

Columbia County is in a childcare **CRISIS**

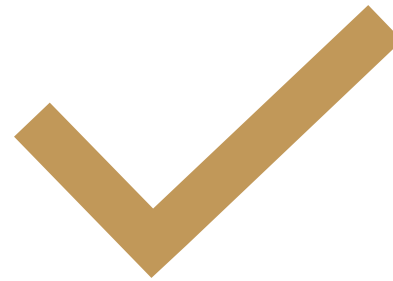
And here's how **YOU** can help!



Goals for today



Learn about the childcare situation
in Columbia County



Learn about our solution

Columbia County is a **childcare desert**



We do not have enough
childcare slots to meet demand.

Number of childcare slots
in Columbia County
pre-pandemic, 2019

30

+

Number of additional slots
needed to not be a
childcare desert, 2019

40

=

Number of total childcare
slots needed to meet basic
demand

70

**Number of childcare slots
as of February 9, 2022**

0

Lack of childcare affects the **entire community**

With no childcare options, parents are forced to

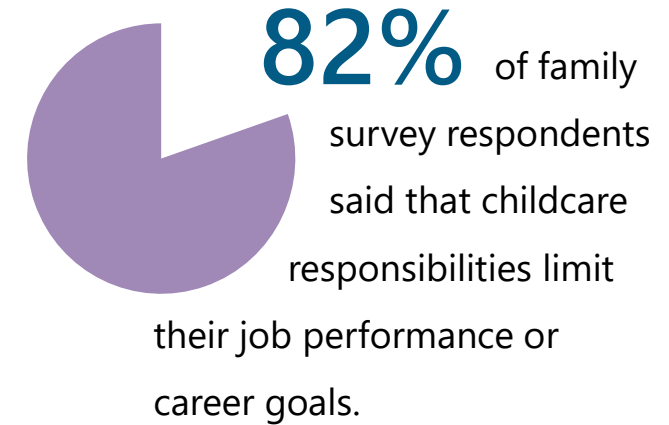
1. **Drive their children into Walla Walla** = hard on parents
2. **Quit their jobs** = bad for local industry
3. **Move somewhere else** = bad for community



In Spring 2021, the Walla Walla Early Learning Coalition and Columbia County Health System conducted a childcare feasibility study. We found that in the Walla Walla Valley...

Because of childcare difficulties

- **47%** of parents have had to **limit their work hours** (n=359).
- **47%** have had to **take time off work** (n=361).
- **25%** have had to **quit a job** (n=358).



The average percent of two-parent family income required for full-time childcare in the Walla Walla Valley is...



20.1%
for infants



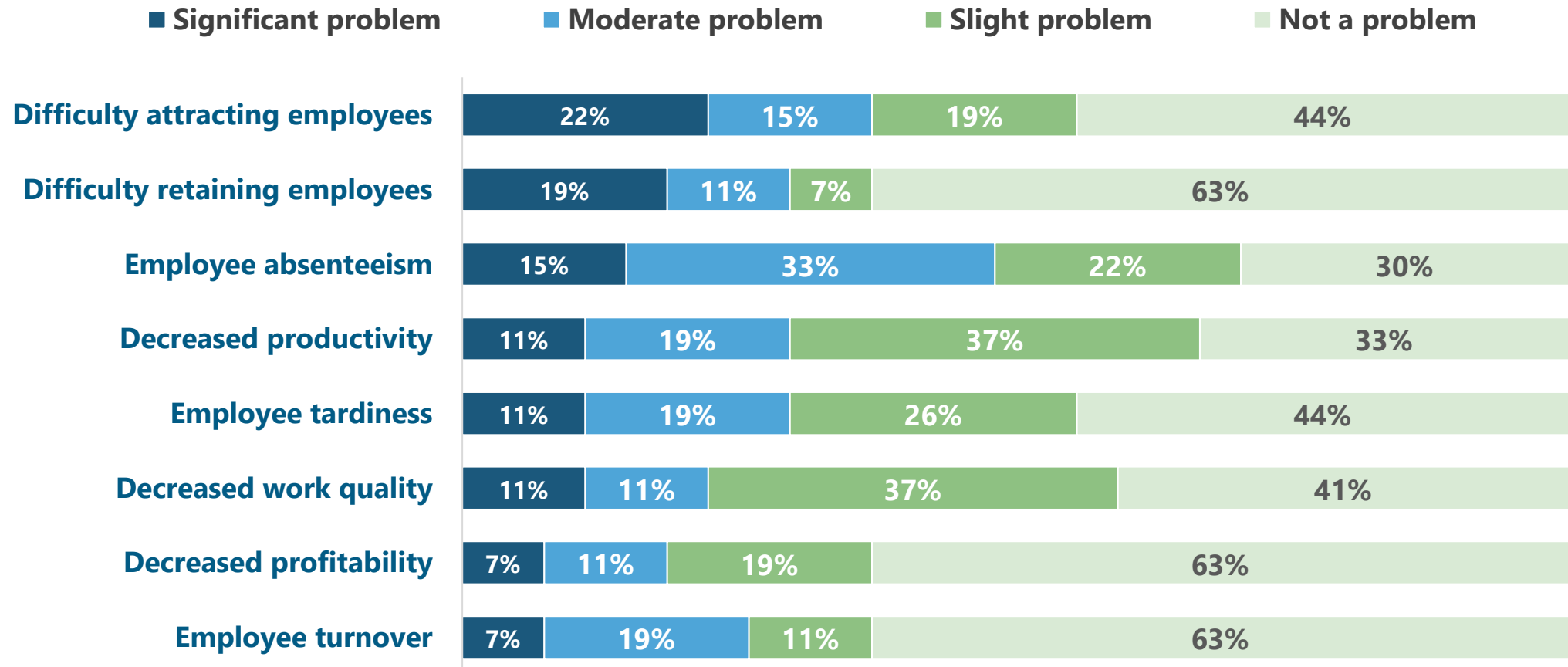
17.6%
for toddlers



15.1%
for preschoolers



Employers experience **many problems** due to employees having trouble setting up childcare that meets their needs (n=27).



It's expensive to provide childcare

Depending on operation size, salaries, and licensing level, the annual cost for centers to provide childcare is...

\$13,000-\$19,300/infant

\$8,800-\$12,300/toddler

\$7,000-\$9,300/preschooler

\$2,800-\$3,900/school-age child

Findings from the feasibility study cost model analysis show that

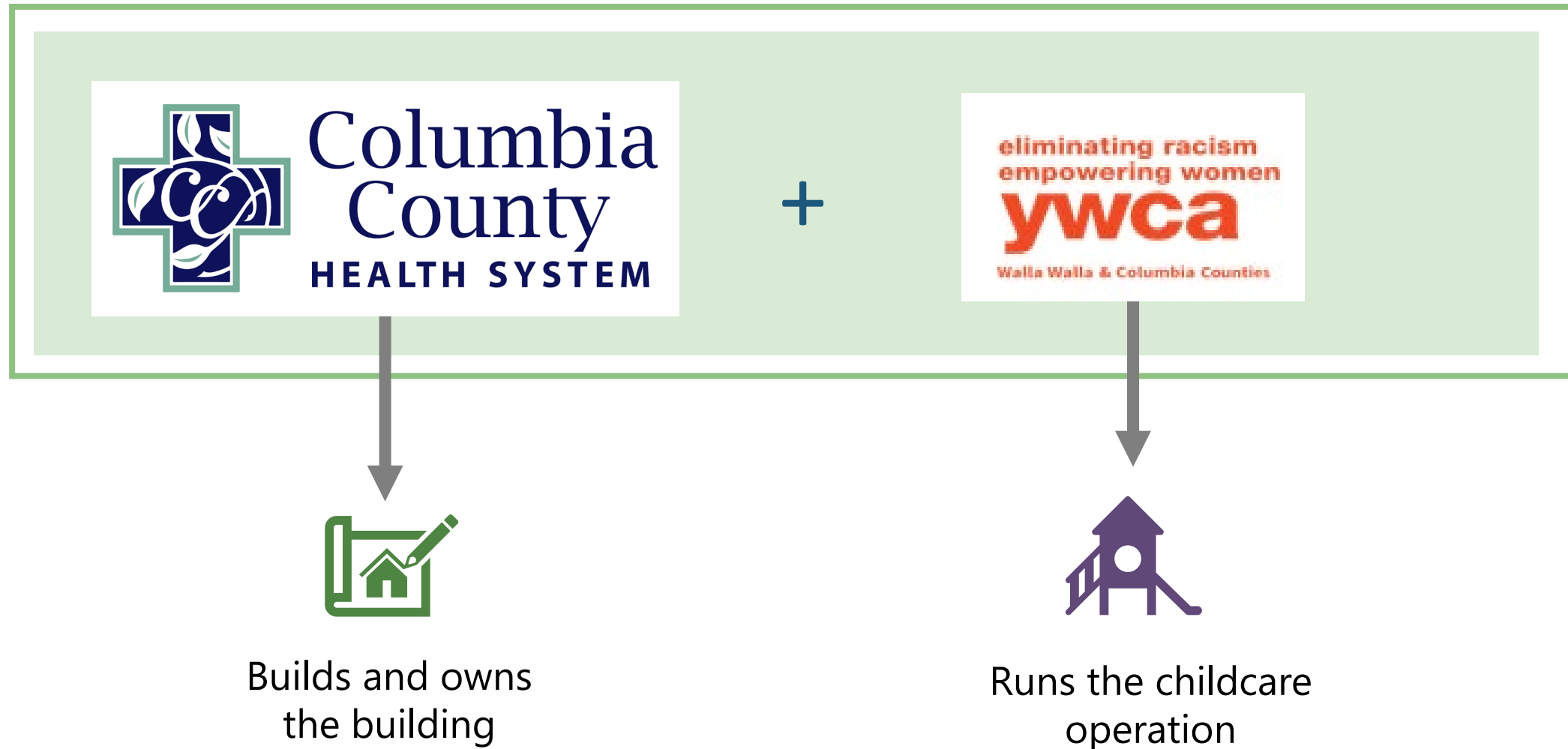
- ◆ Caring for older children can help **offset** the cost of caring for younger children;
- ◆ The more classrooms, the more cost effective



**Columbia County businesses
and workers need childcare**

And they need it now

Our solution



where play is learning and learning is fun!



121 E. Birch St. | Walla Walla | 509-525-7034

eliminating racism
empowering women
ywca
Walla Walla & Columbia Counties



YWCA IS ON A MISSION

Unconditional love, consistency

“I cannot express how thankful I am to **My Friend’s House** for all the **support** and **guidance** they have given me as I navigate **working full time** and raising a very busy 3-year-old son. Throughout the past year, he has grown socially, emotionally, and academically ... because of the **unconditional love** and **consistency** My Friend’s House has given him.”



Working while raising children

“YWCA My Friends' House has been **an essential part of our children's lives** for the past four years. My Friends' House has made it possible for us as parents to **continue to work while raising children.**”



A deep care for children

“We have especially appreciated the staff and teachers' attention to our individual children's needs. Each day, teachers tell us about our child's day to keep us informed. The entire program reflects **a deep care for children's well-being and development**. We consider ourselves to be very fortunate to have such a **high-quality program** available to our family.”



Current Status



Determined viable site



Completed preliminary
architecture drawings



Have pre-construction
estimates from
architect



Began fundraising and
grant writing

- Church – too expensive
- City park – in floodplain
- Migrant Head Start
- Port lot on Cameron Street



Blue Mountain Station



Our solution



Builds and owns the building



Runs the childcare operation



Leases the land



Funding for Phase 1

Need: **\$1,752,881**

Pending requests

Source	Amount
Department of Commerce Early Learning Facilities Fund	\$ 1,000,000
Sherwood Trust	\$ 324,881
Federal funding through Maria Cantwell's office	\$ 413,000
Total	\$ 1,752,881

The Building

Phase 1

3 classrooms

- 1 infant
- 1 toddler
- 1 preschool

Budget: **\$1,752,881**

Number of children served: **42 per year**

Phase 2

2-3 more classrooms

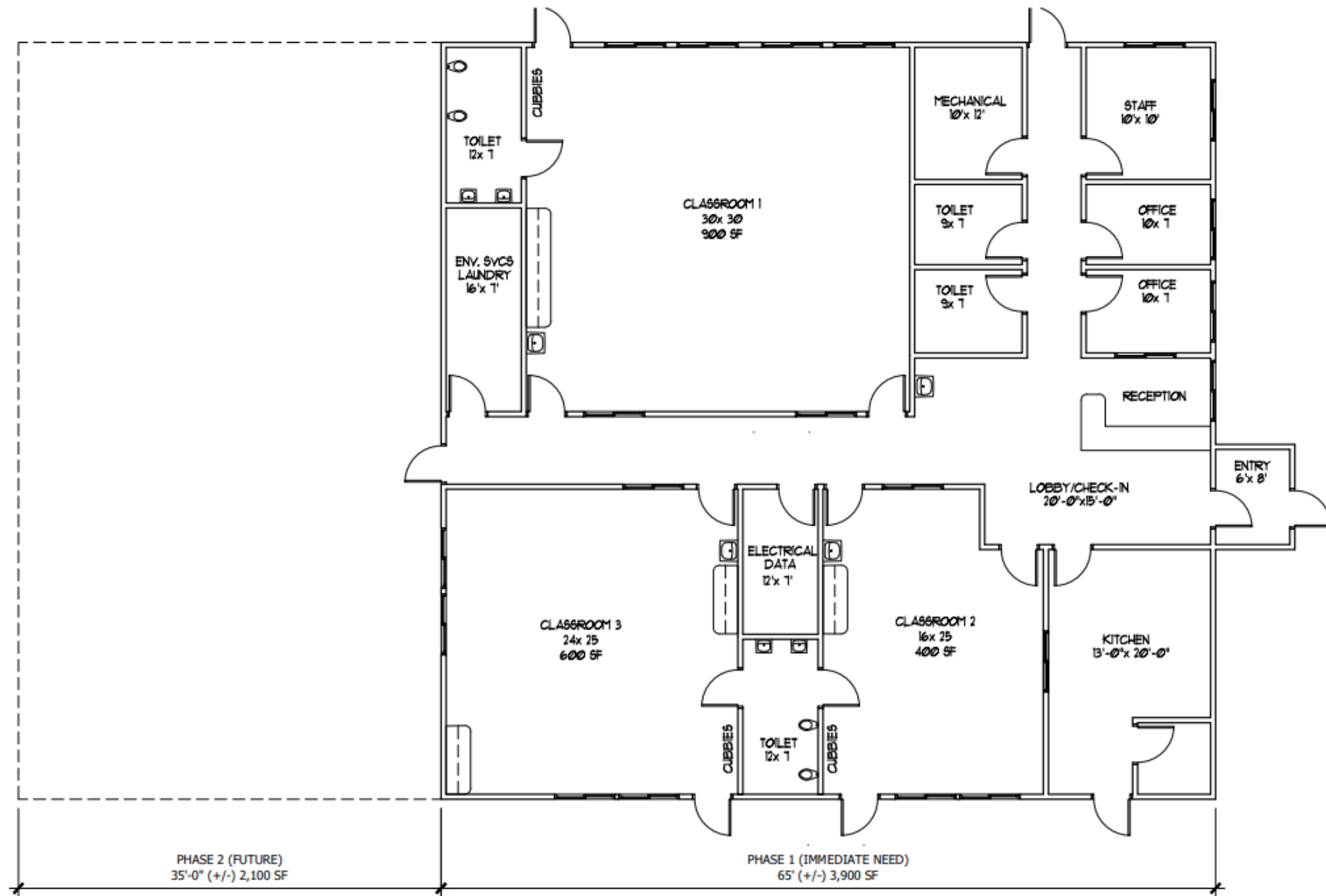
Budget: **\$1,000,000**

Number of children served: **70 per year**

Site drawings



Touchet Valley Childcare Center, Dayton, WA



A CONCEPT FLOOR PLAN - OPTION A (3,900+/- SF)

AI 1/8" = 1'-0"



BLUE ROOM ARCHITECTURE & DESIGN, P.S.

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9262

REGISTERED
ARCHITECT

DRAFT
WILLIAM J. McLEAN
STATE OF WASHINGTON

NEW CONSTRUCTION FOR:

TOUCHET VALLEY CHILDCARE CENTER
TICCA OF WALLA WALLA AND COLUMBIA COUNTY

BLUE MOUNTAIN STATION
DARTON, WA

PROJECT NUMBER: 21005d
DATE: 1/24/21
DRAWN: JM
REVISIONS:

PRELIMINARY
NOT FOR CONSTRUCTION

112421

OPT-A

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Blue Mountain Station

Current



Blue Mountain Station

Phase 1



Blue Mountain Station

Phase 2



Zoning & Flood Plains - City Park

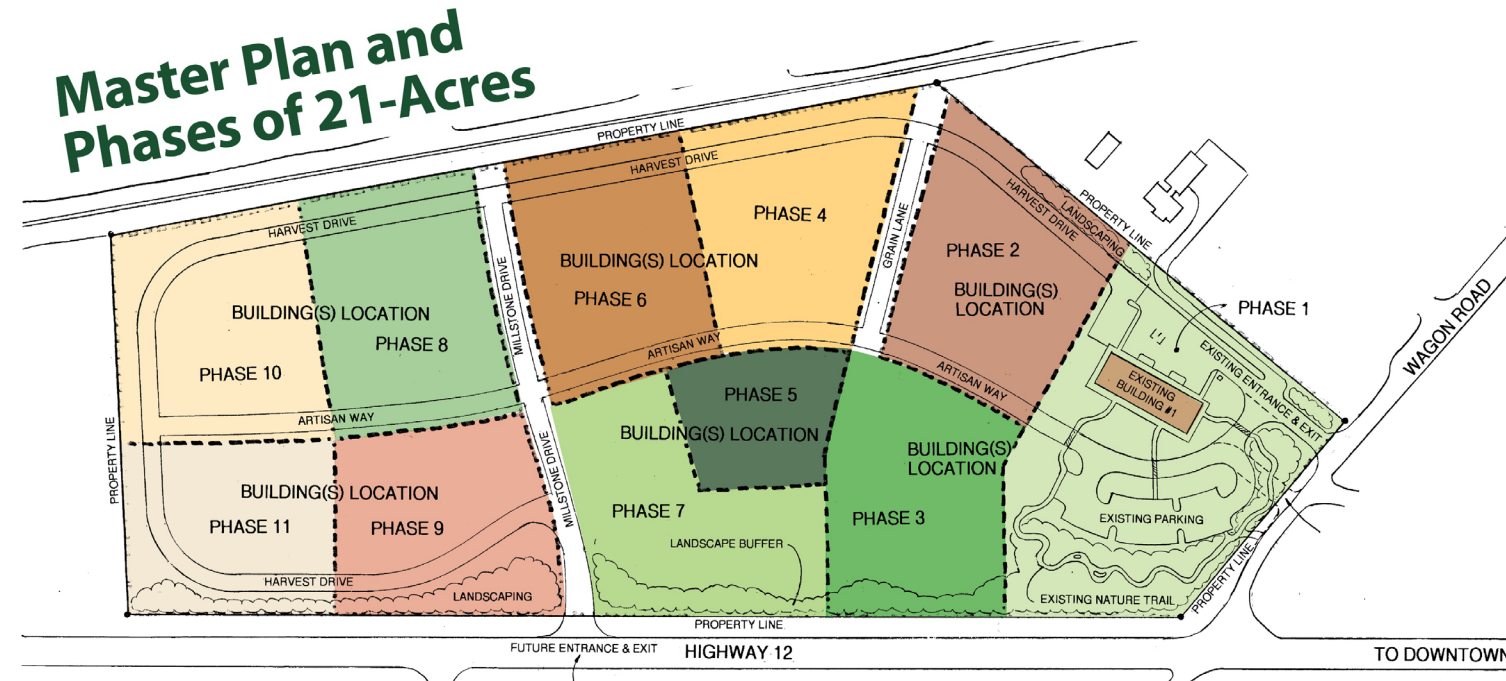
- The park is located in the 500-year flood plain, so a childcare facility may still be able to receive funds if located there.
- Critical Care facilities may be allowed in the 100-year flood plain
 - Our planning director is conducting more research into this topic.
- The park is zoned Open Space/Recreation
 - Childcare is not an outright permitted use.
 - The planning director would have to determine if it was an allowable use.

11-06.020. - Uses.

All uses in the open space/recreation and public zones shall either be permitted as a principal use, as an accessory use, as a conditional use, or prohibited as listed in the chart below. If a use is not listed, it is prohibited unless the planning director determines that a proposed use is similar in aspects such as size, density, effect and impact on surrounding users as a listed use.

Zoning & Flood Plains - Blue Mountain Station

- Site is **not in a flood plain**
- Zoning is governed by a Development Agreement - a contract the Port & County entered into in 2015.
- The underlying zoning is Commercial.
- A Childcare Facility is **not specifically listed** on the Permitted Uses page of the Development Agreement, but it is an outright permitted use in the county's Commercial Zone.



BMS Permitted Uses

1. Auditorium, exhibition hall, or other public assembly room
2. Bakery, retail or wholesale
3. Bicycle shop
4. Book or stationery store
5. Catering establishment
6. Clothing store or tailor shop.
7. Commercial kitchen
8. Community gardens
9. Confectionery store, including soda fountain
10. Delicatessen
11. Demonstration gardens and agricultural plots
12. Event center facility, indoor or outdoor, excluding large-scale amphitheater or stadium
13. Food store
14. Gallery, art or photography
15. Garden store
16. Gift, hobby, or art shop
17. Greenhouse, retail
18. Grocery store
19. Growing of crops
20. Health studio, spa
21. Hotel
22. Meat market, retail only
23. Museum
24. Office, administrative
25. Park or plaza
26. Parking lot or garage
27. Processing, packaging or storage of food or beverages but not including processes involving slaughtering or rendering of fats or oils
28. Research and development facility, food related
29. Restaurant or tea room
30. Retail store
31. Studio: art, dancing, and photography
32. Visitor center
33. Warehouse
34. Wholesale office or showroom with merchandise on the premises limited to small items and samples.

Commercial Zoning in the County

Chapter 18.120 CHILD DAY CARE FACILITIES

18.120.010 Purpose

The Columbia County board of commissioners finds that affordable, good quality, and licensed child day care within Columbia County is critical to the well-being of parents and children in the community and is a needed community service. Further, it is the purpose of this chapter to facilitate the siting of licensed child day care facilities in Columbia County in a manner which simplifies the review and approval process while ensuring conformance with the surrounding land uses. [Ord. 91-03 § 1.]

18.120.050 Child day care center

A child day care center may be allowed in the designated zoning districts as follows:

A. Zoning Districts (Single-Family Residential and Two-Family Residents). A child day care center may be allowed in these zoning districts only upon issuance of a conditional use permit pursuant to Chapter [18.80](#) CCC.

B. All Other Zones. A child day care center is permitted by right in all other zones subject to additional requirements

Special Daycare Considerations

In fact, there is legislation that stops cities or counties from prohibiting home daycare facilities in residential or commercial zones.

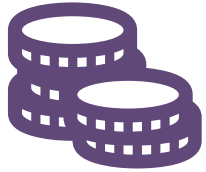
RCW 36.70A.450

Family day-care provider's home facility—County or city may not prohibit in residential or commercial area—Conditions.



What's Next?

The information we've provided shows:



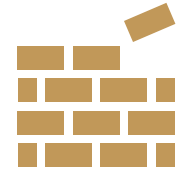
Economic Development
Need



Community Need



Allowable Use of the Site
& Zoning Compatibility



Potential of using
structure for additional
rentable space at BMS

No formal action by the Port Commission is requested today, but the committee needs to know whether they can continue planning on Blue Mountain Station as a potential site for this important facility.