding full-time work with sufficient wages to live. Barriers include lack of the right marketable skills, overwhelming

childcare expenses, inadequate transportation, and high medical expenses. Finding housing they can afford may mean living in substandard housing or overcrowded conditions. Their needs include substance abuse treatment, mental health counseling and case management, affordable childcare services, basic health care, employment training and counseling, and life skills training.

One method of preventing the fall into homelessness is to provide rapid rehousing resources – housing that is immediately available to prevent loss of housing. Under this method, assistance in the form of stabilizing services is provided after individuals and families are housed. The federal initiative launched as part of the economic recovery plan provided resources to the State for operating a rapid rehousing program. The federal subsidy for this program is expiring. There are no families in the two counties that have been assisted by federal rapid rehousing resources (under the Economic Recovery Initiative) that are about to lose their subsidy and potentially fall into homelessness. In addition, Washington State Emergency Solutions Grant (ESG) and rapid rehousing resources provide assistance to limit the potential that those leaving the program falling into homelessness.

Estimates of At-Risk Populations (NA10)

No data were found at the community level to accurately determine the extent of persons at risk of homelessness; therefore, no attempt was made to estimate the number at-risk of homelessness in the area. However, CHAS data and the discussion of housing affordability provide potential criteria for developing a methodology in the future. The CHAS tables provide an estimate of extremely low-income households (30% or less of AMI). These households are the most vulnerable, precariously housed, and would be among those that should be counted in any estimate of at-risk populations.

Unstable Housing and Risk of Homelessness (NA10)

Among specific characteristics that can help identify if households lack housing stability and have increased risk of homelessness are overcrowding, living in substandard housing, paying more than 50% of household income for rent, unaffordable mortgage costs, and inability to pay utilities. Other factors not related directly to housing include unemployment or underemployment, poor health, high medical expenses, high childcare expenses, family instability, domestic violence, and substance abuse.

Homeless Housing Resources

Introduction (MA30)

The Continuum has placed a priority on permanent supportive housing and housing for persons with severe issues such as serious mental illness and chronic homeless persons. Up to the turn of the century, the vast majority of homeless housing resources were for shelter and, to a lesser extent, for transitional housing. Providers have slowly increased the supply of permanent supportive housing for persons with disabilities and, more specifically, housing targeted to chronically homeless persons. Today, while there are still more beds dedicated shelter (139), the number of beds dedicated for permanent supportive housing has reached 140, and 88 beds are dedicated to transitional housing.

Table 37: Facilities Targeted to Homeless Households

| Population | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---------------------------|---------------------------------|---------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (current & new) | Voucher/ Seasonal Overflow Beds | Current & New | Current & New | Under Development |
| HH with adults & children | 11 | N/A | 75 | 20 | 0 |
| HH with only adults | 128 | N/A | 13 | 120 | 0 |
| Unaccompanied children | 24 | N/A | 0 | 0 | 0 |
| Chronically homeless | 0 | N/A | 0 | 73 | 0 |
| Veterans | 0 | N/A | 10 | 8 | 0 |

Notes: Report does not include Rapid Rehousing Units; additional beds for families and single adults were assigned to the top two rows in equal shares, where it was not possible to make more precise determination.

Source: Annual Homeless Housing Inventory Chart 1/29/14, Washington State Department of Commerce

Table 38: Specific Project Facilities Targeted to Homeless Households

| Agency/Facility | Clientele | Beds |
|--------------------------------------|---|------------|
| Emergency Shelters | | |
| Tri-City Union Gospel Mission | Single women/women/child shelter | 22 |
| Tri-City Union Gospel Mission | Single female shelter | 22 |
| Tri-City Union Gospel Mission | Single male shelter | 95 |
| My Friend's Place | Teens 13-17; singles; family shelter | 16 |
| Safe Harbor Crisis | Teen single male & female youth shelter | 8 |
| Total | | 163 |
| Transitional Housing | | |
| Elijah Family Homes | Families in recovery with children | 72 |
| Columbia Basin Veterans Coalition | Wagenaar-Pfister House for veterans | 5 |
| Columbia Basin Veterans Coalition | North Richland House for veterans | 5 |
| Kennewick Housing Authority | DV housing for single females/families | 6 |
| Total | | 88 |
| Permanent Supportive Housing* | | |
| Benton/Franklin CAC Bateman House 1 | Single male and female | 18 |
| Benton/Franklin CAC Bateman House 2 | Single male and female | 24 |
| Benton/Franklin CAC Home Choices 1 | Single male and female leasing | 32 |
| Benton/Franklin CAC Home Choices 2 | Single male and female leasing | 17 |
| Benton Franklin Dept Human Services | CHG PSH single males, females, families | 7 |
| Benton Franklin Dept Human Services | Benton PSH disabled single males, females, families | 8 |
| Benton Franklin Dept Human Services | Benton PSH disabled single males, females, families | 5 |
| Benton Franklin Dept Human Services | Benton single males, females, families | 4 |
| Benton Franklin Dept Human Services | Franklin single males, females, families | 2 |
| Benton Franklin Dept Human Services | Shelter Plus Care single males, females, families | 15 |
| Blue Mountain Action Council -VASH | PSH single males, females, families | 8 |
| Total | | 140 |

*Does not include Rapid Rehousing units

Source: Washington HMIS Housing Inventory Report, WA Department of Commerce 1/29/14

Housing and shelter resources are summarized in Table 37 and listed in detail in Table 38. Additional housing resources include 11 Oxford Houses that provide housing for recovering addicts, several programs offering short-term vouchers, and the Benton Franklin Community Action Connections' 45 units of Tenant Based Rental Assistance.

Services

Mainstream Services Availability (MA30)

There is an array of mainstream services available in the Tri-Cities. The Community Action Connection provides information and access to emergency prescriptions and health insurance. There are a number of health care providers: Benton Franklin Health District Community Health Centers, Tri-Cities Community Health, Grace Clinic, Kadlec Medical Center, Kennewick General Hospital, Lourdes Medical Center, and Miramar Health Center. Substance abuse assessment and treatment services are available through the Action Chemical Dependency Center, Benton Franklin Detox Center, Central Washington Comprehensive Mental Health and Dependency Health Services, and First Step Community Counseling Services. Mental health services are available through Catholic Family and Child Services, Central Washington Comprehensive Mental Health and Dependency Health Services, Lourdes Counseling Center, and Therapeutic Innovations and Recovery.

Training, job preparation and employment services are available through Columbia Basin College, Columbia Industries, Goodwill Industries, Work Source, Community Action Connections' Adult Literacy Program, and other training and literacy programs. Veteran's services are available through the Columbia Basin Veterans Coalition and Catholic Family and Child Services.

Members of the two-county Continuum have focused on assuring that persons eligible for mainstream services are advised and assessed as to their eligibility and are assisted to obtain services for which they are eligible. The newly-instituted Coordinated Entry System, maintained by Benton and Franklin Counties Department of Human Services, includes a review of the individual's needs and a match to potential resources. Providers of homeless housing and services periodically review all participants to determine their need for mainstream and other services and their progress in moving toward self-sufficiency.

Nonmainstream Services Availability (MA30)

Most services shown in Table 39 related to preventing homelessness are existent in the Tri-Cities. Only mobile outreach clinics and law enforcement outreach services are not found in the area. In addition, most of the categories of services are available and targeted to homeless persons and persons with HIV.

While services are available, they are not necessarily at-hand or available in sufficient quantity. There was general agreement among stakeholders interviewed for this Consolidated Plan that there were gaps in intensive case management and other support services. Emergency assistance to prevent homelessness is inadequate including short-term rent assistance, help with utilities, and other forms of assistance that would benefit from an adequate source of flexible funds. As noted in the 10-Year Plan to End Homelessness, Phase Two, the cost of preventing homelessness by meeting immediate needs might range between \$3,000 and \$5,000, whereas intervening with a household once homeless could amount to many multiples of that cost.

Table 39: Homeless Prevention Services Summary

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | ✓ | ✓ | ✓ |
| Legal Assistance | ✓ | ✓ | |
| Mortgage Assistance | ✓ | | |
| Rental Assistance | ✓ | ✓ | ✓ |
| Utilities Assistance | ✓ | | ✓ |
| Street Outreach Services | | | |
| Law Enforcement | | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | ✓ | ✓ | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | ✓ | ✓ | ✓ |
| Child Care | ✓ | ✓ | |
| Education | ✓ | ✓ | ✓ |
| Employment and Employment Training | ✓ | ✓ | ✓ |
| Healthcare | ✓ | ✓ | ✓ |
| HIV/AIDS | ✓ | ✓ | ✓ |
| Life Skills | ✓ | ✓ | ✓ |
| Mental Health Counseling | ✓ | ✓ | ✓ |
| Transportation | ✓ | ✓ | ✓ |
| Other | | | |
| Other | | | |

Source: 2012 Update of 10-Year Plan to End Homelessness as updated by members of the Continuum of Care in 2014

POPULATIONS WITH SPECIAL NEEDS (NA45)

Elderly/Frail Elderly

HUD defines elderly as age 62 and older and frail elderly as those requiring assistance with three or more activities of daily living (bathing, walking, light housework, etc.). It is expected that the share of older people will grow as the “baby boomers” (those born between 1946 and 1964) age. The projection in Washington is that 20% of the population will be 65 or older by 2030.¹³ The projections for both Benton County and Franklin County are lower – 18% of the population in Benton County and 11% of the population in Franklin County will be 65 or older by 2030. Still, the impact of an aging population will be substantial. Statewide, more than one in five people will be elderly by 2030 and, as that cohort ages, they will be increasing frail. According to OFM projections this means that the share of working age individuals will decline relative to the population dependent upon them.

After retirement, household income is reduced for most elderly households. Surviving spouses may see an additional reduction. According to 2008-2012 ACS estimates, 13% of seniors (65 and over) in Franklin County and 6% of those in Benton County were living below poverty. Seniors are also more likely to have a disability, most frequently an ambulatory difficulty. (Note that the ACS question asks about a “serious”

¹³ Washington OFM Forecasting, May 2012.

difficulty walking or climbing stairs.) One-third and more of people 65 and over (not living in institutions) had a disability – 33% in Richland to 37% in Pasco.

Southeast Washington Aging and Long Term Care (SE/ALTC) is the designated Area Agency on Aging covering eight counties in southeast Washington, including Benton and Franklin Counties. (Other counties covered are Yakima, Kittitas, Walla Walla, Columbia, Garfield and Asotin.)¹⁴ The SE/ALTC plan notes that agricultural workers, primarily Hispanic, from the eight counties have health issues “related to early years of very strenuous physical labor, exposure to pesticides, and repetitive functions that can damage the arms, elbows and shoulders.” While agriculture is not the primary employment in the Tri-Cities, a portion of seniors will have such health issues.

Priority needs recommended in the SE/ALTC plan by contributing stakeholders for both Benton and Franklin Counties include: services related to aging and disability resource center (referrals, assistance, outreach and navigation), senior nutrition, bathing programs, foot care, adult day care and dental. While the counties were not identical, they had these recommendations in common.

There is a recognized need for planning, outreach, housing and support services for seniors to age in place, that is, to stay in their own homes for as long as that is their choice. The SE/ALTC plan calls for collaboration to advocate for more affordable, safe housing for the elderly and people with disabilities. The need for an array of housing choices for seniors was echoed by stakeholders interviewed for this Consolidated Plan.

The Washington State Department of Social and Health Services published a report summarizing findings of a survey of potential clients and their families and service professionals that addressed the needs of older adults and people with disabilities.¹⁵ The results painted a not surprising picture of people wanting to live as part of communities and families, with access to in-home supports and accommodations to enable them to live safely. There was concern about running out of money, of being isolated, and being a burden on care-givers and families. Access to community services, including recreation, was emphasized by both potential clients/family caregivers and providers.

Persons with Mental or Physical Disabilities and Developmental Disabilities

People 65 and older represent the largest cohort of residents with disabilities, as surveyed in the American Community Survey. The 2008-2012 ACS estimated that in Benton County 10% of the population between the ages of 18 and 64 had a disability, as did 4% of those under the age of 18. The estimate in Franklin County was that 9% of the population between the ages of 18 and 64 had a disability, as did 2% under the age of 18. A recent analysis of 2012 single-year ACS data for Washington State provides insights into the extent of disabilities for the working-age population (21 to 64).¹⁶

¹⁴ South East Washington Aging and Long Term Care 2012-2015 Area Plan (altcwsouth.com)

¹⁵ Kohlenberg, L., Raiha, N, and Felver, B. (2014). *What Do Older Adults and People with Disabilities Need: Answers to Open-Ended Questions from DSHS' Aging and Long-Term Support Administration State Plan on Aging Survey*. Washington State Department of Social and Health Services, Research and Data Analysis Division.

¹⁶ Erickson, W., Lee, C., & von Schrader, S. (2014). *2012 Disability Status report: Washington*. Ithaca, NY: Cornell University Employment and Disability Institute (EDI).

Statewide, the employment rate of working age people with disabilities was 37%, compared with 77% for persons without disabilities. In the same year, 23% of persons with disabilities had full-time, full-year employment, compared with 55% of persons without disabilities. About 18% were receiving SSI and 26% were living in poverty (compared with 11% of working-age adults without a disability).

The Washington Department of Social and Health Services (DSHS) served 1,911 clients with developmental disabilities in Benton and Franklin Counties, including 1,448 in the Tri-Cities, between July 2012 and June 2013.¹⁷ The Arc of Tri-Cities provides an array of services for persons with developmental disabilities of all ages. In their Strategic Business Plan (2013-2016), the agency identified limited funding and other resources as a circumstance that was a threat to success. Declining funding from government sources, uncertainty about funding, and competition among agencies, weakens the service delivery system. The report estimates that the eligible client list is growing at 6% a year in Washington resulting in an average caseload of over 100 clients per case manager, which is the highest in the United States. A change in focus from community residential placement by professionals to care in a client's own home or family home, an increased number of individuals with developmental delays and disabilities, an increased rate of persons with autism (now 1 in 50), and termination of some programs has resulted in denials and/or long waits for services. The aging population is an added concern, in that a number of clients are living with aging parents/caregivers.

Mental illness ranges from mild and short-term to chronic, lifetime conditions. Publicly funded services tend to focus on people whose illness affects their ability to work and live in the community independently. The Washington Department of Social and Health Services served 6,566 lower-income qualifying clients in Benton and Franklin Counties, including 5,305 in the Tri-Cities (2012-2013). The majority of the services were outpatient evaluation and treatment, followed by crisis intervention.

It is difficult to measure the incidence of serious mental illness (SMI). A 2003 study by DSHS estimated that there were 29,544 persons with SMI in the Greater Columbia RSN (Regional Service Network) that covers ten counties including Benton and Franklin. About 57% of that estimate was thought to be Medicaid eligible. Included in that estimate were 12,084 children with serious emotional disorders (SED).¹⁸

Mental illness is the primary disabling condition (about 47%) among Washington's SSI recipients (clients age 18-64) followed by developmental disabilities (about 16%).¹⁹ The Patient Protection and Affordable Care Act (ACA) provides a financial incentive for treatment of mental illness prior to it becoming a disabling condition. Beginning in 2014, persons under age 65 with incomes at or below 133% of poverty are eligible for Medicaid. Under the Medicaid Expansion and federal funding, it is less costly for

¹⁷ (clientdata.rda.dshs.wa.gov)

¹⁸ Washington Department of Social & Health services, Health & Rehabilitative Services Administration, Mental Health Division. (2003). *The Prevalence of Serious Mental Illness in Washington State: Report to the Legislature*.

¹⁹ Mancuso, D., Ford Shah, M., and Felver, B. (2011). *Disability Caseload Trends and Mental Illness: Incentives under Health Care Reform to Invest in Mental Health Treatment for Non-Disabled Adults*. Washington Department of Social and Health Services, Research & Data Analysis Division.

Washington to provide adequate treatment to prevent a disability than waiting until the person falls under federal disability, which requires a 50% match by the State.

Contributors to the development of this Consolidated Plan consistently mentioned the need for crisis intervention, housing and supportive services for persons with mental illness. Mental illness is a primary factor in homelessness, including homeless veterans.

Veterans

Nationally, data show that the majority of homeless veterans are male (92% are) and disproportionately African American or Hispanic (40% are). An estimated 12% of persons who are homeless in the United States are veterans. The majority suffer from mental illness and/or alcohol or substance abuse. They have served in war, mostly since Vietnam. Many veterans who have experienced combat suffer from PTSD. That leaves them vulnerable to family disruption and the inability to transfer military skills to civilian life. In addition to those actually homeless, another estimated 1.4 million veterans are considered to be at risk of homelessness due to poverty and lack of support networks.²⁰

National priorities for homeless veterans (housing and services targeted to sustained self-sufficiency including employment) are mirrored in the Tri-Cities. While transitional housing beds are available, there is a waiting list for a limited number of VASH vouchers (through the Walla Walla Housing Authority). Homeless veterans and those at risk of homelessness are hard pressed to find affordable housing with limited or no income. Long waits (up to two years) for housing and other assistance could be alleviated with additional service officers to get veterans qualified as having a service related disability, which would open doors for them.

The Columbia Basin Veterans Coalition/Veterans Resource Center provides homeless veterans with access to transitional housing and services, including a path toward education and jobs, but funds are limited. Ready access to legal services would go a long way to preventing a downward spiral in already vulnerable veterans many of whom end up losing families and end up in debt and without resources. Immediate needs also include the basics – transportation (bus vouchers), hygiene, food and other necessities. While women make up 8% of the veterans nationally, and are certainly part of the homeless population, they may not be visible, nor come in for services. The Veterans Resource Center is planning a campaign to reach out to female veterans.

Persons with Drug and Alcohol Dependency

The Washington Department of Social and Health Services (DSHS) served 2,044 clients with alcohol and substance abuse-related services in Benton and Franklin Counties, including 1,587 in the Tri-Cities, between July 2012 and June 2013. Most of the services were outpatient treatment and assessments. Substance abuse disorders may accompany mental illness and are often co-occurring disorders. Both mental illness and substance abuse disorders are factors in homelessness in the Tri-Cities.

²⁰ National Coalition for Homeless Veterans (nchv.org)

Domestic Violence

The National Coalition against Domestic Violence (NCADV) reports that nationally:

- 1 in 3 women and 1 in 4 men have experienced some form of physical violence by an intimate partner within their lifetime
- 1 in 5 women and 1 in 7 men have experienced severe physical violence by an intimate partner
- 1 in 7 women and 1 in 18 men have experienced stalking victimization
- Intimate partner violence accounts for 15% of all violent crime

Domestic Violence Services of Benton and Franklin Counties provides an array of services for victims including emergency shelter, crisis intervention, counseling and advocacy. While services are offered, they are not sufficient to meet demand. In 2013 the agency served 455 clients (unduplicated), mostly women, and in 2014 through July, the agency served even more – 599 through the first seven months of 2014. The agency provided emergency shelter, including hotel and motel vouchers amounting to 2,053 bed nights in 2013 and even more in 2014 through July (2,681 bed nights).

There is one shelter with eight bedrooms for families and one for single persons. Capacity in the shelter is anywhere from nine to 12 adults and 22 children. In addition to the shelter there are hotel and motel vouchers available for short term shelter. The agency was able to offer shelter to those in imminent danger in 2013 and through July in 2014, but did turn away clients who were not in imminent danger and those who were homeless, but not victims of domestic violence.

There is a need for affordable housing or ways to make housing affordable to victims. Domestic Violence Services is able to provide some rental assistance for a few months, there is a need for longer support. Priority needs also include a source of funds that can be used flexibly to meet individual needs – deposits, longer rental assistance, car repair, job readiness development, counseling and the number of other forms of assistance transitioning victims and families need to be successful. More advocates are badly needed to provide help in crises and with civil and legal matters. Finally, a focus on prevention is important, including community education about domestic violence and the need for perpetrator accountability. There is a campaign underway, in partnership with the Benton Franklin Health District, to raise awareness and skills among teens. Starting in Pasco, the hope is to expand the curriculum in both counties.

Persons with HIV/AIDS (NA45)

According to Washington State HIV Surveillance Semiannual Report (1st Edition 2014), there were 51 new cases of HIV diagnosed in Benton and Franklin Counties between 2008 and 2013, for a total cumulative diagnosis from 1982 of 243 cases. As of the end of December 2013, 83 persons in Benton and Franklin Counties were known to be living with HIV (not AIDS) and 112 persons living with AIDS. The local incidence of HIV/AIDS is relatively small; however, the disease is becoming more prevalent in suburban and rural areas. In addition 40% of new cases between 2008 and 2013 in the Benton-Franklin Health District were late HIV diagnoses (diagnosed with AIDS within 12 months of being diagnosed with HIV).

Housing and Support Services for Persons with Special Needs

Housing Needs for People with Disabilities and Victims of Domestic Violence (NA10)

There is no sure way to estimate the true extent of the population in need. One indication is the current wait list maintained by the housing authorities. At this writing, there are at least 300 people with disabilities and/or seniors waiting for housing. National ACS data show that 33% or more of people 65 and older have one or more disabilities. There is unmet need for supportive housing for persons with disabilities, including individuals who are homeless, including veterans. Notably the most frequent qualifying disability (federally for SSI) among working age persons (18-64) is mental illness. Domestic violence is not always (even usually) reported. Victims served by Domestic Violence Services of Benton and Franklin Counties is one way to estimate a need for housing support – in the first seven months of 2014, the agency served 599 clients.

Needs for Housing and Supportive Services (NA45)

The aging population will need additional supportive services in the years ahead. Outreach for this plan already identified a current and anticipated need for additional housing for the elderly. This will include a need for an array of choices – modifications in current housing to stay safely in place; in-home support services; different housing choices in the communities, including apartments and smaller units closer to services and recreation; meals and nutrition programs; transportation options; assisted living; and, nursing facilities.

The needs are mirrored in other populations with special needs with the overriding understanding that self-sufficiency and independence are primary goals, while being connected to the community and family. Supportive services and case management are necessary during crisis intervention and stabilization and, or some, on an ongoing basis. For victims of domestic violence and persons with disabilities, the needs go beyond crisis and short-term intervention. A flexible system of support is required to assist the individual or family to achieve self-sufficiency.

Supportive Housing Needs (MA35)

As shown in Table 39 (Homeless Prevention Services Summary) most services along the continuum through homeless prevention and support services are available in the community. These serve not only the homeless, but include those at risk of homelessness and those with special needs. The gap is in street outreach services (law enforcement and mobile clinics). While available, need far exceeds the ability to provide services. Service providers are struggling with reduced funding across the board and increased demand.

Discharge Planning (MA35)

Members of the homeless Continuum have, over the years, worked together to improve the discharge systems in the community to reduce the potential for persons being discharged from institutions (hospitals, mental health facilities, foster care and corrections facilities) being released into homelessness. Members are currently meeting to develop specific procedures and protocols to improve

release planning from health care facilities and to see that supportive services and housing are part of discharge plans. Homeless service and housing providers have been working with counselors and release agents from Eastern Washington Mental Health Hospital to smooth transitions and community support for persons with prior residence in the Tri-Cities who are being discharged.

Actions to Support Housing and Services for Persons with Special Needs (MA35)

Each of the Tri-Cities supports programs and projects to benefit persons with special needs. To name some, seniors are supported through nutrition and food distribution programs, and recreational programs. Each of the cities continues to remove architectural barriers and install sidewalks with curb cuts in older neighborhoods. Richland and Kennewick provide support for the ARC of Tri-Cities programs. The Tri-Cities provides support for domestic violence services in a number of ways. The City of Kennewick awarded a 4-plex for use as shelter and partnered with the Community Action Committee for tenant-based rental assistance. The City of Pasco Police Department has a Domestic Violence Response Unit for appropriate response to incidents, crisis intervention and referrals, including bilingual advocacy.

NON-HOUSING COMMUNITY DEVELOPMENT

Public Facilities Needs (NA50)

Capital Improvement Plans in the three cities include prioritization of park improvements and expansion. The City of Richland has identified a need to add over 100 acres of parks in the next 20 years and has developed financing plans (including the use of CDBG funds) to meet that need, while both Kennewick and Pasco include major allocations of resources for park improvements and facilities. Park improvements and facilities in lower income neighborhoods, particularly those which support youth activities, were identified as needs by those interviewed in developing this Consolidated Plan. Options for youth are needed, both programs and facilities, to engage in positive recreation and employment.

Renovation and upgrades to parks and playground facilities are needed in several existing parks. One example setting a new standard in the City of Pasco is Memorial Park, which is fully accessible for people with disabilities. Benton-Franklin Community Health Alliance: *Community Health Needs Assessment for Benton and Franklin Counties 2012* identified obesity as a major health concern and made recommendations to improve community health. These include alternative transportation (bikes, walking) and safe environments in which to do so. This is consistent with plans in the Tri-Cities to install or improve paths and alternative transportation routes. A major asset of all three communities is the riverfront park area. All three communities are making efforts to greatly improve access and use this as a major urban community park system.

While discussed in the section on homelessness, facilities to more appropriately prevent and intervene continue to be a high priority need in the Tri-Cities. These include homeless shelters, hygiene centers, crisis response facilities, day facilities and detoxification facilities.

Public Improvements (NA50)

The Tri-Cities continue to identify water/sewer improvements, street improvements and sidewalks as “high” priority needs. The Benton-Franklin County Health District also spoke of environmental health problems in the region associated with nitrates in water, particularly well water. In past Consolidated Plans, stakeholders expressed the need for neighborhood sidewalk improvements, street improvements and the use of Local Improvement Districts (LIDs). Advances have been made in meeting those needs, but stakeholders interviewed for the current plan supported these as continuing priorities among infrastructure needs.

Streets in several areas of all three cities lack sidewalks, curbs and gutters, and adequate lighting. All three cities continue to upgrade the most critical neighborhood streets – those with safety issues, particularly for children, the elderly and people with disabilities. Cities are also working to improve accessibility by making street crossings/curbs fully accessible.

Capital Improvement Plans in the three cities include an annual commitment to work toward improving handicapped accessible sidewalks. The City of Kennewick plans for \$75,000 annually for sidewalks and Pasco \$150,000 annually for ADA-grade sidewalk improvements, while Richland commits to fill in gaps where sidewalks are currently not present and reconstruct existing sidewalks to accessible standards. These plans include improvements in lower income neighborhoods, where the use of LIDs and payment of LID assessments for lower income households can be an effective means of improving the neighborhood infrastructure.

Public Service Needs (NA50)

Public services needs were identified through outreach to agencies and stakeholders in the Tri-Cities. As discussed in the section on homelessness and the section on persons with special needs, while actual gaps in the continuum of services are rare, services are not available in sufficient quantity and duration. First on the list among needs for many was mental health. There is a new crisis response center at Lourdes Health Network – PATH (Projects of Assistance in Transition from Homelessness). This is an important service in filling the gap. First responders (police, fire, community service personnel) noted that they were often the first called and the least capable of dealing with mental health related problems or concerns that warranted the call. Often aligned with mental health is the need for substance abuse services. Cycling persons with these needs in and out of courts and jails is not an affective or suitable plan of action.

There is a need for additional job skills training for youth, for seniors still needing to work, for people with disabilities, for people marginally employed, for refugees with limited skills, and for people transitioning to self-sufficiency (victims of domestic violence, returning veterans, people released from institutions). It was suggested that job training be matched to current skills (e.g., farm tractor driving to equipment operator).

There is a need to ensure home-safety for people with disabilities and the elderly. Related to this is the need to address transportation limitations. This applies to access to services and access to community and recreation. There was a concern about social isolation. There is a need for healthy recreational and employment opportunities for youth.

There is a need to educate and overcome the public perception of only helping the “deserving poor” which limits public support. Related to all needs, whether for housing or services, is the necessity of coordination between agencies. Silos are sometimes of a function of practice and habit, and often a function of funding requirements. Regardless, the need for greater coordination was expressed by both providers and funders.

STRATEGIC PLAN

Introduction (SP05)

This five-year strategic plan sets the framework for projects and activities in the Tri-Cities over the next five years. Three priority needs were determined:

- The need for affordable housing creation, preservation, access and choice
- The need for community, neighborhood and economic development
- The need for homeless intervention and prevention, and supportive public services

GEOGRAPHIC PRIORITIES (SP10)

There are no specific geographic priority areas established in this Consolidated Plan. However, each city will maximize use of grant funds and other local funding sources during the next five years to achieve the greatest benefit with limited resources. The cities will also continue to take advantage of opportunities to improve downtown areas, particularly in deteriorated areas, to attract and promote businesses that will potentially result in jobs for lower income residents. Each city is concerned with the vitality and viability of their downtowns, including promoting mixed-use development and mixed-income housing.

The “Bridge to Bridge, River to Railroad” Corridor in Kennewick has been a focus of revitalization efforts. The Port Authority and the City have cooperated to acquire and remove substandard housing, primarily older trailers and mobile homes in the area near the river to consolidate property for investment of housing and business neighborhoods.

In Kennewick the Neighborhood Revitalization Strategy Area (NRSA) was renewed once, but has since expired. However, all three cities have and will continue to focus local and other resources on rebuilding the downtown areas.

A priority for all three cities is building the infrastructure in low- and moderate- income neighborhoods, focusing on sidewalks, curbs and gutters, park improvements and improvements to bring neighborhoods into ADA compliance. Of particular note is the City of Pasco’s Memorial Park, which is completely accessible to persons with disabilities.

PRIORITY NEEDS

Table 40: Priority Needs Summary

| | |
|---|---------------------------------------|
| Priority Need Name: (1) Affordable housing creation, preservation, access and choice | Priority Level: High |
| Goals Addressing: Increase and preserve affordable housing choices (affordable housing) | Geographic Areas Affected: N/A |
| Population: Income level: extremely low; low; moderate Family types: Large families, families with children, elderly Non-homeless special needs: elderly | |
| Description: Affordable housing is a priority need in the Tri-Cities, particularly for lower-income households, who may be at-risk of homelessness, living in unsafe or overcrowded conditions, or struggling to make ends meet. The majority of renter and owner households with incomes at or below 30% of Area Median Income (AMI) were burdened by housing costs, most frequently costs in excess of 50% of household income. There is a growing population of seniors in the cities who will be looking for housing that can accommodate their changing needs, including lower cost housing. Stakeholders and others interviewed for this Consolidated Plan identified lack of affordable housing as a significant barrier to self-sufficiency for several populations. The waiting lists maintained by Housing Authorities are another indication of the need for affordable housing. While housing in the Tri-Cities is relatively more affordable than many other areas in Washington, it is not the case for households with low-incomes. Maintenance of units can be a challenge for owner-households and landlords may lack the incentive to maintain units, which, without intervention, would necessitate living in substandard conditions. Neighborhoods are changed for the worse by deteriorating conditions. | |
| Basis for Relative Priority: Increasing and preserving affordable housing choices in the Tri-Cities was prioritized in public outreach for this Plan, particularly for lower-income households and households with special needs. Programs in each of the Cities are in place to enhance housing quality and promote homeownership. Housing continues to be a high priority. | |
| Priority Need Name: (2) Community, neighborhood and economic development (community development) | Priority Level: High |
| Goals Addressing: Community, neighborhood and economic development (community development) | Geographic Areas Affected: N/A |
| Population: Income levels: extremely low, low, moderate Family types: large families, families with children, elderly Non-homeless special needs: elderly, persons with physical disabilities, non-housing community development | |
| Description: There is a need for continued revitalization of older neighborhoods and downtown areas in each of the cities, including removal of architectural barriers. Parks require maintenance and improvements. The cities are each working on multimodal transportation plans, including supporting the Benton-Franklin Health Alliance identification of obesity as a major concern and promoting bicycling and walking as key strategies. | |

| | |
|---|---------------------------------------|
| Basis for Relative Priority: Each of the Cities identified infrastructure and public facilities as critical needs. Many of the older neighborhoods in each of the cities lacks sidewalks, curbs, gutters and are not safe for persons with disabilities. Likewise, there is a need for parks, playgrounds and support for public facilities. Improvements in neighborhoods and in downtown areas are important for residents and visitors alike. In a changing economic world in the Tri-Cities and with unknown changes resulting from completion of work at Hanford, the cities want to be in a position to attract new businesses, residents and tourists to promote new industry and jobs. | |
| Priority Need Name: (3) Homeless intervention and prevention and supportive services | Priority Level: High |
| Goals Addressing: Homeless interventions & prevention and supportive services | Geographic Areas Affected: N/A |
| Population: Income level: extremely low, low Family types: large families, families with children, elderly Homelessness: chronic homeless, individuals, families with children, mentally ill, veterans, victims of domestic violence, unaccompanied youth Non-homeless special needs: elderly, frail elderly, persons with mental disabilities, persons with physical disabilities, persons with development disabilities, victims of domestic violence | |
| Description: There were 743 persons estimated to have experience homelessness in the past year in Benton-Franklin Counties. Almost all experienced homelessness for an average of 200 days or more. This almost certainly underestimated the actual occurrence of homelessness. There are many more individuals and families at risk of homelessness because of lack of affordable housing and support services that would help them toward self-sufficiency. Lack of mental health support services was noted as a significant problem in the Tri-Cities, particularly for those with untreated serious mental illness. Services for vulnerable non-homeless populations are also critical, to maintain self-sufficiency and wellbeing. | |
| Basis for Relative Priority: This need was given high priority in the community outreach process. In times of decreasing funding and unreliable sources, providers are struggling to maintain a level of service sufficient to meet needs. | |

Influence f Market Conditions

Table 41: Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | Tenant based rental assistance is not anticipated |
| TBRA for non-homeless special needs | Tenant based rental assistance is not anticipated |
| New unit production | |
| Rehabilitation | |
| Acquisition, including preservation | |

ANTICIPATED RESOURCES

Table 42: Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Amount Available Remainder of Plan | Narrative Description |
|---------|-----------------|---|----------------------------------|----------------|----------------------|-------------|------------------------------------|---|
| | | | Annual Allocation | Program Income | Prior Year Resources | Total | | |
| CDBG | Federal | Acquisition Admin/Planning Economic Development Housing Public improvements Public services | \$1,362,015 | \$143,321 | \$403,797 | \$1,909,133 | \$6,616,532 | Expected funds based on 2014 funding levels |
| HOME | Federal | Acquisition Homebuyer assistance Homeowner rehab | \$465,000 | \$100,000 | \$89,636 | \$654,636 | \$2,618,544 | Expected funds based on 2014 funding levels |

Leveraging Funds and Matching Requirements (SP35)

CDBG and HOME funds are important resources in the community and used in conjunction with local, state, other federal and private funds to support housing and other projects. Each of the cities is supportive of efforts by other organizations to obtain funding for projects to address needs and goals outlined in this plan and in meeting needs in the Tri-Cities. Cities also assist community organizations in strategizing, applying for, accessing, and developing new resources and partnerships. CDBG and HOME funds are frequently used to leverage local, state and federal funds such as United Way, Washington State Housing Trust Funds, Emergency Solutions Grant, housing and homeless funds generated by recording fee and county or city general funds.

Each of the cities also has the option of applying for a Section 108 loan in an amount not to exceed five years of the anticipated CDBG funds. There are no plans currently in place to make this application; however, the cities reserve the option of making Section 108 applications.

Each city, as a HOME Consortium participant, is required to match HOME funds. That match is met using city general funds or other non-federal funds, land made available at reduced cost (below appraised value), in the form of reduced financing fees from lenders and appraisers, grants for affordable housing from nonfederal sources, donated construction/housing materials and volunteer labor.

INSTITUTIONAL DELIVERY SYSTEM

Table 43: Institutional Delivery Structure

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|-------------------------|--|------------------------|
| City of Richland Planning & Redevelopment | Government | Planning Affordable housing – ownership Community development public facilities Community development: public services Community development: economic development | Jurisdiction |
| City of Kennewick Economic & Community Development | Government | Planning Affordable housing – ownership Community development public facilities Community development: public services Community development: economic development | Jurisdiction |
| City of Pasco Community & Economic Development | Government | Planning Affordable housing – ownership Community development public facilities Community development: public services Community development: economic development | Jurisdiction |

Strengths and Gaps in Institutional Delivery System (SP40)

Tri-Cities CDBG and HOME staff works with a variety of nonprofit and governmental agencies during the planning, project proposal, and implementation stages of the programs. While the City of Richland is the lead entity, it relies heavily on the staff of the other two cities for support in the HOME program. Each city is responsible for all functions of its CDBG Program. One of the strengths of the Tri-Cities consortium is the close working relationship between the cities in general as well as between the departments charged with administering the HUD programs. In turn, agencies such as Benton Franklin Community Action Connections, TRIDEC, the Benton Franklin Continuum of Care, Benton Franklin Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The fact that the three cities are in close proximity, with common issues and opportunities, provides a base for cooperation.

Staff of the cities and representatives of nonprofit services and housing agencies participate on committees crossing jurisdictional lines. This includes the Continuum of Care and the Benton Franklin Human Services Department. Staff of the three cities has developed and coordinated standardized reporting forms to reduce administrative burdens placed on recipients.

The Commissioners of each of the Housing Authorities are appointed by the City Councils of each of the cities. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for assisted housing development activities and whose residents have benefitted

from public services delivered by the area's nonprofit agencies. A limitation on cooperative efforts is the lack of new federal resources available to the Housing Authorities that could be used to supplement HOME and CDBG funds.

The cities have consistently used their relationships with local groups that include representatives of faith-based organizations, nonprofit organizations and local coalitions to obtain input on needs in the community and proposed activities.

The overarching challenge is lack of resources, including limited staffing. Declining CDBG and HOME funds are only part of the problem. Nonprofit agencies, the Housing Authorities, and other providers are facing the same challenges. Still, steps have been taken to coordinate services, increase efficiencies, and reduce duplication. A significant step for providers is the Coordinated Entry System, an effective tool in appropriate connection of homeless persons with housing and services in the Tri-Cities.

Availability of Services

Table 44: Homeless Prevention Services Summary*

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | ✓ | ✓ | ✓ |
| Legal Assistance | ✓ | ✓ | |
| Mortgage Assistance | ✓ | | |
| Rental Assistance | ✓ | ✓ | ✓ |
| Utilities Assistance | ✓ | | ✓ |
| Street Outreach Services | | | |
| Law Enforcement | | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | ✓ | ✓ | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | ✓ | ✓ | ✓ |
| Child Care | ✓ | ✓ | |
| Education | ✓ | ✓ | ✓ |
| Employment and Employment Training | ✓ | ✓ | ✓ |
| Healthcare | ✓ | ✓ | ✓ |
| HIV/AIDS | ✓ | ✓ | ✓ |
| Life Skills | ✓ | ✓ | ✓ |
| Mental Health Counseling | ✓ | ✓ | ✓ |
| Transportation | ✓ | ✓ | ✓ |
| Other | | | |
| Other | | | |

Note: Table 39 in Homeless Section.

Source: 2012 Update of 10-Year Plan to End Homelessness as updated by members of the Continuum of Care in 2014

Service Delivery in Relation to Needs (SP40)

There is an array of services available in the Tri-Cities. The exception is street outreach services from law enforcement and mobile clinics. Most of these services are also targeted to people who are homeless or at-risk of homelessness. Notably the full array supportive services are supportive of homeless persons and most are targeted to people with HIV.

Strengths and Gaps (SP40)

The strength of the service delivery system is the close relationship between providers and funders, particularly in addressing homelessness and those at risk of being homeless. The Coordinated Entry System, with shared data, is a substantial achievement in improving services and cross-system efficiencies. Housing First and a focus on a systems approach to case management reduces and hopefully eliminates return to homelessness for many families and individuals.

While available, services may be spread thin and that is indeed the case. The gaps noted in the 2012 update of the Benton-Franklin 10-Year Plan to End Homelessness, Phase II identified three major gap areas. In the area of services, there is an unmet demand for case management and rental assistance. In relationship to housing, there is a need for additional transitional housing for all homeless populations with intense case management, for shelter for youth, and for affordable permanent housing. Looking at the system as a whole, there is need for a centralized client intake, assessment and referral system for all homeless populations. Progress has been made toward meeting this gap.

In addition, stakeholders interviewed in the planning process for this Consolidated Plan identified needs for services and housing:

- Persons with serious mental illness
- Persons with substance abuse
- Persons with developmental disabilities
- Ex-felons
- Families and homeless teens
- Seniors: the full range of housing through nursing care
- Silos in service/agency system; need improved coordination

Tri-Cities residents who are most vulnerable are those at lowest levels of household income. Without sufficient income, any problem can become critical. For the working poor, childcare, health costs, transportation, food and housing/utilities compete for scarce dollars. Violence in the home, untreated serious mental illness and untreated substance abuse are circumstances demanding focused and sustained support which is not universally available.

Strategy for Overcoming Gaps (SP40)

The cities will continue to participate in cross-jurisdictional efforts to improve the institutional structure and reduce gaps in the service system. This includes participation in the Benton Franklin Continuum of Care, Benton Franklin Human Services Department, involvement with Housing Authorities, and continued efforts to foster cooperation. The latter includes encouraging joint applications for funding and support of collaboration.

GOALS

Table 45: Goals Summary

| Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Goal Outcome Indicator |
|---|------------|----------|--------------------------------------|-----------------|--|--|
| Increase and preserve affordable housing choices | 2015 | 2019 | Affordable housing | N/A | Affordable housing creation, preservation, access and choice | Homeowner housing rehabilitated: 4 household housing units Direct financial assistance to homebuyers: 68 households assisted Homeowner housing added: 5 household housing units |
| Community, neighborhood & economic development | 2015 | 2019 | Non-housing community development | N/A | Community, neighborhood and economic development | Public facility or infrastructure other than low/moderate-income housing benefit: 15,929 persons assisted Public services activities other than low/moderate income housing benefit: 3,000 persons assisted Jobs created/retained: 6 jobs Businesses assisted: 6 businesses |
| Homeless interventions & prevention and supportive services | 2015 | 2019 | Homelessness and supportive services | N/A | Homeless intervention and prevention and supportive services | Public services activities other than low/moderate income housing benefit: 1,656 persons assisted |

| | | |
|----------|--------------------|---|
| 1 | Goal Name | Increase and preserve affordable housing choices |
| | Description | Expand the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Provide financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Provide homeownership opportunities through such activities as gap financing, downpayment assistance and infill ownership. |

| | | |
|----------|--------------------|---|
| 2 | Goal Name | Community, neighborhood and economic development |
| | Description | Support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs. Improve community infrastructure by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and street lights. Funds may provide LID assessment payments for lower income households. Funds will be used to provide or improve public facilities, including neighborhood centers, recreation facilities, and neighborhood beautification projects. |
| 3 | Goal Name | Homeless interventions and prevention, and supportive services |
| | Description | Funds will be used to support public services that respond to the immediate needs of persons in crisis and that support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Support increased case management and a high degree of coordination among providers. |

PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Activities to Increase Resident Involvement (SP50)

As a small Housing Authority, the Housing Authority of the City of Pasco and Franklin County is exempt from the requirement for resident representation on the Governing Board. However, the Housing Authority annually sends notices to the appointing local governments indicating their desire for appointments of residents who may apply. The Housing Authority advertises in the local paper and its website for resident candidates. Despite these efforts, no residents have applied. In the coming year, a major effort will be made to encourage tenant involvement in management, including the reinstitution of the resident/tenant councils.

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

BARRIERS TO AFFORDABLE HOUSING

Strategies to Remove Barriers to Affordable Housing (SP-55)

Expansion of infrastructure and services in all three cities is expected to result in new buildable lots, which should help meet the demand for housing, including affordable housing. Housing costs are lower in the Tri-Cities than in many other metropolitan areas, which is an advantage. Even some newly constructed housing is available to first-time buyers, including through the Downpayment Assistance Programs offered by the cities. While this may not be the rule, it is indicative of lower costs in the Tri-Cities.

To reduce the cost barrier and make housing more affordable to first-time buyers, the cities will provide downpayment assistance, which in some cases can lower the mortgage payment to the same level that the household was paying for rent. There is typically a shortage of low-cost land suitable for development in the central, already developed areas of the cities. All three cities encourage infill development to preserve older neighborhoods, and support an increase of housing densities in areas with adequate public facilities where services (police and fire protection, schools, water, sewer and drainage) are in place or can easily be provided.

Cities will continue to look for opportunities to overcome barriers. Richland has updated and modified four single-family residential “alphabet” floor plans to meet current code requirements and made the plans available to the public. The floor plans are well suited for development on small lots and for use in infill projects. Vacant land was identified in a residential neighborhood in Kennewick for the 2013 Perry Suites project which now provides 14 units of independent housing for low-income people with physical and developmental disabilities. Streamlined permitting processes in Pasco and Kennewick reduce delays and costs.

HOMELESSNESS STRATEGY

Reaching Out to Homeless Persons (SP60)

Each of the cities supports and participates in the Benton Franklin Continuum of Care and supports implementation of goals and strategy areas identified by the Continuum. The cities encourage cooperation in sharing information and cooperation among agencies and nonprofit providers. The cities will also participate in and support the annual Point-in-Time Count.

The 2012 update of the Benton-Franklin 10-Year Plan to End Homelessness, Phase II identifies goals in three areas. The first is to increase and improve system efficiency, with objectives of implementing a bi-county coordinated entry system and an effective data collection and coordination process. The second goal is prevention with associated objectives of focusing on prevention of homelessness and increasing affordable housing options. The third goal is to provide housing with services, with associated objectives of focusing on underserved populations, comprehensive support services, enhance emergency shelter programs with support services, and enhance transitional and permanent units with services for all homeless populations.

A major component of the Continuum outreach and assessment strategy is currently being implemented. The Continuum is in the process of making a major change in the way outreach and assessment is conducted for homeless unsheltered persons and others at-risk of homelessness. In 2013, the Continuum, with the assistance of the Department of Commerce, began working toward the development a Coordinated Entry System. The purpose of the system was a more coordinated outreach and placement effort to improve the speed and quality of assessment and placement. This system is

almost fully in place and homeless persons seeking housing are now referred through a single assessment process.

Emergency and Transition Housing Needs (SP60)

The Plan focuses on building, maintaining and preserving emergency shelter with services and transitional and permanent units with services for all homeless populations. To meet some of the need for emergency shelter and transitional housing in the community, agencies and nonprofits have developed an inventory of housing resources over the years. The communities currently have a total of 163 shelter beds and 88 transitional beds dedicated to the homeless.

My Friends Place (Safe Harbor Crisis Center) has recently opened an 8-bed shelter for youth ages 13 to 17 to work toward filling the gaps in youth shelters. Continuum members have been working independently in efforts to find and develop resources. The cities will continue to support the development of homeless housing through community resources such as, potentially, the HOME program and 2060 and 2163 Recording Fee resources as they have in the past (such as the recent rehabilitation/sale of a duplex for use as transitional housing for families).

Finally, members of the Continuum are active members of the Balance of Washington State Continuum which in turn is responsible for consultation on funding decisions related to the Emergency Solutions Grant administered by the Department of Commerce. Through this consultation process, the Continuum has helped impact funding decisions to work towards meeting the homelessness prevention and emergency shelter services of the community.

Transition to Permanent Housing (SP60)

The Continuum has been working to develop a more effective housing and services delivery system to assist individuals and families to more quickly transition to independent living. Providers of transitional housing and shelter programs have been focusing on providing the household with case management and needed services to prepare them for transition. Periodic program evaluations are made by several nonprofit programs to assess the effectiveness of service delivery. To facilitate the move of homeless persons to affordable housing in the community, ongoing efforts are made to strengthen ties with a small group of landlords who will take referrals out of programs. Upon entry in the transitional program, participants are assisted to apply for Public Housing and/or Section 8 Vouchers. The community is also now using Rapid Rehousing resources provided by the State to quickly house persons in appropriate housing.

The Continuum has recently begun using the HMIS performance measures created by the Federal Hearth Act to track progress in reducing the period of time people experience homelessness and to prevent persons in programs from returning to homelessness. This has provided them with an opportunity to assess current program efforts to develop better coordination and services delivery to impact those two performance areas.

Discharge Planning (SP60)

Members of the homeless Continuum have, over the years, worked together to improve the discharge systems in the community to reduce the potential for persons being discharged from institutions (hospitals, mental health facilities, foster care and corrections facilities) are not released into homelessness.

Discharge from Health Care Facilities: Several of the community's homeless providers are currently meeting to develop specific procedures and protocols to improve release planning and coordination in the delivery of supportive services and housing resources for persons identified as being at risk of homelessness upon their discharge from hospitals.

Discharge from Mental Health Facilities: For several years, homeless service and housing providers in the community have been working with counselors and release agents from Eastern State Hospital to smooth transitions and community support for persons with prior residence in the Tri-Cities who are being discharged. The current effort by housing providers to coordinate with local and regional hospitals and health care facilities is also working to improve coordination of mental health discharges.

Aging out of Foster Care: The Young Adult Center provides six beds for 18 to 19 year olds still in high school. Independent Living Skills are provided by Catholic Family and Child Services to help youth effectively transition from foster care to independence. Transitions of youth from foster care are also facilitated by State law which provides rental assistance and a small stipend to youth aging out who are continuing their education.

Release from Corrections: Washington State law requires that discharge planning for inmates of state facilities be initiated long before their release. Agencies in the Continuum participate in planning for releases of felons and provide both housing search and services to assist in their successful reintegration into the community. Persons exiting jails and other corrections facilities, who are residents of the counties, are assisted by the H-GAP Program (BFDHS Jail Release Program). This "Home Base Connections" program annually provides 68 released felons with transitional housing assistance and wraparound case management to help them successfully transition to community living. In addition, several religious organizations provide counseling and assist with transition support groups for ex-felons.

LEAD-BASED PAINT HAZARDS**Actions to Remove LBP Hazards (SP65)**

A substantial share of housing in each of the three cities is older and more at risk of having lead-paint hazards, which is particularly true of older units in poor maintenance, such as those in lower-income neighborhoods. Each city will increase community awareness as an important component of reducing lead hazards. Education efforts focus on actions to take when rehabilitating or remodeling a home and

steps to take if exposure to lead hazards is suspected. Each city will make those materials easily available in pamphlet form, via available links on websites, and in planning and building departments.

Information prepared by the Environmental Protection Agency (EPA) and Washington Department of Commerce includes “Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools,” “Protect Your Family from Lead in Your Home,” and “Reducing Lead Hazards when Remodeling your Home.” The cities actively promote safe work practices and information for residents and contractors.

Actions Related to Extent of Hazards (SP65)

Information is made generally available in the community and to parties visiting city offices, including planning and building departments. Applicants for down-payment assistance programs and housing renovation are provided the materials and given counseling on lead-safe practices and hazards. This benefits lower-income households that would qualify for programs. Information on Safe Work Practices is readily available.

Integration with Procedures (SP65)

The cities use Lead-based Paint (LBP) Safe Checklists to evaluate applicability of the lead safe housing rule to projects funded with CDBG and HOME funds. The cities will work with approved contractors to perform testing to identify lead hazards, and will assure compliance after remediation work through risk assessments and clearance exams.

The City of Richland will continue to reduce the cost burden to lower income households by paying for extensive testing to identify lead hazards and assure compliance after remediation work. This will be accomplished by granting the costs of lead-based paint inspections, risk assessments, and one clearance exam for persons assisted by the Rehabilitation Program using CDBG funds.

ANTI-POVERTY STRATEGY

Programs to Reduce Poverty (SP70)

Each of the three goals has the potential to reduce the number of households in poverty, in addition to providing relief from the burdens of poverty. The overarching caveat is limited availability of resources and future uncertainty about funding levels. The Tri-Cities is also subject to variability in employment, particularly associated with Hanford.

The goal to increase and preserve affordable housing choices (particularly rental housing) will remove some of the burden of cost, increase housing safety (improved condition), and result in housing stability for some Tri-Cities households. That would potentially free assets and energy for job skills development, education for youth and increased connections to economic options.

The goal of community, neighborhood and economic development will improve neighborhood environment and improve facilities. To the extent physical environments are improved, streets and roads made safer and more amenable to multiple modes of transportation, and people feel safer on their streets and downtown, the community is more attractive to new residents and new workers. The three cities have in the past and will continue to explore ways to use CDBG funds to support programs that help employ persons in poverty, such as the Pasco Specialty Kitchen, and to invest in training and support for new and existing businesses that provide jobs..

The goal to reduce homelessness and provide supportive services to homeless households and other at-risk or lower-income households has the potential to relieve the immediate burdens of poverty. Supportive services, as with affordable housing, offers the opportunity to make choices about self-sufficiency and a way out of poverty and the contributing circumstances (e.g., domestic violence, mental illness, loss of employment, illness). Supportive services for others in the community (e.g., elderly, persons with disability, lower-income youth) increases the chances of self-sufficiency and reduces burdens on over-taxed systems.

Coordination with Affordable Housing Plans (SP70)

The Tri-Cities Consolidated Plan focuses on meeting the needs of lower-income persons and neighborhoods. The Consortium will use HOME and CDBG funds to reduce the impacts of poverty on low and moderate income families while supporting strategies to increase self-sufficiency and increase economic opportunities.

The cost of housing will be addressed through downpayment assistance, and rehabilitation and weatherization activities. If feasible over the next five-years, the jurisdictions will cooperate and contribute to projects that increase the supply of housing affordable to lowest income residents.

The cities assist the Benton-Franklin Continuum of Care to expand housing and services to prevent and reduce homelessness. Importantly this includes a Coordinated Entry System to place homeless persons in appropriate housing, along with services and case management to assist them to move out of poverty.

The cities will continue to coordinate with the Housing Authorities to support opportunities to expand voucher programs and maintain capacity to assist lowest income households. Over the years, a close, cooperative relationship between the Benton Franklin Community Action Committee (CAC) allows the cities to support a coordinated effort to reduce burdens for those living in poverty.

MONITORING (SP80)

The City of Richland is responsible for monitoring Richland CDBG and HOME Consortium program subrecipients. The Cities of Kennewick and Pasco are responsible for CDBG program subrecipients. All are responsible to ensure compliance with all federal, state and local rules, regulations and laws. This is

accomplished through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits. Technical assistance is offered throughout the year, both to new sub-recipients and existing subrecipients. Subrecipients are required minimally to provide written quarterly reports to identify progress made in the program and how funds have been used.

Housing projects funded by CDBG or HOME Programs are typically made as loans documented by recorded deeds of trust, promissory notes, and other contractual loan agreements. These documents establish the obligations for compliance with CDBG or HOME regulations. All housing projects are required to secure building permits and comply with zoning and building code requirements. Housing units are inspected and corrections are required to meet building codes as part of the permitting process. HOME funded projects to purchase existing units receive an on-site housing quality standards inspection and visual paint inspection. Specific language is in the written contractual agreement and Deeds of Trust to assure the assisted unit complies with affordability requirements.

A performance measurement system to determine the impact federal dollars are making in the community assists in monitoring program and subrecipient performance. These actions identify potential areas of concern and assist in making necessary changes to ensure programs operate efficiently and effectively. The cities do not monitor grants or loans awarded directly to other entities by HUD or other Federal or non-Federal agencies.

TRI-CITIES REGIONAL CONSOLIDATED PLAN 2015-2019

APPENDICES

Review Draft

OCTOBER 2014

APPENDIX A: CHAS TABLES

The IDIS CHAS tables are included in the appendix, along with analysis leading to conclusions about housing condition and need, particularly disproportionate needs in the Tri-Cities. The analysis helps define needs in the Tri-Cities and has been brought into discussions in the appropriate sections in the body of the Consolidated Plan and in sections pertaining to priority needs.

Table A-1: Number of Households (CHAS Table 6 – NA 10)

| Household Type | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 7,645 | 7,535 | 10,415 | 6,295 | 29,975 |
| Small Family Households | 2,875 | 2,895 | 4,200 | 2,825 | 16,235 |
| Large Family Households | 955 | 950 | 1,675 | 740 | 2,550 |
| Household contains at least one person 62-74 years of age | 915 | 1,049 | 1,320 | 1,075 | 5,314 |
| Household contains at least one person age 75 or older | 745 | 1,135 | 1,490 | 809 | 1,835 |
| Households with one or more children 6 years old or younger | 2,565 | 2,293 | 2,989 | 1,745 | 2,830 |

Source: 2007-2011 CHAS

Housing Needs Summary Tables for Several Types of Housing Problems (NA 10)

Table A-2: Households with one of Listed Needs (1) (CHAS Table 7 – NA 10)

| Housing Problem | Renter | | | | | Owner | | | | |
|---|--------------|----------------|----------------|-----------------|-------|--------------|----------------|----------------|-----------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Substandard Housing: Lacking complete plumbing or kitchen facilities | 29 | 75 | 105 | 105 | 314 | 0 | 0 | 40 | 0 | 40 |
| Severely Overcrowded: >1.51 people per room (with complete kitchen/plumbing) | 125 | 115 | 200 | 49 | 489 | 35 | 19 | 65 | 50 | 169 |
| Overcrowded: 1.01-1.5 people per room (and none of the above problems) | 460 | 290 | 285 | 60 | 1,095 | 65 | 155 | 220 | 99 | 539 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 3,355 | 940 | 165 | 10 | 4,470 | 1,160 | 775 | 525 | 90 | 2,550 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 480 | 1,930 | 1,550 | 165 | 4,125 | 400 | 830 | 1,540 | 1,100 | 3,870 |
| Zero/negative Income (and none of the above problems) | 315 | 0 | 0 | 0 | 315 | 230 | 0 | 0 | 0 | 230 |

Data Source: 2007-2011 CHAS

Table A-2 shows housing problems in order of severity, beginning with lack of complete kitchen or plumbing facilities. Households in the first row were not included in subsequent rows so many

households would be subject to more than one condition. The most prevalent housing condition for both renters and owner households is cost in relation to income. The 2011 ACS (CHAS) estimates showed that at least 8,595 renter households and 6,420 owner households were paying more than 30% of income for housing costs. At least 1,584 renter households and 708 owner households were living in overcrowded conditions. Over 350 households were living in housing without complete plumbing or kitchen facilities.

Poorest households were most burdened by cost. Of the 4,470 renter households with severe cost burdens (i.e., paying more than 50% of income for housing), 75% had incomes at or below 30% of AMI. Of the 2,550 owner households with severe cost burdens, 45% had incomes at or below 30% of AMI.

Table A-3: Conditions (CHAS Table 37 – MA 20)

| Condition of Units* | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|------|-----------------|------|
| | Number | % | Number | % |
| With one selected condition | 8,521 | 21% | 9,553 | 44% |
| With two selected conditions | 296 | 1% | 1,088 | 5% |
| With three selected conditions | 0 | 0% | 29 | 0% |
| With four selected conditions | 0 | 0% | 0 | 0% |
| No selected conditions | 31,151 | 78% | 11,233 | 51% |
| Total | 39,968 | 100% | 21,903 | 100% |

*Note that “condition” includes housing problems, the majority of which are cost-burden and to a lesser extent over-crowding.

Source: 2007-2011 CHAS

Nearly half (49%) of all renter households in the Tri-Cities had at least one housing problem, according to the CHAS data shown in Table A-3. Note that selected conditions include cost-burden and overcrowding, so “condition” is not primarily a matter of housing quality. As shown in Table A-2 housing problems were more frequently a matter of housing costs in relation to income. Nearly one-quarter (21%) of owner households also had least one housing problem.

Table A-4: Households with One or more Severe Housing Problems*(2) (CHAS Table 8 – NA 10)

| Housing Problem | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Having 1 or more of four housing problems | 3,975 | 1,415 | 750 | 220 | 6,360 | 1,260 | 950 | 855 | 240 | 3,305 |
| Having none of four housing problems | 1,225 | 3,285 | 4,145 | 1,640 | 10,295 | 630 | 1,890 | 4,670 | 4,185 | 11,375 |
| Household has negative income, but none of the other housing problems | 315 | 0 | 0 | 0 | 315 | 230 | 0 | 0 | 0 | 230 |

*Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden

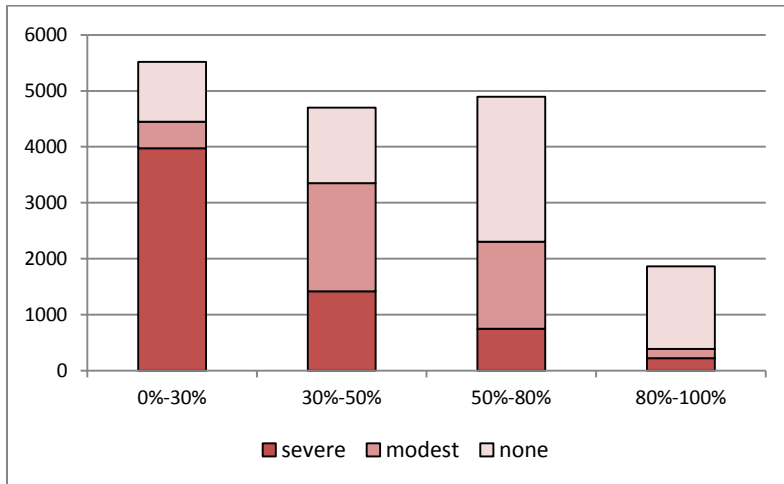
Data Source: 2007-2011 CHAS

Table A-4 (CHAS Table 8) summarizes severe housing problems – that is, lack of complete plumbing and/or kitchen facilities, severe cost burden (paying more than 50% of income for housing) and severe

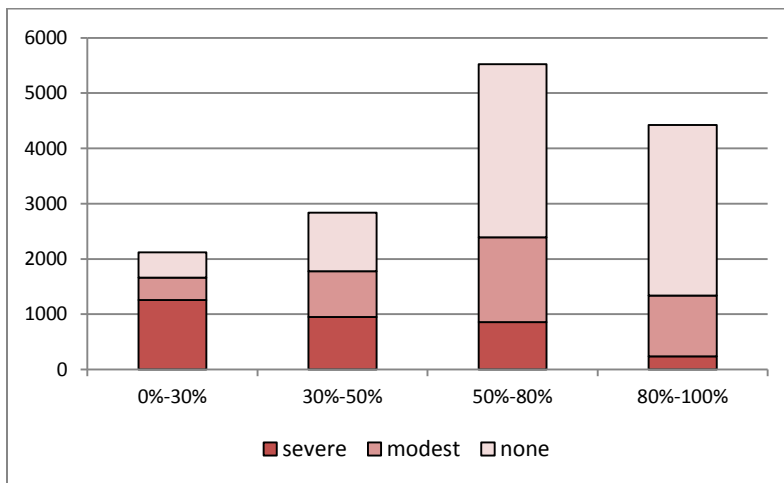
overcrowding (more than 1.5 persons per room). By far the most prevalent severe problem was housing cost in relation to income.

The following figures combine data from CHAS tables 7 and 8 and show problems (severe and moderate) for renters and owner by income range to 100% of AMI. Each column is the total of the estimated renters or owners in each income range for the Tri-Cities.

Tri-Cities Renter Households by Income Range by Degree of Housing Problems



Tri-Cities Owner Households by Income Range by Degree of Housing Problems



According to the CHAS data, there were 9,662 low and moderate income households (incomes below 80% of AMI) in the Tri-Cities – about the same number of renters (5,006 households) as owners (4,656) at low-mod income levels. However, there were many more renter households than owners with incomes at or below 30% of AMI and with incomes between 30% and 50% of AMI.

- The majority of both renter and owner households with incomes at or below 30% of AMI had one or more severe housing problems – 72% of renters and 59% of owners. By far the greatest factor was cost in relation to income.
- The majority of both renter and owner households with incomes between 30% and 50% of AMI had housing problems, although fewer severe problems – 71% of renters and 63% of owners. Again, the most prevalent contributing factor was cost in relation to income.

Table A-5: Cost Burden >30% (3) (CHAS Table 9 – NA 10)

| Household Type | Renter | | | | Owner | | | |
|----------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Small related | 2,085 | 1,285 | 700 | 4,070 | 310 | 515 | 990 | 1,815 |
| Large related | 480 | 150 | 215 | 845 | 320 | 360 | 510 | 1,190 |
| Elderly | 385 | 490 | 440 | 1,315 | 648 | 643 | 314 | 1,605 |
| Other | 1,490 | 1,180 | 500 | 3,170 | 315 | 215 | 390 | 920 |
| Total need | 4,440 | 3,105 | 1,855 | 9,400 | 1,593 | 1,733 | 2,204 | 5,530 |

Data Source: 2007-2011 CHAS

Table A-6: Cost Burden >50% (4) (CHAS Table 10 – NA 10)

| Household Type | Renter | | | | Owner | | | |
|----------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Small related | 1,795 | 390 | 50 | 2,235 | 230 | 280 | 155 | 665 |
| Large related | 275 | 0 | 0 | 275 | 295 | 260 | 95 | 650 |
| Elderly | 280 | 315 | 135 | 730 | 365 | 269 | 105 | 739 |
| Other | 1,350 | 275 | 30 | 1,655 | 305 | 80 | 175 | 560 |
| Total need | 3,700 | 980 | 215 | 4,895 | 1,195 | 889 | 530 | 2,614 |

Data Source: 2007-2011 CHAS

CHAS tables 9 and 10 reflect data on cost-burdens for low-mod households (incomes below 80% of AMI).

- Overall, close to 15,000 low-mod households were burdened by costs in excess of 30% of household income.
- 4,070 small related renter households had cost burdens greater than 30% of household income as did 1,185 small related owner households in the Tri-Cities.
- Over 7,500 (7,509) low-mod households were burdened with costs greater than 50% of household income. Small related renter households account for 39% of the severely cost-burdened households, renters substantially more so than owners.

(Note that data are not precise because of high margins of error and lack of totals by household type and tenure to use for reference.)

Table A-7: Crowding* (5) (CHAS Table 11 – NA 10)

| Household Type | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Single family households | 495 | 415 | 380 | 90 | 1,380 | 90 | 154 | 215 | 79 | 538 |
| Multiple, unrelated family households | 65 | 14 | 95 | 19 | 193 | 10 | 25 | 70 | 70 | 175 |
| Other, non-family households | 30 | 10 | 10 | 0 | 50 | 0 | 0 | 0 | 0 | 0 |
| Total need | 590 | 439 | 485 | 109 | 1,623 | 100 | 179 | 285 | 149 | 713 |

*More than one person per room

Data Source: 2007-2011 CHAS

A total of 2,336 lower-income (to 100% if AMI) households were living in overcrowded conditions, both renters and owners – the largest portion by single family households, rather than multiple family or non-related households.

Table A-8: Crowding* (5) (households with children present) (CHAS Table 12 – NA 10)

| Households with Children | Renter | | | | | Owner | | | | |
|--------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Total need | | | | | | | | | | |

Data Source: LOCAL DATA SOURCE

Note: data for Table A-8 not provided in IDIS and not available through an alternate source.

Disproportionately Greater Need: Housing Problems (NA-15)**Table A-9: Disproportionately Greater Need 0%-30% of AMI (CHAS Table 13 – NA 15)**

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 5,825 | 925 | 400 |
| White | 3,465 | 720 | 295 |
| Black / African American | 104 | 0 | 0 |
| Asian | 65 | 0 | 0 |
| American Indian, Alaska Native | 30 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 2,065 | 195 | 95 |

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Table A-10: Disproportionately Greater Need 30%-50% of AMI (CHAS Table 14 – NA 15)

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 4,980 | 2,025 | 0 |
| White | 2,925 | 1,310 | 0 |
| Black / African American | 150 | 45 | 0 |
| Asian | 30 | 35 | 0 |
| American Indian, Alaska Native | 80 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,755 | 615 | 0 |

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Table A-11: Disproportionately Greater Need 50%-80% of AMI (CHAS Table 15 – NA 15)

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 4,380 | 5,935 | 0 |
| White | 2,935 | 4,245 | 0 |
| Black / African American | 40 | 75 | 0 |
| Asian | 100 | 104 | 0 |
| American Indian, Alaska Native | 28 | 35 | 0 |
| Pacific Islander | 10 | 0 | 0 |
| Hispanic | 1,255 | 1,405 | 0 |

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Table A-12: Disproportionately Greater Need 80%-100% AMI (CHAS Table 16 – NA 15)

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 1,495 | 4,395 | 0 |
| White | 1,160 | 3,255 | 0 |
| Black / African American | 40 | 115 | 0 |
| Asian | 59 | 75 | 0 |
| American Indian, Alaska Native | 0 | 35 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 215 | 880 | 0 |

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Disproportionately greater need is defined as a difference greater than ten percentage points for any racial or ethnic group than the jurisdiction as a whole (for the Tri-Cities as a region). CHAS tables 13 through 16 show households with housing problems by income and by race/ethnicity of the householder. With the exception of Hispanic householders, the numbers of minority householders are small and associated with large margins of error because of American Community Survey sampling.

In each of the tables (CHAS 13 through 16) the percentage of Hispanic householders with one or more housing problems was within ten percentage points of the jurisdiction as a whole.

Disproportionately Greater Need: Severe Housing Problems (NA-20)

Table A-13: Severe Housing Problems 0%-30% AMI (CHAS Table 17 – NA 20)

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 4,970 | 1,785 | 400 |
| White | 2,975 | 1,210 | 295 |
| Black / African American | 94 | 10 | 0 |
| Asian | 35 | 30 | 0 |
| American Indian, Alaska Native | 30 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,740 | 520 | 95 |

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

Table A-14: Severe Housing Problems 30%-50% AMI (CHAS Table 18 – NA 20)

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 2,340 | 4,665 | 0 |
| White | 1,335 | 2,910 | 0 |
| Black / African American | 110 | 80 | 0 |
| Asian | 25 | 45 | 0 |
| American Indian, Alaska Native | 10 | 80 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 840 | 1,540 | 0 |

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

Table A-15: Severe Housing Problems 50%-80% AMI (CHAS Table 19 – NA 20)

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 1,335 | 8,980 | 0 |
| White | 675 | 6,505 | 0 |
| Black / African American | 10 | 104 | 0 |
| Asian | 24 | 180 | 0 |
| American Indian, Alaska Native | 4 | 59 | 0 |
| Pacific Islander | 0 | 10 | 0 |
| Hispanic | 625 | 2,035 | 0 |

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

Table A-16: Severe Housing Problems 80%-100% AMI (CHAS Table 20 – NA 20)

| Race/Ethnicity | One or more of four housing problems* | None of four housing problems | No/negative income, but none of housing problems |
|--------------------------------|---------------------------------------|-------------------------------|--|
| Jurisdiction as a whole | 275 | 5,620 | 0 |
| White | 169 | 4,255 | 0 |
| Black / African American | 0 | 155 | 0 |
| Asian | 15 | 120 | 0 |
| American Indian, Alaska Native | 0 | 35 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 90 | 1,005 | 0 |

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

CHAS tables 17 through 20 examine severe housing problems by race and ethnicity. As with tables looking at housing problems as a whole, the numbers of minority households, with the exception of Hispanic householders, are small and associated with large margins of error. Detailed analysis of non-Hispanic minority householders was not considered reliable for purposes of determining need.

With the exception of Table A-15 (CHAS table 19), there was no disproportionality between the jurisdiction as a whole and Hispanic householders. CHAS table 19 shows severed housing problems for households with incomes between 50% and 80% of AMI. Thirteen percent of households in the jurisdiction had one or more severe housing problems. In comparison 23% of Hispanic householders had one or more severe housing problems. The percentage difference was just over 10%, so the need is considered to be disproportionate.

Disproportionately Greater Need: Housing Cost Burdens

Table A-17: Housing Cost Burdens (CHAS Table 21 – NA 25)

| Householder Race/Ethnicity | <=30% | 30%-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|---------|-------|-------------------------------------|
| Jurisdiction as a whole | 39,380 | 9,560 | 7,369 | 430 |
| White | 31,165 | 6,490 | 4,865 | 295 |
| Black / African American | 470 | 170 | 199 | 0 |
| Asian | 1,030 | 210 | 60 | 0 |
| American Indian, Alaska Native | 244 | 104 | 34 | 0 |
| Pacific Islander | 29 | 14 | 0 | 0 |
| Hispanic | 6,100 | 2,525 | 2,085 | 130 |

Data Source: 2007-2011 CHAS

Table A-17 (CHAS table 21) summarizes cost burden by race and ethnicity of the householder. As noted previously the number of non-Hispanic minority-headed households is too small to draw conclusions given the large margins of error. Note, too, that the total number of household in CHAS table 21 is about 5,000 households short of the 2007-2011 estimated number of households in the Tri-Cities (61,871). Given those limitations, however, for the jurisdiction as a whole, 30% of households experienced cost burdens. A disproportionate percentage of Hispanic-headed households experienced cost burdens (43% did in comparison with 30% of the jurisdiction).

APPENDIX B: ASSISTED HOUSING

Table B-1: 2014 Benton Franklin Counties Assisted Housing

| Facility | Units | Target | | Program Support |
|-------------------------------|-------|--------|------------------|-----------------|
| | | Family | Elderly/Disabled | |
| Desert Rose Terrace | 25 | 0 | 25 | Tax Credit |
| Copper Ridge Apts | 230 | 184 | 46 | Tax Credit |
| Desert Villa | 154 | 0 | 154 | Tax Credit/HUD |
| Heatherstone | 223 | 223 | 0 | Tax Credit |
| Kamiakin Apts | 233 | 233 | 0 | Tax Credit |
| Kent Manor | 50 | 40 | 10 | Tax Credit |
| Meadow Park Apts | 152 | 121 | 31 | Tax Credit |
| Parkview Apts | 107 | 85 | 22 | Tax Credit |
| Quail Ridge Apts | 50 | 40 | 10 | Tax Credit |
| Sandstone Apts | 119 | 92 | 27 | Tax Credit |
| McMurray Park Phase II | 98 | 98 | 0 | Tax Credit |
| Orchard Hills Apts | 141 | 141 | 0 | Tax Credit |
| Three Rivers Village | 41 | 0 | 41 | Tax Credit/HUD |
| Vintage at Richland | 148 | 0 | 148 | Tax Credit |
| Pioneer Park | 50 | 40 | 10 | Tax Credit |
| Wheatlands Apts | 19 | 19 | 0 | Tax Credit |
| Bishop Topel Haven Farmworker | 42 | 42 | 0 | Tax Credit |
| Pinecrest Apts | 53 | 42 | 11 | Tax Credit |
| Silver Creek Apts | 240 | 240 | 0 | Tax Credit |
| Stonegate | 198 | 158 | 40 | Tax Credit |
| Tepeyac Haven Farmworker | 44 | 44 | 0 | Tax Credit |
| The Vineyards Farmworker | 45 | 45 | 0 | Tax Credit |

Sources: Washington State Housing Finance Commission, Washington State Housing Trust Fund and US Department of Housing & Urban Development data bases

In addition to tax credit properties listed above, there are several other properties in the Tri-Cities providing lower-cost housing.

| Housing for Families | Housing for Elderly/Disabled |
|-----------------------------|-------------------------------------|
| Hillcrest Apartments | Edison Terrace South |
| Pinecrest Apartments | Edison Terrace West |
| Tri-Cities Vista | Kennewick Garden Court |
| Hawaiian Village | Kennewick Perry Suites |
| The Brentwood Apartments | Luther Senior Center I |
| Prosser Gardens | Luther Senior Center Addition |
| | Tri-Cities Terrace I West |
| | Tri-Cities Terrace II East |
| | Tri-Cities Terrace South |

Table B-2: Homeless Resources in Benton-Franklin County

| Agency | Clientele | Capacity |
|--|---|-----------------|
| BFDHS HEN Program | DSHS determine eligible; verified by Benefit Verification System | Open |
| BFDHS TANF Ending Family Homelessness | Must be receiving or eligible for TANF and participating in Work First Program | 40 HH |
| BFDHS Emergency Housing Assistance | One time assistance with eviction prevention, rapid rehousing or emergency shelter, must be homeless or have an eviction notice | Varies |
| BFDHS Jail Release Program | Individuals released from jail/prison; Benton/Franklin resident | 25 HH |
| BFDHS Chemically Dependency Housing Program | For individuals exiting inpatient chemically dependency treatment into homelessness and be a Benton/Franklin resident | 25 HH |
| Blue Mountain Council SSVF | Support Services to veterans and their families, need DD214 | Referral |
| Columbia Basin Veterans Coalition VESTRA | Rental assistance for veterans and families for up to 6 months, must be homeless or pending homeless and have a DD214 | 22 HH |
| CAC Elderly Program | Homeless or at risk and over 55 years | 12 HH |
| CAC Owens House | Franklin County, male, drug and alcohol free, no sex offenders | 4 HH |
| CAC Chronic Homeless Program | Chronically homeless based on county definition | 36 HH |
| CAC CDBG | Non-entitlement areas: North Franklin and West Benton County | Varies |
| CAC ESG | Homeless prevention and Rapid Rehousing | Varies |
| CAC ABD Program | ABD receipt according to DSHS Benefit Verification System | 44 HH |
| CAC TBRA | Up to two years rental assistance for families | 33 HH |
| CFCS Helping Hands | CFCS clients; 1-year for individuals with mental health issues | 20 HH |
| CFCS 2163 | Rental assistance (180 days) individuals with mental health issues | 22 HH |
| CFCS Fresh Start | Rental assistance for individuals 18-24 up to 6 months | 26 HH |
| CFCS Bridges | Rental assistance for individuals over 55 up to 6 months | 16 HH |
| CFCS SSVF | Support services to veterans and families DD 214 required | 30 HH |
| Domestic Violence Services | Rent assistance for DV victims graduated subsidy up to 6 months | 20 HH |
| Lourdes Counseling Center Rental and Shelter Program | Emergency shelter vouchers and rental assistance for LCC clients with mental illness | 40 HH |
| River of Life Young Adult Housing ANSIL | Ages 18-24 years, 12 month graduated subsidy model | 12 HH |
| Benton Franklin Detox Center | Social detoxification facility for women | 12 HH |

CAC: Community Action Connections; CFCS: Catholic Family & Child Services; HH: Households

Source: Benton Franklin Continuum of Care Coordinator, August 2014

APPENDIX C: LOW/MOD & MINORITY BLOCK GROUPS

HUD-Determined Low-Moderate Income Block Groups 2006-2010

Disproportionate Minority Block Groups 2010 Census

| City of Kennewick | | | | City of Pasco | | | | City of Richland | | | |
|-------------------|-------------|-----------------|------|---------------|-------------|-----------------|------|------------------|-------------|-----------------|------|
| Tract | Block Group | Percent Low-Mod | Min* | Tract | Block Group | Percent Low-Mod | Min* | Tract | Block Group | Percent Low-Mod | Min* |
| 10901 | 4 | 59% | | 20100 | 1 | 82% | ✓ | 10202 | 5 | 83% | ✓ |
| 10901 | 5 | 77% | ✓ | 20100 | 2 | 75% | ✓ | 10400 | 1 | 48% | |
| 10901 | 6 | 58% | ✓ | 20100 | 3 | 75% | ✓ | 10400 | 2 | 74% | |
| 10902 | 2 | 67% | | 20100 | 4 | 97% | ✓ | 10400 | 3 | 55% | |
| 10902 | 3 | 80% | ✓ | 20100 | 5 | 78% | ✓ | 10500 | 1 | 58% | |
| 11001 | 3 | 54% | | 20200 | 1 | 71% | ✓ | 10600 | 3 | 76% | |
| 11001 | 4 | 68% | | 20200 | 2 | 81% | ✓ | 10600 | 4 | 81% | |
| 11001 | 5 | 100% | ✓ | 20200 | 3 | 76% | ✓ | 10803 | 2 | 45% | |
| 11002 | 1 | 61% | | 20300 | 3 | 74% | ✓ | 10805 | 3 | 54% | |
| 11002 | 2 | 73% | | 20400 | 1 | 72% | ✓ | | | | |
| 11002 | 3 | 60% | | 20400 | 2 | 74% | ✓ | | | | |
| 11002 | 4 | 61% | | 20400 | 3 | 91% | ✓ | | | | |
| 11100 | 3 | 54% | | 20400 | 4 | 70% | ✓ | | | | |
| 11200 | 1 | 63% | | 20400 | 5 | 74% | ✓ | | | | |
| 11200 | 3 | 87% | ✓ | 20400 | 6 | 83% | ✓ | | | | |
| 11200 | 4 | 100% | ✓ | 20502 | 3 | 64% | | | | | |
| 11200 | 5 | 83% | ✓ | 20603 | 1 | 74% | | | | | |
| 11200 | 6 | 97% | | 20606 | 1 | 53% | | | | | |
| 11300 | 1 | 75% | ✓ | 20300 | 1 | | ✓ | | | | |
| 11300 | 2 | 80% | | | | | | | | | |
| 11300 | 3 | 54% | ✓ | | | | | | | | |
| 11300 | 4 | 70% | ✓ | | | | | | | | |
| 11401 | 1 | 56% | | | | | | | | | |
| 11401 | 3 | 60% | ✓ | | | | | | | | |
| 11503 | 5 | 65% | | | | | | | | | |
| 11200 | 2 | | ✓ | | | | | | | | |

*Disproportionate minority population defined as 10% greater than for the jurisdiction (each city) as a whole.

Source: HUD 2014 and 2010 US Census



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C15

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION 169-14, AWARD OF BID FOR THE COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS

Department: Parks and Recreation

Ordinance/Resolution: 169-14

Reference:

Document Type: Resolution

Recommended Motion:

Approve Resolution No. 169-14, authorizing the City Manager to sign and execute a contract with P.O.W. Contracting, Inc. of Pasco, Washington for the Columbia Playfield Parking Lot Improvements, SB 14-29 in accordance with their bid of \$435,996.36.

Summary:

Columbia Playfield contains four existing softball fields and one baseball field that is undergoing conversion with assistance from the Richland School District into a fifth softball field. The facility hosts many large tournaments during the season and is home to the George Prout Memorial Pool. The parking lots for the park serve the park in addition to nearby medical office facilities and Kadlec Regional Medical Center. A parking management plan was approved by Council last year including two projects to add parking to the facility.

The Columbia Playfield Parking Lot Project will convert an existing, open storm water ditch to an underground 48" storm drainage pipe between Mansfield Street to Swift Boulevard, expand upstream storm water storage capacity, and construct a new access road and parking lot. The access road will connect the existing Swift Boulevard parking lot to the existing Mansfield Street parking lot. The new parking lot will consist of 38 parking spaces along with 10 new spaces for RVs. The existing asphalt path located behind fields #1 and #2 will be relocated to the east of the new parking lot expansion thus opening up more grass space for softball players to warm up between games. A new path will also be constructed from the new parking lot expansion into the softball complex between fields #1 and #2.

Five bids were opened on October 6, 2014 with a high bid (base bid plus Alternates 2, 3, 3A and 4) of \$730,389.72 and a low bid of \$435,996.36 including sales tax. The Engineer's estimate for the project was \$440,404.12.

Construction is expected to begin by December 1, 2014 and be complete by April 1, 2015.

Funding for the project comes from 2013 and 2014 lodging tax grants. The 2014 lodging tax awards are also on tonight's Council agenda.

Fiscal Impact?

☒ Yes ☐ No

Funding for this project was approved by Council with adoption of the 2014 Capital Improvement Plan under the project title Columbia Playfield Improvements, page 37. The total project cost is estimated to be \$435,996.36 including sales tax. Available revenue for the project, including a proposed 2014 lodging tax award of \$200,000, is \$486,109 leaving \$50,112.64 (11.5%) for contingency.

Attachments:

- 1) Proposed Res. No. 169-14
- 2) Bid Tab
- 3) Vicinity Map
- 4) Site Map

City Manager Approved:

Johnson, Cindy
Oct 30, 10:04:38 GMT-0700 2014

RESOLUTION NO. 169-14

A RESOLUTION of the City of Richland authorizing the award of bid and execution of a construction contract to P.O.W. Contracting, Inc., for the Columbia Playfield Parking Lot Improvements, SB 14-29.

WHEREAS, the 2014-2030 Capital Improvement Plan includes the fully funded project; and

WHEREAS, City staff has completed all project development and design work required to advance the project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening three (3) bids on October 6, 2014; and

WHEREAS, P.O.W. Contracting, Inc. submitted the lowest responsible bid of the three (3) received;

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, it is in the City's best interest to proceed to complete the project in accordance with the Capital Improvement Plan, project design and the lowest responsible bid; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to:

1. Sign a construction contract with P.O.W Contracting, Inc. in accordance with their bid received on October 6, 2014; and
2. Direct the Parks and Public Facilities Department staff to administer the construction contract and execute change orders as required fulfilling the design intent of the contract within the constraints of the approved budget.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
|-----------------------------|--|-----|------|---------------------|-------------------------|---------------------------|-------------------------|--------------------------------|-------------------------|-----------------------------|-------------------------|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| | SCHEDULE A DEMOLITION | | | | | | | | | | |
| A-1 | MOBILIZATION | 1 | LS | 5,000.00 | 5,000.00 | 26,500.00 | 26,500.00 | 13,500.00 | 13,500.00 | 12,973.49 | 12,973.49 |
| A-2 | CLEARING & GRUBBING (APPROX. 0.78 ACRES) | 1 | LS | 20,000.00 | 20,000.00 | 20,000.00 | 20,000.00 | 14,000.00 | 14,000.00 | 16,348.23 | 16,348.23 |
| A-3 | SAW CUT ACP | 460 | LF | 2.00 | 920.00 | 1.50 | 690.00 | 1.05 | 483.00 | 1.23 | 565.80 |
| A-4 | REMOVE ACP & CRUSHED ROCK | 147 | SY | 5.00 | 735.00 | 12.00 | 1,764.00 | 18.00 | 2,646.00 | 21.01 | 3,088.47 |
| A-5 | REMOVE EXTRUDED CONCRETE CURB | 220 | LF | 3.50 | 770.00 | 5.00 | 1,100.00 | 1.75 | 385.00 | 2.05 | 451.00 |
| A-6 | REMOVE CONCRETE CURB & GUTTER | 156 | LF | 4.00 | 624.00 | 5.00 | 780.00 | 6.50 | 1,014.00 | 7.59 | 1,184.04 |
| A-7 | REMOVE CONCRETE BULKHEAD WALL | 1 | LS | 1,750.00 | 1,750.00 | 7,500.00 | 7,500.00 | 525.00 | 525.00 | 613.06 | 613.06 |
| A-8 | REMOVE 12" STEEL PIPE | 38 | LF | 5.00 | 190.00 | 12.00 | 456.00 | 11.50 | 437.00 | 13.43 | 510.34 |
| A-9 | REMOVE 30" CMP STORM PIPE | 85 | LF | 7.50 | 637.50 | 15.00 | 1,275.00 | 13.65 | 1,160.25 | 15.95 | 1,355.75 |
| A-10 | REMOVE 24" CONCRETE STORM PIPE | 4 | LF | 25.00 | 100.00 | 50.00 | 200.00 | 100.00 | 400.00 | 116.78 | 467.12 |
| A-11 | REMOVE BOLLARDS | 7 | EA | 15.00 | 105.00 | 75.00 | 525.00 | 55.00 | 385.00 | 64.22 | 449.54 |
| A-12 | REMOVE CONCRETE PAD | 114 | SF | 10.00 | 1,140.00 | 8.00 | 912.00 | 9.75 | 1,111.50 | 11.39 | 1,298.46 |
| A-13 | REMOVE IRRIGATION HEADS & PIPE | 1 | LS | 500.00 | 500.00 | 1,500.00 | 1,500.00 | 450.00 | 450.00 | 583.87 | 583.87 |
| A-14 | REMOVE IRRIGATION VALVES AND VAULT | 1 | LS | 1,750.00 | 1,750.00 | 500.00 | 500.00 | 885.00 | 885.00 | 0.00 | 0.00 |
| | | | | | | | | | | | |
| SCHEDULE A SUB TOTAL | | | | | 34,221.50 | | 63,702.00 | | 37,381.75 | | 39,889.17 |
| 8.3% SALES TAX | | | | | 2,840.38 | | 5,287.27 | | 3,102.69 | | 3,310.80 |
| SCHEDULE A TOTAL | | | | | <u>37,061.88</u> | | <u>68,989.27</u> | | <u>40,484.44</u> | | <u>43,199.97</u> |
| | SCHEDULE B STORM DRAINAGE | | | | | | | | | | |
| B-1 | MOBILIZATION | 1 | LS | 15,000.00 | 15,000.00 | 0.00 | 0.00 | 250.00 | 250.00 | 8,933.14 | 8,933.14 |
| B-2 | TESC/SWPPP | 1 | LS | 750.00 | 750.00 | 3,500.00 | 3,500.00 | 250.00 | 250.00 | 583.87 | 583.87 |
| B-3 | ESC PLAN | 1 | LS | 3,500.00 | 3,500.00 | 500.00 | 500.00 | 250.00 | 250.00 | 583.87 | 583.87 |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
|------|--|-----|------|------------------------|-------------|------------------------------|-------------|-----------------------------------|-------------|--------------------------------|-------------|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| B-4 | PROJECT TEMPORARY TRAFFIC CONTROL | 1 | LS | 2,500.00 | 2,500.00 | 2,400.00 | 2,400.00 | 1,250.00 | 1,250.00 | 934.18 | 934.18 |
| B-5 | FLAGGERS AND SPOTTERS | 24 | HRS | 60.00 | 1,440.00 | 60.00 | 1,440.00 | 48.50 | 1,164.00 | 56.05 | 1,345.20 |
| B-6 | ADS STORM SEWER PIPE 48- INCH DIAM. | 484 | LF | 50.00 | 24,200.00 | 150.00 | 72,600.00 | 164.50 | 79,618.00 | 192.09 | 92,971.56 |
| B-7 | ADS STORM SEWER PIPE 36 INCH DIAM. | 60 | LF | 40.00 | 2,400.00 | 120.00 | 7,200.00 | 138.50 | 8,310.00 | 161.73 | 9,703.80 |
| B-8 | PVC STORM SEWER PIPE 21 INCH DIAM. | 9 | LF | 22.50 | 202.50 | 46.00 | 414.00 | 136.50 | 1,228.50 | 159.39 | 1,434.51 |
| B-9 | PVC STORM SEWER PIPE 18 INCH DIAM. | 26 | LF | 20.00 | 520.00 | 45.00 | 1,170.00 | 60.00 | 1,560.00 | 70.07 | 1,821.82 |
| B-10 | PVC STORM SEWER PIPE 12 INCH DIAM. | 245 | LF | 12.00 | 2,940.00 | 45.00 | 11,025.00 | 55.00 | 13,475.00 | 64.22 | 15,733.90 |
| B-11 | DIAM. | 484 | LF | 2.00 | 968.00 | 0.50 | 242.00 | 1.00 | 484.00 | 1.17 | 566.28 |
| B-12 | DIAM. | 60 | LF | 25.00 | 1,500.00 | 0.50 | 30.00 | 1.00 | 60.00 | 1.17 | 70.20 |
| B-13 | DIAM. | 26 | LF | 15.00 | 390.00 | 0.50 | 13.00 | 1.00 | 26.00 | 1.17 | 30.42 |
| B-14 | DIAM. | 245 | LF | 2.00 | 490.00 | 0.50 | 122.50 | 1.00 | 245.00 | 1.17 | 286.65 |
| B-15 | GRAVEL BACKFILL FOR FOUNDATION | 110 | CY | 12.00 | 1,320.00 | 35.00 | 3,850.00 | 19.50 | 2,145.00 | 22.77 | 2,504.70 |
| B-16 | IMPORTED PIPE ZONE BEDDING 48 INCH DIAM. | 484 | LF | 10.00 | 4,840.00 | 3.00 | 1,452.00 | 2.00 | 968.00 | 2.33 | 1,127.72 |
| B-17 | IMPORTED PIPE ZONE BEDDING 36 INCH DIAM. | 60 | LF | 12.00 | 720.00 | 3.00 | 180.00 | 2.00 | 120.00 | 2.34 | 140.40 |
| B-18 | IMPORTED PIPE ZONE BEDDING 21 INCH DIAM. | 9 | LF | 12.00 | 108.00 | 3.00 | 27.00 | 1.75 | 15.75 | 2.05 | 18.45 |
| B-19 | IMPORTED PIPE ZONE BEDDING 18 INCH DIAM. | 26 | LF | 12.00 | 312.00 | 3.00 | 78.00 | 1.50 | 39.00 | 1.75 | 45.50 |
| B-20 | IMPORTED PIPE ZONE BEDDING 12 INCH DIAM. | 245 | LF | 12.00 | 2,940.00 | 3.00 | 735.00 | 1.45 | 355.25 | 1.70 | 416.50 |
| B-21 | IMPORTED PIPE ZONE BACKFILL 48 INCH DIAM. | 484 | LF | 25.00 | 12,100.00 | 3.00 | 1,452.00 | 7.00 | 3,388.00 | 8.17 | 3,954.28 |
| B-22 | IMPORTED PIPE ZONE BACKFILL 36 INCH DIAM. | 60 | LF | 18.00 | 1,080.00 | 3.00 | 180.00 | 5.75 | 345.00 | 6.72 | 403.20 |
| B-23 | IMPORTED PIPE ZONE BACKFILL 21 INCH DIAM. | 9 | LF | 15.00 | 135.00 | 3.00 | 27.00 | 5.00 | 45.00 | 5.84 | 52.56 |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
|-----------------------------|---|-------|------|------------------------|--------------------------|------------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------------|--------------------------|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| B-24 | IMPORTED PIPE ZONE BACKFILL 18 INCH DIAM. | 26 | LF | 15.00 | 390.00 | 3.00 | 78.00 | 4.75 | 123.50 | 5.56 | 144.56 |
| B-25 | IMPORTED PIPE ZONE BACKFILL 12 INCH DIAM. | 245 | LF | 10.00 | 2,450.00 | 3.00 | 735.00 | 3.00 | 735.00 | 3.50 | 857.50 |
| B-26 | BORROW BACKFILL FROM POND SITE 48 INCH DIAM. | 1,500 | CY | 5.00 | 7,500.00 | 5.00 | 7,500.00 | 1.30 | 1,950.00 | 1.52 | 2,280.00 |
| B-27 | IMPORTED BACKFILL 48 INCH DIAM. | 8,100 | CY | 8.50 | 68,850.00 | 2.50 | 20,250.00 | 7.75 | 62,775.00 | 9.06 | 73,386.00 |
| B-28 | MANHOLE 48" DIAMETER | 1 | EA | 1,500.00 | 1,500.00 | 3,500.00 | 3,500.00 | 4,070.00 | 4,070.00 | 4,752.67 | 4,752.67 |
| B-29 | MANHOLE 84" DIAMETER (OIL/WATER SEPARATOR) | 1 | EA | 12,000.00 | 12,000.00 | 8,500.00 | 8,500.00 | 10,425.00 | 10,425.00 | 12,173.60 | 12,173.60 |
| B-30 | MANHOLE 84" DIAMETER | 2 | EA | 10,000.00 | 20,000.00 | 6,500.00 | 13,000.00 | 7,290.00 | 14,580.00 | 8,512.76 | 17,025.52 |
| B-31 | CATCH BASIN TYPE 1 | 6 | EA | 800.00 | 4,800.00 | 1,500.00 | 9,000.00 | 1,645.00 | 9,870.00 | 1,920.91 | 11,525.46 |
| B-32 | PLUGGING EXISTING PIPE 18 INCH DIAM. | 1 | EA | 500.00 | 500.00 | 850.00 | 850.00 | 215.00 | 215.00 | 251.06 | 251.06 |
| B-33 | SEEDING, FERTILIZING AND MULCHING | 0.43 | AC | 2,500.00 | 1,075.00 | 3,000.00 | 1,290.00 | 5,250.00 | 2,257.50 | 2,685.79 | 1,154.89 |
| SCHEDULE B SUB TOTAL | | | | | 199,420.50 | | 173,340.50 | | 222,592.50 | | 267,213.97 |
| 8.3% SALES TAX | | | | | 16,551.90 | | 14,387.26 | | 18,475.18 | | 22,178.76 |
| SCHEDULE B TOTAL | | | | | <u>215,972.40</u> | | <u>187,727.76</u> | | <u>241,067.68</u> | | <u>289,392.73</u> |
| | SCHEDULE C PARKING LOT & STREET IMPROVEMENTS | | | | | | | | | | |
| C-1 | MOBILIZATION | 1 | LS | 10,000.00 | 10,000.00 | 0.00 | 0.00 | 3,105.00 | 3,105.00 | 10,924.12 | 10,924.12 |
| C-2 | ROADWAY EXCAVATION INCLU | 357 | CY | 3.00 | 1,071.00 | 5.00 | 1,785.00 | 13.40 | 4,783.80 | 15.65 | 5,587.05 |
| C-3 | GRADING | 1 | LS | 10,000.00 | 10,000.00 | 3,000.00 | 3,000.00 | 3,750.00 | 3,750.00 | 4,379.00 | 4,379.00 |
| C-4 | CRUSHED SURFACING BASE COURSE (CSBC) AT 4 INCH THICK | 652 | CY | 36.00 | 23,472.00 | 22.00 | 14,344.00 | 21.85 | 14,246.20 | 25.52 | 16,639.04 |
| C-5 | CRUSHED SURFACING TOP COURSE (CSTC) AT 2 INCH THICK | 183 | CY | 42.00 | 7,686.00 | 22.00 | 4,026.00 | 27.50 | 5,032.50 | 32.12 | 5,877.96 |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
|----------------------|--|-------|------|------------------------|-------------|------------------------------|-------------|-----------------------------------|-------------|--------------------------------|-------------|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| C-6 | HMA CL. 1/2 IN PG-64-28 | 371 | TON | 80.00 | 29,680.00 | 90.00 | 33,390.00 | 99.75 | 37,007.25 | 101.31 | 37,586.01 |
| C-7 | CEMENT CONC. TRAFFIC CURB | 935 | LF | 11.00 | 10,285.00 | 13.00 | 12,155.00 | 15.75 | 14,726.25 | 12.26 | 11,463.10 |
| C-8 | CEMENT CONC. TRAFFIC CURB | 729 | LF | 11.00 | 8,019.00 | 13.00 | 9,477.00 | 15.75 | 11,481.75 | 12.26 | 8,937.54 |
| C-9 | ADJUST CASTING TO GRADE | 3 | EA | 250.00 | 750.00 | 250.00 | 750.00 | 350.00 | 1,050.00 | 408.71 | 1,226.13 |
| C-10 | CEMENT CONCRETE DRIVEWAY | 13.6 | SY | 60.00 | 816.00 | 60.00 | 816.00 | 56.00 | 761.60 | 70.07 | 952.95 |
| C-11 | CEMENT CONCRETE MOW CUR | 312 | LF | 12.00 | 3,744.00 | 13.50 | 4,212.00 | 18.00 | 5,616.00 | 15.76 | 4,917.12 |
| C-12 | SOIL RESIDUAL HERBICIDE | 3,120 | SY | 0.75 | 2,340.00 | 0.39 | 1,216.80 | 0.10 | 312.00 | 0.11 | 343.20 |
| C-13 | ELECTRONIC SCOREBOARD RE | 1 | LS | 8,500.00 | 8,500.00 | 2,500.00 | 2,500.00 | 1,250.00 | 1,250.00 | 7,006.38 | 7,006.38 |
| C-14 | CEMENT CONCRETE PAD, 4 INC | 14.2 | SY | 45.00 | 639.00 | 54.00 | 766.80 | 52.50 | 745.50 | 52.55 | 746.21 |
| C-15 | RELOCATE EXISTING ROCK PAR | 1 | LS | 1,500.00 | 1,500.00 | 2,500.00 | 2,500.00 | 250.00 | 250.00 | 350.32 | 350.32 |
| C-16 | DETECTABLE WARNING STRIP | 12 | SF | 25.00 | 300.00 | 0.35 | 4.20 | 75.00 | 900.00 | 40.87 | 490.44 |
| | | | | | | | | | | | |
| SCHEDULE C SUB TOTAL | | | | | 118,802.00 | | 90,942.80 | | 105,017.85 | | 117,426.57 |
| 8.3% SALES TAX | | | | | 9,860.57 | | 7,548.25 | | 8,716.48 | | 9,746.41 |
| SCHEDULE C TOTAL | | | | | 128,662.57 | | 98,491.05 | | 113,734.33 | | 127,172.98 |
| | | | | | | | | | | | |
| | SCHEDULE D IRRIGATION & LANDSCAPING IMPROVEMENTS | | | | | | | | | | |
| D-1 | MOBILIZATION | 1 | LS | 1,500.00 | 1,500.00 | 0.00 | 0.00 | 500.00 | 500.00 | 116.78 | 116.78 |
| D-2 | 6" IRRIGATION MAIN LINE CONNECTION | 2 | EA | 1,000.00 | 2,000.00 | 200.00 | 400.00 | 500.00 | 1,000.00 | 256.91 | 513.82 |
| D-3 | 6" PVC IRRIGATION MAIN | 53 | LF | 10.00 | 530.00 | 12.00 | 636.00 | 6.00 | 318.00 | 14.01 | 742.53 |
| D-4 | 2" RAINBIRD PEB REMOTE CONTROL VALVE ASSEMBLY | 5 | EA | 500.00 | 2,500.00 | 150.00 | 750.00 | 75.00 | 375.00 | 326.96 | 1,634.80 |
| D-5 | IRRIGATION WIRING MODIFICATION | 1 | LS | 250.00 | 250.00 | 10,000.00 | 10,000.00 | 1,500.00 | 1,500.00 | 642.25 | 642.25 |
| D-6 | CONNECT TO EXISTING PVC IRRIGATION LATERAL | 5 | EA | 25.00 | 125.00 | 100.00 | 500.00 | 125.00 | 625.00 | 93.42 | 467.10 |
| D-7 | RAINBIRD F4PC OR FC 4" POP- UP SPRINKLER | 10 | EA | 50.00 | 500.00 | 35.00 | 350.00 | 125.00 | 1,250.00 | 70.07 | 700.70 |
| D-8 | 1" CLASS 200 PVC IRRIGATION PIPE | 71 | LF | 1.50 | 106.50 | 22.00 | 1,562.00 | 3.00 | 213.00 | 1.75 | 124.25 |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
|-----------------------------|--|-------|------|------------------------|-------------------------|------------------------------|-------------------------|-----------------------------------|-------------------------|--------------------------------|------------------------|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| D-9 | 2-1/2" CLASS 200 PVC IRRIGATION PIPE | 214 | LF | 4.00 | 856.00 | 5.00 | 1,070.00 | 4.00 | 856.00 | 2.92 | 624.88 |
| D-10 | 3" CLASS 200 PVC IRRIGATION PIPE | 324 | LF | 5.00 | 1,620.00 | 7.00 | 2,268.00 | 6.00 | 1,944.00 | 4.09 | 1,325.16 |
| D-11 | 4" CLASS 200 PVC IRRIGATION PIPE | 5 | LF | 6.00 | 30.00 | 8.00 | 40.00 | 7.00 | 35.00 | 14.01 | 70.05 |
| D-12 | TOPSOIL TYPE C | 15 | CY | 12.50 | 187.50 | 35.00 | 525.00 | 30.00 | 450.00 | 29.20 | 438.00 |
| D-13 | SOD INSTALLATION | 150 | SY | 0.75 | 112.50 | 4.50 | 675.00 | 6.00 | 900.00 | 4.78 | 717.00 |
| | | | | | | | | | | | |
| SCHEDULE D SUB TOTAL | | | | | 10,317.50 | | 18,776.00 | | 9,966.00 | | 8,117.32 |
| 8.3% SALES TAX | | | | | 856.35 | | 1,558.41 | | 827.18 | | 673.74 |
| SCHEDULE D TOTAL | | | | | <u>11,173.85</u> | | <u>20,334.41</u> | | <u>10,793.18</u> | | <u>8,791.06</u> |
| | | | | | | | | | | | |
| | ALTERNATE 1 STORM POND EXPANSION | | | | | | | | | | |
| A1-1 | MOBILIZATION | 1 | LS | 2,000.00 | 2,000.00 | 500.00 | 500.00 | 250.00 | 250.00 | 759.02 | 759.02 |
| A1-2 | BORROW BACKFILL FROM POND SITE 48 INCH DIAM. | 2,930 | CY | 5.00 | 14,650.00 | 5.00 | 14,650.00 | 1.75 | 5,127.50 | 2.05 | 6,006.50 |
| A1-3 | IRRIGATION REMOVAL | 1 | LS | 1,250.00 | 1,250.00 | 3,500.00 | 3,500.00 | 500.00 | 500.00 | 233.55 | 233.55 |
| A1-4 | FINAL GRADING | 1 | LS | 1,500.00 | 1,500.00 | 2,000.00 | 2,000.00 | 2,150.00 | 2,150.00 | 2,510.62 | 2,510.62 |
| A1-5 | CONNECT TO EXISTING 6" IRRIGATION MAIN | 1 | LS | 500.00 | 500.00 | 150.00 | 150.00 | 250.00 | 250.00 | 467.09 | 467.09 |
| A1-6 | 2" REMOTE CONTROL VALVE ASSEMBLY | 1 | EA | 500.00 | 500.00 | 350.00 | 350.00 | 1,375.00 | 1,375.00 | 326.96 | 326.96 |
| A1-7 | RAINBIRD F4-FC OR PC IRRIGATION HEAD | 8 | EA | 50.00 | 400.00 | 35.00 | 280.00 | 125.00 | 1,000.00 | 70.07 | 560.56 |
| A1-8 | 1" CLASS 200 PVC | 90 | LF | 1.50 | 135.00 | 3.00 | 270.00 | 2.00 | 180.00 | 1.75 | 157.50 |
| A1-9 | 1-1/4" CLASS 200 PVC | 132 | LF | 2.00 | 264.00 | 3.25 | 429.00 | 2.15 | 283.80 | 2.33 | 307.56 |
| A1-10 | 1-1/2" CLASS 200 PVC | 45 | LF | 2.50 | 112.50 | 3.50 | 157.50 | 2.65 | 119.25 | 2.56 | 115.20 |
| A1-11 | 2" CLAS 200 PVC | 130 | LF | 3.00 | 390.00 | 4.00 | 520.00 | 3.50 | 455.00 | 2.92 | 379.60 |
| A1-12 | SOD RESTORATION | 800 | SF | 0.75 | 600.00 | 3.00 | 2,400.00 | 6.00 | 4,800.00 | 0.53 | 424.00 |
| | | | | | | | | | | | |

| | | | | | | | | | | | |
|------------------------------|--|-----|------|------------------------|-------------------------|---|-------------------------|-----------------------------------|-------------------------|--------------------------------|-------------------------|
| City of Richland | | | | RECAP FOR BIDS OPENED: | | OCTOBER 6, 2014 | | | | | |
| | | | | FOR: | | COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29 | | | | | |
| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| ALTERNATE 1 SUB TOTAL | | | | | 22,301.50 | | 25,206.50 | | 16,490.55 | | 12,248.16 |
| 8.3% SALES TAX | | | | | 1,851.02 | | 2,092.14 | | 1,368.72 | | 1,016.60 |
| ALTERNATE 1 TOTAL | | | | | <u>24,152.52</u> | | <u>27,298.64</u> | | <u>17,859.27</u> | | <u>13,264.76</u> |
| | ALTERNATE 2 PATHWAY MODIFICATIONS | | | | | | | | | | |
| A2-1 | CEMENT CONCRETE CURB RAMP TYPE 1A | 1 | LS | 1,200.00 | 1,200.00 | 950.00 | 950.00 | 1,250.00 | 1,250.00 | 1,576.44 | 1,576.44 |
| A2-2 | HMA CL. 3/8 IN PG-64-28 | 24 | TON | 80.00 | 1,920.00 | 150.00 | 3,600.00 | 141.75 | 3,402.00 | 122.62 | 2,942.88 |
| A2-3 | 5/8" CRUSHED ROCK BASE AT 4 INCH THICK | 24 | CY | 42.00 | 1,008.00 | 22.00 | 528.00 | 32.50 | 780.00 | 37.95 | 910.80 |
| A2-4 | SOD RESTORATION | 460 | SF | 0.75 | 345.00 | 4.00 | 1,840.00 | 6.00 | 2,760.00 | 0.53 | 243.80 |
| A2-5 | CEMENT CONCRETE CURB RAMP TYPE 2B | 1 | EA | 1,200.00 | 1,200.00 | 35.00 | 35.00 | 1,250.00 | 1,250.00 | 1,109.34 | 1,109.34 |
| A2-6 | DETECTABLE WARNING STRIP | 12 | SF | 25.00 | 300.00 | 100.00 | 1,200.00 | 75.00 | 900.00 | 40.87 | 490.44 |
| ALTERNATE 2 SUB TOTAL | | | | | 5,973.00 | | 8,153.00 | | 10,342.00 | | 7,273.70 |
| 8.3% SALES TAX | | | | | 495.76 | | 676.70 | | 858.39 | | 603.72 |
| ALTERNATE 2 TOTAL | | | | | <u>6,468.76</u> | | <u>8,829.70</u> | | <u>11,200.39</u> | | <u>7,877.42</u> |
| | ALTERNATE 3 NEW PATH IMPROVEMENTS | | | | | | | | | | |
| A3-1 | MOBILIZATION | 1 | LS | 1,500.00 | 1,500.00 | 500.00 | 500.00 | 500.00 | 500.00 | 3,911.89 | 3,911.89 |
| A3-2 | REMOVE EXISTING CEMENT CONCRETE CURB | 10 | LF | 10.00 | 100.00 | 5.00 | 50.00 | 25.00 | 250.00 | 29.20 | 292.00 |
| A3-3 | CLEARING & GRUBBING | 325 | SF | 2.00 | 650.00 | 15.00 | 4,875.00 | 13.25 | 4,306.25 | 15.48 | 5,031.00 |
| A3-4 | FINAL GRADING | 1 | LS | 1,500.00 | 1,500.00 | 1,200.00 | 1,200.00 | 725.00 | 725.00 | 846.60 | 846.60 |
| A3-5 | CEMENT CONCRETE CURB RAMP TYPE 1A | 4 | EA | 1,200.00 | 4,800.00 | 950.00 | 3,800.00 | 1,250.00 | 5,000.00 | 1,325.38 | 5,301.52 |
| A3-6 | DETECTABLE WARNING STRIP | 48 | SF | 25.00 | 1,200.00 | 35.00 | 1,680.00 | 75.00 | 3,600.00 | 40.87 | 1,961.76 |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
|-------------------------------|---|-------|------|------------------------|-------------------------|------------------------------|-------------------------|-----------------------------------|-------------------------|--------------------------------|-------------------------|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| A3-7 | CEMENT CONCRETE SIDEWALK AT 4 IN. THICK | 42 | SY | 45.00 | 1,890.00 | 45.00 | 1,890.00 | 50.00 | 2,100.00 | 52.55 | 2,207.10 |
| A3-8 | 5/8" GRAVEL ROCK BASE AT 4 IN. THICK | 80 | CY | 42.00 | 3,360.00 | 22.00 | 1,760.00 | 60.00 | 4,800.00 | 70.07 | 5,605.60 |
| A3-9 | HMA CL. 3/8 IN PG-64-28 AT 2 IN. THICK | 80 | TON | 85.00 | 6,800.00 | 90.00 | 7,200.00 | 147.00 | 11,760.00 | 110.93 | 8,874.40 |
| A3-10 | LANDSCAPE FABRIC | 4,345 | SF | 0.25 | 1,086.25 | 1.00 | 4,345.00 | 2.00 | 8,690.00 | 0.35 | 1,520.75 |
| A3-11 | 1 IN. TO 2 IN. BASALT ROCK AT 4 IN. THICK | 50 | CY | 55.00 | 2,750.00 | 40.00 | 2,000.00 | 135.00 | 6,750.00 | 70.07 | 3,503.50 |
| A3-12 | HYDROSEEDING | 0.20 | AC | 2,500.00 | 500.00 | 4,500.00 | 900.00 | 4,750.00 | 950.00 | 2,685.78 | 537.16 |
| A3-13 | SOIL RESIDUAL HERBICIDE | 695 | SY | 0.75 | 521.25 | 0.65 | 451.75 | 0.10 | 69.50 | 0.11 | 76.45 |
| | | | | | | | | | | | |
| ALTERNATE 3 SUB TOTAL | | | | | 26,657.50 | | 30,651.75 | | 49,500.75 | | 39,669.73 |
| 8.3% SALES TAX | | | | | 2,212.57 | | 2,544.10 | | 4,108.56 | | 3,292.59 |
| ALTERNATE 3 TOTAL | | | | | <u>28,870.07</u> | | <u>33,195.85</u> | | <u>53,609.31</u> | | <u>42,962.31</u> |
| | ALTERNATE 3A METAL EDGING FOR PATH | | | | | | | | | | |
| A3A-1 | METAL EDGING | 1,236 | LF | 5.00 | 6,180.00 | 6.00 | 7,416.00 | 6.00 | 7,416.00 | 4.09 | 5,055.24 |
| | | | | | | | | | | | |
| ALTERNATE 3A SUB TOTAL | | | | | 6,180.00 | | 7,416.00 | | 7,416.00 | | 5,055.24 |
| 8.3% SALES TAX | | | | | 512.94 | | 615.53 | | 615.53 | | 419.58 |
| ALTERNATE 3A TOTAL | | | | | <u>6,692.94</u> | | <u>8,031.53</u> | | <u>8,031.53</u> | | <u>5,474.82</u> |
| | ALTERNATE 4 EXISTING PATH DEMOLITION & RESTORATION | | | | | | | | | | |
| A4-1 | MOBILIZATION | 1 | LS | 500.00 | 500.00 | 200.00 | 200.00 | 250.00 | 250.00 | 291.93 | 291.93 |
| A4-2 | ACP PATH REMOVAL | 580 | SY | 3.50 | 2,030.00 | 5.00 | 2,900.00 | 6.00 | 3,480.00 | 7.00 | 4,060.00 |
| A4-3 | SOD RESTORATION | 2,000 | SF | 0.65 | 1,300.00 | 3.00 | 6,000.00 | 6.00 | 12,000.00 | 0.53 | 1,060.00 |
| A4-4 | IMPORTED TOP SOIL | 100 | CY | 12.50 | 1,250.00 | 5.00 | 500.00 | 18.00 | 1,800.00 | 21.01 | 2,101.00 |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | ENGINEER'S ESTIMATE | | POW CONTRACTING PASCO, WA | | BID D'S CONSTRUCTION PASCO, WA | | SIEFKEN & SONS RICHLAND, WA | |
|------|------------------------|-----|------|------------------------|-------------------|------------------------------|-------------------|-----------------------------------|-------------------|--------------------------------|-------------------|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| | | | | | | | | | | | |
| | ALTERNATE 3A SUB TOTAL | | | | 5,080.00 | | 9,600.00 | | 17,530.00 | | 7,512.93 |
| | 8.3% SALES TAX | | | | 421.64 | | 796.80 | | 1,454.99 | | 623.57 |
| | ALTERNATE 3A TOTAL | | | | <u>5,501.64</u> | | <u>10,396.80</u> | | <u>18,984.99</u> | | <u>8,136.50</u> |
| | SCHEDULE A TOTAL | | | | 37,061.88 | | 68,989.27 | | 40,484.44 | | 43,199.97 |
| | SCHEDULE B TOTAL | | | | 215,972.40 | | 187,727.76 | | 241,067.68 | | 289,392.73 |
| | SCHEDULE C TOTAL | | | | 128,662.57 | | 98,491.05 | | 113,734.33 | | 127,172.98 |
| | SCHEDULE D TOTAL | | | | 11,173.85 | | 20,334.41 | | 10,793.18 | | 8,791.06 |
| | TOTAL ALL SCHEDULES | | | | <u>392,870.70</u> | | <u>375,542.49</u> | | <u>406,079.62</u> | | <u>468,556.74</u> |
| | ALTERNATE 1 TOTAL | | | | 24,152.52 | | 27,298.64 | | 17,859.27 | | 13,264.76 |
| | ALTERNATE 2 TOTAL | | | | 6,468.76 | | 8,829.70 | | 11,200.39 | | 7,877.42 |
| | ALTERNATE 3 TOTAL | | | | 28,870.07 | | 33,195.85 | | 53,609.31 | | 42,962.31 |
| | ALTERNATE 3A TOTAL | | | | 6,692.94 | | 8,031.53 | | 8,031.53 | | 5,474.82 |
| | ALTERNATE 4 TOTAL | | | | 5,501.64 | | 10,396.80 | | 18,984.99 | | 8,136.50 |
| | TOTAL ALL ALTERNATES | | | | <u>71,685.94</u> | | <u>87,752.51</u> | | <u>109,685.48</u> | | <u>77,715.82</u> |
| | GRAND TOTAL | | | | <u>464,556.64</u> | | <u>463,295.00</u> | | <u>515,765.10</u> | | <u>546,272.55</u> |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | CULBERT CONSTRUCTION PASCO, WA | | ALLSTAR RICHLAND, WA | | | | | |
|-----------------------------|---|-----|------|-----------------------------------|-------------|-------------------------|-------------|--|--|--|--|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
| | SCHEDULE A DEMOLITION | | | | | | | | | | |
| A-1 | MOBILIZATION | 1 | LS | 48,206.29 | 48,206.29 | 6,748.00 | 6,748.00 | | | | |
| A-2 | CLEARING & GRUBBING (APPROX. 0.78 ACRES) | 1 | LS | 31,593.13 | 31,593.13 | 29,762.00 | 29,762.00 | | | | |
| A-3 | SAW CUT ACP | 460 | LF | 3.83 | 1,761.80 | 2.52 | 1,159.20 | | | | |
| A-4 | REMOVE ACP & CRUSHED ROCK | 147 | SY | 3.42 | 502.74 | 5.74 | 843.78 | | | | |
| A-5 | REMOVE EXTRUDED CONCRETE CURB | 220 | LF | 6.49 | 1,427.80 | 1.86 | 409.20 | | | | |
| A-6 | REMOVE CONCRETE CURB & GUTTER | 156 | LF | 8.33 | 1,299.48 | 3.05 | 475.80 | | | | |
| A-7 | REMOVE CONCRETE BULKHEAD WALL | 1 | LS | 892.94 | 892.94 | 1,204.00 | 1,204.00 | | | | |
| A-8 | REMOVE 12" STEEL PIPE | 38 | LF | 54.99 | 2,089.62 | 8.48 | 322.24 | | | | |
| A-9 | REMOVE 30" CMP STORM PIPE | 85 | LF | 12.57 | 1,068.45 | 18.78 | 1,596.30 | | | | |
| A-10 | REMOVE 24" CONCRETE STORM PIPE | 4 | LF | 171.99 | 687.96 | 19.06 | 76.24 | | | | |
| A-11 | REMOVE BOLLARDS | 7 | EA | 225.48 | 1,578.36 | 68.63 | 480.41 | | | | |
| A-12 | REMOVE CONCRETE PAD | 114 | SF | 5.13 | 584.82 | 1.58 | 180.12 | | | | |
| A-13 | REMOVE IRRIGATION HEADS & PIPE | 1 | LS | 3,603.45 | 3,603.45 | 1,779.00 | 1,779.00 | | | | |
| A-14 | REMOVE IRRIGATION VALVES AND VAULT | 1 | LS | 585.22 | 585.22 | 548.00 | 548.00 | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| SCHEDULE A SUB TOTAL | | | | 95,882.06 | | 45,584.29 | | | | | |
| 8.3% SALES TAX | | | | 7,958.21 | | 3,783.50 | | | | | |
| SCHEDULE A TOTAL | | | | <u>103,840.27</u> | | <u>49,367.79</u> | | | | | |
| | SCHEDULE B STORM DRAINAGE | | | | | | | | | | |
| B-1 | MOBILIZATION | 1 | LS | 1,126.54 | 1,126.54 | 2,726.00 | 2,726.00 | | | | |
| B-2 | TESC/SWPPP | 1 | LS | 1,677.68 | 1,677.68 | 26,605.00 | 26,605.00 | | | | |
| B-3 | ESC PLAN | 1 | LS | 94.22 | 94.22 | 3,114.00 | 3,114.00 | | | | |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | CULBERT CONSTRUCTION PASCO, WA | | ALLSTAR RICHLAND, WA | | | | | |
|------|--|-----|------|-----------------------------------|-------------|-------------------------|-------------|--|--|--|--|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
| B-4 | PROJECT TEMPORARY TRAFFIC CONTROL | 1 | LS | 975.99 | 975.99 | 1,560.00 | 1,560.00 | | | | |
| B-5 | FLAGGERS AND SPOTTERS | 24 | HRS | 49.19 | 1,180.56 | 49.85 | 1,196.40 | | | | |
| B-6 | ADS STORM SEWER PIPE 48- INCH DIAM. | 484 | LF | 184.52 | 89,307.68 | 158.06 | 76,501.04 | | | | |
| B-7 | ADS STORM SEWER PIPE 36 INCH DIAM. | 60 | LF | 137.25 | 8,235.00 | 129.42 | 7,765.20 | | | | |
| B-8 | PVC STORM SEWER PIPE 21 INCH DIAM. | 9 | LF | 118.37 | 1,065.33 | 77.52 | 697.68 | | | | |
| B-9 | PVC STORM SEWER PIPE 18 INCH DIAM. | 26 | LF | 72.65 | 1,888.90 | 42.37 | 1,101.62 | | | | |
| B-10 | PVC STORM SEWER PIPE 12 INCH DIAM. | 245 | LF | 27.21 | 6,666.45 | 24.41 | 5,980.45 | | | | |
| B-11 | DIAM. | 484 | LF | 2.05 | 992.20 | 0.92 | 445.28 | | | | |
| B-12 | DIAM. | 60 | LF | 4.13 | 247.80 | 0.92 | 55.20 | | | | |
| B-13 | DIAM. | 26 | LF | 9.54 | 248.04 | 0.62 | 16.12 | | | | |
| B-14 | DIAM. | 245 | LF | 2.02 | 494.90 | 0.46 | 112.70 | | | | |
| B-15 | GRAVEL BACKFILL FOR FOUNDATION | 110 | CY | 27.95 | 3,074.50 | 60.70 | 6,677.00 | | | | |
| B-16 | IMPORTED PIPE ZONE BEDDING 48 INCH DIAM. | 484 | LF | 18.74 | 9,070.16 | 17.18 | 8,315.12 | | | | |
| B-17 | IMPORTED PIPE ZONE BEDDING 36 INCH DIAM. | 60 | LF | 18.36 | 1,101.60 | 15.31 | 918.60 | | | | |
| B-18 | IMPORTED PIPE ZONE BEDDING 21 INCH DIAM. | 9 | LF | 7.63 | 68.67 | 9.78 | 88.02 | | | | |
| B-19 | IMPORTED PIPE ZONE BEDDING 18 INCH DIAM. | 26 | LF | 7.29 | 189.54 | 9.44 | 245.44 | | | | |
| B-20 | IMPORTED PIPE ZONE BEDDING 12 INCH DIAM. | 245 | LF | 5.33 | 1,305.85 | 6.30 | 1,543.50 | | | | |
| B-21 | IMPORTED PIPE ZONE BACKFILL 48 INCH DIAM. | 484 | LF | 15.56 | 7,531.04 | 17.87 | 8,649.08 | | | | |
| B-22 | IMPORTED PIPE ZONE BACKFILL 36 INCH DIAM. | 60 | LF | 15.37 | 922.20 | 25.17 | 1,510.20 | | | | |
| B-23 | IMPORTED PIPE ZONE BACKFILL 21 INCH DIAM. | 9 | LF | 4.78 | 43.02 | 14.02 | 126.18 | | | | |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | CULBERT CONSTRUCTION PASCO, WA | | ALLSTAR RICHLAND, WA | | | | | |
|-----------------------------|---|-------|------|-----------------------------------|--------------------------|-------------------------|--------------------------|--|--|--|--|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
| B-24 | IMPORTED PIPE ZONE BACKFILL 18 INCH DIAM. | 26 | LF | 4.93 | 128.18 | 7.31 | 190.06 | | | | |
| B-25 | IMPORTED PIPE ZONE BACKFILL 12 INCH DIAM. | 245 | LF | 3.14 | 769.30 | 5.84 | 1,430.80 | | | | |
| B-26 | BORROW BACKFILL FROM POND SITE 48 INCH DIAM. | 1,500 | CY | 6.12 | 9,180.00 | 4.01 | 6,015.00 | | | | |
| B-27 | IMPORTED BACKFILL 48 INCH DIAM. | 8,100 | CY | 8.82 | 71,442.00 | 21.53 | 174,393.00 | | | | |
| B-28 | MANHOLE 48" DIAMETER | 1 | EA | 2,482.00 | 2,482.00 | 3,705.00 | 3,705.00 | | | | |
| B-29 | MANHOLE 84" DIAMETER (OIL/WATER SEPARATOR) | 1 | EA | 9,814.03 | 9,814.03 | 12,711.00 | 12,711.00 | | | | |
| B-30 | MANHOLE 84" DIAMETER | 2 | EA | 7,651.67 | 15,303.34 | 9,609.80 | 19,219.60 | | | | |
| B-31 | CATCH BASIN TYPE 1 | 6 | EA | 1,137.08 | 6,822.48 | 1,248.98 | 7,493.88 | | | | |
| B-32 | PLUGGING EXISTING PIPE 18 INCH DIAM. | 1 | EA | 320.49 | 320.49 | 462.00 | 462.00 | | | | |
| B-33 | SEEDING, FERTILIZING AND MULCHING | 0.43 | AC | 2,795.44 | 1,202.04 | 4,194.54 | 1,803.65 | | | | |
| SCHEDULE B SUB TOTAL | | | | | 254,971.73 | | 383,373.82 | | | | |
| 8.3% SALES TAX | | | | | 21,162.65 | | 31,820.03 | | | | |
| SCHEDULE B TOTAL | | | | | <u>276,134.38</u> | | <u>415,193.85</u> | | | | |
| | SCHEDULE C PARKING LOT & STREET IMPROVEMENTS | | | | | | | | | | |
| C-1 | MOBILIZATION | 1 | LS | 3,191.67 | 3,191.67 | 3,560.00 | 3,560.00 | | | | |
| C-2 | ROADWAY EXCAVATION INCLUD | 357 | CY | 8.34 | 2,977.38 | 28.15 | 10,049.55 | | | | |
| C-3 | GRADING | 1 | LS | 9,199.56 | 9,199.56 | 6,554.00 | 6,554.00 | | | | |
| C-4 | CRUSHED SURFACING BASE COURSE (CSBC) AT 4 INCH THICK | 652 | CY | 35.63 | 23,230.76 | 68.32 | 44,544.64 | | | | |
| C-5 | CRUSHED SURFACING TOP COURSE (CSTC) AT 2 INCH THICK | 183 | CY | 46.66 | 8,538.78 | 79.52 | 14,552.16 | | | | |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | CULBERT CONSTRUCTION PASCO, WA | | ALLSTAR RICHLAND, WA | | | | | |
|----------------------|--|-------|------|-----------------------------------|-------------------|-------------------------|-------------|--|--|--|--|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
| C-6 | HMA CL. 1/2 IN PG-64-28 | 371 | TON | 88.91 | 32,985.61 | 106.40 | 39,474.40 | | | | |
| C-7 | CEMENT CONC. TRAFFIC CURB | 935 | LF | 13.51 | 12,631.85 | 11.48 | 10,733.80 | | | | |
| C-8 | CEMENT CONC. TRAFFIC CURB | 729 | LF | 13.68 | 9,972.72 | 11.76 | 8,573.04 | | | | |
| C-9 | ADJUST CASTING TO GRADE | 3 | EA | 342.12 | 1,026.36 | 359.07 | 1,077.21 | | | | |
| C-10 | CEMENT CONCRETE DRIVEWAY | 13.6 | SY | 99.01 | 1,346.54 | 67.20 | 913.92 | | | | |
| C-11 | CEMENT CONCRETE MOW CUR | 312 | LF | 17.04 | 5,316.48 | 18.48 | 5,765.76 | | | | |
| C-12 | SOIL RESIDUAL HERBICIDE | 3,120 | SY | 0.19 | 592.80 | 0.90 | 2,808.00 | | | | |
| C-13 | ELECTRONIC SCOREBOARD RE | 1 | LS | 3,947.50 | 3,947.50 | 4,908.00 | 4,908.00 | | | | |
| C-14 | CEMENT CONCRETE PAD, 4 INC | 14.2 | SY | 97.86 | 1,389.61 | 66.09 | 938.48 | | | | |
| C-15 | RELOCATE EXISTING ROCK PAR | 1 | LS | 500.27 | 500.27 | 367.00 | 367.00 | | | | |
| C-16 | DETECTABLE WARNING STRIP | 12 | SF | 75.40 | 904.80 | 44.80 | 537.60 | | | | |
| | | | | | | | | | | | |
| SCHEDULE C SUB TOTAL | | | | | 117,752.69 | 155,357.56 | | | | | |
| 8.3% SALES TAX | | | | | 9,773.47 | 12,894.68 | | | | | |
| SCHEDULE C TOTAL | | | | | <u>127,526.16</u> | <u>168,252.24</u> | | | | | |
| | SCHEDULE D IRRIGATION & LANDSCAPING IMPROVEMENTS | | | | | | | | | | |
| D-1 | MOBILIZATION | 1 | LS | 1,229.03 | 1,229.03 | 1,062.00 | 1,062.00 | | | | |
| D-2 | 6" IRRIGATION MAIN LINE CONNECTION | 2 | EA | 272.58 | 545.16 | 396.52 | 793.04 | | | | |
| D-3 | 6" PVC IRRIGATION MAIN | 53 | LF | 14.08 | 746.24 | 14.04 | 744.12 | | | | |
| D-4 | 2" RAINBIRD PEB REMOTE CONTROL VALVE ASSEMBLY | 5 | EA | 305.81 | 1,529.05 | 283.37 | 1,416.85 | | | | |
| D-5 | IRRIGATION WIRING MODIFICATION | 1 | LS | 657.90 | 657.90 | 936.00 | 936.00 | | | | |
| D-6 | CONNECT TO EXISTING PVC IRRIGATION LATERAL | 5 | EA | 100.83 | 504.15 | 107.59 | 537.95 | | | | |
| D-7 | RAINBIRD F4PC OR FC 4" POP- UP SPRINKLER | 10 | EA | 70.91 | 709.10 | 73.98 | 739.80 | | | | |
| D-8 | 1" CLASS 200 PVC IRRIGATION PIPE | 71 | LF | 2.86 | 203.06 | 2.24 | 159.04 | | | | |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | CULBERT CONSTRUCTION PASCO, WA | | ALLSTAR RICHLAND, WA | | | | | |
|-----------------------------|--|-------|------|-----------------------------------|-------------------------|-------------------------|-------------|--|--|--|--|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
| D-9 | 2-1/2" CLASS 200 PVC IRRIGATION PIPE | 214 | LF | 3.00 | 642.00 | 3.22 | 689.08 | | | | |
| D-10 | 3" CLASS 200 PVC IRRIGATION PIPE | 324 | LF | 3.88 | 1,257.12 | 4.57 | 1,480.68 | | | | |
| D-11 | 4" CLASS 200 PVC IRRIGATION PIPE | 5 | LF | 31.14 | 155.70 | 11.73 | 58.65 | | | | |
| D-12 | TOPSOIL TYPE C | 15 | CY | 31.90 | 478.50 | 68.42 | 1,026.30 | | | | |
| D-13 | SOD INSTALLATION | 150 | SY | 4.83 | 724.50 | 4.04 | 606.00 | | | | |
| | | | | | | | | | | | |
| SCHEDULE D SUB TOTAL | | | | | 9,381.51 | 10,249.51 | | | | | |
| 8.3% SALES TAX | | | | | 778.67 | 850.71 | | | | | |
| SCHEDULE D TOTAL | | | | | <u>10,160.18</u> | <u>11,100.22</u> | | | | | |
| | ALTERNATE 1 STORM POND EXPANSION | | | | | | | | | | |
| A1-1 | MOBILIZATION | 1 | LS | 1,126.54 | 1,126.54 | 459.00 | 459.00 | | | | |
| A1-2 | BORROW BACKFILL FROM POND SITE 48 INCH DIAM. | 2,930 | CY | 6.26 | 18,341.80 | 4.01 | 11,749.30 | | | | |
| A1-3 | IRRIGATION REMOVAL | 1 | LS | 2,001.09 | 2,001.09 | 1,573.00 | 1,573.00 | | | | |
| A1-4 | FINAL GRADING | 1 | LS | 6,133.04 | 6,133.04 | 9,649.00 | 9,649.00 | | | | |
| A1-5 | CONNECT TO EXISTING 6" IRRIGATION MAIN | 1 | LS | 504.17 | 504.17 | 804.00 | 804.00 | | | | |
| A1-6 | 2" REMOTE CONTROL VALVE ASSEMBLY | 1 | EA | 381.18 | 381.18 | 524.00 | 524.00 | | | | |
| A1-7 | RAINBIRD F4-FC OR PC IRRIGATION HEAD | 8 | EA | 73.27 | 586.16 | 40.00 | 320.00 | | | | |
| A1-8 | 1" CLASS 200 PVC | 90 | LF | 2.58 | 232.20 | 2.23 | 200.70 | | | | |
| A1-9 | 1-1/4" CLASS 200 PVC | 132 | LF | 2.76 | 364.32 | 2.33 | 307.56 | | | | |
| A1-10 | 1-1/2" CLASS 200 PVC | 45 | LF | 4.35 | 195.75 | 2.55 | 114.75 | | | | |
| A1-11 | 2" CLASS 200 PVC | 130 | LF | 3.29 | 427.70 | 2.47 | 321.10 | | | | |
| A1-12 | SOD RESTORATION | 800 | SF | 0.58 | 464.00 | 0.85 | 680.00 | | | | |
| | | | | | | | | | | | |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

CULBERT CONSTRUCTION
PASCO, WA

ALLSTAR
RICHLAND, WA

| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
|------------------------------|--|-----|------|------------|-------------------------|------------|-------------------------|--|--|--|--|
| ALTERNATE 1 SUB TOTAL | | | | | 30,757.95 | | 26,702.41 | | | | |
| 8.3% SALES TAX | | | | | 2,552.91 | | 2,216.30 | | | | |
| ALTERNATE 1 TOTAL | | | | | <u>33,310.86</u> | | <u>28,918.71</u> | | | | |
| | ALTERNATE 2 PATHWAY MODIFICATION | | | | | | | | | | |
| A2-1 | CEMENT CONCRETE CURB RAMP TYPE 1A | 1 | LS | 1,478.79 | 1,478.79 | 1,372.00 | 1,372.00 | | | | |
| A2-2 | HMA CL. 3/8 IN PG-64-28 | 24 | TON | 115.46 | 2,771.04 | 151.20 | 3,628.80 | | | | |
| A2-3 | 5/8" CRUSHED ROCK BASE AT 4 INCH THICK | 24 | CY | 85.41 | 2,049.84 | 125.44 | 3,010.56 | | | | |
| A2-4 | SOD RESTORATION | 460 | SF | 0.46 | 211.60 | 1.14 | 524.40 | | | | |
| A2-5 | CEMENT CONCRETE CURB RAMP TYPE 2B | 1 | EA | 1,718.55 | 1,718.55 | 1,372.00 | 1,372.00 | | | | |
| A2-6 | DETECTABLE WARNING STRIP | 12 | SF | 40.57 | 486.84 | 44.80 | 537.60 | | | | |
| | | | | | | | | | | | |
| ALTERNATE 2 SUB TOTAL | | | | | 8,716.66 | | 10,445.36 | | | | |
| 8.3% SALES TAX | | | | | 723.48 | | 866.96 | | | | |
| ALTERNATE 2 TOTAL | | | | | <u>9,440.14</u> | | <u>11,312.32</u> | | | | |
| | ALTERNATE 3 NEW PATH IMPROVEMENTS | | | | | | | | | | |
| A3-1 | MOBILIZATION | 1 | LS | 3,432.52 | 3,432.52 | 2,798.00 | 2,798.00 | | | | |
| A3-2 | REMOVE EXISTING CEMENT CONCRETE CURB | 10 | LF | 76.49 | 764.90 | 3.05 | 30.50 | | | | |
| A3-3 | CLEARING & GRUBBING | 325 | SF | 1.96 | 637.00 | 1.66 | 539.50 | | | | |
| A3-4 | FINAL GRADING | 1 | LS | 6,133.04 | 6,133.04 | 927.00 | 927.00 | | | | |
| A3-5 | CEMENT CONCRETE CURB RAMP TYPE 1A | 4 | EA | 1,477.51 | 5,910.04 | 1,372.00 | 5,488.00 | | | | |
| A3-6 | DETECTABLE WARNING STRIP | 48 | SF | 35.87 | 1,721.76 | 44.80 | 2,150.40 | | | | |
| A3-7 | CEMENT CONCRETE SIDEWALK AT 4 IN. THICK | 42 | SY | 77.10 | 3,238.20 | 72.80 | 3,057.60 | | | | |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

| | | | | CULBERT CONSTRUCTION PASCO, WA | | ALLSTAR RICHLAND, WA | | | | | |
|-------------------------------|---|-------|------|-----------------------------------|-------------------------|-------------------------|-------------------------|--|--|--|--|
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
| A3-8 | 5/8" GRAVEL ROCK BASE AT 4 IN. THICK | 80 | CY | 45.48 | 3,638.40 | 92.96 | 7,436.80 | | | | |
| A3-9 | HMA CL. 3/8 IN PG-64-28 AT 2 IN. THICK | 80 | TON | 99.72 | 7,977.60 | 156.80 | 12,544.00 | | | | |
| A3-10 | LANDSCAPE FABRIC | 4,345 | SF | 0.35 | 1,520.75 | 0.93 | 4,040.85 | | | | |
| A3-11 | 1 IN. TO 2 IN. BASALT ROCK AT 4 IN. THICK | 50 | CY | 65.26 | 3,263.00 | 72.32 | 3,616.00 | | | | |
| A3-12 | HYDROSEEDING | 0.20 | AC | 3,299.39 | 659.88 | 5,880.00 | 1,176.00 | | | | |
| A3-13 | SOIL RESIDUAL HERBICIDE | 695 | SY | 0.57 | 396.15 | 1.94 | 1,348.30 | | | | |
| | | | | | | | | | | | |
| ALTERNATE 3 SUB TOTAL | | | | | 39,293.24 | | 45,152.95 | | | | |
| 8.3% SALES TAX | | | | | 3,261.34 | | 3,747.69 | | | | |
| ALTERNATE 3 TOTAL | | | | | <u>42,554.58</u> | | <u>48,900.64</u> | | | | |
| | ALTERNATE 3A METAL EDGING FOR PATH | | | | | | | | | | |
| A3A-1 | METAL EDGING | 1,236 | LF | 3.74 | 4,622.64 | 9.27 | 11,457.72 | | | | |
| | | | | | | | | | | | |
| ALTERNATE 3A SUB TOTAL | | | | | 4,622.64 | | 11,457.72 | | | | |
| 8.3% SALES TAX | | | | | 383.68 | | 950.99 | | | | |
| ALTERNATE 3A TOTAL | | | | | <u>5,006.32</u> | | <u>12,408.71</u> | | | | |
| | ALTERNATE 4 EXISTING PATH DEMOLITION & RESTORATION | | | | | | | | | | |
| A4-1 | MOBILIZATION | 1 | LS | 1,126.54 | 1,126.54 | 341.00 | 341.00 | | | | |
| A4-2 | ACP PATH REMOVAL | 580 | SY | 3.10 | 1,798.00 | 5.74 | 3,329.20 | | | | |
| A4-3 | SOD RESTORATION | 2,000 | SF | 0.56 | 1,120.00 | 1.14 | 2,280.00 | | | | |
| A4-4 | IMPORTED TOP SOIL | 100 | CY | 27.51 | 2,751.00 | 68.42 | 6,842.00 | | | | |
| | | | | | | | | | | | |

City of Richland

RECAP FOR BIDS OPENED:

OCTOBER 6, 2014

FOR:

COLUMBIA PLAYFIELD PARKING LOT IMPROVEMENTS, SB 14-29

CULBERT CONSTRUCTION
PASCO, WA

ALLSTAR
RICHLAND, WA

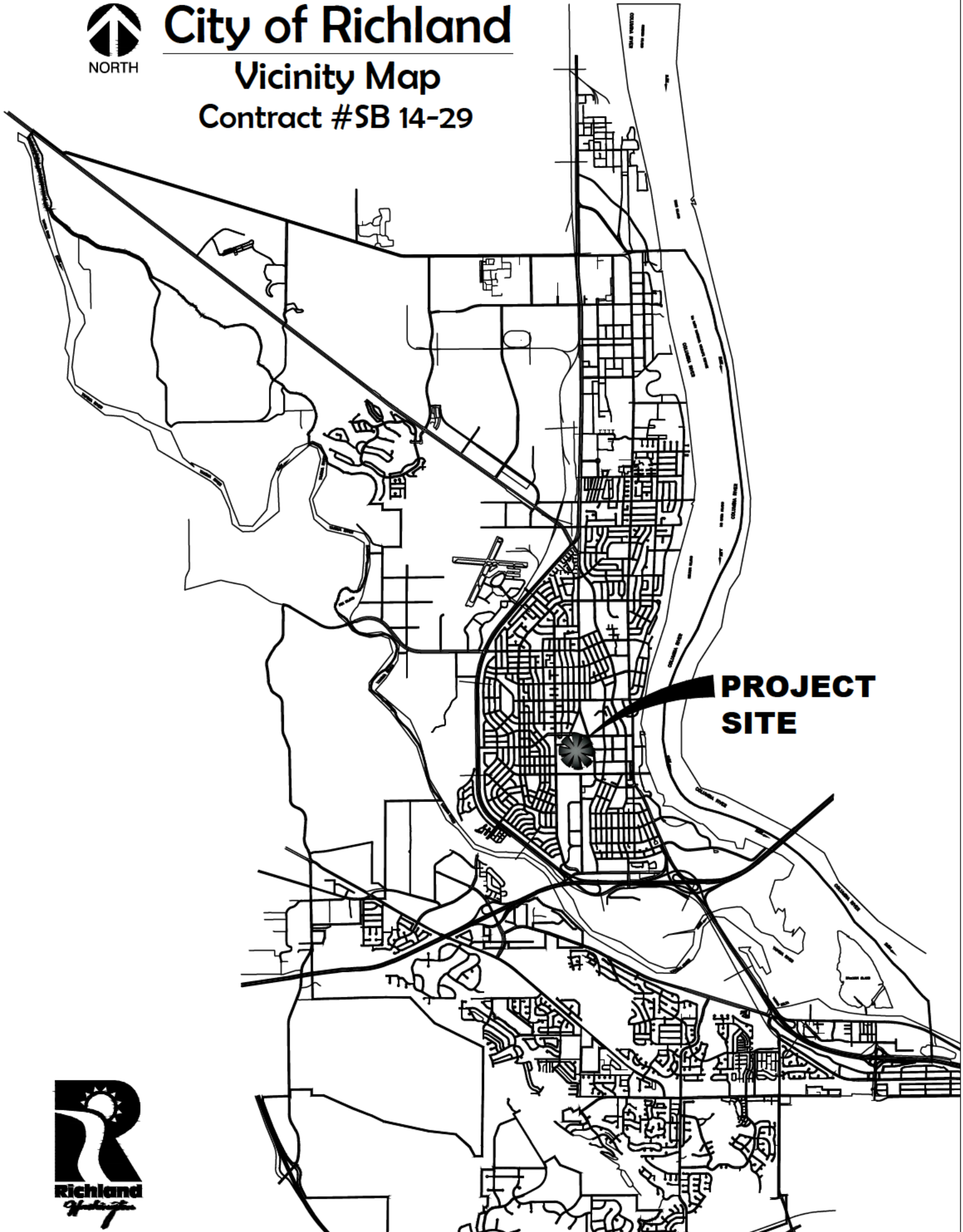
| Item | Description | Qty | Unit | Unit Price | Total Price | Unit Price | Total Price | | | | |
|-------------------------------|-------------|-----|------|------------|--------------------------|------------|--------------------------|--|--|--|--|
| ALTERNATE 3A SUB TOTAL | | | | | 6,795.54 | | 12,792.20 | | | | |
| 8.3% SALES TAX | | | | | 564.03 | | 1,061.75 | | | | |
| ALTERNATE 3A TOTAL | | | | | <u>7,359.57</u> | | <u>13,853.95</u> | | | | |
| PROJECT PROPOSAL SUMMARY | | | | | | | | | | | |
| SCHEDULE A TOTAL | | | | | 103,840.27 | | 49,367.79 | | | | |
| SCHEDULE B TOTAL | | | | | 276,134.38 | | 415,193.85 | | | | |
| SCHEDULE C TOTAL | | | | | 127,526.16 | | 168,252.24 | | | | |
| SCHEDULE D TOTAL | | | | | 10,160.18 | | 11,100.22 | | | | |
| TOTAL ALL SCHEDULES | | | | | <u>517,660.99</u> | | <u>643,914.09</u> | | | | |
| ALTERNATE 1 TOTAL | | | | | 33,310.86 | | 28,918.71 | | | | |
| ALTERNATE 2 TOTAL | | | | | 9,440.14 | | 11,312.32 | | | | |
| ALTERNATE 3 TOTAL | | | | | 42,554.58 | | 48,900.64 | | | | |
| ALTERNATE 3A TOTAL | | | | | 5,006.32 | | 12,408.71 | | | | |
| ALTERNATE 4 TOTAL | | | | | 7,359.57 | | 13,853.95 | | | | |
| TOTAL ALL ALTERNATES | | | | | <u>97,671.47</u> | | <u>115,394.34</u> | | | | |
| GRAND TOTAL | | | | | <u>615,332.46</u> | | <u>759,308.43</u> | | | | |



City of Richland

Vicinity Map

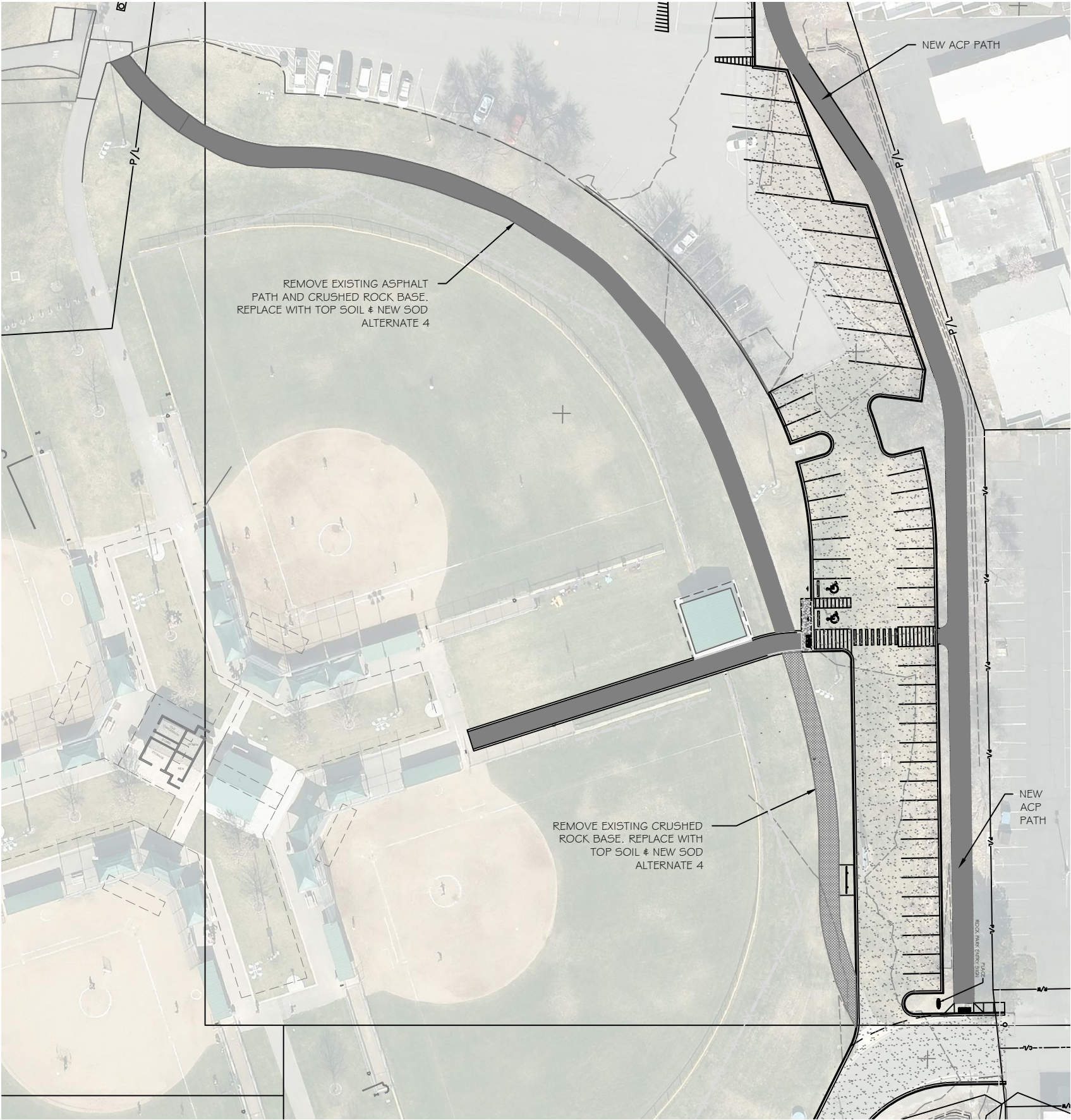
Contract #SB 14-29



PROPOSED STORM AND PARKING LOT IMPROVEMENTS

BASED ON NGVD88

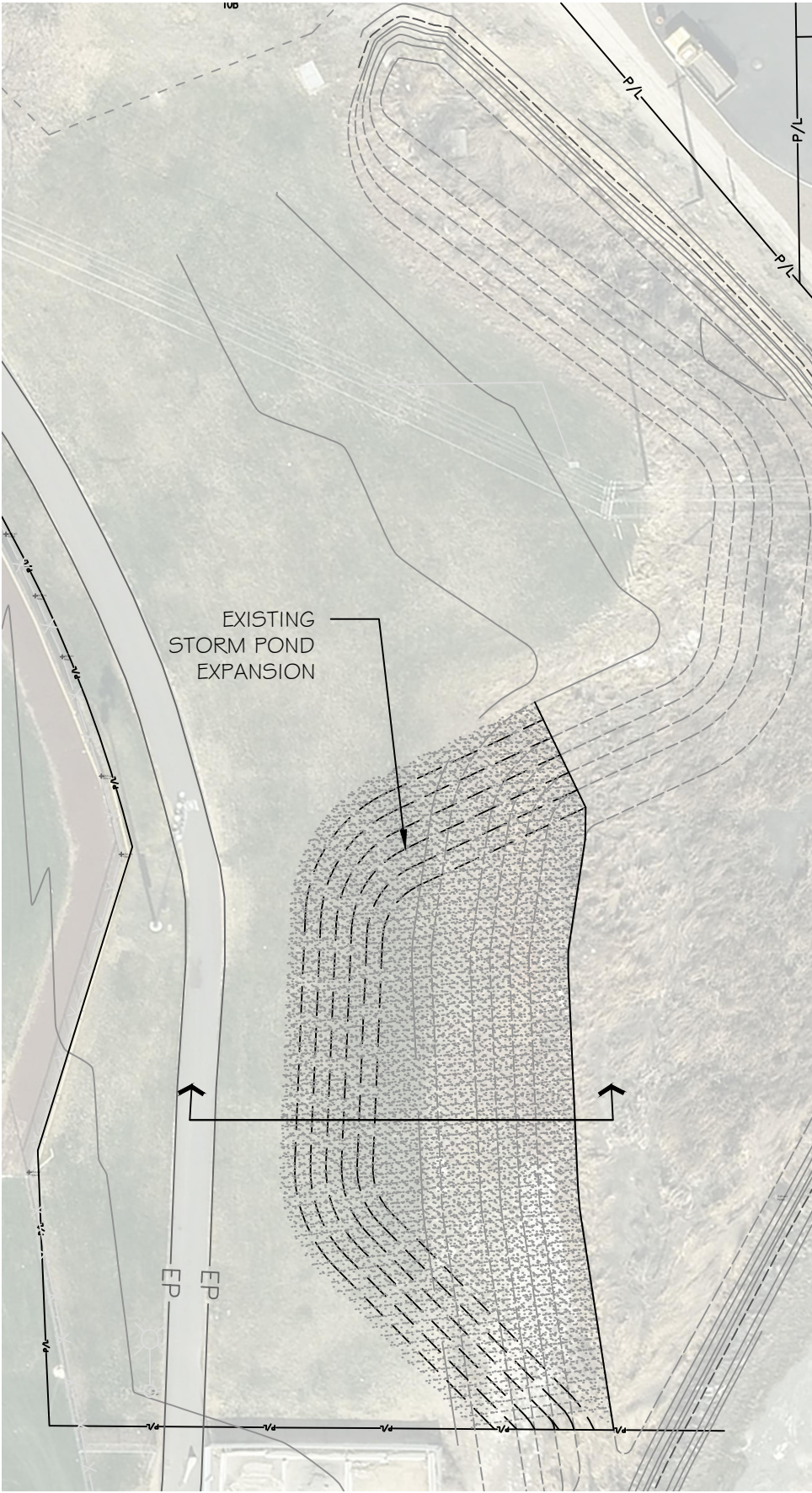
Not to Scale



STORM DRAINAGE POND EXPANSION

BASED ON NGVD88

Not to Scale



CITY OF RICHLAND
PARKS & RECREATION DEPARTMENT

| REVISION | | NO. | DESCRIPTION | BY | DATE |
|----------|--|-----|-------------|----|------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Columbia Playfield East Parking Lot Improvements
City of Richland

STORM SEWER & PARKING LOT IMPROVEMENTS
STORM DRAINAGE POND EXPANSION

| | |
|-------------|----------|
| CAD DWG: | |
| PROJ. NO. | 33813100 |
| DATE: | 08.01.14 |
| DRAWN BY: | dwb |
| DESIGN BY: | dwb |
| CHECKED BY: | pp |
| HOR SCALE: | N.T.S. |
| VER SCALE: | N/A |
| SHEET | |

OF



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C16

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RES 170-14 TRANSFER OF OWNERSHIP OF CABLE FRANCHISE FROM CHARTER TO COMCAST

Department: City Attorney

Ordinance/Resolution: 170-14

Reference:

Document Type: Resolution

Recommended Motion:

Approve Resolution No. 170-14, consenting to the transfer of ownership of the cable television franchise from Charter Communications, Inc. to Comcast Corporation, and authorizing the City Manager to execute the Transfer Agreement on behalf of the City of Richland.

Summary:

In spring of 2014, a major merger and transfer of cable ownership was announced involving Comcast Communications, Time Warner, and Charter. This merger and transfer of ownership involves hundreds of cities across the country, and is subject to Federal Communication Commission (FCC) and Department of Justice (DOJ) approval. As part of this multi-part transaction, the ownership of the Charter system serving Richland and Pasco will be transferred to Comcast. Under Richland's franchise agreement, Charter is required to gain approval from the City for the transfer of cable ownership.

On June 18, 2014, the City received a request from Comcast on behalf of Charter Communication, Inc. (the ultimate parent of Falcon Communications L.P. the holder of the current cable television franchise) seeking consent for transfer of control of the local franchise to Comcast. According to federal law, the City has 120 days to act upon this transfer, or it is deemed approved. By mutual consent, this window was extended to November 19, 2014, to allow sufficient time to negotiate a transfer/change of control agreement.

A "change of control" is similar to the assignment of a real property lease. The change of control/transfer of ownership process is guided by FCC rules. If the application materials are in order, and if the parties assuming control have the ability to adequately fulfill the terms of the cable franchise, little discretion is available to the City.

The City has complied with those rules and engaged in an analysis of the FCC 394 and related information submitted by Comcast/Charter. As a result, a transfer agreement has been negotiated under which Comcast agrees that it will "step into Charter's shoes" and take full responsibility for all matters, past, present, and future, including franchise violations known and unknown, and the formal proposal submitted by Charter in response to the RFRP issued by the Cities of Pasco and Richland.

Charter will relinquish control of the cable system to Comcast if the transfer is approved. Therefore, Charter and Comcast have agreed that the City deadline for acting on the RFRP of the franchise and the decision to grant or deny the request for franchise renewal be extended to September 30, 2015. This will permit the City to engage in discussions with Comcast, the new franchise holder, after the FCC and the DOJ act on the request for transfer of control and ownership.

Staff, having worked closely with the City's consultant and outside counsel, recommends approval of the proposed agreement.

Fiscal Impact?

☒ Yes ☐ No

The recommended action should result in no financial impact to the City, other than that Comcast will continue to operate the cable system under the terms of the existing franchise, including the payment of franchise fees and quarterly capital contributions to the City.

Attachments:

RES 170-14 Franchise Transfer Agreement
Transfer Agreement - Comcast & Charter

City Manager Approved:

Johnson, Cindy
Oct 30, 10:04:54 GMT-0700 2014

TRANSFER AGREEMENT

This Agreement is made this ___ day of _____ 2014, by and among:

1.1.1. City of Richland, Washington, a Municipal Corporation ("City");

1.1.2. Falcon Video Communications, L.P. ("Franchisee");

1.1.3. Charter Communications, Inc. ("Charter");

1.1.4. COO Transfers, LLC ("COO"), as used herein refers to the entity as owned by Comcast Corporation after the closing of the Transaction;

1.1.5. Comcast Corporation ("Comcast"); and

1.1.6 Franchisee and Charter may be referred to collectively herein as "Companies."

RECITALS

WHEREAS, Franchisee currently operates a cable system under the terms and conditions of a cable franchise (the "Franchise Agreement") granted by the City pursuant to Ordinance No. 17-98, as lawfully amended from time to time in accordance within the provisions in such documents (collectively, the "Franchise Documents") and applicable law; and

WHEREAS, Charter is the ultimate parent company of Franchisee; and

WHEREAS, pursuant to a multi-step transaction (the "Proposed Transaction") described in the Comcast/Charter Transaction Agreement dated as of April 25, 2014, between Charter and Comcast (the "Transaction Agreement"), the cable television system located within the City ("System") currently operated by the Franchisee will become owned by a wholly-owned subsidiary of Comcast; and

WHEREAS, if consummated, the Proposed Transaction will result in a merger under which Franchisee will become COO through an internal Charter restructuring and immediately thereafter COO will become a wholly owned subsidiary of Comcast (the "Transaction"); and

WHEREAS, the Franchise Documents provide that prior approval of the City is required for a transfer of the System; and

WHEREAS, on June 18, 2014, Charter and Comcast filed with the City an FCC Form 394 (the "Transfer Application") pursuant to the federal Cable Act and FCC regulations, and have requested that the City consent to the Proposed Transaction in accordance with the terms of the Franchise Documents, and all applicable federal, state, and local law; and

WHEREAS, the City and Franchisee have been engaged in an extended franchise renewal process that is not yet complete; and

WHEREAS, the City and Franchisee have agreed to extend the term of the Franchise to September 30, 2015; and

WHEREAS, there are unresolved disputes between the City and Franchisee regarding Franchisee's compliance with the Franchise Documents; and

WHEREAS, the Companies and Comcast have agreed that, following the completion of the Proposed Transaction, COO will continue to be bound by and comply with, and be liable for any past failure by Franchisee to comply with, all of the commitments, duties and obligations under the Franchise Documents and all applicable federal, state and local laws, to the maximum extent required by law; and

WHEREAS, Comcast has agreed to guaranty the performance of COO as the new franchisee under the Franchise; and

NOW, THEREFORE, in consideration of the City's consent to the Transfer, and subject to the terms and conditions of this Agreement and of the City's Resolution granting consent to the Transfer, THE PARTIES DO HEREBY AGREE as follows:

1. TRANSFER OF THE FRANCHISE

1.1 The City's consent to the Transfer Application and the transfer of control of the Franchise in connection with the Proposed Transaction, through the adoption of the Transfer Resolution in substantially the form attached hereto (the "Transfer Resolution"), is a condition precedent to this Transfer Agreement becoming effective. This Transfer Agreement will be voidable if the Proposed Transaction is not consummated by June 30, 2015, or if the City

Council does not consent to the Transfer Application and the transfer of control of the Franchise by adopting the Transfer Resolution.

2. AFFIRMATION OF FRANCHISE OBLIGATIONS

2.1 Comcast and COO hereby accept, acknowledge and agree that, after consummation of the Proposed Transaction, COO as the new franchisee will be bound by and responsible for all the commitments, duties, and obligations, past, present, continuing and future, embodied in the Franchise Documents, whether those commitments, duties or obligations arose before or after the date of consummation of the Proposed Transaction or the date that the City Council adopts the Transfer Resolution, to the maximum extent permitted by law, and that neither consummation of the Proposed Transaction nor the City's approval of the Transfer Application will have any effect on these obligations.

2.2 Comcast and COO agree that neither consummation of the Proposed Transaction nor the City's approval of the Transfer Application shall in any respect relieve COO as the new franchisee of any responsibility it may have for past acts or omissions, known or unknown, including any liability for any and all previously accrued but unfulfilled obligations of the Franchisee to the City under the Franchise Documents and applicable law, for all purposes, including but not limited to review of past performance for purposes of determining whether the Franchise should be renewed. Neither consummation of the Proposed Transaction nor this Transfer Agreement shall modify the rights of the Companies and/or the City under or related to the Franchise Documents as compared to the rights that could have been exercised by the Franchisee and/or the City had the Proposed Transaction not occurred. This Agreement shall have no effect on the rights of the City to ensure compliance, or cure of non-compliance, by Franchisee or COO as the new franchisee under the Franchise Documents, and the Companies and Comcast shall not raise a claim to the contrary.

2.3 The City agrees that this Agreement is without prejudice to or waiver of the Franchisee's or COO's rights to defend any claim of default or non-compliance with the Franchise Documents on the basis that such default or non-compliance has not occurred, or has been cured or from raising any other defense.

3. ADDITIONAL CONDITIONS

3.1 In the event the Proposed Transaction described in the Transfer Application does not close by June 30, 2015, or closes on terms that are in any material respect different from the terms disclosed to the City in writing, then any City consent to the Transfer Application shall be voidable by the City and of no force or effect if so voided, and the Transfer Application shall be deemed to have been timely denied if so voided.

3.2 The Companies, COO, and Comcast waive any and all claims that they may have that any denial of the Transfer Application that may result from Subsection 3.1 fails to satisfy the deadlines established by applicable law including, without limitation, claims based on, arising out of, or relating to the time limits set forth in 47 USC § 537, as amended, or 47 CFR § 76.502(a), and agree that they shall be deemed to have agreed to an extension of time for the City to act on the Transfer Application within the meaning of 47 CFR § 76.502(c) as required to make any denial effective.

4. ADDITIONAL AGREEMENTS OF THE PARTIES

4.1 The City reserves all rights not expressly granted in this Agreement. In particular and without limitation:

4.1.1 Neither this Agreement, nor any other action or omission by the City at or before the execution of this Agreement, shall be construed to grant the City's consent to any future transfer of the Franchise, and/or change in ownership and/or control of the Franchisee, or to mean that the City's consent to any such future transfer is not required.

4.1.2 The City's consent to the Transfer Application shall not constitute a waiver or release of any of the City's rights or claims with respect to Franchisee's compliance (or non-compliance) with the terms, conditions, requirements and obligations set forth in the Franchise Documents, whether arising before or after the date of the Transfer Resolution or consummation of the Proposed Transaction. The City's approval of the Transfer Application shall in no way be deemed an agreement or concession by the City that Franchisee is in compliance with all of its obligations under the Franchise Documents.

4.1.3 The City, in collaboration with the City of Pasco (collectively "Cities"), has been engaged in a franchise renewal process with the Franchisee pursuant to 47 USC 546 (a) –

(h). On July 31, 2013, the Cities proceeded with the Cable Act's formal renewal process and issued an RFRP. On December 30, 2013, the Franchisee submitted a formal renewal proposal in response to the RFRP issued by the Cities ("Renewal Proposal"). In order to permit further time for informal renewal negotiations, the parties entered into an agreement tolling the formal renewal process, which expires on September 30, 2015.

4.1.4 Comcast and COO acknowledge that there is a dispute between Franchisee and the City regarding compliance with the certain provisions of the Franchise Documents related to underpayment of franchise fees. If this dispute is not resolved prior to the closing of the Transaction, Comcast and COO will continue to work with the City to resolve the remaining issues.

4.1.5 Comcast and COO shall not contend that the City is barred, by reason of its consent to the Transfer Application, from considering or raising any claim based on Franchisee's past or present failure to comply with any term or condition of the Franchise Documents or applicable law, including, without limitation, any unpaid franchise fees lawfully due the City from Franchisee, any known and unresolved consumer complaints, and any construction, security or facility requirements of the Franchise Documents that are unsatisfied, and regardless whether any such claim arose before or after the date of the Transfer Resolution or consummation of the Proposed Transaction.

4.1.6 Comcast and COO agree to assume all risks associated with any future non-renewal or non-extension or other potential termination of the Franchise, and further agree that they will not raise any claim or defense that they are entitled to renewal or protected from revocation by the City's approval of the Proposed Transaction

4.1.7 Except as otherwise expressly provided for herein, this section 4 is without prejudice to the Companies' and Comcast's rights to defend any claim of default or non-compliance with the Franchise Documents on the basis that such default or non-compliance did not occur, or has been cured, or from raising any other defense.

5. RATES

5.1 Comcast and COO further agree that neither the Proposed Transaction, the Transfer Application consent process, the City's Resolution granting conditional consent to the Proposed Transaction, nor this Transfer Agreement, standing on its own or collectively, provides

any basis for increasing the amounts paid by subscribers through cost pass-through as so-called “external costs” or as new franchise requirements, and neither the City's consent process nor the City Council resolution granting conditional consent, standing on its own or collectively, provides any basis for increasing the amounts paid by subscribers in any manner.

6. REPRESENTATIONS AND WARRANTIES

6.1 The Companies, Comcast, and COO acknowledge the City's representation that its consent to the Transfer Application is made in reliance upon the representations, documents, and information provided by the Companies and Comcast in connection with the Transfer Application and supplemental information thereto.

6.2 Comcast, COO, and the City represent and warrant that the Proposed Transaction is not based on any representation by the City (other than as provided by federal and state law) that the Franchise will be renewed or extended; that Comcast and COO assume all risks associated with any future non-renewal or non-extension of the Franchise; and that the Companies and Comcast and COO retain all rights, claims, and defenses they or their predecessors may have regarding the operation of the cable system under applicable law, including under 47 USC § 546.

6.3 Comcast represents and warrants that the Proposed Transaction will not in any respect adversely affect COO's ability to meet the lawful and valid requirements of the Franchise Documents.

6.4 Comcast and COO agree they will not file a request under Section 625 of the Cable Act with the City seeking modification of any existing franchise requirements as a result of any increase in debt service, debt service coverage or equity requirements incurred in connection with the Proposed Transaction.

6.5 The Companies, Comcast, and COO acknowledge that the City has not undertaken a franchise compliance audit as a part of its review of the Transfer Application and that there may be issues related to Franchisee's possible non-compliance with the Franchise Documents that are not known to the City at this time. Pursuant to Section 2.1 of this Agreement, Comcast, COO, and the Companies agree that COO as the new franchisee shall be bound by and liable for all the commitments, duties, and obligations, past, present, continuing and future, of Franchisee embodied in the Franchise Documents, to the maximum extent permissible by law,

and that the City's action to approve the Transfer Application shall not be interpreted as, or deemed to be, a waiver of the City's rights to enforce the Franchise Documents, regardless whether any claim by the City relating to any failure by Franchisee to comply with the Franchise Documents arose before or after the date of this Agreement.

7. INDEMNIFICATION

7.1 The Companies agree to indemnify and hold the City harmless against any loss, claim, damage liability or expense (including, without limitation, reasonable attorneys' fees) proximately caused by any representation or warranty made by the Companies herein which proves to be untrue or inaccurate in any material respect.

7.2 Comcast and COO agree to indemnify and hold the City harmless against any loss, claim, damage liability or expense (including, without limitation, reasonable attorneys' fees) proximately caused by any representation or warranty made by Comcast or COO herein which proves to be untrue or inaccurate in any material respect.

8. BREACHES

8.1 Any breach of this Transfer Agreement shall be deemed a breach of the Franchise Documents.

9. MISCELLANEOUS PROVISIONS

9.1 Effective Date: This Agreement shall be effective and binding upon the parties upon closing of the Proposed Transaction.

9.2 Entire Agreement: This Agreement constitutes the entire agreement of the parties with respect to the matters addressed herein. No statements, promises or inducements inconsistent with this Agreement made by any party shall be valid or binding, unless in writing and executed by all parties. This Agreement may only be modified by written amendments hereto signed by all parties.

9.3 Binding Acceptance: Any purported assignment of this Agreement or the rights or privileges of any party hereunder is void without the express written consent of the signatories hereto. Subject to the foregoing, this Agreement shall bind and benefit the parties hereto and their respective and permitted heirs, beneficiaries, administrators, executors,

receivers, trustees, successors and assigns, and the promises and obligations herein shall survive the expiration date hereof.

9.4 Voluntary Agreement: This Agreement is freely and voluntarily agreed to by each party, without any duress or coercion, and after each party has consulted with its counsel. Each party has carefully and completely read all of the terms and provisions of this Agreement. Neither the Companies nor Comcast, nor any of their affiliates, nor the City, will take any action to challenge any provision of this Agreement; nor will any of them participate with any other person or entity in such action.

9.5 Drafting: This Agreement is a product of common negotiation among the parties and shall not be construed against any party on grounds relating to drafting, revision, review or recommendation by any agent or representative of such party.

9.6 Counterparts: This Agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original copy, and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all parties shall not have signed the same counterparts.

9.7 Governing Law: This Agreement shall be governed in all respects by the law of the State of Washington.

9.8 Captions and References: The captions and headings of sections throughout this Agreement are intended solely to facilitate reading and reference to the sections and provisions of this Agreement. Such captions shall not affect the meaning or interpretation of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Transfer Agreement as of the day and year first above written.

APPROVED:

David W. Rose, Mayor
City of Richland

ATTEST:

Marcia Hopkins
City Clerk

Falcon Video Communications, L.P

By: _____
Title: _____

Charter Communications, Inc.

By: _____
Title: _____

COO Transfers, LLC.

By: _____
Title: _____

Comcast Corporation

By: _____
Title: _____

APPROVED AS TO FORM:

Heather Kintzley
Richland City Attorney

RESOLUTION NO. 170-14

A RESOLUTION of the City of Richland authorizing the City Manager to approve a Transfer Agreement governing the terms related to transfer of the City's cable television system franchise from Franchisee Falcon Video Communications, L.P. to Comcast Communications.

WHEREAS, Falcon Video Communications, L.P. ("Franchisee") currently operates a cable system under the terms and conditions of a cable franchise (the "Franchise Agreement") granted by the City pursuant to Ordinance, as lawfully amended from time to time in accordance within the provisions in such documents (collectively "Franchise Documents") and applicable law; and

WHEREAS, Charter Communications, Inc. ("Charter") is the ultimate parent company of Franchisee (Franchisee and Charter may be referred to collectively herein as "Companies"); and

WHEREAS, pursuant to a multi-step transaction (the "Proposed Transaction") described in the Comcast/Charter Transaction Agreement dated as of April 25, 2014 between Charter and Comcast (the "Transaction Agreement"), the cable television system located within the City ("System") currently operated by the Franchisee will become owned by a wholly-owned subsidiary of Comcast; and

WHEREAS, if consummated, the Proposed Transaction will result in a merger under which Franchisee will become COO Transfers, LLC through an internal Charter restructuring and immediately thereafter COO Transfers, LLC will become a wholly-owned subsidiary of Comcast (the "Transaction") ("COO" as used herein refers to the entity as owned by Comcast Corporation after the closing of the Transaction); and

WHEREAS, the Franchise Documents provide that prior approval of the City is required for a transfer of the System; and

WHEREAS, on June 19, 2014, the Companies and Comcast filed with the City an FCC Form 394 (the "Transfer Application") pursuant to the federal Cable Act and FCC regulations, and have requested that the City consent to the Proposed Transaction in accordance with the terms of the Franchise Documents, and all applicable federal, state, and local law; and

WHEREAS, pursuant to the federal Cable Act and FCC regulations, the City is required to act on the Transfer Application within 120 days of the City's receipt of a complete and accurate Transfer Application unless the parties agree to an extension of that time period; and

WHEREAS, the City responded by letter to the Companies' and Comcast's Transfer Application requesting answers to a series of questions; and

WHEREAS, the Companies and Comcast responded to the City's letter on July 28, 2014; and

WHEREAS, the 120-day deadline for the City to act on the Transfer Application would be October 17, 2014, if the application were deemed complete, however Comcast and Charter issued an extension of the deadline to November 19, 2014; and

WHEREAS, the City has reviewed the Transfer Application and examined the financial, technical, and legal qualifications of Comcast in accordance with applicable laws and the Franchise Documents; and

WHEREAS, the Companies, COO, and Comcast have agreed that, following the completion of the Proposed Transaction, COO as the new franchisee will continue to be bound by and comply with, and be liable for any past failure of Franchisee to comply with all of the commitments, duties and obligations under the Franchise Documents and all applicable federal, state and local laws, to the maximum extent required by law; and

WHEREAS, the foregoing agreement is embodied in a Transfer Agreement by and among the City, the Companies, Comcast, and COO; and

WHEREAS, based upon the parties' Transfer Agreement and the City's review and examination, and in reliance upon the representations, documents, and information provided by the Companies and Comcast in connection with the Proposed Transaction and supplemental information, the City is willing to grant its consent to the Transaction.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of the Richland:

Section 1 The Transfer Application and the Change of Control of the Franchisee as described above is hereby approved as of November 4, 2014, subject to the following conditions:

A. The Companies and Comcast must execute the Transfer Agreement in substantially the form attached hereto and deliver the executed copy of the Transfer Agreement to the City Clerk no later than 5:00 p.m. PST on Thursday, November 20, 2014.

B. Guarantors must execute a Guaranty in substantially the form attached hereto and deliver the executed copy of the Guaranty to the City Clerk no later than 5:00 p.m. PST on Thursday, November 20, 2014.

C. The Proposed Transaction must be consummated on or before June 30, 2015, and on terms that do not materially and adversely affect the City and that are not in any material respect different from those described in the Transfer Agreement, the Transfer Application and other related materials provided to the City by the Companies and Comcast, otherwise the consent provided herein shall be voidable at the option of the City.

Section 2 If the foregoing conditions are satisfied, the Transfer Application and the Transfer of the Franchisee shall be deemed approved in accordance with applicable law. If any of the aforementioned conditions is not satisfied, the Transfer Application and Transfer of the Franchisee shall be deemed denied as of 5:00 p.m. PST on November 5, 2014 under applicable law.

Section 3 The City Manager is authorized to sign the Transfer Agreement.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 4th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C17

Key Element: Key 3 - Economic Vitality

Subject: FUNDING RECOMMENDATIONS FOR THE 2015 HOTEL/MOTEL LODGING TAX FUND

Department: Assistant City Manager

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the funding recommendation for the 2015 Hotel/Motel Lodging Tax Fund recommended by the Lodging Tax Advisory Committee and authorize the City Manager to execute the necessary agreements.

Summary:

The Lodging Tax Advisory Committee (LTAC) recommends Council allocate \$47,800 from the first two percent lodging tax funding, as described in the 2015 Hotel/Motel Fund Worksheet. In addition, the LTAC recommends Council allocate \$226,700 from the second two percent for two capital projects. The recommended projects are:

First Two Percent

1. City of Richland Open Application Marketing (2015-2025) - \$2,000/10 years
2. Geocoin Challenge, Outside the Region Marketing - \$2,800
3. Tumbleweed Music Festival, Outside the Region Marketing - \$4,000
4. Run Fest Marathon, Outside the Region Marketing - \$1,500
5. Tri-Cities Marathon, Outside the Region Marketing - \$1,500
6. Cool Desert Nights, Outside the Region Marketing - \$18,000
7. Tri-City Water Follies, Outside the Region Marketing - \$15,000
8. Ye Merrie Greenwood Faire, Outside the Region Marketing - \$3,000

Second Two Percent

6. City of Richland - Columbia Playfield Facility Upgrades - \$200,000
7. The REACH - Manhattan Project Exhibit for the REACH - \$26,700

The available fund balances consider ongoing commitments that have already been approved by Council:

First 2% – Approximately \$188,983 to Visit Tri-Cities and \$98,036 to cover a percentage of two City of Richland staff positions.

Second 2% - \$125,000 to the Richland Public Facilities District (PFD) for the term of the construction bonds for the REACH, which is a twenty year commitment that began in 2004.

In addition, the LTAC recommends Council reallocate the Hanford Legacy Park 2013 award of \$500,000 to the John Dam Plaza Stage and Amphitheater Project. This does not impact available amounts since it is a reallocation of funds.

Fiscal Impact?

☒ Yes ☐ No

Staff conservatively estimates \$162,961, including carryovers and ongoing commitments, will be available from the first two percent of lodging tax revenue in 2015. The second two percent is projected to have a balance, including carryovers and ongoing commitments, of \$355,883. The LTAC recommends \$47,800 in awards out of the first two percent, leaving a balance of \$115,161, and \$226,700 out of the second two percent, leaving a balance of \$129,183.

Attachments:

- 1) LTAC Minutes (10-23-14)
- 2) Hotel-Motel 2015 Worksheet

City Manager Approved:

Johnson, Cindy
Oct 30, 10:05:09 GMT-0700 2014

DRAFT

CITY OF RICHLAND
LODGING TAX ADVISORY COMMITTEE (LTAC)
October 23, 2014 – 8:00 AM
CITY HALL CONFERENCE ROOM

CALL TO ORDER The meeting was called to order at 7:59 a.m.

ROLL CALL

| | |
|----------------------------------|---------|
| Council Member Terry Christensen | Present |
| Mark Kerber | Present |
| Kathy Moore | Present |
| Gus Sako | Present |
| Kim Shugart | Present |

City Staff Liaison

| | |
|---|---------|
| Trish Herron | Present |
| <i>Communications & Marketing Manager</i> | |

APPROVAL OF MINUTES

KIM SHUGART moved and GUS SAKO seconded the motion to approve the LTAC minutes dated April 10, 2014.
Motion Carried.

BUDGET OVERVIEW

Trish Herron provided an overview of the available funds in the first two percent and the second two percent. Ms. Herron presented the LTAC with a spreadsheet representing all of the fund awards provided since 1974. Ms. Herron also reviewed the criteria for the two funds for the committee.

PRESENTATIONS

Presentations were requested by two applicants, one applicant had two applications and one change in venue scope for consideration.

a. REACH

Presenter: Lisa Toomey
Project: Manhattan Project Exhibit for the REACH

Ms. Toomey briefly discussed the Manhattan Project's background and significance in telling our regional story. The proposed exhibit will include additional elements, such as: Daughters of Hanford oral history, original photograph display, more interactive displays, and a play space for children to learn about this part of the region's history. The committee clarified if the work was being outsourced and Ms. Toomey explained they are doing as much in-house work to minimize the cost. Ms. Toomey was asked if this was going to be an ongoing request and she did indicate they were responsible for all of their own

fundraising and it should be expected they would be back in later years with additional requests. Discussion ensued.

b. City of Richland – Columbia Playfield Facility Upgrades

Presenter: Joe Schiessl, Parks and Public Facilities Director
Dave Bryant, Parks and Public Facilities Senior Planner

Project – Columbia Playfield East Parking Lot Improvements

Mr. Schiessl and Mr. Bryant explained to the committee that they have received funding for these improvements, but the bids were \$200,000 over the original estimate. Mr. Bryant provided an overview of the original proposal and a revised proposal, which could be accomplished with the existing award amount. Discussion ensued on the different options.

c. City of Richland – Award Reallocation

Presenter: Joe Schiessl, Parks and Public Facilities Director
Dave Bryant, Parks and Public Facilities Senior Planner

Project – John Dam Plaza Stage and Amphitheater

Mr. Schiessl and Mr. Bryant described the original award in the amount of \$500,000 was dedicated towards improvements to Hanford Legacy Park. Unfortunately, the City was unable to receive matching funds from a Washington State Recreation and Conservation Office grant; ranking 54th out of 70 applicants. Staff does not anticipate ranking higher on this grant ranking scale for many years, so staff is requesting a reallocation of these dollars to completing the stage and amphitheater at John Dam Plaza. Mr. Schiessl and Mr. Bryant described the outdoor venue and the similarities between the proposed improvements and the existing facility in Moses Lake. Staff has secured an additional \$30,000 per year for 10 years from HAPO in exchange for the stage naming rights for 12 years. Discussion ensued.

d. City of Richland – Field Maintenance Equipment

Presenter: Joe Schiessl, Parks and Public Facilities Director
Dave Bryant, Parks and Public Facilities Senior Planner

Project – Purchase of Sports Field and Maintenance Equipment

Mr. Schiessl and Mr. Bryant explained the need to improve and maintain turf conditions for high level sports tournaments and the burden it places on staff and existing equipment. They explained the requested amount is half the cost, with the Columbia Point Golf Course covering the other half of the purchase and will maintain the equipment ongoing. Discussion ensued on the maintenance of turf and the responsibility.

NEW BUSINESS

1. Deliberation and Allocation for 2015 Funds

a. City of Richland – Hotel Motel Lodging Tax Application Marketing

Requested \$2,000. Recommended to fund \$2,000/10 years.

Project: The request is use these funds to market the funding cycle.

LTAC Discussion: Ms. Herron explained the City currently covers the cost of marketing the funding cycle for this event. She asked for a 10 year commitment.

KATHY MOORE moved and MARK KERBER seconded the motion to approve funding the event at the full request of \$2,000 per year for 10 years. Motion Carried.

b. City of Richland, Tourism Committee – Geocoin Challenge Marketing

Requested \$2,800. Recommended to fund \$2,800.

Project: The request is to market a Tri-Cities wide geocoin challenge outside the region.

LTAC Discussion: The LTAC briefly discussed the amount of visitors this event brings to the area and the wide exposure.

KATHY MOORE moved and KIM SHUGART seconded the motion to approve funding the event at the full request of \$2,800. Motion Carried. GUS SAKO abstained from voting because he is the chair of the Tourism Committee.

c. Three Rivers Folklife – Tumbleweed Music Festival

Requested \$4,000. Recommended to fund \$4,000.

Project: This request is to help pay for out of market advertising and promotion of the Tumbleweed Music Festival.

LTAC Discussion: The LTAC briefly discussed the mainly free event and how they capture their overnight generation. It was mentioned this is another event to fold into the full calendar, which is what the new branding campaign entails – activity all of the time.

KATHY MOORE moved and MARK KERBER seconded the motion to approve funding the event at the full request of \$4,000.

d. Three Rivers Road Runners – Regional Marketing of the Three Rivers ½ Marathon

Requested \$1,500. Recommended to fund \$1,500.

Project: The requested funds would pay for outside the region marketing for the Three Rivers ½ Marathon.

LTAC Discussion: The LTAC briefly discussed the application and event.

KIM SHUGART moved and KATHY MOORE seconded the motion to approve funding the event at the full request of \$1,500.

e. Three Rivers Road Runners – Regional Marketing of the Tri-Cities Marathon

Requested \$2,000. Recommended to fund \$1,500.

Project: The requested funds would pay for outside the region marketing for the Tri-Cities Marathon.

LTAC Discussion: The LTAC briefly discussed the application and the difference between the two running events.

KIM SHUGART moved and GUS SAKO seconded the motion to approve funding the event at the \$1,500.

f. Tri-City Regional Chamber of Commerce – Cool Desert Nights Regional Promotion.

Requested \$18,000. Recommended to fund \$18,000.

Project: This request is to help pay for out of market advertising and promotion for Cool Desert Nights Car Show.

LTAC Discussion – The LTAC discussed the benefit of the event to the community. There was discussion because the event made a profit.

MARK KERBER moved and KATHY MOORE seconded the motion to approve the request of \$18,000 to be used toward outside the region promotion of the 2015 Cool Desert Nights Car Show.
Motion Carried.

g. Tri-City Water Follies Association – Tri-City Water Follies Hydroplane Races and Airshow Regional Promotion.

Requested \$15,000. Recommended to fund \$15,000.

Project: This request is to help pay for out of market advertising and promotion for the Tri-City Water Follies Hydroplane Races and Airshow.

LTAC Discussion – The LTAC briefly discussed the event.

KIM SHUGART moved and KATHY MOORE seconded the motion to approve the request of \$15,000 to be used toward outside the region promotion of the 2015 Tri-City Water Follies Hydroplane Races.

Motion Carried.

h. Ye Merrie Greenwood – Ye Merrie Greenwood Faire

Requested \$3,000. Recommended to fund \$3,000.

Project: This request is to help pay for out of market advertising and promotion of the Ye Merrie Greenwood Faire.

LTAC Discussion: The LTAC briefly discussed the event.

KATHY MOORE moved and MARK KERBER seconded the motion to approve the request of \$3,000 to be used toward outside the region promotion of the 2015 Ye Merrie Greenwood Faire.

Motion Carried.

i. The REACH – Manhattan Project Exhibit

Requested \$26,700. Recommended to fund \$26,700.

Project: This project is to enhance the historic Manhattan Project Exhibit.

LTAC Discussion: In addition to the discussion the LTAC had during the presentation, the LTAC discussed the positive aspects of the project. Discussion ensued.

KATHY MOORE moved and KIM SHUGART seconded the motion to approve the request of \$26,700 to be used toward the Manhattan Project Exhibit has presented.

Motion Carried.

j. City of Richland – Columbia Playfield Facility Upgrades

Requested \$200,000. Recommended to fund \$200,000.

Project – Columbia Playfield East Parking Lot Improvements

LTAC Discussion: In addition to the previous discussion during the presentation, the LTAC discussed the different options available for this upgrade. The committee discussed the need to make this a premier destination, which includes parking.

KIM SHUGART moved and KATHY MOORE seconded the motion to approve the request of \$200,000 to be used toward Columbia Playfield East Parking Lot Project as presented. TERRY CHRISTENSEN abstained from voting due to his participation in Tri-Cities Girls Fastpitch, which has an association with Columbia Playfield.

Motion Carried.

k. City of Richland – Sports Field Maintenance Equipment

Requested \$28,200. Recommended to fund \$0.

Project – Purchase sports field maintenance equipment.

LTAC Discussion: The committee discussed the City's role in purchasing equipment to maintain the fields.

KIM SHUGART moved and GUS SAKO seconded the motion to approve the request of \$28,200 to be used to purchase sports field maintenance equipment as presented. KIM SHUGART, GUS SAKO, KATHY MOORE, and MARK KERBER voted no. TERRY CHRISTENSEN voted in favor. Motion did not carry.

2. Award Reallocation Request

City of Richland – Award Reallocation

Requested \$500,000. Recommended Reallocation \$00,000.

Project – Move award from Hanford Legacy improvements to the John Dam Plaza Stage and Amphitheater.

LTAC Discussion: In addition to the previous discussion, the committee briefly discussed this project was within the vision for developing the downtown and the waterfront.

KIM SHUGART moved and GUS SAKO seconded the motion to approve the award transfer in the amount of \$500,000 from the Hanford Legacy award made in 2013 to the John Dam Plaza Stage and Amphitheater project. Motion carried.

3. Next Meeting Date The committee decided to keep a tentative spring cycle.

ADJOURNMENT The meeting adjourned at 10:07 a.m.

2015 HOTEL/MOTEL FUND

October 14, 2014

First 2% Available Funds = \$162,961

| ORGANIZATION | PROPOSED USE OF MONEY | 2014 ALLOCATION | 2015 REQUEST | FUNDED | NOT FUNDED | 2015 FUNDING RECOMMENDATION |
|--------------------------------------|---|--------------------------------|-----------------|-----------|---------------|--------------------------------|
| City of Richland - Fund Marketing | Open Application Marketing (2015-2025) | | \$2,000.00 | X | | \$2,000.00 |
| City of Richland - Tourism Committee | Geocache Marketing | \$3,000.00 | \$2,800.00 | X | | \$2,800.00 |
| Three Rivers Folklife Society | Regional Advertising of Tumbleweed | \$3,000.00 | \$4,000.00 | X | | \$4,000.00 |
| Three Rivers Road Runners | Regional Marketing of Run Fest (2/15) | \$1,200.00 | \$1,500.00 | X | | \$1,500.00 |
| Three Rivers Road Runners | Regional Marketing of Tri-Cities Marathon (10/15) | \$2,000 (\$5/prvn rm night) | \$2,000.00 | X | | \$1,500.00 |
| Tri-City Regional Chamber | Regional Advertising of CDN Car Show | \$18,000.00 | \$18,000.00 | X | | \$18,000.00 |
| Tri-City Water Follies Assoc. | Regional Advertising of the Tri-City Water Follies Hydroplane Races and Airshow | \$15,000.00 | \$15,000.00 | X | | \$15,000.00 |
| Ye Merrie Greenwood | Regional Marketing of Ye Merrie Greenwood Faire | | \$3,000.00 | X | | \$3,000.00 |
| | | \$40,200.00 | \$48,300.00 | | | \$47,800.00 |
| | | | | Available | | \$162,961.00 |
| | | | | Remaining | | \$115,161.00 |

Second 2% Available Funds = \$355,883

| ORGANIZATION | PROPOSED USE OF MONEY | 2014 ALLOCATION | 2015 REQUEST | FUNDED | NOT FUNDED | 2015 FUNDING RECOMMENDATION |
|------------------|---|--------------------|-----------------|-----------|---------------|--------------------------------|
| City of Richland | Columbia Playfield Facility Upgrades | \$285,666.00 | \$200,000.00 | X | | \$200,000.00 |
| City of Richland | Sports Field Maintenance Equipment | | \$28,200.00 | | X | \$0.00 |
| REACH | Manhattan Project Exhibit for the REACH | \$25,000.00 | \$26,700.00 | X | | \$26,700.00 |
| | | \$310,666.00 | \$254,900.00 | | | \$226,700.00 |
| | | | | Available | | \$355,883.00 |
| | | | | Remaining | | \$129,183.00 |

Reallocation

| | | | | | | |
|------------------|---|--|--|--|--|--------------|
| City of Richland | Hanford Legacy Allocation to John Dam Plaza Stage | | | | | \$500,000.00 |
|------------------|---|--|--|--|--|--------------|

ATTACHMENT 2

2015 HOTEL/MOTEL FUND

October 14, 2014



Council Agenda Coversheet

Council Date: 11/04/2014

Category: Consent Calendar

Agenda Item: C18

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM OCTOBER 13, 2014 TO OCTOBER 24, 2014 IN THE AMOUNT OF \$6,887,731.15

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from October 13, 2014, to October 24, 2014, in the amount of \$6,887,731.15.

Summary:

Breakdown of Expenditures:

| | | |
|--------------------|-----------------|----------------|
| Check Nos. | 216882 - 217334 | 4,531,743.62 |
| Wire Nos. | 5750 - 5758 | 412,786.30 |
| Payroll Check Nos. | 99619 - 99634 | 23,630.23 |
| Payroll Wires/ACH | 8724 - 8737 | 1,919,571.00 |
| TOTAL | | \$6,887,731.15 |

Fiscal Impact?

☒ Yes ☐ No

Total Disbursements: \$6,887,731.15.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing Report

City Manager Approved:

Johnson, Cindy
Oct 30, 10:05:28 GMT-0700 2014

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
OCTOBER 13, 2014 - OCTOBER 24, 2014

| Payee | Wire Description | Amount |
|--|--|------------------------|
| Claim Wires - Wire No. 5750 to 5758 | | |
| AW Rehn Insurance | Fire Health Reimbursement Account | 19,687.50 |
| Conover | Section 125 | 2,904.40 |
| Department of Licensing | Firearms Online Pmt for Concealed Licenses | 18.00 |
| LEOFF Trust | Fire Health Premiums | 68,617.91 |
| Zenith Administrators/Matrix/Sedgwick | Insurance Claims | 321,558.49 |
| | Total Claim Wire Transfers | \$ 412,786.30 |
| Payroll Wires & Direct Deposits (ACH) - Wire No. 8724 to 8737 | | |
| Payroll Wires *see description below | Total Payroll Wire Transfers & Deposits | \$ 1,919,571.00 |
| Total Claim & Payroll Wires/ACH | | \$ 2,332,357.30 |

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------|-------------------|---------|--------------------------------|--------------------|
| FUND 001 GENERAL FUND | | | | | |
| Division: 000 | | | | | |
| CASTLE HOSPITALITY INC | | 13697 | 216907 | SR PICNIC CATERING SRVCS | \$6,443.85 |
| MID COLUMBIA NEWSPAPER PUBLISHERS INC | | 8804 | 216953 | ADVERTISING FOR SENIOR PICNIC | \$345.00 |
| PINARD, SUE | | SENIOR PICNIC | 216964 | PINARD-SR PICNIC SUPPLIES | \$582.31 |
| PLATINUM ENTERTAINMENT | | 10570 | 216965 | SR PICNIC SOUND EQUIPMENT | \$357.00 |
| RECWARE REFUND | | 100714 | 216919 | REFUND DAMAGE DEPOSIT | \$200.00 |
| | | | 216935 | REFUND DAMAGE DEPOSIT | \$200.00 |
| | | 101014 | 217179 | REFUND-CANCELED CLASS | \$130.21 |
| | | 101314 | 217138 | REFUND DAMAGE DEPOSIT | \$200.00 |
| WASHINGTON STATE PATROL | | 115002270 | 217256 | BACKGROUND CHECKS-SEPT | \$577.50 |
| WEBCHECK INC | | 5003 | 217011 | WEBCHECK SRVCS-SEPT | \$1,000.69 |
| TOTAL **** | | | | | \$10,036.56 |
| Division: 001 CITY COUNCIL | | | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$147.00 |
| LEMLEY, PHILLIP | | 14-470 LEMLEY | 217075 | TRANS SYMPOSIUM/LEMLEY | \$89.60 |
| CITY COUNCIL TOTAL **** | | | | | \$236.60 |
| Division: 100 CITY MANAGER | | | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$27.84 |
| CITY MANAGER TOTAL **** | | | | | \$27.84 |
| Division: 101 CITY CLERK | | | | | |
| TRI CITY HERALD | S016011 | 14-7488 | 217242 | ORD NO. 10-14 8/10 - PW | \$97.81 |
| | S016011 | 14-7489 | | ORD NO. 13-14 8/10 - PW | \$94.55 |
| | S016011 | 14-7490 | | ORD NO. 14-14 8/10 - CITY ATTO | \$88.03 |
| | S016011 | 14-7504 | | MTG NOTICE 8/17/14 - CITY COUN | \$41.06 |
| | S016011 | 14-7551 | | LAPIERRE BASEBALL FIELD NOTICE | \$46.20 |
| CITY CLERK TOTAL **** | | | | | \$367.65 |
| Division: 102 CITY ATTORNEY | | | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$55.68 |
| BENTON COUNTY TREASURER | | SEPTEMBER 2014 | 217133 | DISTRICT COURT/OPD COSTS-SEPT | \$47,136.24 |
| CITY OF RICHLAND | | 14-410 KINTZLEY | 217033 | WSAMA CONF/CLE ELUM/KINTZLEY | \$211.00 |
| MENKE JACKSON LAW FIRM | | 9/14-065 | 216951 | GENERAL-CITY ATTORNEY | \$1,295.90 |
| WA ASSN OF PUBLIC RECORDS OFFICERS | | PRO CERTIFICATION | 217004 | FULTON-PRO CERTIFICATION FEE | \$100.00 |
| WEST PUBLISHING CORPORATION DBA | | 830420599 | 217260 | INFORMATION CHRGS-SEPT 2014 | \$2,158.27 |
| XEROX CORPORATION | | 076253530 | 217264 | W7855 BASE CHRGS/COPIES-SEPT | \$23.70 |
| CITY ATTORNEY TOTAL **** | | | | | \$50,980.79 |
| Division: 110 ASSISTANT CITY MANAGER | | | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$27.84 |
| XEROX CORPORATION | | 076253530 | 217264 | W7855 BASE CHRGS/COPIES-SEPT | \$23.70 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|-------------|----------------------------|---------|--------------------------------|--------------------|
| XEROX CORPORATION | | 076253530 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$236.04 |
| ASSISTANT CITY MANAGER TOTAL **** | | | | | \$287.58 |
| Division: | 111 | COMMUNICATIONS & MARKETING | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$61.79 |
| CITY OF RICHLAND | | 14-411 EVERETT | 216911 | MEDIA CON/SANFRANCISCO/EVERETT | \$172.10 |
| TRI CITIES AREA JOURNAL OF BUSINESS | | 13331 | 216995 | AD:HOTEL/MOTEL TAX FUND | \$335.00 |
| XEROX CORPORATION | | 076253547 | 217264 | C75 BASE CHRG-PRT SHOP-SEPT | \$139.93 |
| | | 076253548 | | C75M2 BASE CHRG-PRT SHOP-OCT | \$391.35 |
| COMMUNICATIONS & MARKETING TOTAL **** | | | | | \$1,100.17 |
| Division: | 112 | CABLE COMMUNICATIONS | | | |
| ADVANCED BROADCAST SOLUTIONS LLC | P054363 | 10575 | 216883 | SHIPPING | \$66.06 |
| | P054363 | | | ROSS VIDEO XPR1-0101-M3 XPRESS | \$13,449.78 |
| THE BUSKE GROUP | | 13832 | 217330 | CABLE FRANCHISE CONSULTING | \$2,981.25 |
| CABLE COMMUNICATIONS TOTAL **** | | | | | \$16,497.09 |
| Division: | 113 | HANFORD COMMUNITIES | | | |
| XEROX CORPORATION | | 076253530 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$23.70 |
| HANFORD COMMUNITIES TOTAL **** | | | | | \$23.70 |
| Division: | 120 | FIRE | | | |
| ANOVAWORKS | P054530 | 35391 | 217124 | ASBESTOS PROGRAM CHEST X-RAYS | \$320.00 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$27.84 |
| BENTON RURAL ELECTRIC ASSOCIATION | | 9/14-74170526 | 217137 | COLLINS RD RADIO TOWER-ELECTRI | \$39.62 |
| CALLBACK STAFFING SOLUTIONS LLC | | 1953 | 217278 | STAFFING CALLBACK SRVCS-OCT | \$99.99 |
| CASCADE FIRE EQUIPMENT CORP DBA | S015963 | 113223 | 217282 | NAVY UNIFORMS SHIRTS WITH BADG | \$497.91 |
| | S015963 | | | NAME PATCHES | \$43.05 |
| | S015963 | | | NAVY UNIFORM SHIRTS WITH BADGE | \$497.91 |
| | S015963 | | | SHIPPING | \$183.98 |
| CHARTER COMMUNICATIONS | | 10/14-11253 SUB B | 217146 | PERRY MTN RENT KGI-NOV | \$695.57 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$4,202.77 |
| EAGLE PRINTING & GRAPHIC DESIGN INC | | 39890 | 217042 | DIGITIZER NAMES ON COVERALLS | \$29.24 |
| | S015979 | 40078 | 216920 | ADJUST FOR TAX | (\$0.01) |
| | S015979 | | | #PC61T PORT 100% NAVY T-SHIRTS | \$266.42 |
| | S015979 | | | CUSTOMER DUFFLE BAG EMBROIDER | \$9.21 |
| | S015979 | | | DIGITIZE NAME | \$13.00 |
| | S015979 | | | 8 SCREENS | \$97.47 |
| EMERICK, MIKE | | 2014 FIRES | 216922 | EMERICK-FUEL-LEAVENWORTH FIRE | \$224.53 |
| FIANDER & ASSOCIATES LLC DBA | | 140919-6 | 217049 | REPLACE LOAD RESISTOR | \$161.20 |
| | | 140923-1 | 217171 | DIAGNOSE TREADMILL PROBLEM | \$81.23 |
| FRONTIER | | 10/14-253-0045365 | 217176 | SILVER CLOUD PHONE LINE | \$56.20 |
| HARRINGTON'S TROPHIES | | 73164 | 217054 | NAME TAGS/NAME PLATES | \$108.08 |
| JORDON, JAMES | | SAND RIDGE FIRE | 216940 | JORDON-FUEL-BICKLETON FIRE | \$96.61 |



City Of Richland

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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|-----------------------------------|-------------|-------------------|---------|--------------------------------|--------------------|
| PACIFIC NORTHWEST HYDRO INC | | 14-216 | 217212 | INSPECT/TEST GROUND LADDERS | \$758.25 |
| PARADISE BOTTLED WATER CO | | 9/14-FIRE ST 71 | 217088 | BOTTLED WATER | \$98.02 |
| | | 9/14-FIRE ST 72 | | BOTTLED WATER | \$70.12 |
| | | 9/14-FIRE ST 73 | | BOTTLED WATER | \$51.82 |
| RICHLAND ACE HARDWARE | | 43494 | 217224 | ADHESIVE JUMBO HOOKS | \$25.95 |
| | | 43632 | | BINOCULARS | \$31.39 |
| SEW FABULOUS | | 1314RFD | 217324 | PATCHES/NAME TAGS (MOHNEY) | \$48.74 |
| | | 1316RFD | | REMOVE & REPLACE PATCHES | \$56.32 |
| SPRINT | | 891160522-127 | 217326 | CELL PHONES 8/18-9/17/14 | \$108.25 |
| UNDERWRITERS LABORATORIES INC | | 72020047345 | 217246 | AERIAL LADDER ANNUAL INSPECTIO | \$995.00 |
| UNITED PARCEL SERVICE | S015998 | 000986641414 | 217111 | GROUND PKG TO CASCADE FIRE FOR | \$3.69 |
| UPTOWN CLEANERS | | 84180 | 217249 | LINEN/UNIFORM LAUNDRY SRVCS | \$241.10 |
| | | 84186 | | WASH/PRESS SHIRTS | \$20.84 |
| | | 84283 | | LINEN/UNIFORM LAUNDRY SRVCS | \$291.38 |
| | | 84349 | | LINEN/UNIFORM LAUNDRY SRVCS | \$322.57 |
| | | 84394 | | LINEN/UNIFORM LAUNDRY SRVCS | \$229.17 |
| | | 84395 | | LABELING FOR PANTS | \$35.73 |
| VERIZON WIRELESS | | 9732299479 | 217112 | MDT WIRELESS 9/20-10/19 | \$336.13 |
| WITMER PUBLIC SAFETY GROUP INC | S015819 | 1556646 | 217262 | FREIGHT | \$38.00 |
| | S015819 | | | TRUE NORTH TRAVEL DUFFEL BAG | \$1,020.00 |
| | S015949 | 1570079 | 217014 | PRO-TECH 8 TITAN K STRUCTURE G | \$1,104.00 |
| | S015949 | | | SHIPPING | \$11.00 |
| XEROX CORPORATION | P054520 | 076253409 | 217264 | STA 71 COPIER MAINT (OCT-DEC) | \$25.99 |
| | P054529 | 076253430 | | ST 71 OFFICE COPIER LEASE/USAG | \$159.67 |
| | P054520 | 076253432 | | STA 73 COPIER MAINT (JUL-SEP) | \$32.49 |
| FIRE TOTAL **** | | | | | \$13,867.44 |
| Division: | 130 | POLICE | | | |
| 101 CLEANERS | | 9/14-9427360 | 216882 | UNIFORM LAUNDRY SRVCS-SEPT | \$508.02 |
| ANOVAWORKS | | 35917 | 216888 | HEPATITIS B VACCINE | \$80.00 |
| | | 36087 | | HEPATITIS B VACCINE | \$80.00 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$2,598.15 |
| BENTON COUNTY PROSECUTOR'S OFFICE | | 3RD QTR 2014 | 217131 | KIDS HAVEN 3RD QTR 2014 | \$2,537.00 |
| BENTON COUNTY SHERIFF'S OFFICE | | 7/14-MEDICAL | 217132 | MEDICAL SRVCS-JULY 2014 | \$94.26 |
| BICKFORD, JEFF | | 14-489 BICKFORD | 217273 | MENTAL HEALTH TRAUMA/YAKIMA | \$13.00 |
| BLUMENTHAL UNIFORM CO | P054157 | 79607 | 217139 | ADJUST FOR TAX | (\$0.02) |
| | P054157 | | | SEW EMBLEM EACH SLEEVE | \$2.17 |
| | P054157 | | | SEW EMBLEM ON EACH SLEEVE | \$2.17 |
| | P054157 | | | #32278 86 PANT MENS DK NAVY PO | \$97.42 |
| | P054157 | | | 47W66 86 SHIRT MENS LS DELUXE | \$67.09 |
| | P054157 | | | #97R66 86 SHIRT MENS SS DELUXE | \$59.51 |
| | P054157 | | | LAPD/FWPD HAT 2 EYELET 1.25" | \$54.10 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|----------------------------------|-------------|-------------------|---------|--------------------------------|----------------|
| BLUMENTHAL UNIFORM CO | P054157 | 79607 | 217139 | TAPER SIDES ON SHIRT 2" TOTAL | \$23.83 |
| | P054268 | 85439 | | #34291W-86 PANT WMNS NAVY DAC/ | \$86.59 |
| | P054268 | | | #104W66-86 SHIRT LS DEL/TROP L | \$67.09 |
| | P054268 | | | #154R66-86 SHIRT SS DLX/TROP W | \$58.43 |
| | P054268 | | | SEW EMBLEM EACH SLEEVE | \$10.83 |
| | P054324 | 87151-01 | | MISC SPTSWR SEATS POLOS BLAUER | \$112.61 |
| | P054324 | | | SHIPPING | \$13.00 |
| | P054379 | 93867 | | 48099-019 JACKET MENS BLACK | \$129.95 |
| | P054379 | | | 48099-191 JACKET MENS MOSS | \$129.95 |
| | P054379 | | | CREDIT FOR WRONG JACKETS MOSS | (\$533.88) |
| | P054379 | | | SHIPPING | \$14.08 |
| | P054379 | | | SHIPPING | \$15.16 |
| | P054379 | | | 48099-191 JACKET MENS MOSS | \$129.95 |
| | P054379 | | | 48099-191 JACKET MENS MOSS | \$129.95 |
| | P054379 | | | 48112-019 JACKET MENS BLACK SA | \$270.74 |
| | P054379 | | | 48112-191 JACKET MENS MOSS SAB | \$812.22 |
| CAR WASH PARTNERS INC DBA | | 35000034-100314 | 217279 | RPD VEHICLE WASHES-SEPT | \$30.14 |
| CITY OF KENNEWICK | | 011231 | 217147 | 4TH QTR 2014 BIPIN SW MAINT | \$11,334.00 |
| CITY OF RICHLAND | | 14-258 BICKFORD | 216911 | UC INVEST/JACKSONVILLE/BICKFOR | \$741.65 |
| | | 14-268 CLARK | 217033 | OFFENDER CONF/WENATCHEE/CLARK | \$104.00 |
| | | 14-459 BICKFORD | 217286 | CELL PHONE INV/AUBURN/BICKFORD | \$354.08 |
| | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$3,985.11 |
| CLARK, ATHENA | | 14-420 CLARK | 217034 | JOB FAIR/SPOKANE/CLARK | \$17.00 |
| COBB, MICHAEL | | 14-467 COBB | 217036 | ACADEMY GRADUATION/BURIEN/COBB | \$20.00 |
| DEPARTMENT OF LABOR & INDUSTRIES | | 1986 | 217162 | EXPLOSIVES LICENSE-D JUDGE | \$50.00 |
| DOSS, DOUG | | 2014 TUITION | 217295 | DOSS-2014 TUITION REIMBURSEMEN | \$512.50 |
| FAST SIGNS | | 139-49861 | 217168 | RECRUITMENT BANNER | \$379.05 |
| FRONTIER | S016007 | 10/14-206-0035792 | 217176 | TELEPHONE CHARGE 10/7/14 - 11/ | \$640.02 |
| LANGUAGE LINE SERVICES LLC | | 3459699 | 217196 | TRANSLATION SRVCS-SEPT | \$5.36 |
| LARSEN GUNSMITHING & FIREARMS | P053991 | 8006 | 216943 | #8400-1-65 SAFARILAND POCKET | \$38.01 |
| | P054381 | 8007 | | P60 SUREFIRE FLASHLIGHT BULB | \$81.45 |
| | P054381 | | | X300U-A SUREFIRE WEAPON LIGHT | \$1,167.45 |
| | P054381 | 8011 | | DANNER #22600 BOOTS SIZE 9.5D | \$255.21 |
| | S016003 | 8014 | 217197 | NEXT DAY AIR | \$101.00 |
| | S016003 | | | SAFARILAND 6004-10-2 BLACK | \$159.64 |
| LEEDWAY LLC | P054231 | ML09231402 | 216944 | OC-SCA-NVY-M SAFARILAND OREGON | \$211.13 |
| | P054231 | | | FREIGHT | \$10.83 |
| MILLER, RYAN | | 14-421 MILLER | 217318 | JOB FAIR/EXPO-SPOKANE-MILLER | \$17.00 |
| MPH INDUSTRIES INC | P054424 | 661782 | 216955 | ENFORCER KA-BAND DUAL ANTENNA | \$1,840.02 |
| | P054424 | | | ENFORCER WIRELESS REMOTE-PART | \$541.50 |
| OXARC INC | | R298000 | 217211 | OXYGEN GAS CYLINDER | \$7.36 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------|-------------------------|---------|--------------------------------|--------------------|
| PRINTER TECH SERVICE & SUPPLIES | | 17133 | 217219 | TONER CARTRIDGES | \$402.88 |
| | | 17136 | | TONER CARTRIDGES | \$480.85 |
| RIVER CITY TOWING INC | | 13562 | 216976 | TOW SERVICES | \$48.74 |
| TAYLOR, JEFFERY M | | 14-468 TAYLOR | 217104 | ACADEMY GRADUATION/TAYLOR | \$20.00 |
| TIM BUSH MOTOR COMPANY DBA | | 1111 | 217238 | RPD VEHICLE WASHES-SEPT | \$525.00 |
| TRANS UNION RISK & ALTERNATIVE DATA | | 9/14-204527 | 216994 | RPD RECORDS SEARCH-SEPT | \$110.00 |
| WASHINGTON COMMUNICATIONS LLC DBA | P054380 | 160274-00 | 217006 | MOTOROLA NTN9862 (OEM) IMPRESS | \$1,766.64 |
| | P054380 | | | ADJUST FOR TAX | (\$0.01) |
| | P054380 | | | SHIPPING | \$27.89 |
| | | 369126 | 217255 | EAR PIECES (24) | \$435.76 |
| WAT INC | P054401 | 140829V1.1 | 217007 | SHIPPING | \$13.00 |
| XEROX CORPORATION | | 076253538 | 217264 | W7225 BASE CHRG/COPIES-SEPT | \$189.75 |
| | | 076253539 | | W7225 BASE CHRG/COPIES-SEPT | \$211.26 |
| | | 076253540 | | W7225 BASE CHRG/COPIES-SEPT | \$247.81 |
| | | 076253541 | | W7855 BASE CHRG/COPIES-SEPT | \$620.23 |
| | | 076253542 | | W7845 BASE CHRG/COPIES-SEPT | \$211.12 |
| POLICE TOTAL **** | | | | | \$35,577.80 |
| Division: | 210 | ADMINISTRATIVE SERVICES | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$31.59 |
| ADMINISTRATIVE SERVICES TOTAL **** | | | | | \$31.59 |
| Division: | 211 | FINANCE | | | |
| COLLECTORSOLUTIONS INC | | 2014183 | 216912 | MERCHANT SRVC CHRGS SEPT 2014 | \$24,657.74 |
| COLUMBIA INDUSTRIES SUPPORT LLC | | 157894 | 217155 | ON SITE SHREDDING SRVCS-SEPT | \$31.32 |
| | | 158084 | 217288 | SHREDDING SRVCS-WO#179001 | \$10.44 |
| GARDA CL NORTHWEST INC | | 10033497 | 216931 | ARMORED CAR SRVCS-SEPT | \$409.09 |
| | | 20021607 | 217298 | EXCESS LIABILITY FEES-SEPT | \$220.60 |
| POSTMASTER | | PERMIT 153-10/10 | 216967 | POSTAGE 9/16-10/10/14 | \$9,533.96 |
| REDSSON LTD | | 188561 | 216969 | PORTAL SERVICE LOCATES-SEPT | \$258.00 |
| RETAIL LOCKBOX INC | | 1409 4812 | 216970 | UB PYMT PROCESSING-SEPT | \$3,947.48 |
| XEROX CORPORATION | | 076253543 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$390.70 |
| | | 076253544 | | W7225 BASE CHRG/COPIES-SEPT | \$159.32 |
| FINANCE TOTAL **** | | | | | \$39,618.65 |
| Division: | 212 | PURCHASING | | | |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$772.42 |
| XEROX CORPORATION | S015763 | 076253546 | 217264 | BLACK PRINT COPY CHARGE | \$21.60 |
| | S015763 | | | XEROX 7845 COPIER MONTHLY LEAS | \$205.12 |
| | S015763 | | | COLOR COPY CHARGE | \$15.31 |
| PURCHASING TOTAL **** | | | | | \$1,014.45 |
| Division: | 213 | INFORMATION TECHNOLOGY | | | |
| AMUNDSON, JON | | 14-336 | 217019 | CWW BENEFITS/MEAL/AMUNDSON | \$17.00 |



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| AMUNDSON, JON | | 14-416 AMUNDSON | 217270 | ELGL CONF/PORTLAND/AMUNDSON | \$152.98 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$308.95 |
| CASELLE INC | P053512 | 60591 | 216906 | CONTRACT SUPPORT & MNTNC FOR 2 | \$169.33 |
| CERIUM NETWORKS INC | P054202 | 042021 | 217144 | PROFESSIONAL SERVICES FOR | \$497.10 |
| | P054202 | | | C/O #1- ADDITIONAL PROFESSIONA | \$1,732.80 |
| CITY OF KENNEWICK | | 011222 | 217285 | PROJECT MGMT TRAINING | \$4,750.00 |
| CITY OF RICHLAND | | 14-336 AMUNDSON | 217033 | CWW BENEFITS/MTVERNON/AMUNDSON | \$378.48 |
| EATON CORPORATION | P054436 | 40725722 | 217163 | EATON RENEWAL 1 YEAR FLEX SERV | \$10,700.04 |
| HERRON, TRISHA | | 14-415 HERRON | 217300 | ELGL CONF/PORTLAND/HERRON | \$179.13 |
| MID COLUMBIA ENGINEERING INC | P053520 | ST006834 | 216952 | RICH AUSTILL, AS400 MNTNC SERV | \$143.00 |
| | P053520 | ST006852 | 217200 | RICH AUSTILL, AS400 MNTNC SERV | \$143.00 |
| PARADISE BOTTLED WATER CO | | 9/14-SHOPS | 216958 | BOTTLED WATER | \$28.45 |
| PRINTER TECH SERVICE & SUPPLIES | | 17120 | 216968 | REPLACE FUSER UNIT | \$301.07 |
| STRUCTURED COMMUNICATION SYSTEMS INC | P053848 | 0166403-IN | 217100 | ESTIMATED TRAVEL EXPENSES | \$202.54 |
| | P053848 | 0167359-IN | | ESTIMATED TRAVEL EXPENSES | \$371.04 |
| UNITED PARCEL SERVICE | S015998 | 000986641414 | 217111 | GROUND PKG W/INSURANCE TO HAVI | \$12.24 |
| | S015998 | | | GROUND PKG W/INSURANCE TO GAMB | \$12.24 |
| WAT INC | P054401 | 140829V1.1 | 217007 | Havis Docking Station power | \$142.11 |
| XEROX CORPORATION | | 076253535 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$70.38 |
| XIOLOGIX LLC | P054427 | 3769 | 217015 | POWERPATH RENEWAL PP-X86-T1 | \$148.21 |
| ZAYO GROUP HOLDINGS INC DBA | P053571 | 10/2014-008113 | 217017 | INTERNET ACCESS CHARGES, ANNUA | \$757.49 |
| INFORMATION TECHNOLOGY TOTAL **** | | | | | \$21,217.58 |
| Division: | 220 | HUMAN RESOURCES | | | |
| ANOVAWORKS | | 35200 | 216888 | PRE-EMPLOYMENT MEDICAL | \$863.00 |
| | | 35812 | | DS-NIDA/BREATH ALCOHOL TESTS | \$158.00 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$41.58 |
| CABOT DOW ASSOCIATES INC | | C14-11/AUGUST | 216902 | C14-011 LABOR NEGOGIATIONS-AUG | \$16,365.28 |
| CITY OF RICHLAND | | 14-378 TROUTMAN | 216911 | NEOGOV CONF/LAS VEGAS/TROUTMAN | \$644.14 |
| HYAS GROUP LLC | | 1198 | 217187 | RHS INVEST SRVCS 7/1-12/31/14 | \$2,500.00 |
| JUBB, ALLISON | | 14-377 JUBB | 217071 | NEOGOV CONF/LAS VEGAS/JUBB | \$672.14 |
| MID COLUMBIA ENGINEERING INC | P054370 | ST006837 | 216952 | CATHY ADKISSON, HR GENERALIST | \$939.60 |
| | P054370 | ST006854 | 217200 | CATHY ADKISSON, HR GENERALIST | \$939.60 |
| PARADISE BOTTLED WATER CO | | 9/14-SHOPS | 216958 | BOTTLED WATER | \$28.45 |
| TALENT WISE INC | | 91955723 | 217234 | BACKGROUND CHECKS-SEPT | \$106.83 |
| TRI CITY HERALD | | 1864124 | 216997 | ENGINEERING TECH III-AD | \$223.70 |
| XEROX CORPORATION | | 076253545 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$306.07 |
| HUMAN RESOURCES TOTAL **** | | | | | \$23,788.39 |
| Division: | 300 | COMMUNITY & DEVELOPMENT SERVICE | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$97.06 |
| XEROX CORPORATION | | 076253530 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$23.70 |



City Of Richland

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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|-------------|--------------------------------|---------|--------------------------------|-------------------|
| COMMUNITY & DEVELOPMENT SERVICE TOTAL**** | | | | | \$120.76 |
| Division: | 301 | DEVELOPMENT SERVICES | | | |
| ABADAN INC | | CNIN090425 | 217119 | XEROX 6605 MAINT 9/23-10/22 | \$80.91 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$308.70 |
| CITY OF RICHLAND | | 14-462 SOMERS | 217286 | ICC MTG/FT LAUDERDALE/SOMERS | \$239.00 |
| MID COLUMBIA ENGINEERING INC | P054016 | ST006836 | 216952 | MCE CONTRACT: SHAUN SCHLUTER | \$1,654.45 |
| | P054016 | ST006853 | 217200 | MCE CONTRACT: SHAUN SCHLUTER | \$1,624.00 |
| TRI CITY HERALD | S016011 | 14-7487 | 217242 | REVIEW LAND USE PERMITS & BAN | \$117.38 |
| | S016011 | 14-7530 | | RIVER SHORE MANAGEMENT PLAN CI | \$78.58 |
| VERIZON WIRELESS | | 9732299334 | 217252 | BLDG INSP LAPTOPS 9/20-10/19 | \$200.07 |
| WATER SOLUTIONS INC | P053569 | 9623 | 217008 | DSC (703) BLDG WATER UNIT RENT | \$39.52 |
| | P053569 | | | DSC (703) BLDG WATER UNIT RENT | \$16.25 |
| XEROX CORPORATION | | 076253531 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$66.31 |
| | | | | W7855 BASE CHRG/COPIES-SEPT | \$66.31 |
| | P054364 | 076253533 | | COPIER IN BASEMENT-#LX5-692207 | \$66.60 |
| DEVELOPMENT SERVICES TOTAL **** | | | | | \$4,558.08 |
| Division: | 302 | REDEVELOPMENT | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$61.79 |
| XEROX CORPORATION | | 076253531 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$209.97 |
| REDEVELOPMENT TOTAL **** | | | | | \$271.76 |
| Division: | 330 | PARKS & RECREATION ADMIN | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$152.69 |
| PARKS & RECREATION ADMIN TOTAL **** | | | | | \$152.69 |
| Division: | 331 | PARKS & REC - RECREATION | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$12.18 |
| BRUTZMAN'S INC | P054490 | 0000761569 | 216900 | FILE, LATERAL, 2 DWR, 26W X 22 | \$707.20 |
| | P054490 | | | SALES TAX ADJUSTMENT | \$0.01 |
| | P054490 | | | TOP, COMMON, 22X72, AM, DK CHY | \$66.60 |
| | P054490 | | | PEDESTAL, F/F/ 22D X 15W X 27H | \$210.64 |
| | P054490 | | | DESK SHELL 71X35 5 ADC | \$218.22 |
| | P054490 | | | BOOKCASE, 71" , HDC | \$489.52 |
| | P054490 | | | PEDESTAL, B/B/F 22D X 15W X 2 | \$221.47 |
| MID COLUMBIA ENGINEERING INC | P053647 | ST006835 | 216952 | RP2 FITNESS INSTRUCTOR | \$1,153.62 |
| OXARC INC | | R297737 | 217211 | HELIUM CYLINDER RENTAL | \$7.36 |
| RICHLAND ACE HARDWARE | | 43307 | 216973 | DUCT TAPE/CABLE TIES | \$17.31 |
| WHITE LOTUS ENTERPRISES | | C13-063/JUN 2014 | 217013 | KARATE INSTRUCTOR-JUNE 2014 | \$139.81 |
| | | C13-063/SEPT 2014 | | KARATE INSTRUCTOR-SEPT 2014 | \$145.79 |
| PARKS & REC - RECREATION TOTAL **** | | | | | \$3,389.73 |
| Division: | 335 | PARKS & REC - PARKS&FACILITIES | | | |
| ABM JANITORIAL NORTHWEST | | 7189758 | 217120 | JANITORIAL SRVCS-OCT | \$9,417.47 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|----------------------------------|-------------|-------------------|---------|--------------------------------|----------------|
| ABM JANITORIAL NORTHWEST | | 7204071 | 217120 | SWIM POOL JANITORIAL SRVCS | \$684.77 |
| AMERICAN ROCK PRODUCTS INC | | 214311 | 216887 | TOP COURSE | \$246.75 |
| | | 214681 | | TOP COURSE | \$1,309.93 |
| | | 214796 | 217122 | TOP COURSE | \$771.34 |
| ARAMARK UNIFORM SERVICES INC | S016010 | 9/14-934962000 | 217125 | LINEN CHARGES FOR SEPTEMBER 20 | \$387.61 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$123.33 |
| | | | | 287243288881 8/27-9/26/14 | \$185.71 |
| BEAVER BARK & ROCK | | 640377 | 216892 | CONCRETE | \$136.44 |
| | | 640486 | | DRIVEWAY GRAVEL | \$107.15 |
| | | 640741 | | BARK | \$76.32 |
| | | 642307 | | BARK | \$76.32 |
| | | 642319 | | BARK | \$50.88 |
| BEDROCK SPECIALTY STONE PRODUCTS | P054432 | 46733 | 216893 | FURNISH, CUT,ETCH AND PAINT TW | \$1,083.00 |
| CASCADE NATURAL GAS CORP | | 9/14-51897100007 | 216905 | NAT GAS 1005 SWIFT 8/20-9/17 | \$1,731.95 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$1,343.15 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,273.86 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,365.25 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,393.20 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,396.70 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,822.15 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,845.00 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,033.10 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,141.95 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,332.76 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,425.69 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,525.65 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$19,600.30 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,952.20 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,275.73 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$4,177.37 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$4,202.75 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$717.09 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$2,753.82 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$174.35 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$216.69 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$215.29 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$198.93 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$187.90 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$183.65 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$77.78 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$175.00 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|------------------|-------------|----------------|---------|------------------------------|----------------|
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$222.47 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$170.97 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$169.05 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$168.35 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$154.81 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$153.05 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$146.55 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$177.70 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$35.88 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$25.85 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$26.70 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$27.16 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$28.40 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$28.93 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$29.82 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$217.50 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$35.78 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$217.75 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$253.89 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$250.00 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$246.72 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$243.00 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$234.53 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$134.65 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$33.85 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$86.31 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$38.60 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$108.35 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$67.50 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$104.88 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$102.35 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$95.00 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$54.95 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$91.09 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$48.03 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$86.10 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$84.20 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$83.65 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$82.90 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$79.55 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$76.11 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|------------------|-------------|----------------|---------|------------------------------|----------------|
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$93.31 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$127.02 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$259.13 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$133.35 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$129.25 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$38.73 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,244.48 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$39.47 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$58.46 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$45.40 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$136.75 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$47.10 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$123.72 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$123.26 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$117.89 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$115.10 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$110.24 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$753.05 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$6.29 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$879.15 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$857.98 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$830.93 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$820.15 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$808.20 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$627.20 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$778.70 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$912.24 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$10.29 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$742.93 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$709.92 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$690.10 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$667.15 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$25.00 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$792.58 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,001.91 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,212.20 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,180.30 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,175.31 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,132.78 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,077.02 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,066.65 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|------------------|-------------|----------------|---------|------------------------------|----------------|
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$879.65 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,003.15 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$893.45 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$992.84 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$983.40 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$0.10 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$964.92 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$943.89 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$558.35 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,041.15 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$22.08 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$658.03 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$18.86 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$18.91 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$19.12 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$19.54 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$348.91 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$16.33 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$322.54 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$16.28 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$314.99 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$307.60 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$22.60 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$22.71 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$24.08 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$264.55 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$339.84 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$474.20 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$11.28 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$15.61 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$539.75 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$528.60 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$505.85 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$16.59 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$480.88 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$24.18 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$471.75 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$470.08 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$454.14 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$416.65 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$415.70 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|-------------|----------------|---------|--------------------------------|----------------|
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$353.43 |
| | | 9/2014-24 | 216910 | #24 LANDFILL FEES-SEPT | \$1,167.57 |
| COMPLETE CLEANING SYSTEMS | | 5862 | 216914 | CLEAN WAREHOUSE FLOOR | \$175.00 |
| DORSE AND COMPANY INC | S015931 | 57566 | 216918 | ADJUST FOR TAX | (\$0.01) |
| | S015931 | | | GREENHECK CEILING FAN MODEL | \$205.40 |
| | S015931 | | | SHIPPING | \$16.25 |
| EFC EQUIPMENT LLC | | 3734 | 217165 | BLOWER REPAIR | \$46.55 |
| FERGUSON ENTERPRISES INC | | 3017224 | 216927 | FLUSH CONNECTIONS/FLANGES | \$278.94 |
| FIRE PROTECTION SPECIALISTS LLC | | 38691 | 217174 | ANNUAL FIRE ALARM INSPECTIONS | \$3,036.00 |
| | | | | SUPPRESSION SYSTEMS MAINT | \$555.00 |
| | | | | TEGRIS FILING FEE | \$450.00 |
| GLOBAL TOWER LLC | P053974 | 401906700 | 216932 | BADGER MTN CELL TOWER RENTAL 2 | \$604.46 |
| GRAINGER | S015972 | 9545449226 | 216933 | SOLENOID VALVE ITEM #4A706 | \$29.03 |
| | S015972 | 9545449234 | | FLOWMETER, INLINE ITEM #3FKP1 | \$175.45 |
| | S015972 | 9546914897 | | PRESSURE GAUGE ITEM #4FMC7 | \$12.41 |
| HD FOWLER COMPANY INC | | I3752469 | 216934 | GATE VALVES | \$2,107.45 |
| HERTZ EQUIPMENT RENTAL CORP | | 27673518-001 | 217055 | SKIDSTEER RENTAL 10/1-10/2 | \$174.36 |
| | | 27675653-001 | | ROLLER RENTAL 10/2-10/3 | \$163.53 |
| | | 27680995-001 | | ROLLER RENTAL 10/6/14 | \$163.53 |
| INLAND ASPHALT CO | | 32-2028358 | 217189 | ASPHALT | \$2,367.70 |
| | | | | ASPHALT | \$151.62 |
| KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY | | 869855 | 216941 | CLOSET KIT | \$73.69 |
| | | 870092 | | COUPLINGS/CLAMPS | \$17.92 |
| | | 870187 | | HOSE DRAIN CLAMPS | \$2.77 |
| | | 872404 | 217193 | BREAKERS | \$8.21 |
| MCDONALD'S & ASSOCIATES INC | | 100614 | 217199 | TOPSOIL-14 YARDS | \$151.62 |
| MIGHTY JOHNS PORTABLE TOILET & SEPTIC | | 28838 | 217202 | POL RENTALS-COL PLAYFIELDS | \$606.00 |
| OXARC INC | | PSR7605 | 217211 | CO2 BULK | \$204.93 |
| | | R297966 | | ACETYLENE/CYLINDER RENTAL | \$181.29 |
| | | R297969 | | CO2 BULK | \$95.85 |
| PAINTMASTER SERVICES INC | P054384 | 2014-158 | 217213 | EXTERIOR PAINTING OF THE | \$14,831.68 |
| POOL CARE PRODUCTS INC | | 116602 | 216966 | SHOCK CHEMICALS | \$10.83 |
| REXEL INC DBA | | F254112 | 217092 | INDUSTRIAL CIRCUIT BREAKER | \$240.88 |
| RICHLAND ACE HARDWARE | | 208350 | 216973 | LEATHER GLOVES/GALV NIPPLES | \$45.41 |
| | | 208369 | | TOOL BELT | \$19.48 |
| | | 208386 | | FERTILIZER | \$47.63 |
| | | 208397 | | FUEL STABILIZER | \$17.32 |
| | | 43171 | | PROFESSIONAL RESPIRATOR | \$49.81 |
| | | 43289 | | WISE GRIP PLIERS | \$23.80 |
| | | 43405 | | CORNER & MENDING BRACES | \$9.29 |
| | | 43468 | | 6 IN 1 TOOL/CLEANING ERASERS | \$21.62 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|-------------|-----------------------------|---------|--------------------------------|---------------------|
| RICHLAND ACE HARDWARE | | 43487 | 216973 | ANTIFREEZE | \$80.95 |
| | | 43629 | 217224 | TIRE GAUGE/PVC ADAPTER | \$11.11 |
| SIEMENS INDUSTRY INC | | 5443406605 | 216980 | CHILLER CONTROL SERVICE CALL | \$772.29 |
| STONEWAY ELECTRIC SUPPLY | | S100995062.001 | 216983 | PORTABLE CORDS | \$10.27 |
| | | S100997825.001 | | METAL HALIDE LAMP | \$29.46 |
| | | S100998263.001 | | SEALING GASKETS | \$9.86 |
| | | S101003827.001 | | FUSES | \$71.65 |
| | | S101005366.001 | | SEALING GASKET | \$9.86 |
| | | S101010565.001 | | SAW BLADES | \$59.64 |
| | | S101020911.001 | | BALLAST | \$14.30 |
| | | S101023564.001 | | CONNECTORS/BLANK COVERS | \$73.32 |
| | | S101024950.001 | | ELECT ENCLOSURES/CORNER ANGLES | \$98.96 |
| | | S101030630.001 | | SEALING GASKETS | \$14.78 |
| TACOMA SCREW PRODUCTS INC | | 22103729 | 216986 | 2" CARBIDE TIP HOLE CUTTERS | \$202.18 |
| | | 22104007 | 217233 | PENETRATING OIL | \$18.67 |
| THE PERSONAL TOUCH CLEANING INC | | 48254 | 217236 | JANITOR SRVCS-BLDG 100 | \$2,307.27 |
| | | 48256 | | JANITOR SRVCS-BLDG 200 | \$660.69 |
| | | 48257 | | JANITOR SRVCS-BLD 300 | \$520.44 |
| | | 48296 | | JANITOR SRVCS-RCC | \$3,754.76 |
| | | 48297 | | JANITOR SRVCS-LIBRARY | \$10,142.15 |
| TWIN CITY METALS INC | | 84743 | 217245 | CR FLAT METAL | \$16.42 |
| WALLA WATER INC DBA | | 13366 | 217005 | RESET FIRE DOOR BLDG 200 | \$249.09 |
| | | 13381 | | INSTALL STORAGE DOOR | \$1,529.20 |
| PARKS & REC - PARKS&FACILITIES TOTAL **** | | | | | \$168,214.05 |
| Division: | 338 | PARKS & REC - PROJECT ADMIN | | | |
| BRYANT, DAVID | | 14-303 | 217277 | NRPA CONF/HOTEL/BAGGAGE/BRYANT | \$176.78 |
| CITY OF RICHLAND | | 14-303 BRYANT | 217286 | NRPA CONF/CHARLOTTE/BRYANT | \$626.34 |
| JOHNSON, STAN | | 14-471 JOHNSON | 217063 | RCO GRANT/OLYMPIA/JOHNSON | \$21.50 |
| WASTE MANAGEMENT | | 0090797-1819-4 | 217258 | POL SRVCS-301 GOETHALS | \$95.47 |
| XEROX CORPORATION | | 076253535 | 217264 | W7855 BASE CHR/COPIES-SEPT | \$54.84 |
| PARKS & REC - PROJECT ADMIN TOTAL **** | | | | | \$974.93 |
| Division: | 900 | NON-DEPARTMENTAL | | | |
| CITY OF PASCO | | M100314 | 217148 | ANIMAL SHELTERING-OCT | \$19,515.64 |
| NON-DEPARTMENTAL TOTAL **** | | | | | \$19,515.64 |
| GENERAL FUND Total *** | | | | | \$411,871.52 |
| FUND | 101 | CITY STREETS | | | |
| Division: | 401 | STREETS MAINTENANCE | | | |
| ADVANCED SIGNAL & CONTRACTING LLC | P053855 | 2327 | 216884 | CO #2 LABOR PREPARING FOR FRA | \$59.57 |
| | P053855 | | | RAILROAD CROSSING INSPECTIONS | \$310.00 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---------------------------------------|-------------|-------------------|---------|--------------------------------|-------------------|
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$86.29 |
| BENTON PUD | | 10/14-72866300000 | 217136 | WYE LIGHTS/BADGER REPEATER | \$55.49 |
| CENTRAL MANUFACTURING INC | | 802 | 217031 | ASPHALT | \$708.88 |
| | | 856 | | ASPHALT | \$13.81 |
| | | | | ASPHALT | \$81.23 |
| | | | | ASPHALT | \$243.67 |
| | | | | ASPHALT | \$326.52 |
| | | | | ASPHALT | \$491.41 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$981.38 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$78.84 |
| GLOBAL TOWER LLC | P053974 | 401906700 | 216932 | BADGER MTN CELL TOWER RENTAL 2 | \$386.86 |
| HERTZ EQUIPMENT RENTAL CORP | | 27663491-001 | 216936 | LIQUID PROPANE | \$157.73 |
| | | 27668135-001 | 217185 | LIQUID PROPANE | \$92.04 |
| | | 27673160-001 | | LIQUID PROPANE | \$78.65 |
| INLAND ASPHALT CO | | 32-2024779 | 216938 | ASPHALT | \$60.65 |
| | | 32-2024783 | | ASPHALT | \$30.32 |
| | | 32-2030656 | 217189 | ASPHALT | \$60.65 |
| NORTHWEST SIGN RECYCLING LLC | | 1928 | 217206 | HYRDOSTRIPPING SIGNS | \$636.03 |
| RICHLAND ACE HARDWARE | | 208381 | 216973 | QUICK MUD | \$17.32 |
| TRAFFIC SAFETY SUPPLY CO INC | S015916 | 987913 | 216992 | FREIGHT | \$132.95 |
| | S015916 | | | 8' PREMARK, AHEAD, WHITE, ITEM | \$643.28 |
| | S015916 | | | 8' PREMARK, STOP, WHITE, ITEM | \$459.54 |
| XEROX CORPORATION | | 076253535 | 217264 | W7855 BASE CHR/COPIES-SEPT | \$53.33 |
| STREETS MAINTENANCE TOTAL **** | | | | | \$6,246.44 |
| Division: | 402 | ARTERIAL STREETS | | | |
| AMERICAN ROCK PRODUCTS INC | | 215070 | 217122 | TOP COURSE | \$122.33 |
| | | 215071 | | CONCRETE | \$368.22 |
| CITY OF RICHLAND | | 9/2014-27 | 216910 | #27 LANDFILL FEES-SEPT | \$16.00 |
| CONCRETE SPECIAL TIES INC | | 9817 | 217156 | STEEL STAKES | \$264.14 |
| DAVID EVANS & ASSOCIATES INC | P054279 | 347896 | 216915 | DUPORTAIL ST EXTENSION & DUPOR | \$12,973.81 |
| | P054279 | | | DUPORTAIL ST EXTENSION & DUPOR | \$12,973.81 |
| | P054279 | 348894 | | DUPORTAIL ST EXTENSION & DUPOR | \$4,772.91 |
| | P054279 | | | DUPORTAIL ST EXTENSION & DUPOR | \$4,772.91 |
| EPIC LAND SOLUTIONS INC | P053839 | 0814-0448 | 216924 | STEVENS DR EXTENSION - RELOCAT | \$1,116.25 |
| FOSTER PEPPER PLLC | P054505 | 1083047 | 217175 | CENTER PARKWAY - LEGAL SERVICE | \$1,146.70 |
| | P054506 | 1083068 | | CENTER PARKWAY - LEGAL SERVICE | \$10,423.80 |
| IMT INC | | 5804 | 217188 | ROBERTSON DR TESTING M14196 | \$2,130.00 |
| | | 5840 | | LOGSTON BLVD TESTING M14285 | \$1,185.00 |
| INLAND ASPHALT CO | | 32-2026188 | 216938 | ASPHALT | \$935.80 |
| | | 32-2030656 | 217189 | ASPHALT | \$166.78 |
| TRI CITY HERALD | S016011 | 14-7484 | 217242 | CALL FOR BID "LOGSTON BLVD | \$241.26 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|------------------------------------|--------------------------------------|---------|--------------------------------|-----------------------|
| WATTS CONSTRUCTION INC | P054113 | C106-14/PYMT 3 | 217010 | ROBERTSON DR EXTENSION, ROAD A | \$452,049.45 |
| | P053983 | C94-14/PYMT 4 | | CANYON ST RECONSTRUCTION - 94- | \$6,022.62 |
| ARTERIAL STREETS TOTAL **** | | | | | \$511,681.79 |
| CITY STREETS Total *** | | | | | \$517,928.23 |
| FUND 110 | LIBRARY | | | | |
| Division: | 303 | LIBRARY | | | |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$5,091.03 |
| EDNETICS INC | | INV-63271 | 217164 | SW RECONFIGURATION SRVCS | \$568.58 |
| FRONTIER | S015993 | 10/14-509-9433152 | 217176 | TELEPHONE CHARGE 10/4/14 - 11/ | \$400.03 |
| OCLC INC | | 0000351410 | 217208 | CATALOGING SRVCS-SEPT 2014 | \$985.33 |
| ROSEBERRY, ANN | | 14-311 ROSEBERRY | 217322 | ARSL CONF/TACOMA/ROSEBERRY | \$360.36 |
| UNIQUE MANAGEMENT SERVICES INC | | 272153 | 217247 | COLLECTION SRVCS-SEPT 2014 | \$277.45 |
| WASHINGTON STATE PATROL | | I15002243 | 217256 | VOLUNTEER BACKGROUND CHECKS | \$40.00 |
| XEROX CORPORATION | | 075927731 | 217264 | W7225 BASE CHRG/COPIES-AUG | \$40.85 |
| | | 075964527 | | W7225 COPIES-7/29-8/30/14 | \$48.24 |
| | | 076253550 | | W7225 BASE CHRG/COPIES-SEPT | \$236.00 |
| | | 076253551 | | W7225 BASE CHRG/COPIES-SEPT | \$136.40 |
| | | 701793849 | | W5225 BASE CHRG/COPIES-AUG | \$209.97 |
| LIBRARY TOTAL **** | | | | | \$8,394.24 |
| LIBRARY Total *** | | | | | \$8,394.24 |
| FUND 112 | INDUSTRIAL DEVELOPMENT FUND | | | | |
| Division: | 305 | ECONOMIC DEVELOPMENT | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$12.38 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$404.32 |
| TRI CITY HERALD | S015994 | 9/2014-825 | 217242 | HOTEL/MOTEL LODGING TAX FUN RA | \$224.10 |
| | S015994 | | | HOTEL/MOTEL LODGING TAX RAN ON | \$224.10 |
| TRIDEC | | 1215 | 217244 | C69-14 RECRUITMENT FEE-OCT | \$3,000.00 |
| XEROX CORPORATION | | 076253530 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$23.70 |
| ECONOMIC DEVELOPMENT TOTAL **** | | | | | \$3,888.60 |
| Division: | 306 | ECONOMIC DEVELOPMENT PROJECTS | | | |
| CITY OF RICHLAND | | 2014-002502 | 217152 | ROW 2277 HENDERSON LP PERMIT | \$750.00 |
| | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$44.89 |
| PERMIT SURVEYING INC | | 14066-4.INV | 217215 | HRIP PARCELS SURVEY | \$3,150.00 |
| TRI CITY TITLE & ESCROW | | 2014-111 | 216999 | SUBDIVISION GUARANTEE | \$216.60 |
| WASHINGTON STATE UNIVERSITY | | 5064339 | 217257 | WSCDA GRANT REIMBURSEMENT | \$1,100,962.80 |
| | | 5065306 | | WSCDA GRANT REIMBURSEMENT | \$1,676,731.41 |
| ECONOMIC DEVELOPMENT PROJECTS TOTAL **** | | | | | \$2,781,855.70 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|-----------------------------------|----------------------------|---------|--------------------------------|----------------|
| INDUSTRIAL DEVELOPMENT FUND Total *** | | | | | \$2,785,744.30 |
| FUND 113 | I-NET | | | | |
| Division: | 202 | CABLE COMMUNICATIONS/I-NET | | | |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$129.63 |
| CABLE COMMUNICATIONS/I-NET TOTAL **** | | | | | \$129.63 |
| I-NET Total *** | | | | | \$129.63 |
| FUND 150 | HOTEL/MOTEL FUND | | | | |
| Division: | 307 | HOTEL/MOTEL TAX | | | |
| ALLIED ARTS ASSOCIATION | | C115-14 | 217121 | C115-14 ART IN PARK-H/M FUNDS | \$3,000.00 |
| TRI CITIES VISITOR & CONVENTION BUREAU | | 153002 | 217331 | TCVCB MONTHLY DUES-SEPT | \$15,753.04 |
| TRI CITY REGIONAL CHAMBER OF COMMERCE | | 34164 | 216998 | C10-14 COOL DESERT NIGHTS-H/M | \$18,000.00 |
| TRI CITY WATER FOLLIES ASSN INC | | 3815 | 217243 | C11-14 COLUMBIA CUP BOATS-H/M | \$15,000.00 |
| HOTEL/MOTEL TAX TOTAL **** | | | | | \$51,753.04 |
| HOTEL/MOTEL FUND Total *** | | | | | \$51,753.04 |
| FUND 151 | SPECIAL LODGING ASSESSMENT | | | | |
| Division: | 339 | TOURISM PROMOTION AREA | | | |
| TRI CITIES VISITOR & CONVENTION BUREAU | | SEPT 2014 | 217331 | SPECIAL LODGING ACCESS SEPT | \$41,328.32 |
| TOURISM PROMOTION AREA TOTAL **** | | | | | \$41,328.32 |
| SPECIAL LODGING ASSESSMENT Total *** | | | | | \$41,328.32 |
| FUND 153 | COMMUNITY DEV BLOCK GRANT | | | | |
| Division: | 308 | CDBG PROGRAM | | | |
| BURDEN, MICHELLE | | 14-434 | 217028 | EFFECTIVE MGMT/PARKING/BURDEN | \$44.42 |
| CITY OF RICHLAND | | 14-434 BURDEN | 217033 | EFFECTIVE MGMT/PORTLAND/BURDEN | \$796.96 |
| ELIJAH FAMILY HOMES | | 220 | 217043 | C154-14 GRANT REIMBURSEMENT | \$4,710.11 |
| SENIOR LIFE RESOURCES NW INC | | 2014 CDBG | 216978 | C147-14 MEALS ON WHEELS | \$7,000.00 |
| THE ARC OF TRI CITIES | | 1/2014 | 216988 | C148-14 THERAPUTIC RECREATION | \$5,000.00 |
| CDBG PROGRAM TOTAL **** | | | | | \$17,551.49 |
| COMMUNITY DEV BLOCK GRANT Total *** | | | | | \$17,551.49 |
| FUND 154 | HOME FUND | | | | |
| Division: | 309 | HOME PROGRAM | | | |
| CASCADE TITLE COMPANY OF BENTON | | DPA14-12 | 217141 | DPA LEVERETT/1609 PERKINS | \$10,000.00 |
| TRI CITY HERALD | S016011 | 14-7565 | 217242 | NOTICE OF FINDING OF NO | \$277.18 |
| | S015994 | 9/2014-825 | | HOME CONSORTIUM 2015 HOME | \$293.28 |
| | S015994 | | | HOME CONSORTIUM PUBLIC COMMENT | \$293.28 |
| HOME PROGRAM TOTAL **** | | | | | \$10,863.74 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------------------------------|----------------------|---------|--------------------------------|----------------|
| HOME FUND Total *** | | | | | \$10,863.74 |
| FUND 317 | FIRE STATION 74 CONSTRUCTION | | | | |
| Division: | 900 | NON-DEPARTMENTAL | | | |
| HILL INTERNATIONAL INC | S015907 | C14-02/0000007 | 217186 | DESIGN-BUILD OVERSIGHT SERVICE | \$1,892.50 |
| NON-DEPARTMENTAL TOTAL **** | | | | | \$1,892.50 |
| FIRE STATION 74 CONSTRUCTION Total *** | | | | | \$1,892.50 |
| FUND 380 | PARK PROJECT CONSTRUCTION | | | | |
| Division: | 337 | PARKS & REC PROJECTS | | | |
| APEX CONTRACTING & PAVING | | 3643 | 216889 | ENTRY ROCKS CONCRETE BASE | \$1,218.38 |
| BEDROCK SPECIALTY STONE PRODUCTS | P054432 | 46733 | 216893 | FURNISH, CUT, ETCH AND PAINT T | \$6,498.00 |
| HERTZ EQUIPMENT RENTAL CORP | | 27681511-001 | 217185 | PLATE COMPACTOR RENTAL 10/06 | \$100.36 |
| KING COUNTY DIRECTORS ASN PURCHASING DEPT DBA | P054066 | 3808569 | 217311 | WABASH 42" CAMINO TABLE W/ 6 | \$1,611.11 |
| | P054066 | | | WABASH ESTATE SERIES 6' MEMORI | \$5,320.56 |
| | P054066 | | | FREIGHT NOTE: FREIGHT CHARGE | \$3,505.32 |
| | P054066 | | | WABASH 42" CAMINO TABLE ADA W/ | \$2,933.28 |
| | P054066 | | | WABASH 42" CAMINO TABLE W/4 | \$2,146.16 |
| RPC LLC | | 6281 | 217226 | COLUMNAR BASALT-GOETHALS PARK | \$1,819.44 |
| SWCA INC | P053766 | 33446 | 216985 | CONTRACT WITH SWCA FOR HOWARD | \$20,334.59 |
| PARKS & REC PROJECTS TOTAL **** | | | | | \$45,487.20 |
| PARK PROJECT CONSTRUCTION Total *** | | | | | \$45,487.20 |
| FUND 395 | DELAWARE AVENUE LID 195 | | | | |
| Division: | 430 | CAPITAL PROJECTS | | | |
| RAY POLAND & SONS INC | P053478 | C144-13/RETAINAGE | 217221 | DELAWARE AVENUE LID 195 - C144 | \$4,799.41 |
| CAPITAL PROJECTS TOTAL **** | | | | | \$4,799.41 |
| DELAWARE AVENUE LID 195 Total *** | | | | | \$4,799.41 |
| FUND 401 | ELECTRIC UTILITY FUND | | | | |
| Division: | 000 | | | | |
| H2 PRE-CAST INC | P054310 | 123527 | 217182 | VAULT RISER/EXTENSION V3, 12" | \$324.90 |
| | P054310 | | | VAULT RISER/EXTENSION 6", | \$974.70 |
| | P054310 | | | VAULT RISER/EXTENSION | \$2,436.75 |
| REXEL INC DBA | S015944 | F164722 | 216971 | CONN, WING-NUT, BLUE, 25/BOX, | \$34.98 |
| | S015944 | | | ADJUST FOR TAX | (\$0.04) |
| | P054507 | F36098 | 217321 | CABLE, SEC, UG 500 AL MCM USE/ | \$1,715.47 |
| | P054507 | | | CABLE, SEC, UG #6 STRANDED AL | \$520.81 |
| | P054507 | | | DISCOUNT | (\$41.29) |



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From: 10/13/2014 To: 10/24/2014

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|--|-------------|------------------------|---------|--------------------------------|--------------------|
| REXEL INC DBA | P054522 | F383700 | 217321 | DISCOUNT | (\$11.22) |
| | P054522 | | | CONDUCTOR, CU SD, #6 SOL BARE, | \$607.58 |
| | P054522 | | | CONDUCTOR, CU, 4/0 19 STR BARE | \$3,061.64 |
| WESCO DISTRIBUTION INC | P054299 | 561528 | 217259 | CUTOUT/ARRESTER BRACKET 15"L | \$293.64 |
| | P054428 | 561530 | 217012 | PHOTOCONTROL 1000W, TORK 3000, | \$61.73 |
| | P054410 | 563686 | 217259 | ADJUST FOR TAX | (\$0.01) |
| | P054410 | | | CONN,,DIST. #2-4/0 AL TO AL | \$446.20 |
| | P054410 | | | CONN, GRD XFMR, 6 SOL-1/0 STR | \$1,055.93 |
| | P054410 | | | CONN, GRD XFMR, 3 SOL -4/0 STR | \$1,143.65 |
| | P054413 | 563687 | | SLEEVE 2/0 TRIPLEX NEUTRAL, #1 | \$97.47 |
| TOTAL **** | | | | | \$12,722.89 |
| Division: | 501 | BUSINESS SERVICES | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$1,049.69 |
| | | | | 287243288881 8/27-9/26/14 | \$27.84 |
| BOOTH, BRIAN | | 14-430 | 216897 | PPC MTGS/MILEAGE/BOOTH | \$243.04 |
| CITY OF RICHLAND | | 14-430 BOOTH | 216911 | PPC MTGS/PORTLAND/BOOTH | \$211.05 |
| | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$630.34 |
| UNITED PARCEL SERVICE | S015998 | 000986641414 | 217111 | GROUND PKG TO WATER ANALYTICAL | \$5.64 |
| | S015998 | | | GROUND PKG TO ABB FOR MPP SHOP | \$10.77 |
| | S016020 | 000986641424 | 217248 | GROUND PKG TO HJ ARNETT FOR PO | \$5.11 |
| | S016020 | | | ADDITIONAL HANDLING CHARGES FO | \$12.70 |
| VERIZON WIRELESS | P053490 | 9732289384 | 217003 | WIRELESS DATACARD- R. HAMMOND | \$40.01 |
| WASHINGTON CITIES INSURANCE AUTHORITY | | SEPT 2014 | 217254 | WCIA DEDUCTIBLE CLAIMS-SEPT | \$9,326.05 |
| XEROX CORPORATION | | 076253535 | 217264 | W7855 BASE CHR/COPIES-SEPT | \$65.64 |
| | P054187 | 076253536 | | XEROX LEASES FOR 2014: | \$251.41 |
| | P054187 | 076253537 | | XEROX LEASES FOR 2014: | \$297.08 |
| BUSINESS SERVICES TOTAL **** | | | | | \$12,176.37 |
| Division: | 502 | ELECTRICAL ENGINEERING | | | |
| ABADAN INC | | CNIN090425 | 217119 | XEROX 6605 MAINT 9/23-10/22 | \$20.23 |
| ARES CORPORATION | P054097 | 6730201-03 | 217126 | PROJECT MGMT CONSULTING SERVIC | \$4,617.86 |
| CITY OF KENNEWICK | | 011222 | 217285 | PROJECT MGMT TRAINING | \$1,900.00 |
| CITY OF RICHLAND | | 14-403 SCHENNUM | 217286 | WPR CONF/SPOKANE/SCHENNUM | \$484.08 |
| | | 14-404 BROWN | | WPR CONF/SPOKANE/BROWN | \$605.71 |
| HARRINGTON'S TROPHIES | | 73288 | 217299 | PLASTIC LABELS | \$40.37 |
| WATER SOLUTIONS INC | P053569 | 9623 | 217008 | DSC (703) BLDG WATER UNIT RENT | \$13.55 |
| ELECTRICAL ENGINEERING TOTAL **** | | | | | \$7,681.80 |
| Division: | 503 | POWER OPERATIONS | | | |
| AMERICAN ROCK PRODUCTS INC | | 214896 | 217122 | CONCRETE | \$368.22 |
| ANOVAWORKS | | 35370 | 216888 | DOT EXAM | \$110.00 |
| BEAVER BARK & ROCK | | 642302 | 217129 | CONCRETE | \$158.10 |



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|---------------------------------------|-------------|-------------------|---------|--------------------------------|--------------------|
| BENTON PUD | P053493 | 10/14-4419818251 | 217136 | SAFETY TRAINING - 2014 | \$2,708.42 |
| | S015492 | 10/14-5743127752 | | TREE TRIMMING SERVICES - 2014 | \$2,021.25 |
| | | 10/14-72866300000 | | WYE LIGHTS/BADGER REPEATER | \$11.95 |
| BOYD'S TREE SERVICE LLC | P053496 | 3601 | 216898 | TREE PRUNING SVC-JAN 1 THRU AP | \$7,189.60 |
| | P053496 | 3613 | | TREE PRUNING SVC-JAN 1 THRU AP | \$7,189.60 |
| CITY OF KENNEWICK | | 011222 | 217285 | PROJECT MGMT TRAINING | \$475.00 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$2,678.87 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$214.69 |
| | | 9/2014-1901 | 216910 | #1901 DROP BOX HAULING-SEPT | \$1,324.76 |
| | | 9/2014-28 | | #28 RHLD COMM TONS-SEPT | \$30.00 |
| | | | | #28 RHLD COMM TONS-SEPT | \$60.00 |
| | | | | #28 RHLD COMM TONS-SEPT | \$95.75 |
| EFC EQUIPMENT LLC | | 32090 | 217165 | SAW CHAIN | \$64.96 |
| HERITAGE PROFESSIONAL LANDSCAPING INC | | 29763 | 217184 | SOD REPAIR-306 LAKEVIEW CT | \$148.37 |
| | | | | SOD REPAIR-2326 GREENBROOK | \$106.13 |
| | | | | SOD REPAIR-4305 GREENBROOK | \$81.23 |
| | | | | SOD REPAIR-306 GREENBRIAR | \$162.45 |
| INLAND ASPHALT CO | | 32-2024779 | 216938 | ASPHALT | \$269.28 |
| | | 32-2024783 | | ASPHALT | \$593.14 |
| | | 32-2028358 | 217189 | ASPHALT | \$393.60 |
| | | 32-2030651 | | ASPHALT | \$617.40 |
| | | 32-2030656 | | ASPHALT | \$2,521.74 |
| NORTHPOINT ELECTRICAL CONTRACTING INC | P053095 | C91-13/RETAINAGE | 217205 | C/O #34 ISSUED INCREASE OR CRE | \$71.79 |
| | P053095 | | | 300 AREA ELECTRICAL SERVICE | \$66,049.84 |
| RICHLAND ACE HARDWARE | | 208361 | 216973 | PUNCH PRICK | \$6.49 |
| | | 208401 | | CRIMP TOOL/HEAT SHRINK | \$19.80 |
| | | 208404 | | CLAMPS/NIPPLES | \$11.31 |
| | | 208405 | | FALL GRASS SEED | \$58.42 |
| | | 208423 | | TEES/COUPLES | \$10.06 |
| | | 43431 | | COUPLES/CEMENT/PVC PIPE | \$39.65 |
| | | 43449 | | FASTENERS | \$15.92 |
| | | 43465 | | SUN SHADES/HOSE CLAMPS | \$129.73 |
| POWER OPERATIONS TOTAL **** | | | | | \$96,007.52 |
| Division: | 504 | SYSTEMS DIVISION | | | |
| BEAVER BARK & ROCK | | 641297 | 217129 | DIRT SOIL | \$21.64 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$1,569.05 |
| HI-LINE HOLDING COMPANY LLC DBA | S015957 | 1/F97470 | 216937 | FREIGHT | \$10.55 |
| | S015957 | | | HOLD CARD TAGGING TOOL, HASTIN | \$113.28 |
| | S015957 | 1/F97471 | | RED WARNING FLAG, HASTINGS #96 | \$146.64 |
| | S015957 | | | FREIGHT | \$10.75 |
| NetIG LLC | S015947 | 650013-02 | 217207 | ADJUST TAX | (\$0.01) |



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|---------------------------------------|-------------|----------------|---------|--------------------------------|----------------|
| NetIG LLC | S015947 | 650013-02 | 217207 | FIBER JUMPER, 230' LENGTH, 24 | \$947.63 |
| | S015947 | | | FIBER JUMPER, 200' LENGTH, 24 | \$871.82 |
| | S015947 | | | FREIGHT | \$18.17 |
| RICHLAND ACE HARDWARE | | 208314 | 216973 | SQUEEGIES | \$14.06 |
| | | 208318 | | GASKET SEALANT | \$34.60 |
| | | 43318 | | EPOXY | \$4.86 |
| | | 43606 | 217224 | TOILET KIT | \$15.15 |
| | | 43613 | | BUSINGS/CONDUIT/FASTENERS | \$10.28 |
| STONEWAY ELECTRIC SUPPLY | | S101012988.001 | 216983 | COPPER WIRE | \$105.68 |
| TECH PRODUCTS INC | P054067 | 65124 | 216987 | FENCE BRACKETS, PAIR, 1.50 X 4 | \$281.84 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$54.21 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$71.50 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$281.82 |
| | P054067 | | | ONE TIME MOLD CHARGE FOR CUSTO | \$195.00 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$260.16 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$238.48 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$157.30 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$216.80 |
| | P054067 | | | FREIGHT | \$175.74 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$216.80 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$146.35 |
| | P054067 | | | FENCE BRACKETS, PAIR, 1.50 X 4 | \$281.84 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$371.80 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$371.80 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$371.80 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$343.20 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$314.60 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$286.00 |
| | P054067 | | | WARNING HIGH VOLTAGE 10" X 14" | \$286.00 |
| UNITED PARCEL SERVICE | S015998 | 000986641414 | 217111 | COLLECT PKG FROM MEGGER FOR MP | \$5.87 |
| UTILITIES UNDERGROUND LOCATION CENTER | P053568 | 4090186 | 217002 | UTILITIES LOCATE SERVICE FOR | \$200.27 |
| WASTE MANAGEMENT | | 0090798-1819-2 | 217258 | POL SRVCS-1032 UNIVERSITY DR | \$108.63 |
| WESCO DISTRIBUTION INC | P054405 | 563369 | 217259 | BLANK FILLER PLATE FOR OUTDOOR | \$8.64 |
| | P054405 | | | BLANK FILLER PLATE FOR OUTDOOR | \$4.32 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$211.20 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$422.41 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$211.20 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$422.41 |
| | P054405 | | | BLANK FILLER PLATE FOR OUTDOOR | \$4.32 |
| | P054405 | | | BLANK FILLER PLATE FOR OUTDOOR | \$8.64 |
| | P054405 | | | BLANK FILLER PLATE FOR OUTDOOR | \$12.96 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------|--------------------|---------|--------------------------------|--------------------|
| WESCO DISTRIBUTION INC | P054405 | 563369 | 217259 | BLANK FILLER PLATE FOR OUTDOOR | \$12.96 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$15.60 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$15.63 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$211.20 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$633.62 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$46.90 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$633.65 |
| | P054405 | | | OUTDOOR ENCLOSURE, NEMA 4X, WA | \$422.41 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$15.63 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$31.26 |
| | P054405 | | | BLANK FILLER PLATE FOR OUTDOOR | \$4.33 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$31.26 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$46.88 |
| | P054405 | | | BLANK FILLER PLATE FOR OUTDOOR | \$8.64 |
| | P054405 | | | FIBER ADAPTER PLATE, 6-PORT, S | \$31.26 |
| SYSTEMS DIVISION TOTAL**** | | | | | \$12,599.29 |
| Division: | 505 | ENERGY POLICY MGMT | | | |
| AM CONSERVATION GROUP INC | P054356 | 0149029-IN | 216886 | 8 OUTLET SMART STRIP WITH 6-FT | \$4,873.50 |
| BENTON COUNTY AUDITOR/WEATHERWISE | P054510 | 120240 | 217130 | J BOWEN-RECORD LIEN; AC# 12024 | \$72.00 |
| | P054510 | 120480 | | S CLARK-RECORD LIEN; AC# 12048 | \$72.00 |
| | P054510 | 702040 RELEASE | | G WEBBER-LIEN RELEASE; AC# 702 | \$72.00 |
| | P054510 | 750002 | | L BOEN-RECORD LIEN; AC# 750002 | \$72.00 |
| | P054510 | 761660 RELEASE | | C BARTHULY-LIEN RELEASE; AC# | \$72.00 |
| | P054510 | 82040 RELEASE | | R MCDONALD-LIEN RELEASE; AC# 8 | \$72.00 |
| | P054510 | 840020 | | D VOLKMAN-RECORD LIEN; AC# 840 | \$72.00 |
| | P054510 | 855025 | | J HARRIES-RECORD LIEN; AC# 855 | \$72.00 |
| BUILDERS ADVANTAGE INC | | 2389 | 216901 | 1411 WRIGHT-REBATE-WINDOWS | \$786.31 |
| CABLE HUSTON BENEDICT HAAGENSEN & LLOYD LLP | P054073 | 358190 | 217140 | NLDL POLICY & ELECTRIC RATE | \$2,294.75 |
| CITY OF RICHLAND | | 191060 | 217151 | 1216 WILLARD-REBATE-HP | \$1,000.00 |
| DAYCO HEATING & AIR | | 40321 | 216916 | 1669 SAGEWOOD-REBATE-HEATPUMP | \$1,000.00 |
| | | 40441 | 217160 | 213 ROCKY MT CT-REBATE-HP/PTCS | \$1,400.00 |
| | | 40575 | 216916 | 1645 SAGEWOOD-REBATE-HP/PTCS | \$1,400.00 |
| DELTA HEATING & COOLING INC | P054447 | 22809 | 217161 | EE LOAN: D BAUMGARTEN, 1216 | \$9,059.30 |
| EFFICIENCY SOLUTIONS LLC | P053492 | 9-14 | 216921 | PROF SERVICES FOR 2014 ENERGY | \$3,862.50 |
| ENERGY INCENTIVES INC | P053489 | CORJUL2014 | 217166 | PROF SERVICES FOR 2014 RESIDEN | \$2,667.50 |
| ENERGY NORTHWEST | | 11128-FY2015-0002 | 217167 | 350 HILLS-PARKING LOT-REBATE | \$1,702.00 |
| FINANCIAL CONSULTING SOLUTION GROUP | P053562 | 2221-21409060 | 217172 | PROF SERVICES 1/1/14 - 12/31/1 | \$395.00 |
| GLASS NOOK INC | P054151 | 63923 | 217178 | EE LOAN: TWIN DOLPHINS APTS, 1 | \$21,594.19 |
| JACOBS & RHODES INC | | 111408 | 217190 | 1223 ADAIR-REBATE-HEAT PUMP | \$1,000.00 |
| M CAMPBELL & COMPANY INC | | 675118 | 216946 | 2405 OLYMPIA-REBATE-HP/PTCS | \$1,400.00 |



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| M CAMPBELL & COMPANY INC | | 675555 | 217198 | 2207 ENTERPRISE-REBATE-HPUMP | \$1,000.00 |
| PERFECTION GLASS | | 9936413375 | 216963 | 2042 HOWELL-REBATE-WINDOWS | \$870.42 |
| TRANS UNION LLC | | 09402952 | 216993 | CREDIT REPORTS/AUG-SEPT | \$16.29 |
| TRI CITIES AREA JOURNAL OF BUSINESS | | 13252 | 217240 | CLEAN HYDRO POWER-AD | \$650.00 |
| WATER SOLUTIONS INC | P053569 | 9623 | 217008 | DSC (703) BLDG WATER UNIT RENT | \$17.33 |
| ENERGY POLICY MGMT TOTAL **** | | | | | \$57,565.09 |
| Division: | 506 | TECHNICAL SERVICES | | | |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$1,279.05 |
| GLOBAL TOWER LLC | P053974 | 401906700 | 216932 | BADGER MTN CELL TOWER RENTAL 2 | \$1,208.90 |
| STONEWAY ELECTRIC SUPPLY | | S100996434.001 | 216983 | WIRE & CABLE STRIPPERS | \$21.29 |
| TECHNICAL SERVICES TOTAL **** | | | | | \$2,509.24 |
| ELECTRIC UTILITY FUND Total *** | | | | | \$201,262.20 |
| FUND | 402 | WATER UTILITY FUND | | | |
| Division: | 000 | | | | |
| BLACKLINE INC | | 14-01748 | 216895 | REFUND HYDRANT METER #346 | (\$30.00) |
| | | | | REFUND HYDRANT METER #346 | (\$563.36) |
| | | | | REFUND HYDRANT METER #346 | \$750.00 |
| FLINT SERVICES | | 14-01670 | 216929 | REFUND HYDRANT METER #349 | (\$30.00) |
| | | | | REFUND HYDRANT METER #349 | \$750.00 |
| | | | | REFUND HYDRANT METER #349 | (\$45.92) |
| LAMPSON INTERNATIONAL LLC | | 14-01648 | 216942 | REFUND HYDRANT METER #337 | (\$30.00) |
| | | | | REFUND HYDRANT METER #337 | (\$148.96) |
| | | | | REFUND HYDRANT METER #337 | \$750.00 |
| WATTS CONSTRUCTION INC | | 14-00933 | 217009 | REFUND HYDRANT METER #346 | \$750.00 |
| TOTAL **** | | | | | \$2,151.76 |
| Division: | 410 | WATER CAPITAL PROJECTS | | | |
| LINDSAY SALES HOLDING COMPANY DBA | P052094 | 4415 | 216945 | HORN RAPIDS IRRIGATION PUMP | \$6,088.00 |
| | P052094 | 4430 | | HORN RAPIDS IRRIGATION PUMP | \$1,440.00 |
| RAY POLAND & SONS INC | P053478 | C144-13/RETAINAGE | 217221 | DELAWARE AVENUE LID 195 - C144 | \$2,071.89 |
| STONEWAY ELECTRIC SUPPLY | | S101012178.001 | 216983 | TAP CONNECTOR | \$30.76 |
| WATER CAPITAL PROJECTS TOTAL **** | | | | | \$9,630.65 |
| Division: | 411 | WATER ADMINISTRATION | | | |
| RH2 ENGINEERING INC | P053838 | 61201 | 216972 | WATER HYDRAULIC MODELING SERVI | \$1,253.45 |
| WATER ADMINISTRATION TOTAL **** | | | | | \$1,253.45 |
| Division: | 412 | WATER OPERATIONS | | | |
| ARAMARK UNIFORM SERVICES INC | S016010 | 9/14-934962000 | 217125 | LINEN CHARGES FOR SEPTEMBER 20 | \$56.82 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$153.31 |
| BENTON FRANKLIN HEALTH DISTRICT | | 6747 | 217135 | WATER SAMPLES | \$4,162.00 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$106.60 |



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| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$71,608.96 |
| DESPARTE, DEVIN | | CCS EXAM | 217040 | DESPARTE-CCS EXAM FEE | \$93.00 |
| ENERGY NORTHWEST | | ENV02433 | 216923 | WATER SAMPLES | \$420.00 |
| FIELD INSTRUMENTS & CONTROLS INC | S015959 | 157336 | 216928 | MULTI PARAMETER CONTROLLER AS | \$901.60 |
| | S015959 | | | SHIPPING | \$19.94 |
| GLOBAL TOWER LLC | P053974 | 401906700 | 216932 | BADGER MTN CELL TOWER RENTAL 2 | \$1,015.49 |
| GRAINGER | S015972 | 9546599425 | 216933 | STD CAP, PLEATED FILTER ITEM # | \$224.96 |
| RADIO SHACK CORPORATION | | 015854 | 217220 | WQ FLASHLIGHT BATTERIES | \$20.56 |
| UNITED PARCEL SERVICE | S016020 | 000986641424 | 217248 | GROUND PKG TO XYLEM WATER FOR | \$5.46 |
| XEROX CORPORATION | | 076253555 | 217264 | W7225 BASE CHR/COPIES-SEPT | \$129.56 |
| XYLEM DEWATERING SOLUTIONS INC DBA | S015943 | 400440954 | 217016 | BASIC REPAIR KIT FOR FLYGT PAR | \$1,220.54 |
| | S015943 | | | SHIPPING | \$18.95 |
| | S015965 | 40044723 | 217267 | ALUMINUM BEARING HOLDER #44355 | \$385.55 |
| | S015965 | | | ZINC BEARING COVER #6144900 | \$49.82 |
| | S015965 | | | ALUMINUM SLEEVE #4435700 | \$22.74 |
| | S015965 | | | SHIPPING | \$17.60 |
| WATER OPERATIONS TOTAL **** | | | | | \$80,633.46 |
| Division: | 413 | WATER MAINTENANCE | | | |
| ANOVAWORKS | | 35683 | 216888 | DOT EXAM | \$110.00 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$248.14 |
| BADGER METER INC | S015874 | 1010857 | 216891 | RCDL M25 LL DISC METER (NSF | \$318.34 |
| | S015874 | | | REGISTRATION FOR RCDL M35 DISC | \$2,248.31 |
| | S015874 | | | FREIGHT | \$63.43 |
| | S015874 | | | REGISTRATION FOR RCDL M55 DISC | \$2,248.31 |
| | S015874 | 1016548 | | REGISTRATION FOR RCDL M70 DISC | \$2,074.55 |
| | S015874 | | | FREIGHT | \$19.27 |
| | S015874 | 900000907 | | CREDIT FOR RETURNED M55'S | (\$1,573.82) |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$706.02 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$1,896.99 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$21,325.59 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$398.66 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$69.14 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$4.36 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$32.35 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$898.79 |
| | | | | CITY UTILITY BILLS-SEPT 2014 | \$410.40 |
| FASTENAL COMPANY | | WARIC45827 | 216925 | HEX SCREWS | \$42.51 |
| FRONTIER | | WAFL272960914 | 217177 | SERVICE LINE DAMAGE CLAIM | \$529.83 |
| GRAINGER | S015972 | 9551644173 | 216933 | TEMPERATURE SWITCH ITEM #2HMF3 | \$73.26 |
| INLAND ASPHALT CO | | 32-2030656 | 217189 | ASPHALT | \$75.20 |
| LAKESIDE INDUSTRIES INC | S015941 | 325209MB | 217195 | FREIGHT | \$118.72 |



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| LAKESIDE INDUSTRIES INC | S015941 | 325209MB | 217195 | COLD PATCH MATERIAL, EZ STREET | \$595.65 |
| OXARC INC | | PSS1053 | 217211 | ARGON/ACETYLENE GASES | \$162.84 |
| | | R297965 | | ACETYLENE GAS CYLINDER | \$58.48 |
| RICHLAND ACE HARDWARE | | 208323 | 216973 | BAND SAW BLADES | \$8.65 |
| | | 208328 | | DUSTER/CLOTHS | \$31.39 |
| | | 208353 | | HOSE CLAMPS | \$9.25 |
| | | 208354 | | HOSE CLAMPS | \$18.50 |
| | | 208360 | | FABRIC PEGS | \$12.96 |
| | | 208366 | | BAND SAW BLADES | \$17.31 |
| | | 208382 | | METAL HOSE HANGER | \$8.11 |
| | | 208387 | | CLAMPS/COUPLERS | \$31.72 |
| | | 208409 | | SAND PAPER | \$10.05 |
| | | 43365 | | SIMPLE GREEN CLEANER | \$10.82 |
| | | 43687 | 217224 | GORILLA GLUE | \$5.40 |
| THE SHERWIN WILLIAMS CO | | 5069-4 | 217237 | PAINT BRUSHES | \$40.68 |
| | | 6167-4 | | PAINT TRAY/LINERS | \$8.92 |
| | | 6181-5 | | DO ALL SCRAPER | \$9.38 |
| UTILITIES UNDERGROUND LOCATION CENTER | P053568 | 4090186 | 217002 | UTILITIES LOCATE SERVICE FOR | \$33.38 |
| XEROX CORPORATION | | 076253535 | 217264 | W7855 BASE CHR/COPIES-SEPT | \$48.11 |
| WATER MAINTENANCE TOTAL **** | | | | | \$33,459.95 |
| WATER UTILITY FUND Total *** | | | | | \$127,129.27 |
| FUND 403 | WASTEWATER UTILITY FUND | | | | |
| Division: | 421 | SEWER CAPITAL PROJECTS | | | |
| CUMMINS NORTHWEST LLC | P054290 | 009-83582 | 217159 | TRANSFER SWITCH, OTEC 225 | \$2,430.25 |
| | P054290 | 009-83621 | | STARTUP | \$1,072.17 |
| | P054290 | | | SOUND ENCLOSURE, F713 LEVEL 2 | \$1,949.40 |
| | P054290 | | | BATTERY | \$119.13 |
| | P054290 | | | GENERATOR, CUMMINS GGHJ: NATUR | \$32,327.55 |
| RAY POLAND & SONS INC | P053478 | C144-13/RETAINAGE | 217221 | C/O 1B 6" SEWER SERVICE LINE | \$458.45 |
| TRI CITY HERALD | S016011 | 14-7554 | 217242 | CALL FOR BID "2014 B-BASIN SEW | \$248.03 |
| SEWER CAPITAL PROJECTS TOTAL **** | | | | | \$38,604.98 |
| Division: | 422 | SEWER OPERATIONS | | | |
| ANOVAWORKS | | 35759 | 216888 | DOT EXAM | \$110.00 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$98.77 |
| BENTON FRANKLIN HEALTH DISTRICT | | 6769 | 217135 | WASTE WATER SAMPLES | \$116.00 |
| CENTRAL HOSE & FITTINGS INC | | 379340 | 217142 | BOTTOM GAUGE | \$14.41 |
| CITY OF RICHLAND | | 14-324 BILLINGS | 216911 | PNP WRKSHOP/VANCOUVER/BILLINGS | \$530.30 |
| | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$18,634.30 |
| | | 9/2014-25 | 216910 | #25 BIOSOLIDS SLUDGE-SEPT | \$2,029.02 |



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| COLUMBIA ANALYTICAL SERVICES INC DBA | P054291 | 51-273133-0 | 217154 | WATER- 335.4 TOTAL CYANIDE | \$80.00 |
| | P054291 | | | WATER- 625 SEMIVOL ORGANIC COM | \$430.00 |
| | P054291 | | | WATER- 608 ORGANOCHLOR PEST/PC | \$320.00 |
| | P054291 | | | INFLUENT/EFFLUENT SAMPLING EVE | \$260.00 |
| | P054291 | | | WATER- OIL & GREASE TOTAL HEM | \$200.00 |
| | P054291 | | | WATER- 624 VOLATILE ORGANIC CO | \$800.00 |
| | P054291 | | | WATER- 420.1 PHENOLICS | \$90.00 |
| | P054291 | | | WATER- 1631 E TOTAL MERCURY | \$120.00 |
| | S016013 | 51-273819-0 | | WATER- 200.8 TRACE ELEMENTS IN | \$130.00 |
| | S016013 | | | WATER- 200.7 METALS BY INDUCTI | \$30.00 |
| | S016013 | | | WATER- 625 SEMI VOLATILE ORGAN | \$215.00 |
| | S016013 | | | WATER- 608 ORGANOCHLORINE PEST | \$160.00 |
| | S016013 | | | WATER- 624 VOLATILE ORGANIC | \$400.00 |
| | S016013 | | | WATER- 900.0 RADIOACTIVITY GRO | \$60.00 |
| | S016013 | | | ALLVAC SAMPLING 7/15/14- WATER | \$60.00 |
| | S016013 | | | WATER- 420.1 PHENOLICS | \$45.00 |
| | S016013 | | | WATER- 335.4 TOTAL CYANIDE | \$40.00 |
| | S016013 | | | WATER- 1664A OIL AND GREASE, H | \$200.00 |
| | P054336 | 51-275764-0 | | WATER- 200.8 TRACE ELEMENTS | \$130.00 |
| | P054336 | | | WATER- 1631 E TOTAL MERCURY | \$60.00 |
| | P054336 | | | WATER- 335.4 TOTAL CYANIDE | \$40.00 |
| | P054336 | | | WATER- 608 ORGANOCHLOR. PEST./ | \$160.00 |
| | P054336 | | | BSEL SAMPLING 9/2/14- WATER- G | \$60.00 |
| | P054336 | | | WATER- 624 VOLATILE ORGANIC CO | \$400.00 |
| | P054336 | | | WATER- 625 SEMIVOL. ORGANIC CO | \$215.00 |
| | P054336 | | | WATER- 420.1 PHENOLICS | \$45.00 |
| GLOBAL TOWER LLC | P053974 | 401906700 | 216932 | BADGER MTN CELL TOWER RENTAL 2 | \$1,015.49 |
| JT AUTOMOTIVE PARTS INC DBA | | 317561 | 217065 | BATTERY TERMINAL CABLE | \$11.00 |
| KAMAN INDUSTRIAL TECHNOLOGIES | | X866577 | 217192 | BALL BEARING/ROLLER BEARINGS | \$292.82 |
| MIDWEST LABORATORIES INC | S054244 | 733492 | 217201 | COR COMPOST FACILITY RESAMPLE | \$40.00 |
| OXARC INC | | PSR2061 | 216957 | CHLORINE | \$7,620.99 |
| | | PSS1045 | 217211 | ARGON/HELIUM CYLINDERS | \$192.36 |
| | | R297964 | | GAS CYLINDER RENTAL | \$14.95 |
| PARADISE BOTTLED WATER CO | | 9/14-WASTEWATER | 216958 | BOTTLED WATER | \$296.30 |
| PARAMOUNT SUPPLY COMPANY | | 024700 | 217214 | NETAFIM VALVE | \$251.12 |
| | | 025449 | 216960 | BLIND FLANGE | \$28.94 |
| PASCO MACHINE COMPANY INC | | 72552 | 216962 | REPAIR RAKE MOTOR | \$138.22 |
| POLYDYNE INC | P054449 | 916303 | 217217 | EMULSION POLYMER, CLARIFLOC C6 | \$5,428.00 |
| PRINGLES POWER VAC | | 200432 | 217218 | WWTP BOILER ANNUAL CLEANING | \$460.28 |
| REXEL INC DBA | | F215052 | 216971 | UNINTERRUPTIBLE POWER SUPPLY | \$224.18 |
| RICHLAND ACE HARDWARE | | 43459 | 216973 | PIPE INSULATION | \$10.69 |



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|---------------------------|-------------|----------------|---------|--------------------------------|----------------|
| RICHLAND ACE HARDWARE | | 43560 | 216973 | STRAPS | \$4.19 |
| | | 43566 | | STRAPS/FASTENERS/PIPE | \$24.58 |
| | | 43684 | 217224 | PATIO BLOCKS/PULL CHAIN | \$35.04 |
| SPECTER INSTRUMENTS | P054443 | IN039045 | 217231 | SHIPPING | \$20.00 |
| | P054443 | | | WIN-911/PRO/CB Cold Back-Up sy | \$795.00 |
| | P054443 | | | WIN-911/CDMA/V CDMA Modem for | \$990.00 |
| | P054443 | | | WIN-911/PRO Competitive upgd t | \$1,250.00 |
| TACOMA SCREW PRODUCTS INC | | 22014179 | 217233 | SOCKETS/MAGNETIC RETRIEVER | \$10.05 |
| | | 22104230 | | WIRE END BRUSHES/POWER BITS | \$32.16 |
| TWIN CITY METALS INC | | 84321 | 217000 | STAINLESS STEEL ANGLES | \$6.76 |
| UNITED PARCEL SERVICE | S015998 | 000986641414 | 217111 | GROUND PKG TO ALS FOR WWTP | \$8.82 |
| | S016020 | 000986641424 | 217248 | GROUND PKG TO ALS FOR WWTP | \$8.81 |
| | S016020 | | | ADJUSTMENT OF CHARGES FOR PKG | (\$4.71) |
| | S016020 | | | NDA COLLECT PKG FROM HACH FOR | \$32.01 |
| WASTE MANAGEMENT | | 0090799-1819-0 | 217258 | POL SRVCS-COMPOST PAD | \$108.63 |
| XEROX CORPORATION | | 076253500 | 217264 | W5135 BASE CHR/COPIES-SEPT | \$170.96 |

SEWER OPERATIONS TOTAL ******\$45,800.44****Division: 423 SEWER MAINTENANCE**

| | | | | | |
|---|---------|-------------------|--------|--------------------------------|----------|
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$165.45 |
| CH2O INC | | 226816 | 217145 | BOILER TESTING-SEP'14 BW LABOR | \$60.03 |
| COLUMBIA RIGGING CORP | | 24873 | 216913 | ANCHOR SHACKLES/ROPE SLINGS | \$206.67 |
| FASTENERS INC | | S4003321-001 | 216926 | BEARING SPLITTER/FLANGE PULLER | \$108.28 |
| | | S4016804.001 | | BIN DIVIDERS | \$16.23 |
| | | S4063445.001 | | COIL CHAIN/DRIVE SOCKET | \$944.47 |
| | | S4070210.001 | 217170 | HAND CLEANER/CAP SCREWS/NUTS | \$81.94 |
| JT AUTOMOTIVE PARTS INC DBA | | 317080 | 217065 | FLASHER/SWITCH/TOGGLE | \$29.38 |
| OWEN EQUIPMENT COMPANY | | 00164523 | 217210 | REPAIR CRAWLER | \$561.60 |
| PARTSMaster | | 20808285/20821738 | 216961 | DYNA COIL/BELT TACK | \$284.51 |
| | | 20826774 | | DRILL BITS/SANDING DISC | \$224.69 |
| RICHLAND ACE HARDWARE | | 43388 | 216973 | CLAMPS | \$4.95 |
| | | 43596 | 217224 | BARRIER TAPE/REFLECTIVE TAPE | \$20.53 |
| TACOMA SCREW PRODUCTS INC | | 22103659 | 216986 | DRIVE SOCKETS | \$80.49 |
| TIMKEN MOTOR AND CRANE SERVICES LLC DBA | | 0023906 | 216990 | TROUBLESHOOT CRANE | \$231.49 |
| TOTAL ENERGY MANAGEMENT INC | | 72721 | 216991 | REPAIR AIR HANDLER UNIT | \$198.73 |
| US LINEN & UNIFORM DBA | | 151686 | 217001 | ORANGE SAFETY SHIRTS | \$27.42 |
| UTILITIES UNDERGROUND LOCATION CENTER | P053568 | 4090186 | 217002 | UTILITIES LOCATE SERVICE FOR | \$33.38 |
| VERIZON WIRELESS | | 9732291956 | 217003 | WIRELESS BROADBAND 9/20-10/19 | \$86.49 |
| WALLA WATER INC DBA | | 13385 | 217253 | REPAIR WWTP GARAGE DOOR | \$361.18 |

SEWER MAINTENANCE TOTAL ******\$3,727.91****WASTEWATER UTILITY FUND Total *******\$88,133.33**



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|---------------------------------|------------------------|---------|--------------------------------|--------------------|
| FUND 404 | SOLID WASTE UTILITY FUND | | | | |
| Division: | 430 | CAPITAL PROJECTS | | | |
| PARAMETRIX INC | P053862 | 01-74223 | 216959 | LANDFILL CELL-PERMITTING-C14-0 | \$4,628.23 |
| CAPITAL PROJECTS TOTAL **** | | | | | \$4,628.23 |
| Division: | 432 | SOLID WASTE COLLECTION | | | |
| ANOVAWORKS | | 36228 | 216888 | DOT EXAM | \$110.00 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$122.56 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$207.41 |
| CLAYTON WARD COMPANY | P053652 | 881302 | 217035 | 2014 DROP-BOX RECYCLING SERVIC | \$7,000.00 |
| GLOBAL TOWER LLC | P053974 | 401906700 | 216932 | BADGER MTN CELL TOWER RENTAL 2 | \$604.46 |
| MARC INC | | 5043 | 216948 | TRUCK SW TRNG-CHIDESTER 14-476 | \$695.00 |
| RICHLAND ACE HARDWARE | | 43303 | 216973 | MOUNTING TAPE | \$10.82 |
| RULE STEEL TANKS INC | S015857 | 0017707-IN | 217227 | 2 CUYD REAR LOADER CONTAINER F | \$2,020.00 |
| | S015857 | | | 4 CUYD FRONT LOADER RECYCLE CO | \$2,488.00 |
| | S015857 | | | FREIGHT | \$1,600.00 |
| | S015857 | | | 6 CUYD FRONT LOADER CATHEDRAL | \$4,668.00 |
| | S015857 | | | 8 CUYD FRONT LOADER CATHEDRAL | \$3,512.00 |
| | S015857 | | | 4 CUYD FRONT LOADER SLANT TOP | \$2,488.00 |
| | S015857 | | | 1 CUYD REAR LOADER CONTAINER F | \$1,636.00 |
| | S015857 | | | 6 CUYD FRONT LOADER RECYCLE CO | \$4,668.00 |
| SOLID WASTE COLLECTION TOTAL **** | | | | | \$31,830.25 |
| Division: | 433 | SOLID WASTE DISPOSAL | | | |
| ANOVAWORKS | | 36146 | 216888 | DOT EXAM | \$110.00 |
| ARAMARK UNIFORM SERVICES INC | S016010 | 9/14-934962000 | 217125 | LINEN CHARGES FOR SEPTEMBER 20 | \$126.49 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$32.77 |
| CAROLINA SOFTWARE | P053511 | 55958 | 216904 | WASTE WORKS SOFTWARE SUPPORT P | \$250.00 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$1,157.02 |
| FINLEY BUTTES LANDFILL | | 4358 | 217173 | TIRE DISPOSAL-SEPT | \$1,395.80 |
| OIL RE-REFINING CO | | 347410 | 216956 | PCB'S TESTING FEES | \$31.66 |
| PARAMETRIX INC | P053837 | 01-74226 | 216959 | 2014 ENVIRONMENTAL MONITORING | \$3,231.09 |
| STONEWAY ELECTRIC SUPPLY | | S101006198.001 | 216983 | SAFETY SWITCH/CONDUIT | \$269.72 |
| | | S101006234.001 | | 45 DEGREE ANGLES | \$24.06 |
| | | S101025672.001 | | TWIRL NUTS/SPRING NUTS | \$133.19 |
| | | S101027330.001 | | CONDUIT BODY COVERS/ELBOWS | \$55.06 |
| | | S101027696.001 | | COPPER WIRE | \$50.63 |
| | | S101028422.001 | | WIRE/CONDUIT | \$338.30 |
| | | S101028607.001 | | BLACK BOX/CONDUIT | \$26.66 |
| WASTE MANAGEMENT | | 0090796-1819-6 | 217258 | POL SRVCS-LANDFILL | \$126.47 |
| XEROX CORPORATION | | 076341040 | 217264 | W7120 BASE CHRNG/COPIES-SEPT | \$294.31 |
| SOLID WASTE DISPOSAL TOTAL **** | | | | | \$7,653.23 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|--------------------------------|-----------------------------|---------|--------------------------------|-------------------|
| SOLID WASTE UTILITY FUND Total *** | | | | | \$44,111.71 |
| FUND 405 | STORMWATER UTILITY FUND | | | | |
| Division: | 440 | STORMWATER CAPITAL PROJECTS | | | |
| WATTS CONSTRUCTION INC | P053983 | C94-14/PYMT 4 | 217010 | CANYON ST RECONSTRUCTION - 94- | \$2,305.20 |
| STORMWATER CAPITAL PROJECTS TOTAL **** | | | | | \$2,305.20 |
| Division: | 441 | STORMWATER | | | |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$19.21 |
| CENTRAL HOSE & FITTINGS INC | | 397371 | 217142 | HYDRAULIC COUPLER/PLUG | \$155.43 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$277.98 |
| SENSKE LAWN & TREE CARE INC | | 6262552 | 216979 | CANAL WEED CONTROL | \$1,083.00 |
| | | 6262553 | 217229 | WEED CONTROL MATERIALS | \$257.75 |
| TACOMA SCREW PRODUCTS INC | | 22104468 | 217233 | EAR PLUGS/ENAMEL | \$103.38 |
| STORMWATER TOTAL **** | | | | | \$1,896.75 |
| STORMWATER UTILITY FUND Total *** | | | | | \$4,201.95 |
| FUND 407 | MEDICAL SERVICES FUND | | | | |
| Division: | 000 | | | | |
| AMBULANCE REFUND | | 2014-02626 | 217018 | REFUND OVERPYMT 2014-02626 | \$200.00 |
| TOTAL **** | | | | | \$200.00 |
| Division: | 121 | AMBULANCE | | | |
| BOUND TREE MEDICAL LLC | | 60807261 | 217274 | BLOOD TUBES | \$33.02 |
| | | 81532944 | | ELECTRODES/CATHETERS/SALINE | \$903.69 |
| | | 81532945 | | NALOXONE/EPINEPHRINE/DEXTROSE | \$962.03 |
| | | 81534344 | | RACEMIC EPI | \$74.08 |
| | | 81534345 | | GLUCOSE MONITORING SYSTEM | \$134.80 |
| | | 81535795 | | MAGNESIUM SULFATE | \$43.92 |
| | | 81537101 | | GERMICIDAL WIPES | \$8.83 |
| | | 81538570 | | EXAM GLOVES/SALINE | \$100.48 |
| | | 81538571 | | SAFETY GLASSES | \$4.66 |
| | | 81538572 | | GERMICIDAL WIPES | \$8.83 |
| | | 81540129 | | SALINE | \$81.60 |
| | | 81540130 | | KETAMINE VIALS | \$231.98 |
| | | 81541553 | | UTILITY PADS | \$14.82 |
| | | 81541554 | | GLOVES/DEFIB PADS/OXYGEN MASKS | \$639.92 |
| | | 81541555 | | INSTANT COLD PAKS | \$14.50 |
| | | 81542816 | | SMART CAPNOLINE/IV SETS | \$256.10 |
| | | 81542817 | | INSTANT COLD PACKS | \$14.50 |
| | | 81542818 | | RESTRAINT STRAPS | \$6.02 |
| | | 81544080 | | IV SETS/SALINE/BLOOD TUBES | \$2,019.75 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---------------------------------|---------------------|-----------------|---------|--------------------------------|----------------|
| BOUND TREE MEDICAL LLC | | 81545226 | 217274 | SALINE | \$81.60 |
| | | 81547402 | | SNAPLOK SEALS | \$48.18 |
| | | 81548646 | | EXAM GLOVES | \$37.66 |
| | | 81549797 | | SALINE/CANNULAS | \$85.02 |
| | | 81549798 | | SAFETY GLASSES/BIO BAGS | \$23.33 |
| | | 81551209 | | SNAPLOK/BLOOD TUBES | \$152.67 |
| | | 81551210 | | SPO2 SENSOR | \$432.99 |
| | | 81551211 | | SALINE | \$6.80 |
| | | 81551212 | | SALINE | \$50.26 |
| | | 81554048 | | STIFNECK COLLARS CARRY CASE | \$33.02 |
| | | 81554049 | | SALINE | \$5.44 |
| | | 81556473 | | IV SET/GLUCOSE/LIFEPAK PAPER | \$178.44 |
| | | 81557840 | | QUELICIN | \$360.99 |
| | | 81559418 | | NALOXONE/GLUCAGEN KIT | \$505.42 |
| | | 81559419 | | SALINE/ELECTRODES/GAUZE | \$437.67 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$741.67 |
| OXARC INC | | PSQ8305 | 217087 | MEDICAL OXYGEN | \$65.54 |
| | | PSR2899 | | MEDICAL OXYGEN | \$10.20 |
| | | PSR2924 | | MEDICAL OXYGEN | \$65.54 |
| PARADISE BOTTLED WATER CO | | 9/14-FIRE ST 71 | 217088 | BOTTLED WATER | \$32.67 |
| | | 9/14-FIRE ST 72 | | BOTTLED WATER | \$23.37 |
| | | 9/14-FIRE ST 73 | | BOTTLED WATER | \$17.27 |
| PHYSIO-CONTROL INC | | 415014811 | 217089 | ADHESIVE/CABLE/HOSES | \$2,078.41 |
| RICHLAND ACE HARDWARE | | 43471 | 217224 | LUBE SPRAY/WAX | \$16.76 |
| SEA WESTERN INC | P054391 | 179836 | 217228 | ADJUST SALES TAX | \$0.01 |
| | P054391 | | | SHIPPING | \$4.32 |
| | P054391 | | | HEMMING CHARGE | \$25.99 |
| | P054391 | | | ESTIMATED SHIPPING | \$12.05 |
| | P054391 | | | #BDU1951P-20, LION TRI-CERTIFI | \$1,091.66 |
| SPRINT | | 147658811-083 | 217326 | LIFEPAK CHRGS 9/15-10/14 | \$151.24 |
| | | 891160522-127 | | CELL PHONES 8/18-9/17/14 | \$36.09 |
| STERICYCLE INC | | 3002786989 | 217232 | BIO WASTE DISPOSAL FEE | \$10.36 |
| VERIZON WIRELESS | | 9732299479 | 217112 | MDT WIRELESS 9/20-10/19 | \$224.09 |
| XEROX CORPORATION | P054520 | 076253399 | 217264 | AMB BILLING COPIER MAINT (JUL- | \$32.49 |
| AMBULANCE TOTAL **** | | | | | \$12,632.75 |
| MEDICAL SERVICES FUND Total *** | | | | | \$12,832.75 |
| FUND 501 | CENTRAL STORES FUND | | | | |
| Division: | 000 | | | | |
| GRAINGER | P054463 | 9559912028 | 217180 | KNIFE PUTTY, FLEXIBLE, 3", | \$20.75 |
| | P054463 | | | BROOM, CORN, LARGE HEAVY DUTY | \$24.43 |



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VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--------------------------------------|-------------|-----------------------------------|---------|--------------------------------|-------------------|
| GRAINGER | P054463 | 9559912028 | 217180 | ANTIBIOTIC OINTMENT, 1/32 OZ, | \$5.16 |
| | P054463 | | | BAND AID, FABRIC, 7/8" X 3", | \$43.75 |
| | P054463 | | | BROOM, ANGLE POLY-FLAGGD HEAD, | \$30.48 |
| | P054463 | 9559912036 | | HAND SANITIZER,4 FL OZ SQUEEZE | \$75.83 |
| OFFICEMAX INC | P054452 | 759121 | 217209 | PAPER BOND, 20#, 8-1/2 X 11", | \$1,904.35 |
| TRAFFIC SAFETY SUPPLY CO INC | P054329 | 987604 | 217239 | CONE, TRAFFIC, 28", "WHSE" | \$4,272.44 |
| TOTAL **** | | | | | \$6,377.19 |
| Division: | 903 | CENTRAL STORES | | | |
| CANON SOLUTIONS AMERICA INC | | 828099 | 216903 | W9220 BLK COPIER PRTSHOP-FINAL | \$128.88 |
| XEROX CORPORATION | | 076253548 | 217264 | C75 M2 PRT SHOP COPIES-OCT | \$1,940.11 |
| CENTRAL STORES TOTAL **** | | | | | \$2,068.99 |
| CENTRAL STORES FUND Total *** | | | | | \$8,446.18 |
| FUND | 502 | EQUIPMENT MAINTENANCE FUND | | | |
| Division: | 214 | EQUIPMENT MAINTENANCE | | | |
| A & E TOWING LLC | | 4365 | 217118 | TOWING VEH 5041 WO 37163 | \$333.56 |
| ALTEC INDUSTRIES INC | | 10289484 | 216885 | BOOM SADDLE VEH 3313 WO 36909 | \$182.36 |
| ANOVAWORKS | | 35416 | 216888 | HEPATITIS B VACCINE | \$80.00 |
| | | 35485 | | HEPATITIS B VACCINE | \$80.00 |
| | | 35576 | | HEPATITIS B VACCINE | \$80.00 |
| | | 35827 | | HEPATITIS B-SURFACE | \$34.00 |
| ARAMARK UNIFORM SERVICES INC | S016010 | 9/14-934962000 | 217125 | LINEN CHARGES FOR SEPTEMBER 20 | \$209.99 |
| ASE | | 830548-9B5ZTL | 217127 | ASE CLASSES/TEST FEES-BLAINE | \$234.00 |
| BRAUN NORTHWEST INC | | 16992 | 216899 | EXP VALVE VEH 5037 WO 37071 | \$148.17 |
| CENTRAL HOSE & FITTINGS INC | | 396973 | 216908 | HOSE/SWIVEL VEH 7119 WO 37048 | \$64.48 |
| | | 397076 | | HYD HOSES VEH 7119 WO 37048 | \$307.21 |
| | | 397435 | 217142 | HOSES VEH 3255 WO 37112 | \$141.81 |
| | | 397636 | | BARB HOSE VEH 5041 WO 37163 | \$15.01 |
| CITY OF RICHLAND | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$3,597.66 |
| COAST CRANE COMPANY | | DI/056562 | 217153 | BOOM TIP REPAIR VEH 3313 37215 | \$2,423.95 |
| CONNELL OIL INC | | 0098727-IN | 217157 | LUBE PRODUCTS | \$1,344.49 |
| | | C105018-IN | | LUBE PRODUCTS | \$1,134.43 |
| FAST SIGNS | | 139-49889 | 217168 | NUMBERS VEH 3204 WO 37134 | \$31.19 |
| FASTENAL COMPANY | | WARIC45956 | 217169 | 1ST AID KIT VEH 3332 WO 37041 | \$58.74 |
| FASTENERS INC | | S4057408.001 | 216926 | GLOVES/NUTS/SCREWS | \$93.93 |
| | | S4063890.001 | 217170 | CAP SCREWS/SHRINK TUBING | \$121.20 |
| | | S4074320.001 | | NITRILE GLOVES | \$259.70 |
| GENUINE AUTO GLASS OF TRI CITIES LLC | | 605343 | 217052 | WINDSHIELD VEH 2411 WO 36440 | \$166.65 |
| | | 605406 | | WINDSHIELD VEH 1370 WO 37114 | \$176.09 |
| GROVER DYKES AUTO GROUP INC DBA | | 349863 | 217181 | TURBO INSTALL KIT VEH 3295 | \$2,833.14 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---------------------------------|-------------|----------------|---------|--------------------------------|----------------|
| GROVER DYKES AUTO GROUP INC DBA | | 349864 | 217181 | WIRE ASSY VEH 3265 WO 37145 | \$87.81 |
| | | 349865 | | COOLER VEH 3265 WO 37145 | \$1,227.45 |
| | | 349885 | | EXHAUST KIT VEH 3295 WO 37090 | \$91.02 |
| | | 349911 | | SENSOR/SEALS VEH 3295 37090 | \$70.72 |
| | | 349927 | | INDICATOR VEH 3295 WO 37090 | \$15.21 |
| | | 565027 | | MODULE VEH 5040 WO 36965 | \$1,464.81 |
| JIM'S PACIFIC GARAGES INC | | 1140133 | 216939 | ENGINE REPAIR VEH 3248 37177 | \$769.32 |
| | | 1141274 | | GASKETS VEH 3219 WO 37124 | \$5.00 |
| | | 1142087 | | ELBOW VEH 3205 WO 37151 | \$31.83 |
| | | 1142585 | | FILTERS VEH 3269 WO 37187 | \$74.61 |
| | | 1143100 | | SEAT COVERS VEH 3291 WO 37237 | \$126.80 |
| JT AUTOMOTIVE PARTS INC DBA | | 306942 | 217065 | LAMP BULBS | \$23.26 |
| | | 316189 | | FILTERS VEH 3256 WO 36953 | \$16.68 |
| | | 317322 | | FILTERS VEH 7145 WO 36420 | \$128.06 |
| | | 317386 | | WIPERBLADES VEH 2304 WO 37063 | \$19.47 |
| | | 317434 | | COMBO TOOL CHEST | \$908.64 |
| | | 317459 | | AAA BATTERIES | \$20.53 |
| | | 317489 | | ID BAR VEH 4061 WO 37059 | \$36.54 |
| | | 317513 | | DIE GRINDER VEH 5037 WO 37071 | \$58.45 |
| | | 317546 | | FILTERS VEH 6565 WO 37079 | \$72.19 |
| | | 317548 | | GRINDING WHEEL VEH 6566 37025 | \$15.14 |
| | | 317549 | | GRINDING WHEELS VEH 6566 37025 | \$15.14 |
| | | 317550 | | GRINDING WHEELS VEH 7145 36993 | \$29.22 |
| | | 317551 | | GRINDING WHEELS VEH 7145 36993 | \$87.66 |
| | | 317557 | | FILTERS VEH 5031 WO 37084 | \$110.50 |
| | | 317578 | | SOCKET | \$4.32 |
| | | 317579 | | ADAPTER VEH 5037 WO 37071 | \$3.34 |
| | | 317590 | | FILTERS VEH 1206 WO 37102 | \$18.95 |
| | | 317611 | | ORIFICE TUBE VEH 5037 WO37071 | \$3.16 |
| | | 317612 | | CONNECTOR VEH 4113 WO 37018 | \$5.96 |
| | | 317613 | | WIPERBLADES VEH 3302 WO 36920 | \$30.74 |
| | | 317614 | | BATTERY VEH 2409 WO 37058 | \$115.50 |
| | | 317615 | | EXHAUST FLUID VEH 7146 36978 | \$14.86 |
| | | 317655 | | BRAKES VEH 3295 WO 37090 | \$561.80 |
| | | 317658 | | WRENCH SETS/sockets | \$1,065.08 |
| | | 317686 | | GASKET VEH 3282 WO 37068 | \$8.44 |
| | | 317713 | | PS PULLER VEH 0800 WO 37104 | \$109.94 |
| | | 317781 | | FILTERS VEH 2407 WO 37120 | \$15.99 |
| | | 317782 | | FILTERS VEH 3317 WO 37122 | \$15.99 |
| | | 317784 | | MOUNTING TAPE VEH 5037 37071 | \$11.69 |
| | | 317795 | | FREIGHT FEE VEH 3281 WO 37121 | \$10.83 |



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From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|-----------------------------|-------------|----------------|---------|--------------------------------|----------------|
| JT AUTOMOTIVE PARTS INC DBA | | 317832 | 217065 | WHEEL SEALS VEH 3295 WO 37090 | \$89.20 |
| | | 317876 | | SPRAY PAINT VEH 3314 WO 37056 | \$11.91 |
| | | 317880 | | SPRAY PAINT VEH 3314 WO 37056 | \$25.82 |
| | | 317882 | | BRK CLEANER VEH 3282 37128 | \$56.14 |
| | | 317912 | | BRK CLEANER VEH 4138 WO 37075 | \$9.36 |
| | | 317914 | | BEARING TOOL VEH 4138 37075 | \$26.00 |
| | | 317918 | | FILTERS VEH 3205 WO 37136 | \$107.54 |
| | | 317919 | | FILTERS VEH 3204 WO 37135 | \$107.54 |
| | | 317966 | | FUEL NOZZLE VEH 0800 37156 | \$82.91 |
| | | 317996 | | AIR FILTERS VEH 7143 WO 37157 | \$268.98 |
| | | 318000 | | FUEL FILTERS VEH 6572 WO 37152 | \$4.27 |
| | | 318021 | | FUEL PUMP VEH 3247 WO 36966 | (\$61.69) |
| | | 318052 | | LOOM VEH 3309 WO 37127 | \$15.16 |
| | | 318053 | | SPARK PLUG VEH 6572 WO 37152 | \$2.46 |
| | | 318077 | | SOCKET | \$3.24 |
| | | 318090 | | BRK CLEANER VEH 3281 WO 37121 | \$61.01 |
| | | 318093 | | BRK CLEANER VEH 4119 WO 37130 | \$4.68 |
| | | 318114 | | FILTERS VEH 3301 WO 37160 | \$16.29 |
| | | 318120 | | BATTERIES VEH 3188 WO 37158 | \$274.27 |
| | | 318145 | | BATTERIES VEH 3295 WO 37090 | \$229.16 |
| | | 318149 | | BRK CLEANER VEH 3295 WO 36561 | \$77.43 |
| | | 318150 | | BULB VEH 3301 WO 37159 | \$9.53 |
| | | 318151 | | HOSE ELBOW VEH 1368 WO 37161 | \$10.82 |
| | | 318184 | | FILTERS VEH 2400 WO 37147 | \$16.29 |
| | | 318185 | | FILTERS VEH 2401 WO 37146 | \$16.08 |
| | | 318302 | | DISC PAD VEH 2258 WO 37185 | \$65.82 |
| | | 318303 | | FILTERS VEH 2420 WO 37169 | \$16.08 |
| | | 318304 | | WIRE SET VEH 3245 WO 37188 | \$128.37 |
| | | 318308 | | WIPERBLADES VEH 2282 WO 37184 | \$19.04 |
| | | 318322 | | FILTERS VEH 1369 WO 37188 | \$10.01 |
| | | 318330 | | BATTERY VEH 2258 WO 37247 | \$103.63 |
| | | 318341 | | FILTERS VEH 3269 WO 37187 | \$25.79 |
| | | 318354 | | ADAPTERS VEH 3265 WO 37145 | \$5.00 |
| | | 318375 | | FILTERS VEH 7146 WO 37193 | \$230.55 |
| | | 318409 | | BULB VEH 2372 WO 37198 | \$8.58 |
| | | 318417 | | FUSES VEH 3265 WO 37145 | \$38.27 |
| | | 318421 | | TIE DOWNS VEH 3265 WO 37145 | \$65.61 |
| | | 318424 | | FUSES/O-RINGS/SILICONE | \$94.17 |
| | | 318425 | | FUSES/CLAMPS/O-RINGS | \$60.54 |
| | | 318485 | | FILTERS VEH 7152 WO 37203 | \$219.73 |
| | | 318487 | | FREIGHT VEH 7152 WO 37203 | \$9.75 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|-----------------------------------|-------------|----------------|---------|--------------------------------|----------------|
| JT AUTOMOTIVE PARTS INC DBA | | 318500 | 217065 | WIPERBLADES VEH 1371 WO 37216 | \$23.80 |
| | | 318513 | | EXHAUST FLUID VEH 7152 37191 | \$21.64 |
| | | 318514 | | CONNECTOR VEH 3213 WO 37194 | \$8.08 |
| | | 318515 | | FILTERS VEH 1107 WO 37227 | \$18.95 |
| | | 318533 | | BULB VEH 2395 WO 37218 | \$13.60 |
| | | 318579 | | LAMPS VEH 5039 WO 36926 | \$9.36 |
| | | 318596 | | THREADLOCKER | \$12.23 |
| | | 318627 | | RADIATOR VEH 3267 WO 37233 | \$202.94 |
| | | 318629 | | WIPERBLADES VEH 3161 WO 37234 | \$19.04 |
| | | 318644 | | BRK CLEANER VEH 7145 WO 37219 | \$60.82 |
| | | 318673 | | FILTER VEH 3312 WO 37239 | \$16.48 |
| | | 318682 | | WORK LAMP VEH 3222 WO 37235 | \$19.76 |
| | | 318753 | | BRK CLEANER VEH 3312 WO 37239 | \$9.36 |
| | | 318754 | | FILTERS VEH 2399 WO 37246 | \$15.99 |
| | | 318759 | | FILTERS VEH 2399 WO 37246 | \$15.99 |
| | | 318760 | | FILTER VEH 5033 WO 37248 | \$17.71 |
| MOBILE FLEET SERVICE INC | 1242790053 | | 216954 | VALVE VEH 3204 WO 37134 | \$114.96 |
| MONARCH MACHINE & TOOL CO INC | A173469 | | 217203 | TUBE VEH 3292 WO 37104 | \$32.47 |
| | A173494 | | | TUBE VEH 0800 WO 37104 | \$44.31 |
| | A173503 | | | REPAIR BRACKETS VEH 3314 37056 | \$1,310.74 |
| MOTION INDUSTRIES INC | WA05-334796 | | 217084 | FLOW VALVE VEH 5029 WO 37055 | \$509.04 |
| OXARC INC | PSS0941 | | 217211 | BRACKETS VEH 3332 WO 37041 | \$74.93 |
| PARTSMaster | 20828087 | | 216961 | AUTO ADJUST PLIERS | \$108.48 |
| RDO EQUIPMENT CO | P34848 | | 217222 | LEATHER WORK GLOVES | \$288.67 |
| RMT EQUIPMENT | Q98577 | | 216977 | SPRINGS VEH 6580 WO 37229 | \$299.45 |
| ROWAND MACHINERY CO | 165051 | | 217225 | FILTERS VEH 7144 WO 37336 | \$618.93 |
| SIX STATES DISTRIBUTORS INC | 06 215799 | | 216981 | BRK ASSY VEH 4138 WO 37075 | \$450.41 |
| | 06 215914 | | | OIL CAPS VEH 4119 WO 37130 | \$23.70 |
| SONSHINE COLLISION SERVICES INC | 27987 | | 217230 | REPAIR VEH 1377 WO 37228 | \$2,570.58 |
| | 28097 | | | REPAIR VEH 3328 WO 37262 | \$1,354.85 |
| TACOMA SCREW PRODUCTS INC | 22104247 | | 217233 | O-RINGS VEH 5036 WO 37142 | \$0.92 |
| TEREX SERVICES | 90219371 | | 217235 | JIB COVERS VEH 3253 WO 37020 | \$576.93 |
| TIM BUSH MOTOR COMPANY DBA | 1114 | | 216989 | CAR WASHES-SEPT | \$118.00 |
| TRI CITIES BATTERY & AUTO REPAIR | 0098892 | | 217241 | TERMINALS VEH 3188 WO 37253 | \$7.68 |
| | 0098910 | | 216996 | WELDING CABLE VEH 3188 37158 | \$13.60 |
| | 0098986 | | | WELDING CABLE VEH 3188 37158 | \$12.70 |
| WESTERN SYSTEMS & FABRICATION INC | 9227 | | 217261 | CABLES VEH 3309 WO 37127 | \$99.26 |
| WONDRACK DISTRIBUTING INC | 0448243 | | 217263 | OFF ROAD DYED DIESEL/LANDFILL | \$6,024.64 |
| | 0448524 | | | ON ROAD CLEAR DIESEL/LANDFILL | \$1,450.07 |
| | 0448528 | | | OFF ROAD DYED DIESEL/LANDFILL | \$1,390.56 |
| | 0741751 | | | CARDLOCK FUEL 10/1-10/8/14 | \$22,312.96 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|--|-----------------------------------|---------|--------------------------------|--------------------|
| WONDRACK DISTRIBUTING INC | | 0742341 | 217263 | CARDLOCK FUEL 10/9-10/15/14 | \$16,198.70 |
| XEROX CORPORATION | | 076253498 | 217264 | W5135 BASE CHRG/COPIES-SEPT | \$193.90 |
| EQUIPMENT MAINTENANCE TOTAL **** | | | | | \$80,906.94 |
| EQUIPMENT MAINTENANCE FUND Total *** | | | | | \$80,906.94 |
| FUND 503 | EQUIPMENT REPLACEMENT FUND | | | | |
| Division: | 215 | EQUIPMENT REPLACEMENT | | | |
| PMI TRUCK BODIES INC | P054252 | 13325 | 217216 | ONE NEW LIFTMOORE CRANE MODEL | \$9,287.81 |
| | P054252 | | | ESTIMATED TRANSPORTATION | \$481.94 |
| | P054252 | | | BOOM REST | \$314.07 |
| | P054252 | | | CREDIT FOR L21-7 CRANE | (\$2,642.52) |
| | P054252 | | | ADJUST SALES TAX | (\$0.01) |
| EQUIPMENT REPLACEMENT TOTAL **** | | | | | \$7,441.29 |
| EQUIPMENT REPLACEMENT FUND Total *** | | | | | \$7,441.29 |
| FUND 505 | PUBLIC WORKS ADMIN & ENGINEER | | | | |
| Division: | 450 | PW ADMIN & ENGINEERING | | | |
| ABADAN INC | | ARIN050980 | 217119 | ASBUILTS | \$19.61 |
| AT&T WIRELESS | | 9/14-287243288881 | 217128 | 287243288881 8/27-9/26/14 | \$639.98 |
| BENTON COUNTY TREASURER | | 011377 | 217134 | MILARS/SURVEYS-SEPT | \$16.12 |
| CITY OF RICHLAND | | 102014 | 217150 | PW RECORDING FEES | \$77.00 |
| | | 9/2014 SEPT | 217032 | CITY UTILITY BILLS-SEPT 2014 | \$877.98 |
| ENTERPRISE RENT A CAR | | 10/14-45WA423 | 217044 | BRIDGE TOUR-CAR RENTAL | \$119.58 |
| IMT INC | | 5799 | 217188 | W CLIFFE PH12 TESTING M14135 | \$695.00 |
| | | 5835 | | HTS@MEADOW SPGS TESTING M14203 | \$202.50 |
| | | 5843 | | WHITE BLUFFS TESTING M14293 | \$862.50 |
| MARC INC | | 5043 | 216948 | TRUCK SW TRNG-MARLOW 14-475 | \$695.00 |
| MARLOW, JOHN (JAY) | | 14-437 MARLOW | 216949 | WWTF TOURS/ONTARIO/MARLOW | \$129.30 |
| WATER SOLUTIONS INC | P053569 | 9623 | 217008 | DSC (703) BLDG WATER UNIT RENT | \$75.80 |
| XEROX CORPORATION | P054364 | 076253532 | 217264 | COPIER ON 1ST FLOOR #LX5-69083 | \$144.57 |
| | P054364 | 076253533 | | COPIER IN BASEMENT-#LX5-692207 | \$66.60 |
| | P054364 | 076253534 | | COPIER ON 2ND FLOOR #MX4-34319 | \$312.47 |
| PW ADMIN & ENGINEERING TOTAL **** | | | | | \$4,934.01 |
| PUBLIC WORKS ADMIN & ENGINEER Total *** | | | | | \$4,934.01 |
| FUND 520 | HEALTH CARE/BENEFITS PLAN | | | | |
| Division: | 222 | EMPLOYEE BENEFIT PROGRAM | | | |
| LIFE INSURANCE COMPANY OF NORTH AMERICA | | 10/2014-FLI051384 | 217314 | FLI051384 PREMIUMS-OCT | \$9,403.59 |
| | | 10/2014-LK030278 | | LK030278 PREMIUMS-OCT | \$11,139.35 |
| | | 10/2014-OK807703 | | OK807703 PREMIUMS-OCT | \$2,479.63 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------------------------------|-------------------------------|---------|--------------------------------|--------------------|
| MAGELLAN BEHAVIORAL HEALTH | | OCT 2014 | 216947 | EAP PREMIUMS-OCT | \$674.97 |
| REHN & ASSOCIATES INC | | SEPT 2014 | 217223 | HRA PREMIUMS-SEPT | \$288.75 |
| VERDE SERVICES INC | | 966277 | 217251 | 3RD QTR 2014 COBRA/RETIREE | \$300.00 |
| | | 967372 | | 3RD QTR 2014 COBRA CORRECTION | (\$20.00) |
| EMPLOYEE BENEFIT PROGRAM TOTAL **** | | | | | \$24,266.29 |
| HEALTH CARE/BENEFITS PLAN Total *** | | | | | \$24,266.29 |
| FUND 522 | POST EMP HEALTHCARE PLAN | | | | |
| Division: | 224 | POST EMPLOYMENT BENEFITS PRGM | | | |
| VERDE SERVICES INC | | 966277 | 217251 | 3RD QTR 2014 COBRA/RETIREE | \$1,740.00 |
| | | 967372 | | 3RD QTR 2014 COBRA CORRECTION | (\$10.00) |
| POST EMPLOYMENT BENEFITS PRGM TOTAL **** | | | | | \$1,730.00 |
| POST EMP HEALTHCARE PLAN Total *** | | | | | \$1,730.00 |
| FUND 611 | FIREMAN'S PENSION | | | | |
| Division: | 216 | FIRE PENSION | | | |
| COLUMBIA INDUSTRIES SUPPORT LLC | | 158084 | 217288 | SHREDDING SRVCS-WO#179001 | \$10.44 |
| FIRE PENSION TOTAL **** | | | | | \$10.44 |
| FIREMAN'S PENSION Total *** | | | | | \$10.44 |
| FUND 612 | POLICEMEN'S PENSION | | | | |
| Division: | 217 | POLICE PENSION | | | |
| COLUMBIA INDUSTRIES SUPPORT LLC | | 158084 | 217288 | SHREDDING SRVCS-WO#179001 | \$10.44 |
| POLICE PENSION TOTAL **** | | | | | \$10.44 |
| POLICEMEN'S PENSION Total *** | | | | | \$10.44 |
| FUND 641 | SOUTHEAST COMMUNICATIONS CTR | | | | |
| Division: | 600 | SECOMM OPERATIONS GENERAL | | | |
| AT&T LONG DISTANCE | | 9/14-030301072100 | 216890 | FAX LINES 8/21-9/20/14 | \$33.58 |
| BMC SOFTWARE INC | P054271 | 1270043 | 216896 | TRACK-IT ANNUAL MAINTENANCE AN | \$319.12 |
| CENTURYLINK | | 10/14-509-7862112 | 217143 | GENERAL PHONE 10/6-11/5 | \$90.03 |
| CERIUM NETWORKS INC | P054482 | 041969 | 216909 | 4 EACH #DSR1 ENGINEER-REMOTE S | \$693.12 |
| CITY OF KENNEWICK | | 011235 | 217147 | 4TH QTR BI-PIN SW MAINT | \$814.00 |
| CITY OF RICHLAND | | 3294923 | 217149 | BCES UTILITIES 9/2-10/1/14 | \$2,490.07 |
| CONSOLE CLEANING SPECIALISTS | | 644 | 217158 | DEEP CLEAN DISPATCH CONSOLES | \$3,024.90 |
| DESERTGREEN LAWN & TREE CARE LLC | | 120062 | 216917 | APPLY WEED CONTROL | \$83.93 |
| FRONTIER | | 10/14-206-1882381 | 217176 | E911/GENERAL LINES 10/10-11/9 | \$233.75 |
| | | 10/14-509-6281472 | 216930 | GENERAL PHONE 10/4-11/3/14 | \$65.31 |
| | | 10/14-509-6282600 | 217176 | LONG DISTANCE 10/10-11/9/14 | \$801.33 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--|-------------|--------------------------------|---------|--------------------------------|--------------------|
| FRONTIER | | 10/14-509-6282608 | 217176 | GENERAL PHONE 10/7-11/6/14 | \$80.39 |
| LANGUAGE LINE SERVICES LLC | | 3459636 | 217196 | NON EMERGENCY TRANSLATION SRVC | \$220.43 |
| SPRAGUE PEST SOLUTIONS | | 2434980 | 216982 | PEST CONTROL SRVCS-OCT | \$42.39 |
| VANGUARD CLEANING SYSTEM OF INLAND NW | | 45992 | 217250 | JANITOR SRVCS-BCES-OCT | \$375.00 |
| WATER SOLUTIONS INC | | 9588 | 217008 | WATER FILTRATION 10/7-11/6 | \$33.58 |
| XEROX CORPORATION | | 076253527 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$47.16 |
| SECOMM OPERATIONS GENERAL TOTAL **** | | | | | \$9,448.09 |
| Division: | 601 | E911 OPERATIONS | | | |
| DESERTGREEN LAWN & TREE CARE LLC | | 120062 | 216917 | APPLY WEED CONTROL | \$83.93 |
| ENTERPRISE RENT A CAR | | 10/14-45WA423 | 217044 | 14-400 PEDERSON CAR RENTAL | \$38.19 |
| | | | | 14-380 BARBER CAR RENTAL | \$123.41 |
| | | | | 14-417 LETTRICK CAR RENTAL | \$38.19 |
| FRONTIER | | 10/14-206-1882381 | 217176 | E911/GENERAL LINES 10/10-11/9 | \$233.76 |
| | | 10/14-509-7352383 | | E911 LINE 10/7-11/6/14 | \$135.21 |
| LANGUAGE LINE SERVICES LLC | | 3465922 | 217196 | E911 TRANSLATION SRVCS-SEPT | \$349.65 |
| NETCASTERS INC | | 47562 | 217204 | ONLINE TRNG MGMT-OCT | \$220.00 |
| E911 OPERATIONS TOTAL **** | | | | | \$1,222.34 |
| Division: | 602 | SECOMM AGENCY | | | |
| MEIER ENTERPRISES INC | S015992 | 13739 | 216950 | UPS REPLACEMENT PROJECT #14-01 | \$1,000.00 |
| TRI CITY HERALD | S016011 | 14-7480 | 217242 | CALL FOR BID "BENTON COUNTY | \$264.09 |
| SECOMM AGENCY TOTAL **** | | | | | \$1,264.09 |
| SOUTHEAST COMMUNICATIONS CTR Total *** | | | | | \$11,934.52 |
| FUND | 642 | 800 MHZ PROJECT | | | |
| Division: | 610 | 800 MHZ | | | |
| AMERIGAS | | 801962537 | 217123 | PROPANE-PROSSER BUTTE SITE | \$683.20 |
| BENTON PUD | | 10/14-4843174575 | 216894 | UTILITIES SRVC 8/18-9/27 | \$652.57 |
| BMC SOFTWARE INC | P054271 | 1270043 | 216896 | TRACK-IT ANNUAL MAINTENANCE AN | \$319.13 |
| KLICKITAT COUNTY PUD | | 10/14-69552623 | 217194 | GOLGATHA UTILITIES 8/29-9/30 | \$237.23 |
| 800 MHZ TOTAL **** | | | | | \$1,892.13 |
| 800 MHZ PROJECT Total *** | | | | | \$1,892.13 |
| FUND | 643 | EMERGENCY MANAGEMENT | | | |
| Division: | 621 | RADIOLOGICAL EMGCY PREPAREDNES | | | |
| CALVERT, BRIAN | | 14-473 CALVERT | 217029 | WEB EOC/TACOMA/CALVERT | \$272.36 |
| MID COLUMBIA ENGINEERING INC | S015827 | ST006838 | 216952 | BECKI COATS, SURVEY TAKER | \$214.50 |
| | S015827 | ST006855 | 217200 | BECKI COATS, SURVEY TAKER | \$200.20 |
| XEROX CORPORATION | | 076253527 | 217264 | W7855 BASE CHRG/COPIES-SEPT | \$125.46 |
| RADIOLOGICAL EMGCY PREPAREDNES TOTAL **** | | | | | \$812.52 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------|-------------------|---------|--------------------------------|-------------------|
| Division: 622 DOE EMERGENCY PREPAREDNESS | | | | | |
| BMC SOFTWARE INC | P054271 | 1270043 | 216896 | TRACK-IT ANNUAL MAINTENANCE AN | \$319.12 |
| DOE EMERGENCY PREPAREDNESS TOTAL **** | | | | | \$319.12 |
| Division: 623 JURISIDICITION | | | | | |
| AT&T LONG DISTANCE | | 9/14-030301072100 | 216890 | FAX LINES 8/21-9/20/14 | \$33.58 |
| CITY OF RICHLAND | | 3294923 | 217149 | BCES UTILITIES 9/2-10/1/14 | \$1,660.04 |
| DESERTGREEN LAWN & TREE CARE LLC | | 120062 | 216917 | APPLY WEED CONTROL | \$167.87 |
| FRONTIER | | 10/14-509-6282600 | 217176 | LONG DISTANCE 10/10-11/9/14 | \$801.33 |
| SPRAGUE PEST SOLUTIONS | | 2434980 | 216982 | PEST CONTROL SRVCS-OCT | \$42.39 |
| VANGUARD CLEANING SYSTEM OF INLAND NW | | 45992 | 217250 | JANITOR SRVCS-BCES-OCT | \$250.00 |
| WATER SOLUTIONS INC | | 9588 | 217008 | WATER FILTRATION 10/7-11/6 | \$33.57 |
| XEROX CORPORATION | | 076253527 | 217264 | W7855 BASE CHR/COPIES-SEPT | \$125.47 |
| JURISIDICITION TOTAL **** | | | | | \$3,114.25 |
| EMERGENCY MANAGEMENT Total *** | | | | | \$4,245.89 |
| FUND 803 UTILITY BILL CLEARING FUND | | | | | |
| Division: 000 | | | | | |
| ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES | | CISPAY9072 | 217073 | Customer Refund | \$34.24 |
| | | CISPAY9073 | 217047 | Customer Refund | \$24.43 |
| | | CISPAY9074 | 217102 | Customer Refund | \$25.76 |
| | | CISPAY9075 | 217072 | Customer Refund | \$246.41 |
| | | CISPAY9076 | 217057 | Customer Refund | \$7.96 |
| | | CISPAY9077 | 217022 | Customer Refund | \$276.60 |
| | | CISPAY9078 | 217108 | Customer Refund | \$34.29 |
| | | CISPAY9079 | 217061 | Customer Refund | \$90.27 |
| | | CISPAY9080 | 217109 | Customer Refund | \$105.65 |
| | | CISPAY9081 | 217105 | Customer Refund | \$8.12 |
| | | CISPAY9082 | 217037 | Customer Refund | \$71.00 |
| | | CISPAY9083 | 217106 | Customer Refund | \$92.63 |
| | | CISPAY9084 | 217024 | Customer Refund | \$99.76 |
| | | CISPAY9085 | 217058 | Customer Refund | \$76.78 |
| | | CISPAY9086 | 217039 | Customer Refund | \$23.38 |
| | | CISPAY9087 | 217064 | Customer Refund | \$84.28 |
| | | CISPAY9088 | 217041 | Customer Refund | \$111.05 |
| | | CISPAY9089 | 217056 | Customer Refund | \$10.78 |
| | | CISPAY9090 | 217020 | Customer Refund | \$143.87 |
| | | CISPAY9091 | 217103 | Customer Refund | \$86.19 |
| | | CISPAY9092 | 217062 | 214 CULLUM REFUND PAYMENT | \$583.92 |
| | | CISPAY9093 | 217060 | Customer Refund | \$117.02 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
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| ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES | | CISPAY9094 | 217021 | Customer Refund | \$5.68 |
| | | CISPAY9095 | 217030 | Customer Refund | \$49.19 |
| | | CISPAY9096 | 217045 | Customer Refund | \$193.65 |
| | | CISPAY9097 | 217083 | Customer Refund | \$52.74 |
| | | CISPAY9098 | 217101 | Customer Refund | \$26.42 |
| | | CISPAY9099 | 217090 | Customer Refund | \$142.75 |
| | | CISPAY9100 | 217093 | Customer Refund | \$445.28 |
| | | CISPAY9101 | 217079 | Customer Refund | \$115.85 |
| | | CISPAY9102 | 217095 | Customer Refund | \$122.34 |
| | | CISPAY9103 | 217081 | Customer Refund | \$120.48 |
| | | CISPAY9104 | 217114 | Customer Refund | \$77.25 |
| | | CISPAY9105 | 217048 | Customer Refund | \$104.01 |
| | | CISPAY9106 | 217074 | Customer Refund | \$76.57 |
| | | CISPAY9107 | 217115 | Customer Refund | \$124.99 |
| | | CISPAY9108 | 217085 | Customer Refund | \$61.60 |
| | | CISPAY9109 | 217076 | Customer Refund | \$43.05 |
| | | CISPAY9110 | 217098 | Customer Refund | \$97.30 |
| | | CISPAY9111 | 217117 | Customer Refund | \$115.63 |
| | | CISPAY9112 | 217026 | Customer Refund | \$107.36 |
| | | CISPAY9113 | 217046 | Customer Refund | \$17.51 |
| | | CISPAY9114 | 217107 | Customer Refund | \$21.59 |
| | | CISPAY9115 | 217096 | Customer Refund | \$78.04 |
| | | CISPAY9116 | 217059 | Customer Refund | \$76.04 |
| | | CISPAY9117 | 217050 | Customer Refund | \$109.92 |
| | | CISPAY9118 | 217110 | Customer Refund | \$84.48 |
| | | CISPAY9119 | 217082 | Customer Refund | \$111.05 |
| | | CISPAY9120 | 217116 | Customer Refund | \$119.69 |
| | | CISPAY9121 | 217077 | Customer Refund | \$77.41 |
| | | CISPAY9122 | 217025 | Customer Refund | \$96.51 |
| | | CISPAY9123 | 217051 | Customer Refund | \$90.60 |
| | | CISPAY9124 | 217027 | Customer Refund | \$110.23 |
| | | CISPAY9125 | 217113 | Customer Refund | \$109.06 |
| | | CISPAY9126 | 217097 | Customer Refund | \$25.62 |
| | | CISPAY9127 | 217038 | Customer Refund | \$106.91 |
| | | CISPAY9128 | 217078 | Customer Refund | \$71.43 |
| | | CISPAY9129 | 217094 | Customer Refund | \$86.29 |
| | | CISPAY9130 | 217053 | Customer Refund | \$129.43 |
| | | CISPAY9131 | 217086 | Customer Refund | \$119.15 |
| | | CISPAY9132 | 217099 | Customer Refund | \$84.64 |
| | | CISPAY9133 | 217080 | Customer Refund | \$96.71 |



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| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------|----------------|---------|---------------------|----------------|
| ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES | | CISPAY9134 | 217091 | Customer Refund | \$120.55 |
| | | CISPAY9135 | 217310 | Customer Refund | \$428.95 |
| | | CISPAY9136 | 217297 | Customer Refund | \$11.04 |
| | | CISPAY9137 | 217280 | Customer Refund | \$146.00 |
| | | CISPAY9138 | 217290 | Customer Refund | \$243.71 |
| | | CISPAY9139 | 217296 | Customer Refund | \$111.10 |
| | | CISPAY9140 | 217312 | Customer Refund | \$272.37 |
| | | CISPAY9141 | 217272 | Customer Refund | \$14.19 |
| | | CISPAY9142 | 217269 | Customer Refund | \$77.91 |
| | | CISPAY9143 | 217301 | Customer Refund | \$37.82 |
| | | CISPAY9144 | 217325 | Customer Refund | \$40.78 |
| | | CISPAY9145 | 217304 | Customer Refund | \$117.72 |
| | | CISPAY9146 | 217271 | Customer Refund | \$35.07 |
| | | CISPAY9147 | 217332 | Customer Refund | \$32.41 |
| | | CISPAY9148 | 217334 | WASTEWORCS #205675 | \$0.30 |
| | | CISPAY9149 | 217327 | Customer Refund | \$134.36 |
| | | CISPAY9150 | 217287 | Customer Refund | \$233.92 |
| | | CISPAY9151 | 217315 | Customer Refund | \$7.33 |
| | | CISPAY9152 | 217329 | Customer Refund | \$194.63 |
| | | CISPAY9153 | 217328 | Customer Refund | \$98.96 |
| | | CISPAY9154 | 217306 | Customer Refund | \$101.04 |
| | | CISPAY9155 | 217317 | Customer Refund | \$74.68 |
| | | CISPAY9156 | 217316 | Customer Refund | \$27.67 |
| | | CISPAY9157 | 217308 | Customer Refund | \$19.61 |
| | | CISPAY9158 | 217289 | Customer Refund | \$102.11 |
| | | CISPAY9159 | 217323 | Customer Refund | \$123.54 |
| | | CISPAY9160 | 217333 | Customer Refund | \$66.92 |
| | | CISPAY9161 | 217294 | Customer Refund | \$120.11 |
| | | CISPAY9162 | 217281 | Customer Refund | \$42.54 |
| | | CISPAY9163 | 217320 | Customer Refund | \$84.82 |
| | | CISPAY9164 | 217302 | Customer Refund | \$105.87 |
| | | CISPAY9165 | 217313 | Customer Refund | \$29.42 |
| | | CISPAY9166 | 217303 | Customer Refund | \$115.78 |
| | | CISPAY9167 | 217291 | Customer Refund | \$86.00 |
| | | CISPAY9168 | 217307 | Customer Refund | \$111.18 |
| | | CISPAY9169 | 217309 | Customer Refund | \$95.51 |
| | | CISPAY9170 | 217284 | Customer Refund | \$17.23 |
| | | CISPAY9171 | 217293 | Customer Refund | \$93.78 |
| | | CISPAY9172 | 217283 | Customer Refund | \$137.62 |
| | | CISPAY9173 | 217319 | Customer Refund | \$74.36 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|---|-------------|----------------|---------|---------------------|----------------|
| ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES | | CISPAY9174 | 217305 | Customer Refund | \$72.43 |
| | | CISPAY9175 | 217292 | Customer Refund | \$120.15 |
| | | CISPAY9176 | 217268 | Customer Refund | \$70.33 |
| TOTAL **** | | | | | \$10,510.66 |
| UTILITY BILL CLEARING FUND Total *** | | | | | \$10,510.66 |



City Of Richland

VL-1 Voucher Listing

From: 10/13/2014 To: 10/24/2014

| Vendor | P.O. Number | Invoice Number | Check # | Purpose of Purchase | Invoice Amount |
|--------|-------------|----------------|---------|---------------------|----------------|
|--------|-------------|----------------|---------|---------------------|----------------|

Invoice Total: ****

\$4,531,743.62

Number of Invoices

Amount

| | | |
|---------------------------|------|----------------|
| Vouchers In Richland | 210 | \$160,584.60 |
| Vouchers In Tri Cities | 134 | \$640,988.48 |
| Vouchers In WA | 246 | \$3,155,266.24 |
| Vouchers Outside WA | 745 | \$574,904.30 |
| Vouchers Final Total..... | 1335 | \$4,531,743.62 |

| Ob ject Category | Title | Total | Percentage |
|------------------|----------------------------|----------------|------------|
| 2 | BENEFITS | \$35,422.42 | 0.78% |
| 3 | SUPPLIES | \$129,529.90 | 2.86% |
| 4 | OTHER SERVICES & CHARGES | \$777,381.14 | 17.15% |
| 5 | INTERGOVERNMENTAL SERVICES | \$2,838,795.71 | 62.64% |
| 6 | CAPITAL PROJECTS | \$634,272.87 | 14% |
| | MACHINERY & EQUIPMENT | \$72,071.53 | 1.59% |
| | REFUNDS | \$10,510.66 | 0.23% |
| 9 | INTERFUND SERVICES | \$2,270.99 | 0.05% |
| | INVENTORY PURCHASES | \$31,488.40 | 0.69% |
| | Total | \$4,531,743.62 | |