

## Appendix 7: Capital Investment Plan

# Capital Investment Plan

Capital Investment Project List, 2013 - 2017		
Facility/Location	Projects	Estimated Cost
<i>Western Walla Walla County</i>		
Burbank Industrial Park	<ul style="list-style-type: none"> <li>• Repave industrial park roads &amp; parking lots</li> <li>• Extension of sewer lines to existing tenants</li> <li>• Security improvements</li> <li>• Rail repairs &amp; extensions</li> <li>• Grain storage improvements</li> <li>• Construction of new buildings</li> <li>• Repair of existing buildings</li> </ul>	\$3,100,000
Burbank Business Park	General Business Park Improvements: <ul style="list-style-type: none"> <li>• First phase, internal access road construction</li> <li>• Improvements to Jantz Road, Maple Street and Second Avenue</li> <li>• Round-about landscaping, and gateway signage</li> <li>• Removal of abandoned gas lines</li> <li>• Stormwater improvements</li> <li>• Construction of new buildings</li> </ul>	\$5,045,000
	Water Utility Improvements: <ul style="list-style-type: none"> <li>• Water system extension to Phase II - Business Park</li> <li>• Extension to third party users</li> </ul>	\$2,090,000
	Sewer Utility Improvements: <ul style="list-style-type: none"> <li>• Construct sewer transmission line from Pasco</li> <li>• Extension of sewer transmission lines to Phase –II Business Park</li> <li>• Extension to third party users</li> </ul>	\$5,540,000
	Cargill Pond Redevelopment <ul style="list-style-type: none"> <li>• Acquire property or enter into long-term lease</li> <li>• Phase 1 redevelopment</li> </ul>	\$870,000
Dodd Road Industrial Park	<ul style="list-style-type: none"> <li>• Railex Road extension to Raindance Road and the new Railex facility</li> <li>• Rail system improvements</li> <li>• Bridge Overpass Road to internal parcels</li> <li>• Internal access roads</li> <li>• Utility extensions</li> <li>• Stormwater improvements</li> <li>• Removal of house structure</li> </ul>	\$9,010,000

Wallula Gap Business Park	<ul style="list-style-type: none"> <li>• Debris removal and leveling land for development</li> <li>• Construction of internal access roads</li> <li>• Paving of Worden Road</li> <li>• Waste water disposal system development</li> <li>• Water line, gas line, and utility extensions</li> <li>• Stormwater improvements</li> <li>• New building construction</li> </ul>	\$10,000,000
Dodd Road/ Wallula Gap Water System Improvements	<ul style="list-style-type: none"> <li>• Development of an elevated water tower</li> <li>• Extension of transmission lines</li> <li>• Installation of tie-ins to the Phase I Wallula Gap wells</li> <li>• Installation of distribution lines into Wallula Gap Business Park</li> </ul>	\$9,400,000
<i>Walla Walla/College Place Area</i>		
Dell Avenue/Warehouse District	Cliffstar/Cott Building: <ul style="list-style-type: none"> <li>• Roof replacement (if needed)</li> <li>• Solar improvements</li> </ul>	\$350,000
	Crown Building: <ul style="list-style-type: none"> <li>• ADA access and entry improvements</li> <li>• New fencing and access gates</li> <li>• Interior subdivision of space</li> <li>• Siding and window replacement</li> <li>• Solar improvements</li> <li>• Roof replacement</li> </ul>	\$2,400,000
	Artist Colony: <ul style="list-style-type: none"> <li>• Replacement of the roof on the large building</li> <li>• Connecting to City sewer and water</li> <li>• New overhead doors</li> <li>• Office space conversion to workshop space</li> <li>• Exterior painting</li> <li>• New fencing and landscaping</li> </ul>	\$625,000
	South Dell Avenue Improvements: <ul style="list-style-type: none"> <li>• Demolition of existing residences</li> <li>• General site cleanup and leveling, south side</li> <li>• Utility extensions</li> <li>• Fencing and landscaping</li> <li>• Gateway enhancements</li> </ul>	\$755,000
Avery Business Park	<ul style="list-style-type: none"> <li>• A connector road from Rose to Polar Street</li> <li>• Construction of new buildings</li> </ul>	\$1,400,000
Melrose Business Park	<ul style="list-style-type: none"> <li>• Building demolition</li> <li>• Foundation removal and site leveling</li> <li>• Fencing and landscaping</li> <li>• Stormwater improvements</li> </ul>	\$2,030,000
Isaacs Business Park	<ul style="list-style-type: none"> <li>• Exterior lighting improvements</li> <li>• Installation of restroom facilities in the south warehouse</li> <li>• Seal coat between warehouses</li> <li>• Subdividing warehouse space</li> <li>• Exterior painting</li> <li>• Storm water improvements</li> <li>• Solar improvements</li> </ul>	\$525,000

<b><i>Walla Walla Regional Airport</i></b>		
Walla Walla Regional Airport-Aviation Assets	FAA-eligible Projects: <ul style="list-style-type: none"> <li>• Aviation ramp (phase III)</li> <li>• Taxiway A design and reconstruction</li> </ul>	\$7,100,000
	Non-FAA-eligible Investments: <ul style="list-style-type: none"> <li>• Ramp seal coats</li> <li>• Hangar repairs</li> <li>• Terminal building improvements</li> <li>• Parking lot expansions</li> <li>• Fueling system improvements and fuel delivery vehicles</li> <li>• Redevelopment of the old terminal building</li> <li>• Solar projects</li> <li>• Land acquisition</li> <li>• Utility repairs, improvements and expansions</li> </ul>	\$2,010,000
Walla Walla Regional Airport-Business Park	Business Park Investments: <ul style="list-style-type: none"> <li>• Chip seal existing roads</li> <li>• Construct new roads and parking lots</li> <li>• Water and sewer line extensions and repairs</li> <li>• Upgrades to city/airport system interties</li> <li>• Construction of new buildings</li> <li>• Miscellaneous utility improvements</li> <li>• Landscape improvements</li> <li>• Stormwater improvements</li> <li>• Land and building acquisition</li> </ul>	\$5,150,000
Walla Walla Regional Airport-North	<ul style="list-style-type: none"> <li>• Transition to vineyard</li> <li>• New buildings</li> <li>• Utility extensions</li> </ul>	\$700,000
<b><i>Eastern Walla Walla County</i></b>		
Waitsburg Business Park	<ul style="list-style-type: none"> <li>• Development of industrial park roads</li> <li>• Water and sewer line extension</li> <li>• Streetscape improvements</li> </ul>	\$400,000
<b><i>Other Capital Investments</i></b>		
Future Land & Property Acquisitions	<ul style="list-style-type: none"> <li>• City of College Place site</li> <li>• Touchet/Lowden site</li> <li>• City of Prescott site</li> <li>• Land adjacent to Walla Walla landfill</li> <li>• Land/buildings nest to existing business/industrial parks</li> </ul>	\$1,750,000
Miscellaneous Capital Investments	<ul style="list-style-type: none"> <li>• Purchase additional grain cars</li> <li>• Assist with DT Walla Walla parking</li> <li>• VA Medical Center-economic development re-use projects</li> <li>• Rail lines – UP &amp; BNSF Walla Walla branch lines</li> </ul>	\$1,400,000

**Capital Investment Project List, 2018 – 2022**

<b>Facility/Location</b>	<b>Projects</b>	<b>Estimated Cost</b>
<i>Western Walla Walla County</i>		
Burbank Industrial Park	Phase I Industrial Park Improvements: <ul style="list-style-type: none"> <li>• Double tracking of the rail line</li> <li>• Barge slip improvements</li> <li>• High dock expansion</li> <li>• Existing building expansions</li> <li>• Construction of new buildings</li> </ul>	\$3,300,000
Burbank Business Park	Business Park Improvements: <ul style="list-style-type: none"> <li>• Phase 2 through 7 access road construction</li> <li>• Improvements to Gateway and Fifth Avenue</li> <li>• Stormwater improvements</li> <li>• Construction of new buildings</li> </ul>	\$10,040,000
	Water Utility Improvements: <ul style="list-style-type: none"> <li>• Last three phases of the water system extension into Burbank’s Phase II Business Park</li> <li>• Water service extension to third party users</li> <li>• Expansion of the existing water tower</li> <li>• Construction of a second elevated water tower</li> <li>• Expansion of the water works building</li> <li>• Addition of a nitrate removal system</li> </ul>	\$2,220,000
	Sewer Utility Improvements: <ul style="list-style-type: none"> <li>• Last five phase of sewer distribution line extension to industrial and business park properties</li> <li>• Extension to third party users</li> </ul>	\$1,430,000
	Cargill Pond Redevelopment <ul style="list-style-type: none"> <li>• Phase 2-4 redevelopment</li> </ul>	\$4,010,000
Ady Industrial Site	<ul style="list-style-type: none"> <li>• Development of marine terminal &amp; transload facility</li> </ul>	\$3,000,000
Dodd Road Industrial Park	<ul style="list-style-type: none"> <li>• Phase 3 of rail improvements</li> <li>• Internal access roads</li> <li>• Utility extensions</li> <li>• Construction of new buildings</li> </ul>	\$4,800,000

Attalia Industrial Site	<ul style="list-style-type: none"> <li>Develop a marine terminal transload facility</li> </ul>	\$3,000,000
Wallula Gap Business Park	<p>Business Park Development, Phase II:</p> <ul style="list-style-type: none"> <li>Debris removal and leveling land for development</li> <li>Construction of internal access roads</li> <li>Water line, gas line, and utility extensions</li> <li>Stormwater improvements</li> <li>New building construction</li> </ul>	\$16,750,000
Wallula Gap/Dodd Road Water System Improvements	<ul style="list-style-type: none"> <li>Water line extensions to third party users</li> <li>Construction of a second elevated water reservoir</li> <li>Construction of a treatment and controls building</li> <li>Phase II Wallula Gap well tie ins</li> <li>Water line extensions within Dodd Road Industrial Park</li> </ul>	\$5,300,000
Wallula Shipping Terminal	<ul style="list-style-type: none"> <li>Leveling the site</li> <li>Development of a small water system</li> <li>Construction of a public access fishing pier</li> <li>Installation of additional rail spurs</li> <li>Barge slip improvements</li> <li>Construction of commodity storage and other new buildings</li> </ul>	\$2,750,000
<b><i>Walla Walla/College Place Area</i></b>		
Dell Avenue/Warehouse District	<p>Crown Building:</p> <ul style="list-style-type: none"> <li>Additional interior space subdivision</li> <li>Additional siding and window replacement</li> <li>Roof replacement</li> </ul>	\$2,350,000
	<p>Artist Colony:</p> <ul style="list-style-type: none"> <li>Building new artist production space</li> <li>Construction of new buildings</li> <li>Paving</li> </ul>	\$425,000
	<p>Other Dell Avenue Improvements:</p> <ul style="list-style-type: none"> <li>Construct new buildings, south side of Dell Avenue</li> <li>Dell Avenue Streetscape Enhancements</li> </ul>	\$2,000,000
Avery Business Park	<ul style="list-style-type: none"> <li>Construction of new buildings</li> </ul>	\$500,000
Melrose Business Park	<ul style="list-style-type: none"> <li>improvements to Melrose Street</li> <li>Construction of a looped access road</li> <li>Construction of new buildings</li> </ul>	\$5,000,000
Isaacs Business Park	<ul style="list-style-type: none"> <li>Replacement of asphalt floors</li> <li>Paving of gravel areas and repaving of existing asphalt</li> <li>Connection to City sewer</li> <li>Roof replacements for existing buildings</li> </ul>	\$2,000,000
<b><i>Walla Walla Regional Airport</i></b>		
Walla Walla Regional Airport-Aviation Assets	<p>FAA-eligible Projects:</p> <ul style="list-style-type: none"> <li>Construction of a snow removal equipment building</li> <li>Security fencing</li> <li>Mandatory master plan update</li> <li>Aircraft Rescue and Fire Fighting (ARFF) vehicle</li> </ul>	\$2,500,000

	<p>Non-FAA-eligible Investments:</p> <ul style="list-style-type: none"> <li>• Construction of new hangars and buildings</li> <li>• Stormwater retention</li> <li>• Redevelopment of the former Walla Walla University building</li> <li>• Construction of a general aviation terminal</li> <li>• Ramp seal coats</li> <li>• Hangar repairs</li> <li>• Terminal building improvements</li> <li>• Parking lot expansions</li> <li>• Fueling system improvements</li> <li>• Fuel delivery vehicles</li> <li>• Redevelopment of the old terminal building</li> <li>• Solar projects</li> <li>• Land acquisition</li> <li>• Utility repairs, improvements and expansions</li> </ul>	\$4,610,000
Walla Walla Regional Airport-Business Park	<p>Business Park Investments:</p> <ul style="list-style-type: none"> <li>• Chip seal existing roads</li> <li>• Construct new roads and parking lots</li> <li>• Water and sewer line extensions and repairs</li> <li>• Upgrades to city/airport system interties</li> <li>• Construction of new buildings</li> <li>• Miscellaneous utility improvements</li> <li>• Landscape improvements</li> <li>• Stormwater improvements</li> <li>• Land and building acquisition</li> </ul>	\$4,400,000
	<p>Northern Addition (Olson Farm):</p> <ul style="list-style-type: none"> <li>• Agricultural research development</li> <li>• Construction of new buildings</li> </ul>	\$250,000
<i>Eastern Walla Walla County</i>		
Waitsburg Business Park	<ul style="list-style-type: none"> <li>• Construction of new buildings</li> <li>• Property acquisition</li> </ul>	\$1,250,000
<i>Other Capital Investments</i>		
Future Land & Property Acquisitions	<ul style="list-style-type: none"> <li>• City of College Place site</li> <li>• Touchet/Lowden site</li> <li>• City of Prescott site</li> <li>• Land adjacent to Walla Walla landfill</li> <li>• Land/buildings nest to existing business/industrial parks</li> </ul>	\$650,000
Miscellaneous Capital Investments	<ul style="list-style-type: none"> <li>• Purchase additional grain cars</li> <li>• Assist with DT Walla Walla parking</li> <li>• VA Medical Center-economic development re-use projects</li> <li>• Rail lines – UP &amp; BNSF Walla Walla branch lines</li> </ul>	\$1,250,000