CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting
Tuesday, July 28, 2026

Council Chambers
280 Madison Ave N
Bainbridge Island, WA

and

Remote Meeting on Zoom
https://bainbridgewa.zoom.us/j/92947338351
or Telephone: US: +1 253 215 8782
Webinar ID: 929 4733 8351

Agenda

1. **Call to Order / Roll Call / Pledge of Allegiance / Land Acknowledgement**

2. **Approval of Agenda / Conflict of Interest Disclosure - 6:05 pm**

3. **Presentation(s)**

   A. (6:10 pm) Approve Proclamation Declaring July 28, 2026 as Melanie Marie Keenan, Champion for Water Resources Day

   B. (6:15 pm) Present Proclamation for National Night Out on August 4, 2026

4. **Public Comment - 6:20 pm**

   In person public comment is accepted at this time on any topic of public interest. Each commenter will have three minutes, or such amount as the meeting chair determines, to speak. Public comment is not taken on individual agenda items during the meeting. For items scheduled for a public hearing, comment is accepted from an individual only one time, either during public comment or during the hearing. Public comment is simply received by the Council, with no response, and Council cannot deliberate on items that are not on the agenda. The lack of comment is not an endorsement or a denial of the comment. Please refer to guidelines and instructions for public comment, including orderly behavior and civility in remarks, posted on the agenda page. Remote public comment is allowed with advance notice by noon on the date of the meeting to the City Clerk, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

5. **Consent Agenda - 6:40 pm**

   All items listed under this section are considered to be routine and will be acted upon with one motion and one vote. There will be no separate discussion of these items unless a member of the City Council, or City Manager so requests, in which event, the item will be considered separately in its normal sequence.

A. Agenda Bill for Consent Agenda

B. Approve Accounts Payable and Payroll

C. Approve Meeting Minutes

D. Authorize the Interim City Manager to Execute the Winslow Water Tank Replacement Project Acceptance

E. Authorize the Interim City Manager to Execute a Construction Contract with Precision Concrete Cutting Inc. for the 2026 Sidewalk Assessment and Repairs Project ($85,176.00, Tax Supported)

F. Authorize the Interim City Manager to Execute a Construction Contract with George's Electric, Inc. for the Fletcher Bay Well Variable Frequency Drive and Remote Terminal Unit Replacement Project ($180,873.42 Water Fund) and Authorize a Budget Adjustment in the Amount of $30,000

G. Approve Lodging Tax Advisory Committee's (LTAC) Request for Proposal Process Criteria and Scoring Matrix ($400,000 - Civic Improvement Fund)

H. Approve Human Services Funding Request for Proposal Process Criteria and Scoring Matrix ($660,000 - General Fund)

I. Authorize the City Manager to Execute a License Agreement with the Young Women's Christian Association of Kitsap County (YWCA) Providing Office Space to Provide Community Support Services within the Ted Spearman Justice Center

J. Authorize the City Manager to Accept a Grant ($1,000,000) in Partnership with Housing Resources Bainbridge (HRB) from the Washington State Department of Commerce Connecting Housing to Infrastructure Program (CHIP) for Utility Improvements for the Finch Green Affordable Housing Project

K. Authorize the Interim City Manager to Accept a Grant Amendment (Additional $582,000) in Partnership with Housing Resources Bainbridge (HRB) from the Washington State Department of Commerce Connecting Housing to Infrastructure Program (CHIP) for Utility Improvements for the Finch Green Affordable Housing Project.

6. City Manager's Report - 6:50 pm

7. Public Hearing(s) - 7:00 pm

A. Hold Joint Public Hearing with Department of Commerce on City Progress in Meeting the Housing Accountability Act

8. Regular Business

A. (8:00 pm) Authorize the City Manager to Sign the Wintergreen Phase 2 Multifamily Tax Exemption Contract

B. (8:10 pm) Confirm Appointment to the Planning Commission

9. Communications

A. (8:15 pm) Consider Request from Councilmember Mathews to Add a Discussion of Kitsap Public Utilities District's Proposed Intertie in Fort Ward to a Future Council Agenda

10. Council Announcements - 8:20 pm

11. Adjournment - 8:30 pm

The City of Bainbridge Island's meetings are wheelchair accessible. The City also provides auxiliary aids and services for effective communication such as assistive listening devices, closed captioning, and print materials in digital format. For other reasonable accommodations and/or modification to programs, services, or activities, please contact the ADA Coordinator at cityadmin@bainbridgewa.gov or 206-842-2545 as soon as possible, preferably at least 2 business days prior to the meeting.

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: (6:10 pm) Approve Proclamation Declaring July 28, 2026 as Melanie Marie Keenan, Champion for Water Resources Day

Department: City Council

Agenda Section: Presentation(s)

Estimated Time: 5 Minutes

Recommendation:

I move to authorize the Mayor to sign the proclamation declaring July 28, 2026 as Melanie Marie Keenan, Champion for Water Resources Day

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Narrative:

The attached proclamation declares July 28, 2026 as Melanie Marie Keenan, Champion for Water Resources Day.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Proclamation for Melanie Keenan

CITY OF
BAINBRIDGE ISLAND

PROCLAMATION

A PROCLAMATION by the City Council of the City of Bainbridge Island, Washington, declaring July 28, 2026 as Melanie Marie Keenan, Champion for Water Resources Day, on Bainbridge Island for her dedicated contributions to environmental stewardship and protection of the Island's water resources.

WHEREAS, Melanie grew up in suburban Detroit and finished high school in Morgantown, West Virginia where she started her academic career as a fine arts major on a full ride scholarship at West Virginia University; and

WHEREAS, her passion for science and nature led her to transfer to Fort Collins, Colorado to pursue a degree in geology at Colorado State University; and

WHEREAS, Melanie met the love of her life, Malcolm Gander, a kindred spirit in hydrogeology in 1980 and they later married and raised two children, Miles and Maddie, on Bainbridge Island after moving from Carnation, Washington in 2002; and

WHEREAS, Melanie and Malcolm and family appreciated the outdoors throughout their time together with countless hiking, skiing, and camping trips across North America; and

WHEREAS, Melanie contributed countless hours, energy, and expertise to the City of Bainbridge Island as an involved resident, as a volunteer with the Environmental Technical Advisory Committee and the Bainbridge Conservation Coalition, as a City Council candidate, and a constant presence at City Council and other public meetings; and

WHEREAS, Melanie served as the lead author of the U. S. Environmental Protection Agency's Sole Source Aquifer Designation Petition for Bainbridge Island in 2009, which was codified in the Federal Register in 2013; and

WHEREAS, Melanie tenaciously defended the sole source aquifer status of the City since the designation was completed, despite repeated attempts to diminish its impact on the preservation of the water resources of Bainbridge Island; and

WHEREAS, despite her cancer diagnosis over seven years ago, Melanie remained fearlessly committed to protecting the water resources of the City until her final days, and her dedication and love – for her family, the natural world, and our community – are an inspiration for us all.

NOW, THEREFORE, I, Clarence Moriwaki, Mayor of the City of Bainbridge Island, on behalf of the City Council, do hereby declare July 28, 2026 to be Melanie Marie Keenan, Champion for Water Resources Day, in the City of Bainbridge Island.

DATED this 28th day of July 2026

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Clarence Moriwaki, Mayor

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: (6:15 pm) Present Proclamation for National Night Out on August 4, 2026

Department: City Council

Agenda Section: Presentation(s)

Estimated Time: 5 Minutes

Recommendation:

Presentation only.

Narrative:

The attached proclamation recognizes August 4, 2026 as National Night Out. It is one of the annual proclamations that may be signed by the Mayor without further Council action.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. National Night Out Proclamation 2026

CITY OF
BAINBRIDGE ISLAND

PROCLAMATION

A PROCLAMATION by the City Council of the City of Bainbridge Island, Washington, declaring August 4, 2026, from 4:00-7:00 p.m. at Waterfront Park on Bainbridge Island as a community "National Night Out" event.

WHEREAS, the National Association of Town Watch sponsors a national community-building campaign on Tuesday, August 4, 2026, entitled "National Night Out;" and

WHEREAS, the National Night Out campaign provides an opportunity for neighbors on Bainbridge Island to join over 38 million neighbors across 18 thousand communities from all 50 states, U.S. territories and military bases worldwide; and

WHEREAS, National Night Out is an annual community-building event that promotes strong police-community partnerships and neighborhood camaraderie to make Bainbridge Island neighborhoods safer, more caring and compassionate places to live and work; and

WHEREAS, this annual event strengthens community spirit and resilience through local events and activities; and

WHEREAS, the City of Bainbridge Island recognizes the importance of fostering strong community bonds and promoting neighborhood safety.

NOW, THEREFORE, I, Clarence Moriwaki, Mayor of the City of Bainbridge Island, on behalf of the City Council, do hereby proclaim August 4, 2026, as National Night Out, and I encourage all residents to join the City and Police Department in participating in the National Night Out event that promotes community engagement, unity in compassion, safety awareness, and strong bonds with local law enforcement and other first responders.

DATED this 28th day of July 2026

_____

Clarence Moriwaki, Mayor

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Agenda Bill for Consent Agenda

Department: Executive

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 5 Minutes

Recommendation:

I move to approve the consent agenda as presented.

Narrative:

Council will consider approval of the consent agenda.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

None

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Approve Accounts Payable and Payroll

Department: Finance

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Approve accounts payable and payroll.

Narrative:

Council will consider approval of accounts payable and payroll.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. AP Report to Council of Cash Disbursements 07-17-26
2. Council Report 7-20-26
3. AP Report to Council of Cash Disbursements 07-23-26

CITY OF
BAINBRIDGE ISLAND

ACCOUNTS PAYABLE REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS

CHECK RUN DATE: 07/17/2026

Last check from previous run: 363472 dated 07/09/2026 issued to West Hills Ford for $514.32

Last ACH from previous run: 7918 dated 07/10/2026 issued to Westbay Auto Parts for $580.35

Payment Type	Check Date	Check Number	Department/Vendor/Description	Amount
Regular Check Run	07/17/2026	363473-363495	Total Regular Check Run	$ 64,091.15
Manual ACH	07/16/2026	7919	US Bank - Credit Cards June 2026	63,188.90
Regular ACH Run	07/20/2026	7920-7957	Total Regular ACH Run	118,853.75
			Total Disbursements	**$ 246,133.80**

Retainage Release	07/17/2026	254	Empire Well Drilling - Sands Ave Well Rehab Design	$ 13,872.30
Retainage Release	07/17/2026	255	Gary Harper Construction - WWTP Regulatory Air Gap	$ 13,044.66
Travel Advance	N/A	N/A	N/A	N/A

Prepared and Reviewed by Grace Lin Grace Lin, Senior Accounting Technician

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due, and unpaid obligation against the City of Bainbridge Island, and that I am authorized to authenticate and certify to said claim.

Kim Dunscombe 07.21.2026

Kim Dunscombe, Accounting Manager — Date

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
363473	07/17/2026	PRTD	7994	PENINSULA SERVICES	286298	427298	07/01/2026		07/17/26	40.00
Invoice: 427298							CRT/DOCUMENT SHREDDING JUL26			
					40.00	21011125 541100	COURT-PROF SERVICES			
							CHECK	363473 TOTAL:		40.00
363474	07/17/2026	PRTD	1235	AT&T ONENET SERVICE	286346	1282481653	07/01/2026		07/17/26	9.81
Invoice: 1282481653							POL/FAX LONG DISTANCE			
					9.81	91011215 542100	GG-C/E-PD-PHONE			
					286347	1282490066	07/01/2026		07/17/26	.82
Invoice: 1282490066							PCD/FAX LONG DISTANCE			
					.82	91011189 542100	GG-C/E-CITY HALL-PHONE			
							CHECK	363474 TOTAL:		10.63
363475	07/17/2026	PRTD	10154	RESILIENCE GUILD	286256	6004	07/02/2026		07/17/26	1,576.20
Invoice: 6004							EX/50% COST SHARE FOR DUAL-BAND HANDHELD RADIOS			
					1,576.20	31011256 531100	EX-GF-EMERG PREP-SUPPLIES			
							CHECK	363475 TOTAL:		1,576.20
363476	07/17/2026	PRTD	551	CENTURYLINK	286330	333455311JUL26	07/03/2026		07/17/26	84.99
Invoice: 333455311JUL26							ROCKAWAY BEACH PRV TELEMETRY			
					84.99	91415345 542100	GG-WTR ROCKAWAY-PHONES			
					286331	333456203JUL26	07/08/2026		07/17/26	137.73
Invoice: 333456203JUL26							E-PHONE @ WFP DOCK			
					137.73	91011757 542100	GG-GF-WFP DOCK-PHONE			
					286332	333538490JUL26	07/03/2026		07/17/26	222.56
Invoice: 333538490JUL26							CH SECURITY ALARM MONITORING			
					222.56	91011189 542100	GG-C/E-CITY HALL-PHONE			
					286333	333539008JUL26	07/03/2026		07/17/26	84.99
Invoice: 333539008JUL26							VILLAGE SEWER PUMP			
					84.99	91421891 542100	GG-SWR-FAC-PHONE			
					286334	333539952JUL26	07/03/2026		07/17/26	82.98
Invoice: 333539952JUL26							CITY HALL ELEVATOR SERVICE LINE			
					82.98	91011189 542100	GG-C/E-CITY HALL-PHONE			
					286335	333540470JUL26	07/03/2026		07/17/26	173.76
Invoice: 333540470JUL26							CH FIRE ALARM MONITORING			
					173.76	91011189 542100	GG-C/E-CITY HALL-PHONE			
					286336	333622962JUL26	07/08/2026		07/17/26	86.88
Invoice: 333622962JUL26							POL&CRT/PHONE LINES			
					53.09	91011215 542100	GG-C/E-PD-PHONE			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
						33.79 91011251 542100	GG-GF-COURT PHONE/POSTAGE			
					286337	333624059JUL26	07/03/2026		07/17/26	65.94
	Invoice: 333624059JUL26						FLETCHER BAY WELL TELEMETRY			
						65.94 91411891 542100	GG-WTR-FAC-PHONE			
					286338	333625378JUL26	07/03/2026		07/17/26	65.94
	Invoice: 333625378JUL26						HEAD OF BAY WELL TELEMETRY			
						65.94 91411891 542100	GG-WTR-FAC-PHONE			
					286339	333635516JUL26	07/03/2026		07/17/26	137.99
	Invoice: 333635516JUL26						POL TI MANDUS			
						137.99 91011215 542100	GG-C/E-PD-PHONE			
					286340	333793403JUL26	07/03/2026		07/17/26	84.84
	Invoice: 333793403JUL26						COMMONS FIRE ALARM MONITORING			
						84.84 91011755 542100	GG-C/E-COMMONS-PHONE			
					286341	333875640JUL26	07/03/2026		07/17/26	173.76
	Invoice: 333875640JUL26						O&M FIRE ALARM MONITORING			
						173.76 91011897 542100	GG-C/E-O&M YARD FAC-PHONE			
					286342	333875826JUL26	07/03/2026		07/17/26	50.35
	Invoice: 333875826JUL26						SAND AVE WELL TELEMETRY			
						50.35 91411891 542100	GG-WTR-FAC-PHONE			
					286343	333876299JUL26	07/06/2026		07/17/26	84.99
	Invoice: 333876299JUL26						259 FERNCLIFF PRV TELEMETRY			
						84.99 91411891 542100	GG-WTR-FAC-PHONE			
					286344	333961035JUL26	07/08/2026		07/17/26	84.99
	Invoice: 333961035JUL26						210 MADISON AVE SLS TELEMETRY			
						84.99 91421891 542100	GG-SWR-FAC-PHONE			
					286345	334160590JUL26	07/08/2026		07/17/26	651.39
	Invoice: 334160590JUL26						TSJC - ELEVATOR LINE & STAFF LINES			
						398.07 91011215 542100	GG-C/E-PD-PHONE			
						253.32 91011251 542100	GG-GF-COURT PHONE/POSTAGE			
							CHECK 363476 TOTAL:			2,274.08
363477	07/17/2026	PRTD	11016	CHASITY MALATESTA	286264	06/12/2026	06/12/2026		07/17/26	200.00
	Invoice: 06/12/2026						EX/JUNETEENTH SPEAKER			
						200.00 31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
							CHECK 363477 TOTAL:			200.00
363478	07/17/2026	PRTD	8253	CHS POULSBO	286265	58429/H	07/01/2026		07/17/26	53.55
	Invoice: 58429/H						PW/WO 24481 - VIEWSTRIPE GAS CAN 5GAL			
						53.55 73011189 531100	O&M - C/E FACIL OFC SUPPLIES			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
							CHECK	363478 TOTAL:		53.55
363479	07/17/2026	PRTD	634	CITY OF BAINBRIDGE I	286270	PLN53080	07/09/2026		07/17/26	1,950.00
Invoice: PLN53080						ENG/PLN53080 - 301 MADRONA WAY TREE REMOVAL				
					1,950.00	72311459 64980001279	CAPITAL PERMITS-IMHP INSTALL			
							CHECK	363479 TOTAL:		1,950.00
363480	07/17/2026	PRTD	4950	CORRECT EQUIPMENT IN	286268	153100	06/25/2026		07/17/26	1,588.86
Invoice: 153100						PW/4042 ROCKAWAY BEACH RD NE - PUMP REPAIR				
					1,588.86	73426355 54810000562	GRINDER PUMP MAINT CONTRACT			
					286269	153129	07/07/2026		07/17/26	2,747.46
Invoice: 153129						PW/4070 PLEASANT BEACH DR NE - PUMP REPAIR				
					2,747.46	73426355 54810000562	GRINDER PUMP MAINT CONTRACT			
							CHECK	363480 TOTAL:		4,336.32
363481	07/17/2026	PRTD	11008	IRCG	286277	BIPD.1001.6.26	06/30/2026		07/17/26	2,171.10
Invoice: BIPD.1001.6.26						POL/IA INVESTIGATION				
					2,171.10	51011211 541100	PD-C/E-ADM-PROF SVCS			
							CHECK	363481 TOTAL:		2,171.10
363482	07/17/2026	PRTD	1505	KITSAP COUNTY TREASU	286350	JUN26	06/30/2026		07/17/26	23.48
Invoice: JUN26						OUT COURT REMIT (CRIME VICTIMS) - JUN 2026				
					23.48	41612860 586000	CRIME VICTIMS-OUT			
							CHECK	363482 TOTAL:		23.48
363483	07/17/2026	PRTD	694	KPUD	286351	KPUD-COBI-2026-JUN	07/14/2026		07/17/26	37,527.58
Invoice: KPUD-COBI-2026-JUN						PW/SEWER UTILITY CHARGE JUN26				
					37,527.58	73426356 551000	SIS-SD#7 PROCESSING CHGS			
							CHECK	363483 TOTAL:		37,527.58
363484	07/17/2026	PRTD	304	KITSAP TRACTOR & EQU	286280	P4931301	06/25/2026		07/17/26	518.30
Invoice: P4931301						PW/WO 24494 - CARRYING SYSTEM AND BACKPLATE				
					518.30	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
					286281	P4931401	06/25/2026		07/17/26	97.45
Invoice: P4931401						PW/WO 24493 - IGNITION COIL				
					97.45	73111427 531100	OFFICE SUPPLIES			
					286282	P4931501	06/25/2026		07/17/26	134.12

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
	Invoice: P4931501					PW/WO 24493 - MOWING HEAD X3				
					134.12	73111427 531100 OFFICE SUPPLIES				
					286283	P4960001	07/02/2026		07/17/26	120.34
	Invoice: P4960001					PW/WO 24492 - DETENT LEVER X2, SWITCH X2				
					120.34	73431835 531100 OFFICE SUPPLIES				
							CHECK	363484 TOTAL:		870.21
363485	07/17/2026	PRTD	11015	OTTO DELMAR MATIAS C	286293	295	07/08/2026		07/17/26	320.00
	Invoice: 295					CRT/MAM INTERPRETER SERVICES 06/23 & 07/07/26				
					320.00	21011125 541230 COURT-INTERPRETER				
							CHECK	363485 TOTAL:		320.00
363486	07/17/2026	PRTD	1205	PUGET SOUND ENERGY	286352	220039941426JUL26	07/09/2026		07/17/26	38.11
	Invoice: 220039941426JUL26					9229 NE DAY RD E # WELL				
					38.11	73011319 547100 FARM LAND UTILITIES (ELECTRIC)				
							CHECK	363486 TOTAL:		38.11
363487	07/17/2026	PRTD	1205	PUGET SOUND ENERGY	286353	220039941434JUL26	07/09/2026		07/17/26	224.47
	Invoice: 220039941434JUL26					8862 NE LOVGREEN RD # PUMP				
					224.47	73011319 547100 FARM LAND UTILITIES (ELECTRIC)				
							CHECK	363487 TOTAL:		224.47
363488	07/17/2026	PRTD	1205	PUGET SOUND ENERGY	286354	220039941459JUL26	07/10/2026		07/17/26	58.29
	Invoice: 220039941459JUL26					76XX JOHNSONVILLE LN NE # PUMP				
					58.29	73011319 547100 FARM LAND UTILITIES (ELECTRIC)				
							CHECK	363488 TOTAL:		58.29
363489	07/17/2026	PRTD	8654	RAUL AGUIRRE	286300	63026	06/30/2026		07/17/26	130.00
	Invoice: 63026					CRT/SPANISH INTERPRETER SERVICES 06/30/26				
					130.00	21011125 541230 COURT-INTERPRETER				
							CHECK	363489 TOTAL:		130.00
363490	07/17/2026	PRTD	11013	SARAH DEJONG	286304	07/07/2026	07/07/2026		07/17/26	200.00
	Invoice: 07/07/2026					EX/JUNETEENTH SPEAKER				
					200.00	31011721 542450 DEI-COMMUNITY OUTREACH&EVENTS				
							CHECK	363490 TOTAL:		200.00

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
363491	07/17/2026	PRTD	11014	SASHA BARRON	286305	0001	07/07/2026		07/17/26	350.00
	Invoice: 0001					EX/JUNETEENTH SPEAKER & PAINTER				
					350.00	31011721 542450 DEI-COMMUNITY OUTREACH&EVENTS				
							CHECK	363491 TOTAL:		350.00
363492	07/17/2026	PRTD	9907	SCOTT WINN	286306	06/25/2026	06/25/2026		07/17/26	1,775.00
	Invoice: 06/25/2026					EX/CONSULTING AND TRAINING FOR EQUITY AND INCL				
					1,775.00	31011721 541100 DEI-PROF SVCS				
							CHECK	363492 TOTAL:		1,775.00
363493	07/17/2026	PRTD	8243	TILZ	286312	JUN26	06/30/2026		07/17/26	880.25
	Invoice: JUN26					YARD WASTE JUN26				
					880.25	91011897 547900 GG-C/E-O&M YARD FAC-GARBAGE				
							CHECK	363493 TOTAL:		880.25
363494	07/17/2026	PRTD	1485	VERIZON WIRELESS	286355	6147575932	07/01/2026		07/17/26	6,500.40
	Invoice: 6147575932					CITYWIDE WIRELESS SERVICES				
					51.77	91425358 542100 GG-WWTP-TELEPHONE/FAX				
					155.31	91421891 542100 GG-SWR-FAC-PHONE				
					51.77	91411891 542100 GG-WTR-FAC-PHONE				
					51.77	91415345 542100 GG-WTR ROCKAWAY-PHONES				
					120.03	73411345 542100 O&M-WTR MAINT-PHONE/POSTAGE				
					6,069.75	91011189 542100 GG-C/E-CITY HALL-PHONE				
					286356	6147575933	07/01/2026		07/17/26	78.80
	Invoice: 6147575933					ENG/MODEMS FOR AUTOMATED FLOW STATIONS				
					78.80	72637319 542100008O9 WATER QUAL FLOW MONIT-MODEM				
							CHECK	363494 TOTAL:		6,579.20
363495	07/17/2026	PRTD	2251	WA ST TREASURER	286359	JUN26	06/30/2026		07/17/26	2,172.18
	Invoice: JUN26					OUT COURT REMIT - JUN 2026				
					864.56	41611860 586000 PSEA 60% OUT				
					417.36	41610860 586000 PSEA 30% OUT				
					3.42	41619860 586000 PSEA 3 - STATE DISB OUT				
					133.77	41619860 586886 ST GENERAL FUND 93-OUT				
					132.86	41616860 586000 THEFT PRV&TR BRAIN INJ-OUT				
					430.50	41614860 586000 JUDICIAL INFO SYST.-OUT				
					66.89	41618860 586000 TRAUMA CARE-OUT				
					11.64	41618860 586000 TRAUMA CARE-OUT				
					2.44	41618860 586000 TRAUMA CARE-OUT				
					13.89	41618860 586000 TRAUMA CARE-OUT				
					80.10	41618860 586896 DOL TECH SUPPORT-OUT				
					14.75	41615860 586961 STATE CRIME LAB				

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
					286360	SBCC JUN26	06/30/2026		07/17/26	330.50
	Invoice: SBCC JUN26					OUT COURT REMIT SBCC - JUN 2026				
					330.50	41652860 586000 SBCC BLDG.-OUT				
								CHECK	363495 TOTAL:	2,502.68
						NUMBER OF CHECKS 23		*** CASH ACCOUNT TOTAL ***		64,091.15

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	23	64,091.15

*** GRAND TOTAL *** 64,091.15

JOURNAL ENTRIES TO BE CREATED

CLERK: glin

YEAR PER JNL / SRC ACCOUNT / EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 7 148									
APP 001-213000					GENERAL - ACCOUNTS PAYABLE			16,367.54	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 635-111100					CASH				64,091.15
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 401-213000					ACCOUNTS PAYABLE			575.78	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 402-213000					ACCOUNTS PAYABLE			42,240.96	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 301-213000					ACCOUNTS PAYABLE			1,950.00	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 650-213000					ACCOUNTS PAYABLE			2,526.16	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 101-213000					STREETS - ACCOUNTS PAYABLE			231.57	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 403-213000					ACCOUNTS PAYABLE			120.34	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
APP 631-213000					ACCOUNTS PAYABLE			78.80	
07/17/2026	07/17/26	071726			AP CASH DISBURSEMENTS JOURNAL				
					GENERAL LEDGER TOTAL			64,091.15	64,091.15
APP 631-130000					DUE TO/FROM CLEARING			64,012.35	
07/17/2026	07/17/26	071726							
APP 001-130000					GENERAL - DUE TO/FROM CLEARING				16,367.54
07/17/2026	07/17/26	071726							
APP 401-130000					DUE TO/FROM CLEARING				575.78
07/17/2026	07/17/26	071726							
APP 402-130000					DUE TO/FROM CLEARING				42,240.96
07/17/2026	07/17/26	071726							
APP 301-130000					DUE TO/FROM CLEARING				1,950.00
07/17/2026	07/17/26	071726							
APP 650-130000					DUE TO/FROM CLEARING				2,526.16
07/17/2026	07/17/26	071726							
APP 101-130000					STREETS - DUE TO/FROM CLEARING				231.57
07/17/2026	07/17/26	071726							
APP 403-130000					DUE TO/FROM CLEARING				120.34
07/17/2026	07/17/26	071726							
					SYSTEM GENERATED ENTRIES TOTAL			64,012.35	64,012.35
					JOURNAL 2026/07/148 TOTAL			128,103.50	128,103.50

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	7	148	07/17/2026			
001-130000					GENERAL - DUE TO/FROM CLEARING		16,367.54
001-213000					GENERAL - ACCOUNTS PAYABLE	16,367.54	
					FUND TOTAL	16,367.54	16,367.54
101 STREET FUND	2026	7	148	07/17/2026			
101-130000					STREETS - DUE TO/FROM CLEARING		231.57
101-213000					STREETS - ACCOUNTS PAYABLE	231.57	
					FUND TOTAL	231.57	231.57
301 CAPITAL CONSTRUCTION FUND	2026	7	148	07/17/2026			
301-130000					DUE TO/FROM CLEARING		1,950.00
301-213000					ACCOUNTS PAYABLE	1,950.00	
					FUND TOTAL	1,950.00	1,950.00
401 WATER OPERATING FUND	2026	7	148	07/17/2026			
401-130000					DUE TO/FROM CLEARING		575.78
401-213000					ACCOUNTS PAYABLE	575.78	
					FUND TOTAL	575.78	575.78
402 SEWER OPERATING FUND	2026	7	148	07/17/2026			
402-130000					DUE TO/FROM CLEARING		42,240.96
402-213000					ACCOUNTS PAYABLE	42,240.96	
					FUND TOTAL	42,240.96	42,240.96
403 STORM & SURFACE WATER FUND	2026	7	148	07/17/2026			
403-130000					DUE TO/FROM CLEARING		120.34
403-213000					ACCOUNTS PAYABLE	120.34	
					FUND TOTAL	120.34	120.34
631 CLEARING FUND	2026	7	148	07/17/2026			
631-130000					DUE TO/FROM CLEARING	64,012.35	
631-213000					ACCOUNTS PAYABLE	78.80	
635-111100					CASH		64,091.15
					FUND TOTAL	64,091.15	64,091.15
650 AGENCY FUND	2026	7	148	07/17/2026			
650-130000					DUE TO/FROM CLEARING		2,526.16
650-213000					ACCOUNTS PAYABLE	2,526.16	
					FUND TOTAL	2,526.16	2,526.16

JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FR
001	GENERAL FUND		16,367.54
101	STREET FUND		231.57
301	CAPITAL CONSTRUCTION FUND		1,950.00
401	WATER OPERATING FUND		575.78
402	SEWER OPERATING FUND		42,240.96
403	STORM & SURFACE WATER FUND		120.34
631	CLEARING FUND	64,012.35	
650	AGENCY FUND		2,526.16
	TOTAL	64,012.35	64,012.35

** END OF REPORT - Generated by Grace Lin **

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
7919	07/16/2026	MANL	7314	US BANK	286390	USB JUN26 SHLA	06/25/2026		USBJUN26	4.36
Invoice: USB JUN26 SHLA							EX/US BANK JUN26/L SHEAR			
					2.18	31011572 542450	EX-GF-OUTREACH-ADV			
					2.18	31011572 542450	EX-GF-OUTREACH-ADV			
					286391	USB JUN26 SHWI	06/25/2026		USBJUN26	190.77
Invoice: USB JUN26 SHWI							POL/US BANK JUN26/W SHIELDS			
					190.77	53011212 531100	PD-C/E-PATROL SUPPLIES			
					286392	USB JUN26 SMJE	06/25/2026		USBJUN26	147.00
Invoice: USB JUN26 SMJE							CRT/US BANK JUN26/J SMITH			
					147.00	21011125 531100	COURT-SUPPLIES			
					286381	USB JUN26 HOMA	06/25/2026		USBJUN26	817.48
Invoice: USB JUN26 HOMA							PW/US BANK JUN26/M HORTON			
					144.37	73425358 531100	O&M-WWTP-SUPPLIES			
					174.68	73425358 531100	O&M-WWTP-SUPPLIES			
					324.90	73425358 531100	O&M-WWTP-SUPPLIES			
					76.26	73425358 531100	O&M-WWTP-SUPPLIES			
					97.27	73425358 531100	O&M-WWTP-SUPPLIES			
					286382	USB JUN26 LABR	06/25/2026		USBJUN26	420.41
Invoice: USB JUN26 LABR							HR/US BANK JUN26/B LANDOLT			
					343.99	33011161 544000	HR-C/E-ADVERTISING			
					76.42	91029179 531100	GG-SELF INS-WELLNESS-SUPPLIES			
					286383	USB JUN26 LEAN	06/25/2026		USBJUN26	1,040.28
Invoice: USB JUN26 LEAN							EX/US BANK JUN26/A LESAGE			
					130.97	31011256 541100	EX-GF-EMERG PREP-PROF SVCS			
					300.00	31011256 545000	EX-GF-EMERG PREP-RENTALS			
					120.00	81011881 542100	IT - C/E COMMUNICATION			
					100.00	31011256 542100	EX-GF-EMERG PREP-PHONE			
					45.52	31011256 539100	EX-GF-EMERG PREP-NON TR MEALS			
					209.15	31011256 531100	EX-GF-EMERG PREP-SUPPLIES			
					36.38	31011256 531100	EX-GF-EMERG PREP-SUPPLIES			
					98.26	31011256 539100	EX-GF-EMERG PREP-NON TR MEALS			
					286384	USB JUN26 NARA	06/25/2026		USBJUN26	4,034.82
Invoice: USB JUN26 NARA							PW/US BANK JUN26/R NAVARETTE			
					617.40	73637892 443410	O&M-ALLOC-WTR-TRAINING			
					2,557.42	73411345 531100	OFFICE SUPPLIES			
					860.00	73637892 443410	O&M-ALLOC-WTR-TRAINING			
					286385	USB JUN26 NEAD	06/25/2026		USBJUN26	988.70
Invoice: USB JUN26 NEAD							EX/US BANK JUN26/A NEBENZAHL			
					872.51	31011134 443410	EX-GF-TRAINING			
					116.19	31011739 53110001249	BI READS-SUPPLIES			
					286386	USB JUN26 NIPE	06/25/2026		USBJUN26	1,802.53
Invoice: USB JUN26 NIPE							EXCC/US BANK JUN26/P NIMB			
					137.14	11011116 539100	COUNCIL-NON TRAVEL FOOD/SNACK			
					15.93	11011116 539100	COUNCIL-NON TRAVEL FOOD/SNACK			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				117.53	11011116 539100	COUNCIL-NON TRAVEL FOOD/SNACK			
				40.00	36011143 541100	CLERK-C/E-PROF SVCS			
				73.25	11011116 539100	COUNCIL-NON TRAVEL FOOD/SNACK			
				601.50	36011143 545000	CLERK-RENTS			
				601.50	36011143 545000	CLERK-RENTS			
				35.66	11011116 539100	COUNCIL-NON TRAVEL FOOD/SNACK			
				47.68	11011116 539100	COUNCIL-NON TRAVEL FOOD/SNACK			
				132.34	11011116 539100	COUNCIL-NON TRAVEL FOOD/SNACK			
				286375	USB JUN26 DACH	06/25/2026	USBJUN26		28.42
	Invoice: USB JUN26 DACH					POL/US BANK JUN26/C DAOG			
				28.42	53011212 443410	POLICE - C/E PATROL TRAINING			
				286376	USB JUN26 DUKI	06/25/2026	USBJUN26		569.30
	Invoice: USB JUN26 DUKI					FIN/US BANK JUN26/K DUNSCOMBE			
				160.00	41011144 443410	FIN - C/E TRAINING			
				236.00	41011141 549100	FIN-GF-DUES/SUBS/MEMBERSHIPS			
				132.54	41011141 531100	FIN-GF-SUPPLIES			
				40.76	41011141 539100	FIN-NON TRAVEL FOOD/SNACK			
				286377	USB JUN26 EDTH	06/25/2026	USBJUN26		23.82
	Invoice: USB JUN26 EDTH					PW/US BANK JUN26/T EDWARDS			
				21.83	73637891 548500	COMPUTER SUPPORT MAINT			
				1.99	73637891 548500	COMPUTER SUPPORT MAINT			
				286378	USB JUN26 EDTR	06/25/2026	USBJUN26		26.90
	Invoice: USB JUN26 EDTR					PW/US BANK JUN26/T EDWARDS			
				26.90	73411345 531100	OFFICE SUPPLIES			
				286379	USB JUN26 EIKE	06/25/2026	USBJUN26		29.88
	Invoice: USB JUN26 EIKE					POL/US BANK JUN26/K EISENHOOD			
				14.94	91011215 542500	GG-C/E-PD-POSTAGE			
				14.94	91011215 542500	GG-C/E-PD-POSTAGE			
				286380	USB JUN26 HASH	06/25/2026	USBJUN26		542.43
	Invoice: USB JUN26 HASH					EX/US BANK JUN26/S HAYS			
				328.00	31011572 549100	OUTREACH DUES, SUBS& MEMBER			
				17.46	31011572 549100	OUTREACH DUES, SUBS& MEMBER			
				5.47	31011572 548500	EX-GF-OUTREACH-SOFTWARE MAINT			
				5.47	31011572 548500	EX-GF-OUTREACH-SOFTWARE MAINT			
				32.75	31011572 548500	EX-GF-OUTREACH-SOFTWARE MAINT			
				5.00	31011572 549100	OUTREACH DUES, SUBS& MEMBER			
				21.84	31011572 548500	EX-GF-OUTREACH-SOFTWARE MAINT			
				108.11	31011572 548500	EX-GF-OUTREACH-SOFTWARE MAINT			
				14.99	31011572 549100	OUTREACH DUES, SUBS& MEMBER			
				3.34	31011572 542450	EX-GF-OUTREACH-ADV			
				286369	USB JUN26 BOSC	06/25/2026	USBJUN26		367.37
	Invoice: USB JUN26 BOSC					POL/US BANK JUN26/S BOTHE			
				13.11	53011212 541100	POLICE - C/E PATROL PROF SVCS			
				13.11	53011212 541100	POLICE - C/E PATROL PROF SVCS			
				13.11	53011212 541100	POLICE - C/E PATROL PROF SVCS			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				13.11	53011212 541100	POLICE - C/E PATROL PROF SVCS			
				24.33	54025212 547100	POLICE MARINE UTIL (ELECTRIC)			
				36.00	53011212 531100	PD-C/E-PATROL SUPPLIES			
				15.27	53011212 531100	PD-C/E-PATROL SUPPLIES			
				8.71	54025212 531100	MARINE - SUPPLIES			
				217.51	54025212 531100	MARINE - SUPPLIES			
				13.11	53011212 541100	POLICE - C/E PATROL PROF SVCS			
				286370	USB JUN26 BRCH	06/25/2026	USBJUN26		15.00
Invoice: USB JUN26 BRCH						EXCC/US BANK JUN26/C BROWN			
				15.00	31011256 443410	EX-GF-EMERG PREP-TRAINING			
				286371	USB JUN26 BUDA	06/25/2026	USBJUN26		2,855.26
Invoice: USB JUN26 BUDA						PCD/US BANK JUN26/D BUCHANAN			
				2,746.90	63011586 443410	CUR - C/E TRAINING TRAVEL			
				105.00	63011586 443410	CUR - C/E TRAINING TRAVEL			
				3.36	63011586 443410	CUR - C/E TRAINING TRAVEL			
				286372	USB JUN26 BUZA	06/25/2026	USBJUN26		1,104.22
Invoice: USB JUN26 BUZA						POL/US BANK JUN26/Z BURNHAM			
				300.71	53011212 54110000962	TRACKING CANINE-PROF SVCS			
				54.59	53011212 53110000962	TRACKING CANINE-SUPPLIES			
				209.36	53011212 54110000962	TRACKING CANINE-PROF SVCS			
				28.93	53011212 53110000962	TRACKING CANINE-SUPPLIES			
				510.63	53011212 54110000962	TRACKING CANINE-PROF SVCS			
				286373	USB JUN26 COJO	06/25/2026	USBJUN26		1,433.38
Invoice: USB JUN26 COJO						PW/US BANK JUN26/J COLLINS			
				56.77	73011755 531100	O&M-COMMONS SUPPLIES			
				160.26	73011183 531100	O&M-C/E-CH FAC-SUPPLIES			
				42.13	73011319 53110000827	FARM MAINT PROJECTS TBD-SUPPLY			
				404.29	73111290 531100	O&M-STREET-MAINT O/H-SUPPLIES			
				470.55	73011755 531100	O&M-COMMONS SUPPLIES			
				48.09	73011897 531100	O&M-C/E-PWY FAC-SUPPLIES			
				121.22	73111264 531100	O&M-STREET-TRAF CONTROL-SUPPLY			
				130.07	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				286374	USB JUN26 DAME	06/25/2026	USBJUN26		28,650.25
Invoice: USB JUN26 DAME						IT/US BANK JUN26/M DALTON			
				451.49	81031881 53110000567	PEG SPENDING SUPPLIES			
				46.12	81011881 531100	IT - C/E SUPPLIES			
				74.70	81011881 542100	IT - C/E COMMUNICATION			
				1,125.99	81011881 531100	IT - C/E SUPPLIES			
				2,401.31	81011881 548500	IT - C/E COMPUTER SUPPORT			
				222.77	81011881 548500	IT - C/E COMPUTER SUPPORT			
				17,742.33	81011881 548500	IT - C/E COMPUTER SUPPORT			
				37.80	81011881 548500	IT - C/E COMPUTER SUPPORT			
				37.80	81011881 548500	IT - C/E COMPUTER SUPPORT			
				68.04	81011881 548500	IT - C/E COMPUTER SUPPORT			
				735.51	81011881 548500	IT - C/E COMPUTER SUPPORT			
				102.69	81011881 548500	IT - C/E COMPUTER SUPPORT			
				2,451.54	81011881 548500	IT - C/E COMPUTER SUPPORT			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				699.44	81011881 531100	IT - C/E SUPPLIES			
				1,268.77	81011881 531100	IT - C/E SUPPLIES			
				1,133.43	81011881 531100	IT - C/E SUPPLIES			
				50.52	81011881 531100	IT - C/E SUPPLIES			
				286389	USB JUN26 SCMA	06/25/2026	USBJUN26		1,114.05
Invoice: USB JUN26 SCMA						PCD/US BANK JUN26/M SCHUBERT			
				16.99	61470581 549100	PCD - DEV ADMIN DUES/SUBSCR			
				457.87	61470581 545000	PCD - DEV ADMIN RENTS & LEASES			
				539.27	61470581 545000	PCD - DEV ADMIN RENTS & LEASES			
				99.92	62471591 531100	BLDG-SUPPLIES			
				286388	USB JUN26 RAJA	06/25/2026	USBJUN26		4,776.72
Invoice: USB JUN26 RAJA						PW/US BANK JUN26/J RASELY			
				42.11	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				272.52	73011897 531100	O&M-C/E-PWY FAC-SUPPLIES			
				173.94	73637891 539100	O&M-NON TRAVEL FOOD/BEV			
				305.25	73637891 545000	RENTS & LEASES - OPERATING			
				457.87	73637891 545000	RENTS & LEASES - OPERATING			
				18.54	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				429.78	73425358 531100	O&M-WWTP-SUPPLIES			
				14.17	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				36.36	73637891 539100	O&M-NON TRAVEL FOOD/BEV			
				-14.17	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				196.29	73637891 531100	OFFICE SUPPLIES			
				9.56	91411891 542500	GG-WTR-FAC-POSTAGE			
				102.30	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				14.82	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				375.56	61011581 531100	PCD - C/E ADMIN SUPPLIES			
				250.64	73637891 531100	OFFICE SUPPLIES			
				1,768.93	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				79.87	73637891 531100	OFFICE SUPPLIES			
				22.92	73637891 531100	OFFICE SUPPLIES			
				15.28	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
				204.18	73425358 531100	O&M-WWTP-SUPPLIES			
				286387	USB JUN26 PANI	06/25/2026	USBJUN26		2,687.36
Invoice: USB JUN26 PANI						PW/US BANK JUN26/N PATTON			
				-1,321.84	73411345 531100	OFFICE SUPPLIES			
				1,321.84	73411345 531100	OFFICE SUPPLIES			
				1,343.68	73411345 531100	OFFICE SUPPLIES			
				1,343.68	73411345 531100	OFFICE SUPPLIES			
				286398	USB JUN26 MEKA	06/25/2026	USBJUN26		1,594.91
Invoice: USB JUN26 MEKA						ENG/US BANK JUN26/K MEYSENBURG			
				79.90	72011321 539100	ENG-C/E-NON TRAVEL FOOD/BEV			
				45.85	72011321 531100	ENG - C/E ADMIN SUPPLIES			
				25.00	72011321 531100	ENG - C/E ADMIN SUPPLIES			
				104.94	72011321 531100	ENG - C/E ADMIN SUPPLIES			
				217.05	72637319 53110000809	WATER QUAL FLOW MONIT-SUPPLIES			
				105.91	72011321 531100	ENG - C/E ADMIN SUPPLIES			
				25.00	72011321 531100	ENG - C/E ADMIN SUPPLIES			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				17.12	31311459 66200001279	IMHP-MOBILE HM INSTALL-PURCHAS			
				139.71	72011321 531100	ENG - C/E ADMIN SUPPLIES			
				-105.91	72011321 531100	ENG - C/E ADMIN SUPPLIES			
				247.10	31011572 531100	EX-GF-OUTREACH-SUPPLIES			
				46.95	72011321 531100	ENG - C/E ADMIN SUPPLIES			
				110.38	91011497 53110001194	GREEN TEAM, RECYCLING-SUPPLIES			
				247.11	31011572 531100	EX-GF-OUTREACH-SUPPLIES			
				125.00	72011321 549100	ENG - C/E ADMIN MISCELLEANEOUS			
				163.80	72011324 443410	ENG - C/E - TRAINING			
				286397	USB JUN26 SCEL	06/25/2026	USBJUN26		1,221.06
	Invoice: USB JUN26 SCEL					EX/US BANK JUN26/E SCHROER			
				48.88	11011116 531100	COUNCIL - SUPPLIES			
				16.29	31011131 531100	EX-GF-SUPPLIES			
				16.29	61011581 531100	PCD - C/E ADMIN SUPPLIES			
				16.29	73011321 531100	O&M-C/E-ENG VEH WORK-SUPPLIES			
				3.29	33011161 54153100296	CITY MNGR SEARCH-RECRUIT PROSV			
				590.52	33011161 54153100296	CITY MNGR SEARCH-RECRUIT PROSV			
				114.27	33011161 54153100296	CITY MNGR SEARCH-RECRUIT PROSV			
				168.61	33011161 54153100296	CITY MNGR SEARCH-RECRUIT PROSV			
				246.62	31011131 539100	EX-GF-NON TRAVEL FOOD/SNACK			
				286396	USB JUN26 BRKA	06/25/2026	USBJUN26		2.18
	Invoice: USB JUN26 BRKA					HR/US BANK JUN26/K BROWN			
				2.18	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				286395	USB JUN26 YEKI	06/25/2026	USBJUN26		967.35
	Invoice: USB JUN26 YEKI					PW/US BANK JUN26/K YETTE			
				100.39	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
				31.11	73111427 531100	OFFICE SUPPLIES			
				303.85	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
				45.74	73431835 531100	OFFICE SUPPLIES			
				32.41	73111427 531100	OFFICE SUPPLIES			
				133.15	73637958 531100	ROADSIDE MOWER ALLOC-SUPPLIES			
				320.70	73011483 531100	O&M-GF-MECH SHOP-SUPPLIES			
				286394	USB JUN26 WAAN	06/25/2026	USBJUN26		1,535.75
	Invoice: USB JUN26 WAAN					EX/US BANK JUN26/A WAHI			
				46.66	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				42.80	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				177.15	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				12.99	31011721 53910001064	REAC-NON-TRAVEL FOOD/BEVERAGES			
				327.60	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				81.87	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				16.67	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				14.19	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
				5.00	31011721 549100	DEI-DUES, SUBSCR & MEMBERSHIPS			
				172.40	31011721 443410	DEI-TRAINING			
				380.00	31011721 443410	DEI-TRAINING			
				258.42	31011721 443410	DEI-TRAINING			
				286393	USB JUN26 SUJE	06/25/2026	USBJUN26		40.00

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC			
Invoice: USB JUN26 SUJE						PCD/US BANK JUN26/J SUTTON			
				40.00	61011584 443410	PCD-GF-ADM-TRAINING			
				286368	USB JUN26 BOHA	06/25/2026	USBJUN26		460.09
Invoice: USB JUN26 BOHA						EX/US BANK JUN26/H BOETTCHER			
				394.95	31011492 53110001195	CAP-TRANSP & FUELS-SUPPLIES			
				65.14	31171492 54245001453	WINSLOW CIRCULATR COM OUTRCH			
				286367	USB JUN26 BIMI	06/25/2026	USBJUN26		350.26
Invoice: USB JUN26 BIMI						PW/US BANK JUN26/M BIDLENCIK			
				150.00	73111290 443410	O&M-STREET-MAINT O/H-TRAINING			
				45.00	73011189 539100	O&M-NON TRAVEL FOOD/BEV			
				-248.75	73111290 531100	O&M-STREET-MAINT O/H-SUPPLIES			
				163.77	73111427 531100	OFFICE SUPPLIES			
				240.24	31311459 63110001279	IMHP MOBILE HOME CAPITAL SUPPL			
				286366	USB JUN26 BEJE	06/25/2026	USBJUN26		1,150.78
Invoice: USB JUN26 BEJE						POL/US BANK JUN26/J BENKERT			
				37.89	53011212 443410	POLICE - C/E PATROL TRAINING			
				26.98	53011212 443410	POLICE - C/E PATROL TRAINING			
				29.72	53011212 443410	POLICE - C/E PATROL TRAINING			
				24.24	53011212 443410	POLICE - C/E PATROL TRAINING			
				26.93	53011212 443410	POLICE - C/E PATROL TRAINING			
				11.69	53011212 443410	POLICE - C/E PATROL TRAINING			
				32.35	53011212 443410	POLICE - C/E PATROL TRAINING			
				945.76	53011212 443410	POLICE - C/E PATROL TRAINING			
				15.22	53011212 443410	POLICE - C/E PATROL TRAINING			
				286365	USB JUN26 BALE	06/25/2026	USBJUN26		1,379.58
Invoice: USB JUN26 BALE						POL/US BANK JUN26/L BASTIAN			
				16.99	51011211 549100	PD-C/E-ADM-DUES/SUBCR/MEMBRSHP			
				157.23	52011212 531100	POLICE - C/E INVEST SUPPLIES			
				136.02	51011215 531100	POLICE - C/E FACIL SUPPLIES			
				80.00	51011215 541100	POLICE - C/E FACIL PROF SVCS			
				461.85	54025212 531100	MARINE - SUPPLIES			
				510.06	54025212 548100	MARINE - REPAIRS			
				17.43	54025212 531100	MARINE - SUPPLIES			
				286364	USB JUN26 ARRE	06/25/2026	USBJUN26		196.91
Invoice: USB JUN26 ARRE						PCD/US BANK JUN26/R ARGETSINGER			
				8.17	63470586 549500	CUR-DEV-ZONING-COPIES/PRINTING			
				9.70	63470586 542500	CUR-DEV-ZONING-POSTAGE			
				57.54	63470586 549500	CUR-DEV-ZONING-COPIES/PRINTING			
				70.30	63470586 542500	CUR-DEV-ZONING-POSTAGE			
				12.06	63470586 549500	CUR-DEV-ZONING-COPIES/PRINTING			
				14.32	63470586 542500	CUR-DEV-ZONING-POSTAGE			
				11.27	63470586 549500	CUR-DEV-ZONING-COPIES/PRINTING			
				13.55	63470586 542500	CUR-DEV-ZONING-POSTAGE			
				286363	USB JUN26 ALTH	06/25/2026	USBJUN26		619.32
Invoice: USB JUN26 ALTH						CRT/US BANK JUN26/T ALPAUGH			
				68.88	21011125 443410	COURT-TRAINING			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
				INVOICE DTL DESC						
					550.44	21011125 443410		COURT-TRAINING		
								CHECK	7919 TOTAL:	63,188.90
				NUMBER OF CHECKS 1				*** CASH ACCOUNT TOTAL ***		63,188.90

	COUNT	AMOUNT
TOTAL MANUAL CHECKS	1	63,188.90

*** GRAND TOTAL *** 63,188.90

JOURNAL ENTRIES TO BE CREATED

CLERK: glin

YEAR PER JNL / SRC ACCOUNT / EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 7 174									
APP 001-213000					GENERAL - ACCOUNTS PAYABLE			50,344.17	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 635-111100					CASH				63,188.90
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 402-213000					ACCOUNTS PAYABLE			1,451.44	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 631-213000					ACCOUNTS PAYABLE			3,778.80	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 401-213000					ACCOUNTS PAYABLE			5,281.24	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 101-213000					STREETS - ACCOUNTS PAYABLE			654.05	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 407-213000					ACCOUNTS PAYABLE			1,310.96	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 301-213000					ACCOUNTS PAYABLE			257.36	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 403-213000					ACCOUNTS PAYABLE			45.74	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
APP 171-213000					TBF-A/P			65.14	
07/16/2026	USBJUN26	071626			AP CASH DISBURSEMENTS JOURNAL				
					GENERAL LEDGER TOTAL			63,188.90	63,188.90
APP 631-130000					DUE TO/FROM CLEARING			59,410.10	
07/16/2026	USBJUN26	071626							
APP 001-130000					GENERAL - DUE TO/FROM CLEARING				50,344.17
07/16/2026	USBJUN26	071626							
APP 402-130000					DUE TO/FROM CLEARING				1,451.44
07/16/2026	USBJUN26	071626							
APP 401-130000					DUE TO/FROM CLEARING				5,281.24
07/16/2026	USBJUN26	071626							
APP 101-130000					STREETS - DUE TO/FROM CLEARING				654.05
07/16/2026	USBJUN26	071626							
APP 407-130000					DUE TO/FROM CLEARING				1,310.96
07/16/2026	USBJUN26	071626							
APP 301-130000					DUE TO/FROM CLEARING				257.36
07/16/2026	USBJUN26	071626							
APP 403-130000					DUE TO/FROM CLEARING				45.74
07/16/2026	USBJUN26	071626							
APP 171-130000					TBF-DUE TO/FROM CLEARING				65.14
07/16/2026	USBJUN26	071626							
					SYSTEM GENERATED ENTRIES TOTAL			59,410.10	59,410.10
					JOURNAL 2026/07/174 TOTAL			122,599.00	122,599.00

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	7	174	07/16/2026			
001-130000					GENERAL - DUE TO/FROM CLEARING		50,344.17
001-213000					GENERAL - ACCOUNTS PAYABLE	50,344.17	
					FUND TOTAL	50,344.17	50,344.17
101 STREET FUND	2026	7	174	07/16/2026			
101-130000					STREETS - DUE TO/FROM CLEARING		654.05
101-213000					STREETS - ACCOUNTS PAYABLE	654.05	
					FUND TOTAL	654.05	654.05
171 TRANSP BEN FUND	2026	7	174	07/16/2026			
171-130000					TBF-DUE TO/FROM CLEARING		65.14
171-213000					TBF-A/P	65.14	
					FUND TOTAL	65.14	65.14
301 CAPITAL CONSTRUCTION FUND	2026	7	174	07/16/2026			
301-130000					DUE TO/FROM CLEARING		257.36
301-213000					ACCOUNTS PAYABLE	257.36	
					FUND TOTAL	257.36	257.36
401 WATER OPERATING FUND	2026	7	174	07/16/2026			
401-130000					DUE TO/FROM CLEARING		5,281.24
401-213000					ACCOUNTS PAYABLE	5,281.24	
					FUND TOTAL	5,281.24	5,281.24
402 SEWER OPERATING FUND	2026	7	174	07/16/2026			
402-130000					DUE TO/FROM CLEARING		1,451.44
402-213000					ACCOUNTS PAYABLE	1,451.44	
					FUND TOTAL	1,451.44	1,451.44
403 STORM & SURFACE WATER FUND	2026	7	174	07/16/2026			
403-130000					DUE TO/FROM CLEARING		45.74
403-213000					ACCOUNTS PAYABLE	45.74	
					FUND TOTAL	45.74	45.74
407 BUILDING & DEVELOPMENT FUND	2026	7	174	07/16/2026			
407-130000					DUE TO/FROM CLEARING		1,310.96
407-213000					ACCOUNTS PAYABLE	1,310.96	
					FUND TOTAL	1,310.96	1,310.96
631 CLEARING FUND	2026	7	174	07/16/2026			

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
631-130000				DUE TO/FROM CLEARING	59,410.10	
631-213000				ACCOUNTS PAYABLE	3,778.80	
635-111100				CASH		63,188.90
				FUND TOTAL	63,188.90	63,188.90

JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FR
001	GENERAL FUND		50,344.17
101	STREET FUND		654.05
171	TRANSP BEN FUND		65.14
301	CAPITAL CONSTRUCTION FUND		257.36
401	WATER OPERATING FUND		5,281.24
402	SEWER OPERATING FUND		1,451.44
403	STORM & SURFACE WATER FUND		45.74
407	BUILDING & DEVELOPMENT FUND		1,310.96
631	CLEARING FUND	59,410.10	
	TOTAL	59,410.10	59,410.10

** END OF REPORT - Generated by Grace Lin **

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
7920	07/20/2026	EFT	4365	AUTOMATIC FUNDS TRAN	286348	136882	07/01/2026		07/17/26	985.91
Invoice: 136882							FIN/STATEMENT PREP AND MAIL			
					240.66	43411341 541100	FIN - WATER ADMIN PROF SERVICE			
					240.67	43421351 541100	FIN - SEWER ADMIN PROF SERVICE			
					252.29	91411891 542500	GG-WTR-FAC-POSTAGE			
					252.29	91421891 542500	GG-SWR-FAC-POSTAGE			
					286349	136921	07/08/2026		07/17/26	13.90
Invoice: 136921							FIN/FINAL BILL PRINT AND MAIL			
					2.51	43411341 541100	FIN - WATER ADMIN PROF SERVICE			
					2.51	43421351 541100	FIN - SEWER ADMIN PROF SERVICE			
					4.44	91411891 542500	GG-WTR-FAC-POSTAGE			
					4.44	91421891 542500	GG-SWR-FAC-POSTAGE			
							CHECK	7920 TOTAL:		999.81
7921	07/20/2026	EFT	7179	BAINBRIDGE YOUTH SER	286257	2026-Q1 LTAC	07/10/2026		07/17/26	3,000.00
Invoice: 2026-Q1 LTAC							2026 LTAC			
					3,000.00	91140573 541100	GG-TOUR-PROF SERVICES			
					286258	2026-Q2 LTAC	07/10/2026		07/17/26	2,000.00
Invoice: 2026-Q2 LTAC							2026 LTAC			
					2,000.00	91140573 541100	GG-TOUR-PROF SERVICES			
							CHECK	7921 TOTAL:		5,000.00
7922	07/20/2026	EFT	7183	BAINBRIDGE ISLAND SP	286259	2026-Q2	07/06/2026		07/17/26	4,600.00
Invoice: 2026-Q2							EX/2025-2026 HUMAN SERVICES FUNDING			
					4,600.00	31017686 54110000297	HOPE HS/BI SP NEEDS/ISLANDTIME			
							CHECK	7922 TOTAL:		4,600.00
7923	07/20/2026	EFT	5202	BAINBRIDGE ARTS & CR	286255	2026-Q2.3	06/26/2026		07/17/26	883.33
Invoice: 2026-Q2.3							EX/2026-2027 CULTURAL FUNDING			
					883.33	31011732 54110000297	EX-GF-CULTURAL ARTS & SCIENCES			
							CHECK	7923 TOTAL:		883.33
7924	07/20/2026	EFT	5923	THE BLOEDEL RESERVE	286260	2026-Q2	06/17/2026		07/17/26	3,496.49
Invoice: 2026-Q2							2026 LTAC			
					3,496.49	91140573 541100	GG-TOUR-PROF SERVICES			
							CHECK	7924 TOTAL:		3,496.49
7925	07/20/2026	EFT	9449	CASCADE COLUMBIA DIS	286262	956931	06/25/2026		07/17/26	1,623.57
Invoice: 956931							PW/SODIUM FLUORIDE 750LBS			
					1,623.57	73411345 531100	OFFICE SUPPLIES			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
					286263	957021	06/25/2026		07/17/26	1,295.03
	Invoice: 957021						PW/CAUSTIC SODA 25%, SODIUM HYPOCHLORITE 12.5%			
					1,295.03	73425358 531100	O&M-WWTP-SUPPLIES			
							CHECK	7925	TOTAL:	2,918.60
7926	07/20/2026	EFT	7870	CLASSIC CYCLE INC	286266	VOUCHER #65	07/03/2026		07/17/26	1,000.00
	Invoice: VOUCHER #65						EX/E-BIKE VOUCHER #65			
					1,000.00	31011492 54110001408	E-BIKE VOUCHER PROGRAM-PS			
							CHECK	7926	TOTAL:	1,000.00
7927	07/20/2026	EFT	8193	CONTECH ENGINEERED S	286267	33997154	06/25/2026		07/17/26	8,499.04
	Invoice: 33997154						PW/WO 24587 - REFURB STORMFILTER CARTRIDGES			
					8,499.04	73431835 531100	OFFICE SUPPLIES			
							CHECK	7927	TOTAL:	8,499.04
7928	07/20/2026	EFT	10374	APEX SYSTEMS LLC	286254	38127	07/07/2026		07/17/26	900.00
	Invoice: 38127						IT/WEBSITE CONTENT MANAGER CONSULTING SERVICES			
					900.00	81011881 54110001398	WEBSITE UPDATE - PROF SVCS			
							CHECK	7928	TOTAL:	900.00
7929	07/20/2026	EFT	6363	LN CURTIS & SONS	286288	INV1082851	06/24/2026		07/17/26	232.24
	Invoice: INV1082851						POL/UNIFORM/HUSKA			
					232.24	53011212 520000	POLICE - C/E PATROL BENEFITS			
					286289	INV1085955	07/02/2026		07/17/26	740.38
	Invoice: INV1085955						POL/UNIFORM/BINGHAM AND PEPICELLI			
					740.38	53011212 520000	POLICE - C/E PATROL BENEFITS			
					286290	INV1086120	07/02/2026		07/17/26	430.53
	Invoice: INV1086120						POL/UNIFORMS/BOTHE AND QUINN			
					430.53	53011212 520000	POLICE - C/E PATROL BENEFITS			
							CHECK	7929	TOTAL:	1,403.15
7930	07/20/2026	EFT	10969	HAIER US APPLIANCE S	286275	185257973	06/13/2026	20260020	07/17/26	1,403.22
	Invoice: 185257973						EX/GE WASHER DRYER DRYER PLUG & INSTALLATION			
					1,403.22	31311459 63110001279	IMHP MOBILE HOME CAPITAL SUPPL			
							CHECK	7930	TOTAL:	1,403.22

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
7931	07/20/2026	EFT	10459	GORDON THOMAS HONEYW	286271	JUNE 2026 1337	06/30/2026		07/17/26	4,400.00
	Invoice: JUNE 2026 1337						CC/WA STATE LEGISLATIVE ISSUES REPRESENTATION			
					4,400.00	11011112 541100	COUNCIL-LOBBYING/PROMOTION PS			
							CHECK	7931 TOTAL:		4,400.00
7932	07/20/2026	EFT	1517	GUARDIAN SECURITY SY	286272	1747725	07/01/2026		07/17/26	73.11
	Invoice: 1747725						POL/EVIDENCE VAULT SECURITY			
					73.11	51011215 541100	POLICE - C/E FACIL PROF SVCS			
							CHECK	7932 TOTAL:		73.11
7933	07/20/2026	EFT	253	HACH COMPANY	286273	15060027	06/26/2026		07/17/26	1,134.88
	Invoice: 15060027						PW/WO 25620 - WATER TESTING SUPPLIES			
					1,134.88	73425358 531100	O&M-WWTP-SUPPLIES			
					286274	15060310	06/26/2026		07/17/26	515.58
	Invoice: 15060310						PW/WO 24522 - DPD FREE DISPENSER & REFILL VIALS			
					515.58	73411345 531100	OFFICE SUPPLIES			
							CHECK	7933 TOTAL:		1,650.46
7934	07/20/2026	EFT	268	HOUSING RESOURCES BA	286276	2026-Q1	05/05/2026		07/17/26	21,051.79
	Invoice: 2026-Q1						EX/2025-2026 HUMAN SERVICES FUNDING			
					21,051.79	31017510 54130600297	HOMESHARE/HOME FINDING/OWNERSH			
							CHECK	7934 TOTAL:		21,051.79
7935	07/20/2026	EFT	10771	JB CYCLES, LLC	286278	0002-2026	07/05/2026		07/17/26	1,500.00
	Invoice: 0002-2026						EX/E-BIKE VOUCHER #7			
					1,500.00	31011492 54110001408	E-BIKE VOUCHER PROGRAM-PS			
							CHECK	7935 TOTAL:		1,500.00
7936	07/20/2026	EFT	10439	KELLEY CREATE CO	286279	IN2370927	07/01/2026		07/17/26	98.62
	Invoice: IN2370927						CRT/COPIER LEASE-4515AC - COPY CHARGES			
					98.62	21011125 545000	COURT-RENTS & LEASES			
							CHECK	7936 TOTAL:		98.62
7937	07/20/2026	EFT	5384	KITSAP TRANSIT	286284	8984	07/01/2026		07/17/26	2,647.53
	Invoice: 8984						EX/2026 WINSLOW CIRCULATOR PILOT SERVICES			
					2,647.53	31171492 54110001453	WINSLOW CIRCULATOR-PROF SVC			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
							CHECK		7937 TOTAL:	2,647.53
7938	07/20/2026	EFT	8727	KNOWBE4, INC.	286285	INV442408	06/30/2026		07/17/26	3,902.90
	Invoice: INV442408						IT/CYBERSECURITY TRAINING			
					3,902.90	81011881 548500	IT - C/E COMPUTER SUPPORT			
							CHECK		7938 TOTAL:	3,902.90
7939	07/20/2026	EFT	6577	LAKESIDE INDUSTRIES	286286	355279	04/04/2026		07/17/26	761.73
	Invoice: 355279						PW/SHINE ASPHALT PLANT 7.48 TONS			
					761.73	73111261 531100	OFFICE SUPPLIES			
							CHECK		7939 TOTAL:	761.73
7940	07/20/2026	EFT	5011	LEXISNEXIS RISK SOLU	286287	1100331244	06/30/2026		07/17/26	218.40
	Invoice: 1100331244						POL/MONTHLY SUBSCRIPTION			
					218.40	52011212 549100	PD-C/E-INV-DUES/SUBSCR/MEMBRSH			
							CHECK		7940 TOTAL:	218.40
7941	07/20/2026	EFT	10360	MERCHANT PATROL SECU	286291	4929	07/01/2026		07/17/26	1,105.32
	Invoice: 4929						CRT/COURT SECURITY JUN26			
					1,105.32	21011125 541100	COURT-PROF SERVICES			
							CHECK		7941 TOTAL:	1,105.32
7942	07/20/2026	EFT	9943	THE NEXT DAY DRY CLE	286292	05/31/2026	05/31/2026		07/17/26	135.11
	Invoice: 05/31/2026						POL/LAUNDRY SERVICE			
					135.11	51011211 520000	PD-C/E ADMIN-BENEFITS			
							CHECK		7942 TOTAL:	135.11
7943	07/20/2026	EFT	9650	PAPE MACHINERY INC	286294	16898022	05/21/2026		07/17/26	26.34
	Invoice: 16898022						PW/WO 00225 - SHIPPING			
					26.34	73637958 531100	ROADSIDE MOWER ALLOC-SUPPLIES			
					286295	16898045	06/04/2026		07/17/26	141.75
	Invoice: 16898045						PW/WO 00225 - LOUVER			
					141.75	73637958 531100	ROADSIDE MOWER ALLOC-SUPPLIES			
					286296	16898433	05/21/2026		07/17/26	68.05
	Invoice: 16898433						PW/WO 00196 - SHIPPING			
					68.05	73111427 531100	OFFICE SUPPLIES			
					286297	16898492	06/04/2026		07/17/26	647.43
	Invoice: 16898492						PW/WO 00196 - WASHER, CLUTCH, HUB, BOLT			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
					647.43	73111427 531100	OFFICE SUPPLIES			
							CHECK	7943	TOTAL:	883.57
7944	07/20/2026	EFT	10497	PROCOM LLC	286299	152034	06/30/2026		07/17/26	78.00
Invoice: 152034							PW/OCCUPATIONAL HEALTH SCREENING			
					78.00	73637891 541100	PROFESSIONAL SERVICES			
							CHECK	7944	TOTAL:	78.00
7945	07/20/2026	EFT	5251	ROTARY CLUB OF BAINB	286301	12997	07/01/2026		07/17/26	150.00
Invoice: 12997							POL/QTR DUES/CLARK			
					150.00	51011211 549100	PD-C/E-ADM-DUES/SUBCR/MEMBRSHP			
							CHECK	7945	TOTAL:	150.00
7946	07/20/2026	EFT	8058	RWC INTERNATIONAL LL	286302	XA103150011:01	06/23/2026		07/17/26	106.40
Invoice: XA103150011:01							PW/WO 00006 - DOOR CONTROL SWITCH X2			
					106.40	73431835 531100	OFFICE SUPPLIES			
					286303	XA103150929:01	06/29/2026		07/17/26	338.93
Invoice: XA103150929:01							PW/WO 00012 - FLEETRITE STARTER			
					338.93	73111427 531100	OFFICE SUPPLIES			
							CHECK	7946	TOTAL:	445.33
7947	07/20/2026	EFT	617	S & B INC	286315	26896I	06/24/2026		07/17/26	1,638.40
Invoice: 26896I							PW/WWTP SCADA SERVERS REPLACEMENT			
					737.28	73414434 63550001369	WTR SCADA UPGRADES-COMP EQ			
					901.12	73425435 63550001369	WWTP SCADA SERVER REPL			
							CHECK	7947	TOTAL:	1,638.40
7948	07/20/2026	EFT	8738	SPEAKWRITE, LLC	286307	2BC8FCC1	07/01/2026		07/17/26	2.61
Invoice: 2BC8FCC1							POL/TRANSCRIPTION			
					2.61	52011212 541100	POLICE - C/E INVEST PROF SVCS			
							CHECK	7948	TOTAL:	2.61
7949	07/20/2026	EFT	8132	SPECTRA LABORATORIES	286308	26-04075	06/22/2026		07/17/26	160.00
Invoice: 26-04075							PW/TESTING - MULTIPLE SITES			
					160.00	73411345 54110000391	LAB SVCS-WATER			
					286309	26-04128	06/23/2026		07/17/26	62.00
Invoice: 26-04128							PW/TESTING - PW WELL			
					62.00	73411345 54110000391	LAB SVCS-WATER			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
					286310	26-04204	06/25/2026		07/17/26	162.00
				Invoice: 26-04204			PW/TESTING - WWTP			
					162.00	73425358 54110000391	LAB & TESTING SVCS-WWTP			
							CHECK	7949	TOTAL:	384.00
7950	07/20/2026	EFT	565	TACOMA SCREW PRODUCT	286311	140176917-00	07/01/2026		07/17/26	44.78
				Invoice: 140176917-00			PW/SHOP SUPPLIES			
					44.78	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
							CHECK	7950	TOTAL:	44.78
7951	07/20/2026	EFT	10565	USA TODAY MEDIA CORP	286313	0007745075	06/30/2026		07/17/26	233.12
				Invoice: 0007745075			CC,ENG,PCD,PW/KITSAP SUN ADS JUN26			
					89.60	63470586 544000	CUR-DEV-ZONING-ADV			
					83.72	73414434 64400001247	HOB REHAB & PUMP REPL-ADV			
					13.32	72311454 64400001302	TSJC CARBON OFFSET-ADV			
					19.20	73414434 64400001247	HOB REHAB & PUMP REPL-ADV			
					14.28	72311459 64400001279	IMHP HOME INSTALL CAPITAL ADs			
					13.00	11011113 544000	COUNCIL - LEGAL NOTICES			
							CHECK	7951	TOTAL:	233.12
7952	07/20/2026	EFT	553	UTILITIES UNDERGROUN	286314	6060129	06/30/2026		07/17/26	273.24
				Invoice: 6060129			PW/EXCAVATION NOTIFICATIONS JUN26			
					273.24	73637893 54110000393	O&M ALLOC-LOCATING SVCS			
							CHECK	7952	TOTAL:	273.24
7953	07/20/2026	EFT	7821	VESTIS	286316	5120903187	06/30/2026		07/17/26	32.76
				Invoice: 5120903187			PW/SHOP TOWELS			
					32.76	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
							CHECK	7953	TOTAL:	32.76
7954	07/20/2026	EFT	605	WA ST AUDITOR'S OFFI	286357	L176226	07/10/2026		07/17/26	39,366.90
				Invoice: L176226			2025 AUDITS - FED, FIN, ACFR, ACCOUNTABILITY			
					18,247.06	91011423 541100	FIN-C/E STATE AUDITOR			
					2,707.54	91111433 541100	FIN-STREET-STATE AUDITOR			
					8,191.79	91411341 541100	GG-WTR-ADM-PROF SVCS			
					4,493.94	91421351 541100	GG-SWR-ADM-PROF SVCS			
					3,618.13	91431383 541100	GG-SSWM-ADM-PROF SVCS			
					1,054.22	91470148 541100	FIN-DEV-STATE AUDITOR			
					1,054.22	91471148 541100	FIN-BLDG-STATE AUDITOR			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
							CHECK	7954 TOTAL:		39,366.90
7955	07/20/2026	EFT	4104	WA ST FERRIES	286358	RK465033	06/30/2026		07/17/26	11.35
	Invoice: RK465033						WAVE2GO FERRY CHARGES JUN26			
					11.35	73011189 543100	O&M-FAC-TRAVEL/MEALS/LODGING			
							CHECK	7955 TOTAL:		11.35
7956	07/20/2026	EFT	10937	WALTER E NELSON CO	286317	INVSEA1148969	06/25/2026		07/17/26	3,277.74
	Invoice: INVSEA1148969						PW/LOW-D LINER ROLLS			
					3,277.74	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
					286318	INVSEA1148981	06/25/2026		07/17/26	2,512.70
	Invoice: INVSEA1148981						PW/TOILET PAPER, PAPER TOWELS			
					2,512.70	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
							CHECK	7956 TOTAL:		5,790.44
7957	07/20/2026	EFT	499	WESTBAY AUTO PARTS I	286319	997691	06/23/2026		07/17/26	68.97
	Invoice: 997691						PW/WO 00080 - AIR FILTER			
					68.97	73111427 531100	OFFICE SUPPLIES			
					286320	997952	06/24/2026		07/17/26	23.60
	Invoice: 997952						PW/WO 00060 - AIR, OIL FILTERS			
					23.60	73411345 531100	OFFICE SUPPLIES			
					286321	998056	06/25/2026		07/17/26	22.43
	Invoice: 998056						PW/WO 00039 - AIR, OIL FILTERS			
					22.43	73011321 531100	O&M-C/E-ENG VEH WORK-SUPPLIES			
					286322	998059	06/25/2026		07/17/26	137.35
	Invoice: 998059						PW/WO 00012 - AIR, FUEL, OIL FILTERS			
					137.35	73111427 531100	OFFICE SUPPLIES			
					286323	998060	06/25/2026		07/17/26	202.53
	Invoice: 998060						PW/WO 00012 - AIR, COOLANT, HYDRAULIC FILTERS			
					202.53	73111427 531100	OFFICE SUPPLIES			
					286324	998125	06/25/2026		07/17/26	72.20
	Invoice: 998125						PW/WO 24489 - FUEL FILTERS			
					72.20	73011483 531100	O&M-GF-MECH SHOP-SUPPLIES			
					286325	998350	06/26/2026		07/17/26	46.89
	Invoice: 998350						PW/WO 00141 - HYDRAULIC ADAPTERS			
					46.89	73421355 531100	WIN COLL-SUPPLIES			
					286326	998354	06/26/2026		07/17/26	84.16
	Invoice: 998354						PW/WO 00189 - HYDRAULIC HOSE FITTINGS			
					84.16	73425358 531100	O&M-WWTP-SUPPLIES			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
					INVOICE DTL DESC				
				286327	998684	06/29/2026		07/17/26	94.05
	Invoice: 998684				PW/WO 00289 - CANISTER PURGE VALVE				
				94.05	73411345 531100 OFFICE SUPPLIES				
				286328	998747	06/29/2026		07/17/26	13.86
	Invoice: 998747				PW/WO 24489 - FUEL FILTER				
				13.86	73011483 531100 O&M-GF-MECH SHOP-SUPPLIES				
				286329	999502	07/02/2026		07/17/26	104.60
	Invoice: 999502				PW/WO 00225 - HYDRAULIC HOSE FITTINGS				
				104.60	73637958 531100 ROADSIDE MOWER ALLOC-SUPPLIES				
							CHECK	7957 TOTAL:	870.64
			NUMBER OF CHECKS	38		*** CASH ACCOUNT TOTAL ***			118,853.75

	COUNT	AMOUNT
TOTAL EFT'S	38	118,853.75

*** GRAND TOTAL *** 118,853.75

JOURNAL ENTRIES TO BE CREATED

CLERK: glin

YEAR PER JNL / SRC ACCOUNT / EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 7 149									
APP 401-213000					ACCOUNTS PAYABLE			12,010.69	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 635-111100					CASH				118,853.75
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 402-213000					ACCOUNTS PAYABLE			8,617.93	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 104-213000					CIVIC IMPR - ACCOUNTS PAYABLE			8,496.49	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 001-213000					GENERAL - ACCOUNTS PAYABLE			65,594.68	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 403-213000					ACCOUNTS PAYABLE			12,223.57	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 301-213000					ACCOUNTS PAYABLE			1,430.82	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 171-213000					TBF-A/P			2,647.53	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 101-213000					STREETS - ACCOUNTS PAYABLE			4,932.53	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 631-213000					ACCOUNTS PAYABLE			701.47	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
APP 407-213000					ACCOUNTS PAYABLE			2,198.04	
07/20/2026	07/17/26	072026			AP CASH DISBURSEMENTS JOURNAL				
					GENERAL LEDGER TOTAL			118,853.75	118,853.75
APP 631-130000					DUE TO/FROM CLEARING			118,152.28	
07/20/2026	07/17/26	072026							
APP 401-130000					DUE TO/FROM CLEARING				12,010.69
07/20/2026	07/17/26	072026							
APP 402-130000					DUE TO/FROM CLEARING				8,617.93
07/20/2026	07/17/26	072026							
APP 104-130000					CIVIC IMPR DUE TO/FROM CLEAR'G				8,496.49
07/20/2026	07/17/26	072026							
APP 001-130000					GENERAL - DUE TO/FROM CLEARING				65,594.68
07/20/2026	07/17/26	072026							
APP 403-130000					DUE TO/FROM CLEARING				12,223.57
07/20/2026	07/17/26	072026							
APP 301-130000					DUE TO/FROM CLEARING				1,430.82
07/20/2026	07/17/26	072026							
APP 171-130000					TBF-DUE TO/FROM CLEARING				2,647.53
07/20/2026	07/17/26	072026							
APP 101-130000					STREETS - DUE TO/FROM CLEARING				4,932.53
07/20/2026	07/17/26	072026							
APP 407-130000					DUE TO/FROM CLEARING				2,198.04
07/20/2026	07/17/26	072026							

JOURNAL ENTRIES TO BE CREATED

YEAR PER JNL SRC ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
						SYSTEM GENERATED ENTRIES	TOTAL		118,152.28	118,152.28
						JOURNAL 2026/07/149	TOTAL		237,006.03	237,006.03

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	7	149	07/20/2026			
001-130000					GENERAL - DUE TO/FROM CLEARING		65,594.68
001-213000					GENERAL - ACCOUNTS PAYABLE	65,594.68	
					FUND TOTAL	65,594.68	65,594.68
101 STREET FUND	2026	7	149	07/20/2026			
101-130000					STREETS - DUE TO/FROM CLEARING		4,932.53
101-213000					STREETS - ACCOUNTS PAYABLE	4,932.53	
					FUND TOTAL	4,932.53	4,932.53
104 CIVIC IMPROVEMENT FUND	2026	7	149	07/20/2026			
104-130000					CIVIC IMPR DUE TO/FROM CLEAR'G		8,496.49
104-213000					CIVIC IMPR - ACCOUNTS PAYABLE	8,496.49	
					FUND TOTAL	8,496.49	8,496.49
171 TRANSP BEN FUND	2026	7	149	07/20/2026			
171-130000					TBF-DUE TO/FROM CLEARING		2,647.53
171-213000					TBF-A/P	2,647.53	
					FUND TOTAL	2,647.53	2,647.53
301 CAPITAL CONSTRUCTION FUND	2026	7	149	07/20/2026			
301-130000					DUE TO/FROM CLEARING		1,430.82
301-213000					ACCOUNTS PAYABLE	1,430.82	
					FUND TOTAL	1,430.82	1,430.82
401 WATER OPERATING FUND	2026	7	149	07/20/2026			
401-130000					DUE TO/FROM CLEARING		12,010.69
401-213000					ACCOUNTS PAYABLE	12,010.69	
					FUND TOTAL	12,010.69	12,010.69
402 SEWER OPERATING FUND	2026	7	149	07/20/2026			
402-130000					DUE TO/FROM CLEARING		8,617.93
402-213000					ACCOUNTS PAYABLE	8,617.93	
					FUND TOTAL	8,617.93	8,617.93
403 STORM & SURFACE WATER FUND	2026	7	149	07/20/2026			
403-130000					DUE TO/FROM CLEARING		12,223.57
403-213000					ACCOUNTS PAYABLE	12,223.57	
					FUND TOTAL	12,223.57	12,223.57
407 BUILDING & DEVELOPMENT FUND	2026	7	149	07/20/2026			

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION	DEBIT	CREDIT
407-130000				DUE TO/FROM CLEARING		2,198.04
407-213000				ACCOUNTS PAYABLE	2,198.04	
				FUND TOTAL	2,198.04	2,198.04
631 CLEARING FUND	2026	7	149	07/20/2026		
631-130000				DUE TO/FROM CLEARING	118,152.28	
631-213000				ACCOUNTS PAYABLE	701.47	
635-111100				CASH		118,853.75
				FUND TOTAL	118,853.75	118,853.75

JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FR
001	GENERAL FUND		65,594.68
101	STREET FUND		4,932.53
104	CIVIC IMPROVEMENT FUND		8,496.49
171	TRANSP BEN FUND		2,647.53
301	CAPITAL CONSTRUCTION FUND		1,430.82
401	WATER OPERATING FUND		12,010.69
402	SEWER OPERATING FUND		8,617.93
403	STORM & SURFACE WATER FUND		12,223.57
407	BUILDING & DEVELOPMENT FUND		2,198.04
631	CLEARING FUND	118,152.28	
	TOTAL	118,152.28	118,152.28

** END OF REPORT - Generated by Grace Lin **

07/17/2026 11:56 |CITY OF BAINBRIDGE ISLAND |P 1
glin |A/P CASH DISBURSEMENTS JOURNAL |apcshdsb

CASH ACCOUNT: 628 111100 CASH-RETAINAGE

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
254	07/17/2026	PRTD	10231	EMPIRE WELL DRILLING	286361	RETREL-01183	06/03/2026		RT071726	13,872.30
	Invoice: RETREL-01183					RET REL - SANDS AVE WELL REHAB DESIGN				
					13,872.30	41628860 586000	RETAINAGE RELEASE			
							CHECK	254 TOTAL:		13,872.30
255	07/17/2026	PRTD	6190	GARY HARPER CONSTRUC	286362	RETREL-01101	07/06/2026		RT071726	13,044.66
	Invoice: RETREL-01101					RET REL - WWTP REGULATORY AIR GAP				
					13,044.66	41628860 586000	RETAINAGE RELEASE			
							CHECK	255 TOTAL:		13,044.66
						NUMBER OF CHECKS 2	*** CASH ACCOUNT TOTAL ***			26,916.96

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	2	26,916.96

*** GRAND TOTAL *** 26,916.96

JOURNAL ENTRIES TO BE CREATED

CLERK: glin

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 7 150								
APP 622-213000					ACCOUNTS PAYABLE		26,916.96	
07/17/2026	RT071726	071726			AP CASH DISBURSEMENTS JOURNAL			
APP 628-111100					CASH-RETAINAGE			26,916.96
07/17/2026	RT071726	071726			AP CASH DISBURSEMENTS JOURNAL			
					JOURNAL 2026/07/150	TOTAL	26,916.96	26,916.96

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION	DEBIT	CREDIT
622 EXPENDABLE TRUST FUND	2026	7	150	07/17/2026		
622-213000				ACCOUNTS PAYABLE	26,916.96	
628-111100				CASH-RETAINAGE		26,916.96
				FUND TOTAL	26,916.96	26,916.96

** END OF REPORT - Generated by Grace Lin **

CITY OF
BAINBRIDGE ISLAND

PAYROLL REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS

7/20/2026

Run Type	Date	Check # Sequence	Comments	Amount
Normal	7/20/2026	68874 - 69034	Regular check run (Direct Dep)	530,539.85
EFTPS	7/20/2026	EFTPS	Federal Tax Electronic Transfer	204,739.61
EFT	7/20/2026	ACH	Flexible Spending Account	2,343.41
EFT	7/20/2026	ACH	DSHS	870.58
Normal	7/20/2026	110906 - 110911	Vendor check run (Paper Checks)	133,211.71
			TOTAL:	**$ 871,705.16**

Prepared and Reviewed by: _____ Date 07/22/2026
DeAnna Cole, Payroll Specialist

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Bainbridge Island, and that I am authorized to authenticate and certify to said claim.

_____ Date 07/23/2026
Carrie Freitas, Budget Manager

CITY OF
BAINBRIDGE ISLAND

ACCOUNTS PAYABLE REPORT TO CITY COUNCIL OF CASH DISBURSEMENTS

CHECK RUN DATE: 07/23/2026

Last check from previous run: 363495 dated 07/17/2026 issued to WA ST Treasurer for $2,502.68

Last ACH from previous run: 7957 dated 07/20/2026 issued to Westbay Auto Parts for $870.64

Payment Type	Check Date	Check Number	Department/Vendor/Description	Amount
Regular Check Run	07/23/2026	363496-363511	Total Regular Check Run	$ 21,414.51
Regular ACH Run	07/24/2026	7958-8007	Total Regular ACH Run	212,701.01
			Total Disbursements	**$ 234,115.52**

Retainage Release	07/23/2026	258	Air Management Solutions - City Hall HVAC Replacement	$ 4,108.22
Retainage Release	07/23/2026	259	Synergy Electrical - TSJC Electrical & Communication Upgrades	$ 4,577.88
Travel Advance	N/A	N/A	N/A	N/A

Prepared and Reviewed by Grace Lin Grace Lin, Senior Accounting Technician

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due, and unpaid obligation against the City of Bainbridge Island, and that I am authorized to authenticate and certify to said claim.

Kim Dunscombe 07.24.2026

Kim Dunscombe, Accounting Manager — Date

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
363496	07/23/2026	PRTD	6420	AT&T MOBILITY	286522	287287004732X071926	07/11/2026		07/23/26	3,750.22
	Invoice: 287287004732X071926					POL,EOC/WIRELESS CHARGES				
					104.34	31011256 542100 EX-GF-EMERG PREP-PHONE				
					540.00	91011215 548500 GG-C/E-PD-SOFTWARE MAINT				
					3,105.88	91011215 542100 GG-C/E-PD-PHONE				
							CHECK	363496 TOTAL:		3,750.22
363497	07/23/2026	PRTD	4263	BARCO PRODUCTS LLC	286410	INVRCO38507	04/14/2026		07/23/26	1,340.04
	Invoice: INVRCO38507					PW/WO 24475 - OUTPOST WOOD TABLE FRAMES				
					1,340.04	73011189 531100 O&M - C/E FACIL OFC SUPPLIES				
							CHECK	363497 TOTAL:		1,340.04
363498	07/23/2026	PRTD	11018	FARAJI BLAKENEY	286479	07/13/2026	07/13/2026		07/23/26	300.00
	Invoice: 07/13/2026					EX/MLK DAY 2026 SPEAKER				
					300.00	31011721 542450 DEI-COMMUNITY OUTREACH&EVENTS				
							CHECK	363498 TOTAL:		300.00
363499	07/23/2026	PRTD	10751	CINTAS CORPORATION N	286412	4275152190	07/08/2026		07/23/26	54.46
	Invoice: 4275152190					PW/WWTP UNIFORM AND LAUNDRY SERVICES				
					54.46	73425358 54500001388 WWTP UNIFORM SVC-RENTALS				
					286413	4275895481	07/15/2026		07/23/26	54.46
	Invoice: 4275895481					PW/WWTP UNIFORM AND LAUNDRY SERVICES				
					54.46	73425358 54500001388 WWTP UNIFORM SVC-RENTALS				
							CHECK	363499 TOTAL:		108.92
363500	07/23/2026	PRTD	102	CITY OF BAINBRIDGE I	286500	RETREQ4-2026-P&P-510	07/21/2026	20260017	07/23/26	401.56
	Invoice: RETREQ4-2026-P&P-510					10% RETAINAGE IN LIEU OF BOND (CONTRACT 2025076)				
					401.56	73411349 54110000510 BACKFLOW TEST-PRO SVCS				
							CHECK	363500 TOTAL:		401.56
363501	07/23/2026	PRTD	102	CITY OF BAINBRIDGE I	286501	RETREQ4-2026-RET-510	07/21/2026	20250033	07/23/26	200.78
	Invoice: RETREQ4-2026-RET-510					RETAINAGE (5%) FOR CONTRACT 2025076 BACKFLOW TEST				
					200.78	73411349 54110000510 BACKFLOW TEST-PRO SVCS				
							CHECK	363501 TOTAL:		200.78
363502	07/23/2026	PRTD	8564	WILLIAM E COOPER	286489	JAN-JUN 2026	07/17/2026		07/23/26	1,217.40
	Invoice: JAN-JUN 2026					LEOFF 1 REIMBURSEMENT JAN-JUN 2026				
					1,217.40	91029720 521500 POLICE - INS ADD MEDICAL COSTS				

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
								CHECK	363502 TOTAL:	1,217.40
363503	07/23/2026	PRTD	152	DAILY JOURNAL OF COM	286419	3421484	07/08/2026		07/23/26	592.00
	Invoice: 3421484					ENG/ADS FOR BIDS - PLEASANT BEACH DR EXTENSION				
						592.00 72321953 64400001227 PLEASANT BEACH DR EXT ADVERT				
					286420	3421485	07/08/2026		07/23/26	665.60
	Invoice: 3421485					ENG/ADS FOR RFQ - LYNWOOD CENTER NMI				
						665.60 72334561 64400001289 LYNWOOD CTR NM IMPR-ADV				
					286421	3421716	07/17/2026		07/23/26	957.00
	Invoice: 3421716					ENG/ADS FOR BIDS - PLEASANT BEACH DR EXTENSION				
						957.00 72321953 64400001227 PLEASANT BEACH DR EXT ADVERT				
					286422	3421717	07/17/2026		07/23/26	825.00
	Invoice: 3421717					ENG/ADS FOR RFQ - LYNWOOD CENTER NMI				
						825.00 72334561 64400001289 LYNWOOD CTR NM IMPR-ADV				
								CHECK	363503 TOTAL:	3,039.60
363504	07/23/2026	PRTD	10912	DTG53 LLC	286425	I14906	07/10/2026		07/23/26	120.94
	Invoice: I14906					PW/PORTABLE RESTROOM RENTALS				
						120.94 73011897 545000 O&M-C/E-PWYD FAC-RENTS				
					286426	I14935	07/10/2026		07/23/26	120.94
	Invoice: I14935					PW/PORTABLE RESTROOM RENTALS				
						120.94 73435838 545000 O&M-DECANT-RENTS				
					286427	I14971	07/10/2026		07/23/26	362.81
	Invoice: I14971					PW/PORTABLE RESTROOM RENTALS				
						362.81 73111290 545000 O&M-STREET-MAINT O/H-LEASES				
					286428	I14972	07/10/2026		07/23/26	241.88
	Invoice: I14972					PW/PORTABLE RESTROOM RENTALS				
						241.88 73111290 545000 O&M-STREET-MAINT O/H-LEASES				
								CHECK	363504 TOTAL:	846.57
363505	07/23/2026	PRTD	10617	EVERON LLC	286429	161098155	06/04/2026	20260018	07/23/26	154.29
	Invoice: 161098155					PW/FIRE AND ALARM PANEL MONITORING CITY WIDE				
						154.29 73011831 54110001445 FIRE & SEC PANEL MONITOR TSJC				
					286430	161098156	06/04/2026	20260018	07/23/26	158.51
	Invoice: 161098156					PW/FIRE AND ALARM PANEL MONITORING CITY WIDE				
						158.51 73011897 54110001445 FIRE & SEC PANEL MONTR PY YARD				
					286431	161098157	06/04/2026	20260018	07/23/26	158.51
	Invoice: 161098157					PW/FIRE AND ALARM PANEL MONITORING CITY WIDE				
						158.51 73011183 54110001445 FIRE & SEC PANL MNTR CH PRFSVC				

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
					286432	161098158	06/04/2026	20260018	07/23/26	213.20
	Invoice: 161098158					PW/FIRE AND ALARM PANEL MONITORING CITY WIDE				
					213.20	73011897 54110001445	FIRE & SEC PANEL MONTR PY YARD			
								CHECK	363505 TOTAL:	684.51
363506	07/23/2026	PRTD	11019	LIVING ARTS CULTURAL	286484	07/13/2026	07/13/2026		07/23/26	900.00
	Invoice: 07/13/2026					EX/MLK DAY 2026 & JUNETEENTH 2026 SPEAKER				
					900.00	31011721 542450	DEI-COMMUNITY OUTREACH&EVENTS			
								CHECK	363506 TOTAL:	900.00
363507	07/23/2026	PRTD	10579	OLBRECHTS, PHIL	286442	06/22/2026	06/22/2026		07/23/26	3,885.00
	Invoice: 06/22/2026					HEX/HEARING EXAMINER - PLN52690, PLN52847				
					2,460.00	34470586 54111001455	HEX-FINCH GRN PLN52690 PRF SVC			
					1,425.00	34470586 54111001456	HEX-BRASE PLN52847 PRF SVC			
								CHECK	363507 TOTAL:	3,885.00
363508	07/23/2026	PRTD	394	RED'S ELECTRIC MOTOR	286452	40088	07/13/2026		07/23/26	3,259.81
	Invoice: 40088					PW/WO 24571 - BALDOR ELECTRIC MOTOR				
					3,259.81	73425358 548100	O&M-WWTP-REPAIRS			
								CHECK	363508 TOTAL:	3,259.81
363509	07/23/2026	PRTD	7910	SEAN PARKER ARCHITEC	286529	REFUND-PLN53134 CON	07/22/2026		07/23/26	805.00
	Invoice: REFUND-PLN53134 CON					REFUND-PLN53134 CON				
					805.00	47047 345890	OTHER PLANNING/DEVELOPM			
								CHECK	363509 TOTAL:	805.00
363510	07/23/2026	PRTD	8035	SHINE QUARRY, LLC	286459	16458	07/08/2026		07/23/26	465.07
	Invoice: 16458					PW/2"-4" CLEAN 25.74 TONS				
					465.07	73111423 531100	OFFICE SUPPLIES			
								CHECK	363510 TOTAL:	465.07
363511	07/23/2026	PRTD	601	SOUND REPROGRAPHICS	286460	117438	07/10/2026		07/23/26	115.68
	Invoice: 117438					PW/BUSINESS CARDS - A BURNETT				
					115.68	73011897 531100	O&M-C/E-PWY FAC-SUPPLIES			
					286530	117587	07/17/2026		07/23/26	94.35
	Invoice: 117587					ENG/ROAD SIGNS - ANNUAL ROADS (CC & UPPER FARMS)				
					94.35	72111421 53110001442	2026 ANNUAL ROADS SUPPLIES			

CHECK 363511 TOTAL: 210.03

NUMBER OF CHECKS 16 *** CASH ACCOUNT TOTAL *** 21,414.51

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	16	21,414.51

*** GRAND TOTAL *** 21,414.51

JOURNAL ENTRIES TO BE CREATED

CLERK: glin

YEAR PER JNL / SRC ACCOUNT / EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 7 238									
APP 001-213000					GENERAL - ACCOUNTS PAYABLE			8,428.79	
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
APP 635-111100					CASH				21,414.51
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
APP 402-213000					ACCOUNTS PAYABLE			3,368.73	
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
APP 401-213000					ACCOUNTS PAYABLE			602.34	
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
APP 301-213000					ACCOUNTS PAYABLE			3,039.60	
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
APP 403-213000					ACCOUNTS PAYABLE			120.94	
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
APP 101-213000					STREETS - ACCOUNTS PAYABLE			1,164.11	
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
APP 407-213000					ACCOUNTS PAYABLE			4,690.00	
07/23/2026	07/23/26	072326			AP CASH DISBURSEMENTS JOURNAL				
					GENERAL LEDGER TOTAL			21,414.51	21,414.51
APP 631-130000					DUE TO/FROM CLEARING			21,414.51	
07/23/2026	07/23/26	072326							
APP 001-130000					GENERAL - DUE TO/FROM CLEARING				8,428.79
07/23/2026	07/23/26	072326							
APP 402-130000					DUE TO/FROM CLEARING				3,368.73
07/23/2026	07/23/26	072326							
APP 401-130000					DUE TO/FROM CLEARING				602.34
07/23/2026	07/23/26	072326							
APP 301-130000					DUE TO/FROM CLEARING				3,039.60
07/23/2026	07/23/26	072326							
APP 403-130000					DUE TO/FROM CLEARING				120.94
07/23/2026	07/23/26	072326							
APP 101-130000					STREETS - DUE TO/FROM CLEARING				1,164.11
07/23/2026	07/23/26	072326							
APP 407-130000					DUE TO/FROM CLEARING				4,690.00
07/23/2026	07/23/26	072326							
					SYSTEM GENERATED ENTRIES TOTAL			21,414.51	21,414.51
					JOURNAL 2026/07/238 TOTAL			42,829.02	42,829.02

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	7	238	07/23/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		8,428.79
001-213000				GENERAL - ACCOUNTS PAYABLE	8,428.79	
				FUND TOTAL	8,428.79	8,428.79
101 STREET FUND	2026	7	238	07/23/2026		
101-130000				STREETS - DUE TO/FROM CLEARING		1,164.11
101-213000				STREETS - ACCOUNTS PAYABLE	1,164.11	
				FUND TOTAL	1,164.11	1,164.11
301 CAPITAL CONSTRUCTION FUND	2026	7	238	07/23/2026		
301-130000				DUE TO/FROM CLEARING		3,039.60
301-213000				ACCOUNTS PAYABLE	3,039.60	
				FUND TOTAL	3,039.60	3,039.60
401 WATER OPERATING FUND	2026	7	238	07/23/2026		
401-130000				DUE TO/FROM CLEARING		602.34
401-213000				ACCOUNTS PAYABLE	602.34	
				FUND TOTAL	602.34	602.34
402 SEWER OPERATING FUND	2026	7	238	07/23/2026		
402-130000				DUE TO/FROM CLEARING		3,368.73
402-213000				ACCOUNTS PAYABLE	3,368.73	
				FUND TOTAL	3,368.73	3,368.73
403 STORM & SURFACE WATER FUND	2026	7	238	07/23/2026		
403-130000				DUE TO/FROM CLEARING		120.94
403-213000				ACCOUNTS PAYABLE	120.94	
				FUND TOTAL	120.94	120.94
407 BUILDING & DEVELOPMENT FUND	2026	7	238	07/23/2026		
407-130000				DUE TO/FROM CLEARING		4,690.00
407-213000				ACCOUNTS PAYABLE	4,690.00	
				FUND TOTAL	4,690.00	4,690.00
631 CLEARING FUND	2026	7	238	07/23/2026		
631-130000				DUE TO/FROM CLEARING	21,414.51	
635-111100				CASH		21,414.51
				FUND TOTAL	21,414.51	21,414.51

JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FR
001	GENERAL FUND		8,428.79
101	STREET FUND		1,164.11
301	CAPITAL CONSTRUCTION FUND		3,039.60
401	WATER OPERATING FUND		602.34
402	SEWER OPERATING FUND		3,368.73
403	STORM & SURFACE WATER FUND		120.94
407	BUILDING & DEVELOPMENT FUND		4,690.00
631	CLEARING FUND	21,414.51	
	TOTAL	21,414.51	21,414.51

** END OF REPORT - Generated by Grace Lin **

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
7958	07/24/2026	EFT	5	ACE HARDWARE	286399	060894-1	06/30/2026		07/23/26	10.91
Invoice: 060894-1					10.91	73638935 531100	PW/SHOP SUPPLIES O&M-STD ALLOCATION-SUPPLIES			
					286400	60901-1	07/01/2026		07/23/26	112.40
Invoice: 60901-1					112.40	73011189 531100	PW/WO 24481 - COUPLER BALL/LOCK, WEEDERS, TOOLS O&M - C/E FACIL OFC SUPPLIES			
					286401	060912-1	07/02/2026		07/23/26	135.28
Invoice: 060912-1					135.28	73425358 531100	PW/WO 24569 - CLEANING SUPPLIES O&M-WWTP-SUPPLIES			
					286402	060915-1	07/02/2026		07/23/26	81.80
Invoice: 060915-1					81.80	73411345 531100	PW/WO 24522 - BUCKETS W/ LIDS, MESH STRAINERS OFFICE SUPPLIES			
					286403	060917-1	07/02/2026		07/23/26	53.41
Invoice: 060917-1					53.41	73111290 531100	PW/WO 25616 - PVC PIPE & CAPS O&M-STREET-MAINT O/H-SUPPLIES			
					286404	060929-1	07/06/2026		07/23/26	43.64
Invoice: 060929-1					43.64	73111427 531100	PW/WO 24514 - INSECT KILLER OFFICE SUPPLIES			
					286405	060932-1	07/07/2026		07/23/26	16.37
Invoice: 060932-1					16.37	73425358 531100	PW/WO 24572 - BAR & CHAIN LUBRICANT O&M-WWTP-SUPPLIES			
					286406	060939-1	07/07/2026		07/23/26	5.45
Invoice: 060939-1					5.45	65011597 531100	PCD/NO TRESPASSING SIGN CODE - C/E OFFICE SUPPLIES			
					286407	60940-1	07/07/2026		07/23/26	27.28
Invoice: 60940-1					27.28	73011183 531100	PW/WO 24476 - POP-UP SPRINKLER & NOZZLES O&M-C/E-CH FAC-SUPPLIES			
					286408	060944-1	07/09/2026		07/23/26	24.01
Invoice: 060944-1					24.01	73011189 531100	PW/WO 24481 - TIE-DOWN W/ RATCHET O&M - C/E FACIL OFC SUPPLIES			
							CHECK	7958 TOTAL:		510.55
7959	07/24/2026	EFT	9942	ARCOSA AGGREGATES IN	286409	INV-360-78108	07/10/2026		07/23/26	828.71
Invoice: INV-360-78108					828.71	73111423 531100	PW/4"-8" CRUSHED ROCK 47.43 TONS OFFICE SUPPLIES			
							CHECK	7959 TOTAL:		828.71

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
7960	07/24/2026	EFT	10306	ART INVENTION RESEAR	286521	07/15/2026	07/15/2026		07/23/26	500.00
	Invoice: 07/15/2026						EX/SOMETHING NEW VIII - DEINSTALLATION			
					500.00	31024759 54110001407	SOMETHING NEW PH8 PRF SVCS			
								CHECK	7960 TOTAL:	500.00
7961	07/24/2026	EFT	9856	BARR-TECH LLC	286411	11392	06/30/2026		07/23/26	6,866.06
	Invoice: 11392						PW/BIOSOLIDS PROCESSED JUN26 100.03 TONS			
					6,866.06	73425358 54790100551	BIOSOLIDS WASTE DISPOSAL			
								CHECK	7961 TOTAL:	6,866.06
7962	07/24/2026	EFT	971	BAINBRIDGE ISLAND HI	286494	2026-Q1 CF	07/08/2026		07/23/26	2,650.00
	Invoice: 2026-Q1 CF						EX/2026-2027 CULTURAL FUNDING			
					2,650.00	31011732 54110000297	EX-GF-CULTURAL ARTS & SCIENCES			
					286495	2026-Q2 CF	07/08/2026		07/23/26	2,650.00
	Invoice: 2026-Q2 CF						EX/2026-2027 CULTURAL FUNDING			
					2,650.00	31011732 54110000297	EX-GF-CULTURAL ARTS & SCIENCES			
								CHECK	7962 TOTAL:	5,300.00
7963	07/24/2026	EFT	2476	BISCC	286474	2026-Q1 CF	04/10/2026		07/23/26	1,500.00
	Invoice: 2026-Q1 CF						EX/2026-2027 CULTURAL FUNDING			
					1,500.00	31011732 54110000297	EX-GF-CULTURAL ARTS & SCIENCES			
					286475	2026-Q2 CF	07/14/2026		07/23/26	1,500.00
	Invoice: 2026-Q2 CF						EX/2026-2027 CULTURAL FUNDING			
					1,500.00	31011732 54110000297	EX-GF-CULTURAL ARTS & SCIENCES			
					286476	2026-Q2 HSF	07/08/2026		07/23/26	11,875.00
	Invoice: 2026-Q2 HSF						EX/2025-2026 HUMAN SERVICES FUNDING			
					11,875.00	31017690 54110000297	SEN CENTER-OPER SUPPORT			
								CHECK	7963 TOTAL:	14,875.00
7964	07/24/2026	EFT	64	BAINBRIDGE ISLAND AR	286492	2026-Q2 NEW	07/06/2026		07/23/26	2,826.29
	Invoice: 2026-Q2 NEW						EX/2026-2028 SOMETHING NEW			
					2,826.29	31024759 54110001431	SOMETHING NEW PH9 PROF SVCS			
					286493	2026-Q2 PAC	07/06/2026		07/23/26	4,000.00
	Invoice: 2026-Q2 PAC						EX/2026-2028 PUBLIC ART COMMITTEE ADMINISTRATION			
					4,000.00	31024759 54110200297	PUBLIC ART-MNGT SVCS			
								CHECK	7964 TOTAL:	6,826.29

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
7965	07/24/2026	EFT	360	BUILDERS FIRSTSOURCE	286414	700204837	06/30/2026		07/23/26	41.27
	Invoice: 700204837						PW/LUMBER, COMPOSITE SHIMS			
					10.91	73011768 531100	O&M-C/E-PARKS-SUPPLIES			
					30.36	73111290 531100	O&M-STREET-MAINT O/H-SUPPLIES			
					286415	700230730	07/07/2026		07/23/26	22.81
	Invoice: 700230730						PW/WO 24481 - NUTS, BOLTS & WASHERS			
					22.81	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
					286416	700230768	07/07/2026		07/23/26	317.38
	Invoice: 700230768						PW/WO 24481 - KEYHOLD HANDRAILS			
					317.38	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
					286417	700238013	07/08/2026		07/23/26	6.21
	Invoice: 700238013						PW/PVC PIPE			
					6.21	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
					286418	700243161	07/09/2026		07/23/26	158.06
	Invoice: 700243161						PW/WO 24481 - DECKING BOARDS, NUTS, BOLTS, WASHERS			
					158.06	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
							CHECK	7965 TOTAL:		545.73
7966	07/24/2026	EFT	7870	CLASSIC CYCLE INC	286477	VOUCHER #70	07/19/2026		07/23/26	1,000.00
	Invoice: VOUCHER #70						EX/E-BIKE VOUCHER #70			
					1,000.00	31011492 54110001408	E-BIKE VOUCHER PROGRAM-PS			
							CHECK	7966 TOTAL:		1,000.00
7967	07/24/2026	EFT	10374	APEX SYSTEMS LLC	286490	41081	07/18/2026		07/23/26	900.00
	Invoice: 41081						IT/WEBSITE CONTENT MANAGER CONSULTING SERVICES			
					900.00	81011881 54110001398	WEBSITE UPDATE - PROF SVCS			
							CHECK	7967 TOTAL:		900.00
7968	07/24/2026	EFT	10036	DKS ASSOCIATES	286478	0099928	06/04/2026		07/23/26	3,000.00
	Invoice: 0099928						POL/AUTOMATED TRAFFIC SAFETY CAMERAS			
					3,000.00	51011211 54110000589	PD-COMM OUTREACH-PROF SVC			
							CHECK	7968 TOTAL:		3,000.00
7969	07/24/2026	EFT	10410	DOBBS HEAVY DUTY HOL	286423	025P235915	06/30/2026		07/23/26	40.06
	Invoice: 025P235915						PW/WO 00006 - POSITION SENSOR			
					40.06	73431835 531100	OFFICE SUPPLIES			
					286424	025P236156	07/02/2026		07/23/26	175.47
	Invoice: 025P236156						PW/WO 00006 - SENSOR			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
					175.47	73431835 531100	OFFICE SUPPLIES			
							CHECK	7969	TOTAL:	215.53
7970	07/24/2026	EFT	8520	FRANCISCAN MEDICAL G	286524	OMF6 JUN26	07/15/2026		07/23/26	235.00
Invoice: OMF6 JUN26							PW/OCCUPATIONAL HEALTH SERVICES			
					235.00	73637891 541100	PROFESSIONAL SERVICES			
							CHECK	7970	TOTAL:	235.00
7971	07/24/2026	EFT	11012	DEAN NORTH	286433	26	07/07/2026		07/23/26	1,000.00
Invoice: 26							PW/WO 24572 - GOAT RENTAL			
					1,000.00	73425358 548100	O&M-WWTP-REPAIRS			
							CHECK	7971	TOTAL:	1,000.00
7972	07/24/2026	EFT	513	GRAINGER	286434	9003157972	07/13/2026		07/23/26	37.34
Invoice: 9003157972							PW/WO 24572 - C-CLAMPS			
					37.34	73425358 531100	O&M-WWTP-SUPPLIES			
					286435	9973600571	07/02/2026		07/23/26	37.15
Invoice: 9973600571							PW/WO 24555 - DISPOSABLE GLOVES			
					37.15	73421355 531100	WIN COLL-SUPPLIES			
					286436	9977189860	07/07/2026		07/23/26	25.89
Invoice: 9977189860							PW/WO 24572 - FOAM STRIP			
					25.89	73425358 531100	O&M-WWTP-SUPPLIES			
							CHECK	7972	TOTAL:	100.38
7973	07/24/2026	EFT	253	HACH COMPANY	286437	15068257	07/02/2026		07/23/26	322.43
Invoice: 15068257							PW/WO 24569 - PH BUFFER SOLUTION			
					322.43	73425358 531100	O&M-WWTP-SUPPLIES			
							CHECK	7973	TOTAL:	322.43
7974	07/24/2026	EFT	7180	HELPLINE HOUSE	286496	2026-Q2	07/10/2026		07/23/26	22,181.68
Invoice: 2026-Q2							EX/2025-2026 HUMAN SERVICES FUNDING			
					22,181.68	31017122 54110000297	HELPLINE HOUSE FOOD BANK			
							CHECK	7974	TOTAL:	22,181.68
7975	07/24/2026	EFT	268	HOUSING RESOURCES BA	286497	2026-Q2	07/31/2026		07/23/26	11,169.86
Invoice: 2026-Q2							EX/2025-2026 HUMAN SERVICES FUNDING			
					11,169.86	31017510 54130600297	HOMESHARE/HOME FINDING/OWNERSH			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
							CHECK	7975	TOTAL:	11,169.86
7976	07/24/2026	EFT	7184	ISLAND VOLUNTEER CAR	286498	2026-Q2	06/30/2026		07/23/26	10,382.50
Invoice: 2026-Q2						EX/2025-2026 HUMAN SERVICES FUNDING				
					10,382.50	31017690 54110000297	SEN CENTER-OPER SUPPORT			
							CHECK	7976	TOTAL:	10,382.50
7977	07/24/2026	EFT	10771	JB CYCLES, LLC	286480	0003-2026	07/17/2026		07/23/26	2,500.00
Invoice: 0003-2026						EX/E-BIKE VOUCHER #10, #58 & #64				
					2,500.00	31011492 54110001408	E-BIKE VOUCHER PROGRAM-PS			
							CHECK	7977	TOTAL:	2,500.00
7978	07/24/2026	EFT	10794	WILLIAM JEWETT	286535	07/15/2026	07/15/2026		07/23/26	500.00
Invoice: 07/15/2026						EX/SOMETHING NEW VIII - DEINSTALLATION				
					500.00	31024759 54110001407	SOMETHING NEW PH8 PRF SVCS			
							CHECK	7978	TOTAL:	500.00
7979	07/24/2026	EFT	2306	KITSAP COUNTY PROSEC	286482	JUL26	07/09/2026		07/23/26	14,282.13
Invoice: JUL26						LEGAL/PROSECUTION SERVICES - 2026				
					14,282.13	32011521 541112	LGL-OUTSIDE PROSECUTOR			
							CHECK	7979	TOTAL:	14,282.13
7980	07/24/2026	EFT	10439	KELLEY CREATE CO	286447	IN2375985	07/08/2026		07/23/26	250.17
Invoice: IN2375985						PCD/COPIER LEASE-6525AC - COPY CHARGES				
					250.17	61470581 545000	PCD - DEV ADMIN RENTS & LEASES			
					286448	IN2375986	07/08/2026		07/23/26	267.09
Invoice: IN2375986						PCD/COPIER LEASE-7527ACT - COPY CHARGES				
					267.09	61470581 545000	PCD - DEV ADMIN RENTS & LEASES			
					286449	IN2375987	07/08/2026		07/23/26	374.42
Invoice: IN2375987						ENG/COPIER LEASE-6525AC - COPY CHARGES				
					374.42	72011321 545000	ENG - C/E ADMIN RENTS & LEASES			
							CHECK	7980	TOTAL:	891.68
7981	07/24/2026	EFT	10439	KELLEY CREATE CO	286444	42187725	06/07/2026		07/23/26	294.84
Invoice: 42187725						PCD/COPIER LEASE-6525AC				
					294.84	61470581 545000	PCD - DEV ADMIN RENTS & LEASES			
					286445	42464460	07/08/2026		07/23/26	324.32
Invoice: 42464460						PCD/COPIER LEASE-6525AC				

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
					294.84	61470581 545000	PCD - DEV ADMIN RENTS & LEASES			
					29.48	61470581 549900	PCDADM-DEV-MISC			
					286446	42485027	07/11/2026		07/23/26	233.69
	Invoice: 42485027						PW/COPIER LEASE-6525AC			
					233.69	73637891 545000	RENTS & LEASES - OPERATING			
					286526	42534976	07/18/2026		07/23/26	90.64
	Invoice: 42534976						POL/ADMIN COPIER LEASE			
					90.64	51011211 545000	PD-C/E-ADMIN RENTS/LEASE			
					286527	42534977	07/19/2026		07/23/26	294.84
	Invoice: 42534977						ENG/COPIER LEASE-6525AC			
					294.84	72011321 545000	ENG - C/E ADMIN RENTS & LEASES			
					286528	42534978	07/19/2026		07/23/26	361.46
	Invoice: 42534978						PCD/COPIER LEASE-7527ACT			
					361.46	61470581 545000	PCD - DEV ADMIN RENTS & LEASES			
								CHECK	7981 TOTAL:	1,599.79
7982	07/24/2026	EFT	9852	KISSLER ENTERPRISES	286438	12143	06/30/2026		07/23/26	13,021.28
	Invoice: 12143						PW/WWTP BIOSOLIDS HAULING TO BARR-TECH JUN26			
					13,021.28	73425358 54790100551	BIOSOLIDS WASTE DISPOSAL			
								CHECK	7982 TOTAL:	13,021.28
7983	07/24/2026	EFT	10029	BRAZEAU, MARK	286499	PAYREQ4-2026-00510	07/21/2026		07/23/26	3,482.65
	Invoice: PAYREQ4-2026-00510						PW/2025-2027 BACKFLOW CONTRACT TESTING			
					3,482.65	73411349 54110000510	BACKFLOW TEST-PRO SVCS			
								CHECK	7983 TOTAL:	3,482.65
7984	07/24/2026	EFT	1802	KITSAP CONSERVATION	286439	2026-Q2	07/14/2026		07/23/26	8,595.97
	Invoice: 2026-Q2						ENG/FARMLAND SSWM PLANNING			
					4,297.99	72431835 55100000871	FARMLAND SSWM PLANNING-KCDONLY			
					4,297.98	72011593 55100000871	FARMLAND SSWM PLANNING-KCDONLY			
								CHECK	7984 TOTAL:	8,595.97
7985	07/24/2026	EFT	10795	EDWARD MCCARTHY	286523	07/15/2026	07/15/2026		07/23/26	500.00
	Invoice: 07/15/2026						EX/SOMETHING NEW VIII - DEINSTALLATION			
					500.00	31024759 54110001407	SOMETHING NEW PH8 PRF SVCS			
								CHECK	7985 TOTAL:	500.00

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
7986	07/24/2026	EFT	6279	MENG ANALYSIS	286440	2026807-104	06/30/2026		07/23/26	500.00
	Invoice: 2026807-104						PW/CLEAN BUILDING PERFORMANCE STANDARD ASSESSMENT			
					500.00	73011183 54110001437	CLEAN BLD PERF STD - PRF SVC			
								CHECK	7986 TOTAL:	500.00
7987	07/24/2026	EFT	9263	BELLEVUE PRINTING LL	286491	65953	07/22/2026		07/23/26	8,521.10
	Invoice: 65953						EX/CELEBRATE BAINBRIDGE 2026 MAILER			
					5,446.39	31011572 549500	EX-GF-OUTREACH-PRINTING			
					3,074.71	31011572 542500	EX-GF-OUTREACH-POSTAGE			
								CHECK	7987 TOTAL:	8,521.10
7988	07/24/2026	EFT	10796	STEVE NAGODE	286531	07/15/2026	07/15/2026		07/23/26	500.00
	Invoice: 07/15/2026						EX/SOMETHING NEW VIII - DEINSTALLATION			
					500.00	31024759 54110001407	SOMETHING NEW PH8 PRF SVCS			
					286532	07/21/2026	07/17/2026		07/23/26	3,750.00
	Invoice: 07/21/2026						EX/ARTWORK PURCHASE - GIANT PACIFIC OCTOPUS			
					3,750.00	31024759 53110000297	PURCHASE OF NON-CAP ART			
								CHECK	7988 TOTAL:	4,250.00
7989	07/24/2026	EFT	10798	LINDSAY, ROBERT	286441	1838	07/12/2026		07/23/26	500.00
	Invoice: 1838						PW/DEFENSIVE DRIVING TRAINING			
					500.00	73111290 443410	O&M-STREET-MAINT O/H-TRAINING			
								CHECK	7989 TOTAL:	500.00
7990	07/24/2026	EFT	10011	PACIFICA LAW GROUP L	286485	109101	07/09/2026		07/23/26	165.00
	Invoice: 109101						EX/PRO SVCS JUN26			
					165.00	31011131 541100	EX-GF-PROF SERVICES			
								CHECK	7990 TOTAL:	165.00
7991	07/24/2026	EFT	9156	PEACOCK FAMILY SERVI	286502	2026-Q2	07/01/2026		07/23/26	10,082.10
	Invoice: 2026-Q2						EX/2025-2026 HUMAN SERVICES FUNDING			
					10,082.10	31017670 54110000297	EX-BI CHILD CARE/B&G CLUB			
								CHECK	7991 TOTAL:	10,082.10
7992	07/24/2026	EFT	6333	PETROCARD INC.	286443	0592638-IN	07/02/2026	20250007	07/23/26	6,314.24
	Invoice: 0592638-IN						PW/FUEL PURCHASES OFF WA STATE DES CONTRACT 08721			
					3,690.78	73638893 532000	O&M-FUEL USE-ALLOCATION			
					2,623.46	73638932 532000	O&M-FUEL ALLOC TO OTH DEPTS			

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
							CHECK	7992 TOTAL:		6,314.24
7993	07/24/2026	EFT	9196	POWERDMS, INC	286450	INV-160635	05/27/2026		07/23/26	600.60
Invoice: INV-160635							POL/ANNUAL SUBSCRIPTION			
					600.60	51011215 548500	POLICE - C/E FACIL COMP MAINT			
							CHECK	7993 TOTAL:		600.60
7994	07/24/2026	EFT	4112	PROTHMAN COMPANY	286503	2026-9360	07/06/2026		07/23/26	10,620.00
Invoice: 2026-9360							PW/INTERIM PUBLIC WORKS DIRECTOR			
					1,824.00	71011321 510000	PW ADM-C/E SALARY			
					1,824.00	71111431 510000	PW - ACCESS MGMT SALARY			
					1,368.00	71411341 510000	PW - WATER SALARY			
					1,368.00	71421351 510000	PW - SEWER SALARY			
					1,368.00	71431831 510000	PW - SSWM ADMIN SALARY			
					912.00	71470596 510000	PW ADM-DEV-PLANS REVIEW-SAL			
					456.00	71471595 510000	PW - BLDG SALARY			
					300.00	71011321 520000	PW - C/E BENEFITS			
					300.00	71111431 520000	PW - ACCESS MGMT BENEFITS			
					225.00	71411341 520000	PW - WATER BENEFITS			
					225.00	71421351 520000	PW - SEWER BENEFITS			
					225.00	71431831 520000	PW - SSWM ADMIN BENEFITS			
					150.00	71470596 520000	PW ADM-DEV-PLANS REVIEW-BEN			
					75.00	71471595 520000	PW - BLDG BENEFIT			
							CHECK	7994 TOTAL:		10,620.00
7995	07/24/2026	EFT	2203	PUBLIC SAFETY TESTIN	286451	PST26-536	07/07/2026		07/23/26	330.00
Invoice: PST26-536							SUBSCRIPTION FEES Q2 2026			
					330.00	91011211 549100	GG-C/E-CIVIL SVC-DUES/SUBS			
							CHECK	7995 TOTAL:		330.00
7996	07/24/2026	EFT	10924	RAFTELIS FINANCIAL C	286518	46932	07/14/2026		07/23/26	13,510.00
Invoice: 46932							HR/CITY MANAGER SEARCH - RECRUITMENT SVCS			
					13,510.00	33011161 54153100296	CITY MNGR SEARCH-RECRUIT PROSV			
							CHECK	7996 TOTAL:		13,510.00
7997	07/24/2026	EFT	10496	SEATTLE AUTOMOTIVE D	286453	S7-10965335	07/06/2026		07/23/26	290.58
Invoice: S7-10965335							POL/WO 00222 - BRAKE ROTORS, BRAKE PADS			
					290.58	53011212 531100	PD-C/E-PATROL SUPPLIES			
							CHECK	7997 TOTAL:		290.58

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
7998	07/24/2026	EFT	8132	SPECTRA LABORATORIES	286454	26-04344	06/30/2026		07/23/26	162.00
Invoice: 26-04344						PW/TESTING - WWTP				
					162.00	73425358 54110000391	LAB & TESTING SVCS-WWTP			
					286455	26-04380	07/02/2026		07/23/26	781.00
Invoice: 26-04380						PW/TESTING - WWTP				
					781.00	73425358 54110000391	LAB & TESTING SVCS-WWTP			
					286456	26-04413	07/06/2026		07/23/26	162.00
Invoice: 26-04413						PW/TESTING - WWTP				
					162.00	73425358 54110000391	LAB & TESTING SVCS-WWTP			
					286457	26-04481	07/07/2026		07/23/26	162.00
Invoice: 26-04481						PW/TESTING - WWTP				
					162.00	73425358 54110000391	LAB & TESTING SVCS-WWTP			
					286458	26-04537	07/09/2026		07/23/26	618.00
Invoice: 26-04537						PW/TESTING - WWTP				
					618.00	73425358 54110000391	LAB & TESTING SVCS-WWTP			
							CHECK	7998 TOTAL:		1,885.00
7999	07/24/2026	EFT	4271	JOHN SUTTON	286481	Q2-2026	07/10/2026		07/23/26	608.70
Invoice: Q2-2026						Q2 2026 LEOFF 1 MEDICAL REIMBURSEMENT				
					608.70	91029720 521500	POLICE - INS ADD MEDICAL COSTS			
							CHECK	7999 TOTAL:		608.70
8000	07/24/2026	EFT	565	TACOMA SCREW PRODUCT	286461	140178174-00	07/08/2026		07/23/26	19.28
Invoice: 140178174-00						PW/SHOP SUPPLIES				
					19.28	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
					286462	140178839-00	07/10/2026		07/23/26	296.37
Invoice: 140178839-00						PW/WO 24481 - NUTS, BOLTS & WASHERS				
					296.37	73011189 531100	O&M - C/E FACIL OFC SUPPLIES			
							CHECK	8000 TOTAL:		315.65
8001	07/24/2026	EFT	4576	TETRA TECH INC	286463	52609095	07/02/2026		07/23/26	17,824.50
Invoice: 52609095						ENG/WWTP CAPACITY UPGRADES - CONSTRUCTION SERVICES				
					17,824.50	72423434 64110001187	WWTP CAPACITY UPGR-PROF SVCS			
							CHECK	8001 TOTAL:		17,824.50
8002	07/24/2026	EFT	10124	THUILLIER, JENNIFER	286486	202632	04/30/2026		07/23/26	171.00
Invoice: 202632						EX/GRAPHIC SUPPORT (DIGITAL & PRINTED COLLATERAL)				
					171.00	31011572 541100	EX-GF-OUTREACH-PROF SVCS			

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CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
							INVOICE DTL DESC			
					286487	202644	05/29/2026		07/23/26	1,103.00
	Invoice: 202644						EX/GRAPHIC SUPPORT (DIGITAL & PRINTED COLLATERAL)			
					1,103.00	31011572 541100	EX-GF-OUTREACH-PROF SVCS			
					286488	202666	06/30/2026		07/23/26	1,244.00
	Invoice: 202666						EX/GRAPHIC SUPPORT (DIGITAL & PRINTED COLLATERAL)			
					1,244.00	31011572 541100	EX-GF-OUTREACH-PROF SVCS			
							CHECK	8002 TOTAL:		2,518.00
8003	07/24/2026	EFT	1152	HD SUPPLY INC	286464	INV01096467	07/08/2026		07/23/26	374.67
	Invoice: INV01096467						PW/WO 25620 - PETRI DISHES, FILTER MEMBRANES			
					374.67	73425358 531100	O&M-WWTP-SUPPLIES			
							CHECK	8003 TOTAL:		374.67
8004	07/24/2026	EFT	7821	VESTIS	286533	5120907347	07/07/2026		07/23/26	32.76
	Invoice: 5120907347						PW/SHOP TOWELS			
					32.76	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
							CHECK	8004 TOTAL:		32.76
8005	07/24/2026	EFT	167	WA ST DEPT OF ECOLOG	286534	07/21/2026	07/21/2026		07/23/26	700.00
	Invoice: 07/21/2026						WRIA15-KITSAP MAY26-JUN26			
					700.00	47047 345895	HIRST DECISION-EXEMPT WELLS			
							CHECK	8005 TOTAL:		700.00
8006	07/24/2026	EFT	499	WESTBAY AUTO PARTS I	286465	000075	07/06/2026		07/23/26	349.52
	Invoice: 000075						PW/SHOP SUPPLIES			
					349.52	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
					286466	000118	07/07/2026		07/23/26	83.88
	Invoice: 000118						PW/WO 00255 - AIR & OIL FILTERS			
					83.88	73637958 531100	ROADSIDE MOWER ALLOC-SUPPLIES			
					286467	000120	07/07/2026		07/23/26	18.22
	Invoice: 000120						POL/WO 00222 - AIR & OIL FILTERS			
					18.22	53011212 531100	PD-C/E-PATROL SUPPLIES			
					286468	000133	07/07/2026		07/23/26	26.20
	Invoice: 000133						PW/SHOP SUPPLIES			
					26.20	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
					286469	000140	07/07/2026		07/23/26	58.89
	Invoice: 000140						PW/SHOP SUPPLIES			
					58.89	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			

CASH ACCOUNT: 635 111100 CASH

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
					286470	000269	07/07/2026		07/23/26	18.22
	Invoice: 000269						POL/WO 00201 - AIR & OIL FILTERS			
					18.22	53011212 531100	PD-C/E-PATROL SUPPLIES			
					286471	995187	06/10/2026		07/23/26	-147.11
	Invoice: 995187						PW/SHOP SUPPLIES (CREDIT MEMO)			
					-147.11	73638935 531100	O&M-STD ALLOCATION-SUPPLIES			
					286472	995452	06/11/2026		07/23/26	-264.72
	Invoice: 995452						PW/WO 00016 - STARTER (CREDIT MEMO)			
					-264.72	73111427 531100	OFFICE SUPPLIES			
					286473	996805	06/18/2026		07/23/26	-18.21
	Invoice: 996805						PW/WO 24495 - WASH & WAX, ARMOR ALL (CREDIT MEMO)			
					-18.21	73011151 531100	O&M-C/E-PD FLEET-SUPPLIES			
							CHECK	8006 TOTAL:		124.89
8007	07/24/2026	EFT	9788	JOHN MACRAE WYLDE	286525	07/15/2026	07/15/2026		07/23/26	500.00
	Invoice: 07/15/2026						EX/SOMETHING NEW VIII - DEINSTALLATION			
					500.00	31024759 54110001407	SOMETHING NEW PH8 PRF SVCS			
							CHECK	8007 TOTAL:		500.00

NUMBER OF CHECKS 50 *** CASH ACCOUNT TOTAL *** 212,701.01

	COUNT	AMOUNT
TOTAL EFT'S	50	212,701.01

*** GRAND TOTAL *** 212,701.01

JOURNAL ENTRIES TO BE CREATED

CLERK: glin

YEAR PER JNL / SRC ACCOUNT / EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC / LINE DESC	T	OB	DEBIT	CREDIT
2026 7 239									
APP 631-213000					ACCOUNTS PAYABLE			7,223.47	
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
APP 635-111100					CASH				212,701.01
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
APP 001-213000					GENERAL - ACCOUNTS PAYABLE			143,968.32	
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
APP 402-213000					ACCOUNTS PAYABLE			43,138.97	
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
APP 401-213000					ACCOUNTS PAYABLE			5,157.45	
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
APP 101-213000					STREETS - ACCOUNTS PAYABLE			3,315.40	
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
APP 403-213000					ACCOUNTS PAYABLE			6,106.52	
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
APP 407-213000					ACCOUNTS PAYABLE			3,790.88	
07/24/2026	07/23/26	072426			AP CASH DISBURSEMENTS JOURNAL				
					GENERAL LEDGER TOTAL			212,701.01	212,701.01
APP 631-130000					DUE TO/FROM CLEARING			205,477.54	
07/24/2026	07/23/26	072426							
APP 001-130000					GENERAL - DUE TO/FROM CLEARING				143,968.32
07/24/2026	07/23/26	072426							
APP 402-130000					DUE TO/FROM CLEARING				43,138.97
07/24/2026	07/23/26	072426							
APP 401-130000					DUE TO/FROM CLEARING				5,157.45
07/24/2026	07/23/26	072426							
APP 101-130000					STREETS - DUE TO/FROM CLEARING				3,315.40
07/24/2026	07/23/26	072426							
APP 403-130000					DUE TO/FROM CLEARING				6,106.52
07/24/2026	07/23/26	072426							
APP 407-130000					DUE TO/FROM CLEARING				3,790.88
07/24/2026	07/23/26	072426							
					SYSTEM GENERATED ENTRIES TOTAL			205,477.54	205,477.54
					JOURNAL 2026/07/239 TOTAL			418,178.55	418,178.55

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION	DEBIT	CREDIT
001 GENERAL FUND	2026	7	239	07/24/2026		
001-130000				GENERAL - DUE TO/FROM CLEARING		143,968.32
001-213000				GENERAL - ACCOUNTS PAYABLE	143,968.32	
				FUND TOTAL	143,968.32	143,968.32
101 STREET FUND	2026	7	239	07/24/2026		
101-130000				STREETS - DUE TO/FROM CLEARING		3,315.40
101-213000				STREETS - ACCOUNTS PAYABLE	3,315.40	
				FUND TOTAL	3,315.40	3,315.40
401 WATER OPERATING FUND	2026	7	239	07/24/2026		
401-130000				DUE TO/FROM CLEARING		5,157.45
401-213000				ACCOUNTS PAYABLE	5,157.45	
				FUND TOTAL	5,157.45	5,157.45
402 SEWER OPERATING FUND	2026	7	239	07/24/2026		
402-130000				DUE TO/FROM CLEARING		43,138.97
402-213000				ACCOUNTS PAYABLE	43,138.97	
				FUND TOTAL	43,138.97	43,138.97
403 STORM & SURFACE WATER FUND	2026	7	239	07/24/2026		
403-130000				DUE TO/FROM CLEARING		6,106.52
403-213000				ACCOUNTS PAYABLE	6,106.52	
				FUND TOTAL	6,106.52	6,106.52
407 BUILDING & DEVELOPMENT FUND	2026	7	239	07/24/2026		
407-130000				DUE TO/FROM CLEARING		3,790.88
407-213000				ACCOUNTS PAYABLE	3,790.88	
				FUND TOTAL	3,790.88	3,790.88
631 CLEARING FUND	2026	7	239	07/24/2026		
631-130000				DUE TO/FROM CLEARING	205,477.54	
631-213000				ACCOUNTS PAYABLE	7,223.47	
635-111100				CASH		212,701.01
				FUND TOTAL	212,701.01	212,701.01

JOURNAL ENTRIES TO BE CREATED

FUND		DUE TO	DUE FR
001	GENERAL FUND		143,968.32
101	STREET FUND		3,315.40
401	WATER OPERATING FUND		5,157.45
402	SEWER OPERATING FUND		43,138.97
403	STORM & SURFACE WATER FUND		6,106.52
407	BUILDING & DEVELOPMENT FUND		3,790.88
631	CLEARING FUND	205,477.54	
	TOTAL	205,477.54	205,477.54

** END OF REPORT - Generated by Grace Lin **

07/23/2026 14:08 | CITY OF BAINBRIDGE ISLAND | P 1
glin | A/P CASH DISBURSEMENTS JOURNAL | apcshdsb

CASH ACCOUNT: 628 111100 CASH-RETAINAGE

CHECK NO	CHK DATE	TYPE	VENDOR	NAME	VOUCHER	INVOICE	INV DATE	PO	CHECK RUN	NET
						INVOICE DTL DESC				
258	07/23/2026	PRTD	7726	AIR MANAGEMENT SOLUT	286536	RETREL2-00770	07/23/2026		RT072326	4,108.22
Invoice: RETREL2-00770						RET REL - CITY HALL HVAC REPLACEMENT (PO 20240071)				
					4,108.22	41628860 586000	RETAINAGE RELEASE			
							CHECK	258 TOTAL:		4,108.22
259	07/23/2026	PRTD	10631	SYNERGY ELECTRICAL C	286537	RETREL-01353	07/23/2026		RT072326	4,577.88
Invoice: RETREL-01353						RET REL - TSJC ELECTRICAL & COMMUNICATION UPGRADES				
					4,577.88	41628860 586000	RETAINAGE RELEASE			
							CHECK	259 TOTAL:		4,577.88
						NUMBER OF CHECKS 2	*** CASH ACCOUNT TOTAL ***			8,686.10

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	2	8,686.10

*** GRAND TOTAL *** 8,686.10

JOURNAL ENTRIES TO BE CREATED

CLERK: glin

YEAR PER JNL SRC ACCOUNT EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
2026 7 242								
APP 622-213000					ACCOUNTS PAYABLE		8,686.10	
07/23/2026	RT072326	072326			AP CASH DISBURSEMENTS JOURNAL			
APP 628-111100					CASH-RETAINAGE			8,686.10
07/23/2026	RT072326	072326			AP CASH DISBURSEMENTS JOURNAL			
					JOURNAL 2026/07/242	TOTAL	8,686.10	8,686.10

JOURNAL ENTRIES TO BE CREATED

FUND / ACCOUNT	YEAR	PER	JNL	EFF DATE / ACCOUNT DESCRIPTION	DEBIT	CREDIT
622 EXPENDABLE TRUST FUND	2026	7	242	07/23/2026		
622-213000				ACCOUNTS PAYABLE	8,686.10	
628-111100				CASH-RETAINAGE		8,686.10
				FUND TOTAL	8,686.10	8,686.10

** END OF REPORT - Generated by Grace Lin **

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Approve Meeting Minutes

Department: Executive

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Approve City Council meeting minutes.

Narrative:

Council will consider approval of City Council meeting minutes.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Regular City Council Business Meeting Minutes, July 14, 2026
2. City Council Study Session Minutes, July 21, 2026

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting
Tuesday, July 14, 2026

Meeting Minutes

1. Call to Order / Roll Call / Pledge of Allegiance / Land Acknowledgement

Mayor Moriwaki called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos and Councilmembers Lant, Nelson, and Schneider were present. Councilmember Fantroy-Johnson attended remotely. Councilmember Mathews joined remotely at 6:06 pm and arrived in Council Chambers following the vote on the Consent Agenda.

Mayor Moriwaki led the Pledge of Allegiance. Maya Weigle, a 6th grader at Sakai Intermediate School, read the Land Acknowledgment.

2. Approval of Agenda / Conflict of Interest Disclosure

Councilmember Nelson moved and Councilmember Schneider seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Presentation(s)

A. Present Proclamation for Disability Pride Month

Councilmember Lant read the proclamation. Gloria Saylor accepted the proclamation.

4. Public Comment

Rob Drury expressed concern with the City Manager selection and the Comprehensive Plan Update process.

David Marzehl spoke on behalf of Liveable Bainbridge and commented on the Comprehensive Plan Update.

Mary Hekman spoke in favor of returning to the Planning Commission's recommendations for the Comprehensive Plan Update and to re-open the application process for the City Manager.

Karla Mather spoke about Council's fiduciary duty and asked to re-open the search for the City Manager.

Mary Clare Kersten spoke in favor of re-opening the City Manager search.

Gloria Saylor expressed concerns with the Comprehensive Plan Update process and the capacity of the sewer plant.

Ellen Lockert spoke in favor of affordable housing and expressed concerns with the Comprehensive Plan Update process, water supply, and the City Manager search process.

Dawn Janow expressed concerns with the City Manager search process and the notice for agenda item 7.B.

Councilmember Mathews left the Zoom portion of the meeting.

Ron Peltier spoke about affordable housing and the City Manager selection process.

Mike Suraci expressed concerns with the City Manager selection process.

Christine Quinn expressed concerns with the City Manager selection process.

5. Consent Agenda

A. Agenda Bill for Consent Agenda

Councilmember Lant requested the removal of agenda item 5.H.

Motion: I move to approve the consent agenda with 5.H removed.
Lant/Nelson: The motion carried unanimously, 6-0 with Councilmember Mathews absent for the vote.

Councilmember Mathews arrived in Council Chambers immediately following the vote.

B. Approve Accounts Payable and Payroll

C. Approve Meeting Minutes

D. Authorize the Interim City Manager to Sign the Second Amended and Restated Commercial Lease Agreement with Bainbridge Island Farmers' Market Association

E. Authorize the Interim City Manager to Purchase the Giant Pacific Octopus from Something New VIII ($5,000.00 - Public Art Subfund)

F. Confirm Appointment of Phil Olbrechts of Olbrechts and Associates as the City's Hearing Examiner

G. Review Lodging Tax Advisory Committee's (LTAC) Request for Proposal Process Criteria and Scoring Matrix ($400,000 - Civic Improvement Fund)

Item Removed from the Consent Agenda

H. Review Human Services Funding Request for Proposal Process Criteria and Scoring Matrix ($660,000 - General Fund)

Councilmember Lant spoke about funding.

Motion: I move to forward the Human Services Funding Request for Proposal Process Criteria and Scoring Matrix for approval at the July 28 regular business meeting.
Lant/Nelson: The motion carried unanimously, 7-0.

6. City Manager's Report

Interim City Manager Schroer provided an update on road closures for the Eagle Harbor/Wyatt Way project, the South Island sewer call, the Winslow downtown loop bus, and annual road repair program.

7. Regular Business

A. Endorse the Legislative Priorities and Policy Document for the 2027 105-day Legislative Session in Olympia

Interim City Manager Schroer introduced the agenda item. Briahna Murray and Kyle

Schroeder from Gordan Thomas Honeywell Government Relations provided a presentation, and Council discussed the topic.

Motion: I move to forward these priorities and policies for the 2027 state legislative session to a future meeting.
Lant/Nelson: The motion carried unanimously, 7-0.

B. Discuss Ordinance No. 2026-05 Adopting Implementing Regulations for the Updated Comprehensive Plan and Winslow Subarea Plan

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Terrell provided additional information, and Council discussed the topic.

Motion: I move to amend Ordinance 2026-05 by restoring it to the version recommended by the Planning Commission on May 21, 2026.
Lant/Nelson: The motion passed 4-3 with Councilmembers Schneider, Mathews, and Fantroy-Johnson voting against.

Motion: Ordinance 2026-05 Exhibit B – Page 16
I move to add a provision providing that FAR may not exceed 1.5, except where the proposed development is receiving bonus FAR as a result of providing affordable housing.
Nelson/Hytopoulos: The motion carried unanimously, 7-0.

Motion: Ordinance 2026-05 Exhibit B – Page 2
I move to strike the word "intensely" in the first sentence under Central Core Overlay on Page 2 of Exhibit B to Ordinance 2026-05.
Redline:
"The Central Core District serves as the civic and cultural heart of the Island and is the third most ~~intensely~~ developed district after the High School Road and Ferry districts."
Nelson/Lant: The motion failed 6-1 with Councilmember Nelson voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Page 3
I move to strike "an intensely" and add in its place "a more" in the first sentence under Ferry District on Page 3 of Exhibit B of Ordinance 2026-05.
Redline:
"The Ferry district is <u>a more</u> ~~an intensely~~ developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents,

commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle."
Nelson: The motion failed for lack of a second.

Motion: Ordinance 2026-05 Exhibit B – Page 3
I move to strike the third sentence under Ferry District on Page 3 of Exhibit B of Ordinance 2026-05.
Redline:
"3. Ferry District. The Ferry district is an intensely developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents, commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle. This district is intended as a pedestrian and transit-oriented hub with multifamily mixed-use buildings that complement the character and vitality of the Core district. ~~New development should replace large areas of surface parking wherever possible.~~ Higher density housing is appropriate for this area because of its proximity to the ferry, transit, and downtown services and retail."
Nelson/Lant: The motion failed 6-1 with Councilmember Nelson voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Page 3
I move to strike "an intensely" and add in its place "a more" in the first sentence under High School Road District on Page 3 of Exhibit B of Ordinance 2026-05.
Redline:
"The High School Road District is designated as <u>a more</u> ~~an intensely~~ developed district on the Island, providing a variety of commercial uses that offer goods and services primarily for the convenience of Island residents."
Nelson/: The motion failed for lack of a second.

Motion: Ordinance 2026-05 Exhibit B – Page 25
I move to strike the last sentence under BIMC Section 18.12.030(C)(2)(a).
Redline:
"2. Development Projects Providing 100% Low-Income Affordable Housing.
a. Development projects may have available the maximum bonus FAR and the maximum building height, without providing underbuilding parking as provided for in Table 18.12.020-3, by providing half of the dwelling units for households at or below low income (i.e. 51-80% AMI) and half of the dwelling units for households at or below very low income (i.e. 50% AMI). The development can also provide more than half of the units for very low income households. ~~Parking requirements outlined in BIMC 18.15.020 may be reduced as approved by the Director.~~"
Nelson/Lant: The motion carried unanimously, 7-0.

Motion: Ordinance 2026-05 Exhibit B – Pages 29-31 – Tables 18.15.020-1 and 18.15.020-2
I move that the parking spaces per dwelling unit minimums in Tables 18.15.020-1 and 18.15.020-2 be no less that one parking space per unit and that all references to 0.5 spaces per dwelling unit revert back to one space per dwelling unit (including in Footnote [1] to Table 18.15.020-1 and Footnote [3] to Table 18.15.020-2).
Nelson/Lant: The motion failed 4-3 with Councilmembers Nelson and Lant and Deputy Mayor Hytopoulos voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Pages 29-31 – Tables 18.15.020-1 and 18.15.020-2
I move that the guest parking maximums in Tables 18.15.020-1 and 18.15.020-2 revert back to 0.5 spaces per dwelling unit.
Nelson/Lant: The motion failed 5-2 with Councilmembers Lant and Nelson voting in favor.

Motion: Ordinance 2026-05 Exhibit B – Pages 30 – Table 18.15.020-1 Footnote [1]
I move to strike "unless a lower parking requirement is applicable" at the end of the second sentence of Footnote [1] to Table 18.15.020-1.
Redline:
"[1] Residential parking requirements may be reduced by 50 percent for dwelling units located within a one-half-mile radius and 25 percent for dwelling units located within one-half mile and a one mile radius of the ferry terminal providing scheduled service to Seattle. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below one 0.5 space per parking unit~~, unless a lower parking requirement is applicable~~. This provision does not preclude the authority of the director to require guest parking as described in this table."
Nelson/Lant: The motion was withdrawn.

Motion: Councilmember Hytopoulos moved to amend the first sentence under Ferry District on Page 3 of Exhibit B of Ordinance 2026-05: "The Ferry district is <u>a more</u> ~~an~~ intensely developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents, commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle."
Hytopoulos/Nelson/: The motion carried unanimously, 7-0.

Motion: Councilmember Hytopoulos moved to amend the first sentence under

High School Road District on Page 3 of Exhibit B of Ordinance 2026-05: “The High School Road District is designated as a more ~~an~~ intensely developed district on the Island, providing a variety of commercial uses that offer goods and services primarily for the convenience of Island residents.”
Hytopoulos/Nelson: The motion carried unanimously, 7-0.

Motion: I move to forward Ordinance 2026-05 to a future meeting for further consideration after review and recommendation by the planning commission in the month of August to return to council in September.
Nelson/Mathews: The motion carried unanimously, 7-0.

Motion: I move to direct staff in conjunction with the Planning Commission to work on language and standards for a mandatory inclusionary zoning program to be brought back for review and recommendation at a future meeting.
Mathews/Hytopoulos: The motion carried unanimously, 7-0.

Council adjourned for a 5-minute recess at 9:06 pm and returned at 9:11 pm.

C. Schedule Joint Public Hearing with the Department of Commerce for July 28, 2026 regarding the City's Progress towards Meeting the Housing Accountability Act

Interim City Manager Schroer introduced the agenda item. Planning Director Buchanan provided additional information.

Motion: I move to schedule a joint public hearing with the Department of Commerce for July 28, 2026 to discuss the City's progress towards meeting the Housing Accountability Act.
Mathews/Nelson: The motion carried unanimously, 7-0.

D. Receive Update on Ordinance No. 2026-04 Adopting the 2024 Comprehensive Plan Periodic Update, Including the Winslow Subarea Plan Update

Interim City Manager Schroer introduced the agenda item. Interim Planning Director Terrell provided additional information, and Council discussed the topic.

E. Approve City Manager Employment Agreement

Interim City Manager Schroer introduced the agenda item. Council discussed the topic.

Motion: I move to waive all privileges related to the City Manager search.
Nelson: The motion failed for lack of a second.

Amended Motion: I move to waive all privileges related to the City Manager search except for the names of the candidates that were not made public.
Nelson/Lant: Mayor Moriwaki stated that the motion failed for lack of a second. Councilmember Nelson moved to appeal the Mayor's decision, and Deputy Mayor Hytopoulos seconded. The vote to overturn the Mayor's decision passed 4-1 with Mayor Moriwaki voting against and Councilmembers Fantroy-Johnson and Mathews abstaining. The main motion carried unanimously, 7-0.

Council discussed the City Manager search process.

Motion: I move to authorize the Mayor to execute the City Manager employment agreement with John Mauro.
Mathews/Schneider: The motion carried 5-2 with Councilmember Nelson and Deputy Mayor Hytopoulos voting against.

8. Communications

A. Consider Request from Councilmember Fantroy-Johnson to Add a Presentation on the Community Needs Assessment to a Future Council Agenda

Councilmember Fantroy-Johnson introduced the agenda item to place a presentation on the Community Needs Assessment on a future Council agenda. The motion was seconded by Councilmember Lant and carried unanimously, 7-0.

9. Council Announcements

Council members provided an update on local and regional meetings and events.

10. Adjournment

Mayor Moriwaki adjourned the meeting at 10:08 pm.

_____
Clarence Moriwaki, Mayor

_____
Christine Brown, MMC, City Clerk

CITY OF
BAINBRIDGE ISLAND

City Council Study Session
Tuesday, July 21, 2026

Meeting Minutes

1. Call to Order / Roll Call

Deputy Mayor Hytopoulos called the meeting to order at 6:00 pm in Council Chambers and on the Zoom webinar.

Mayor Moriwaki, Deputy Mayor Hytopoulos and Councilmembers Fantroy-Johnson, Lant, Mathews, Nelson, and Schneider were present.

2. Approval of Agenda / Conflict of Interest Disclosure

Mayor Moriwaki moved and Councilmember Fantroy-Johnson seconded to approve the agenda as presented. The motion carried unanimously, 7-0.

There were no conflicts of interest disclosed.

3. Regular Business

A. Receive Training from Washington Cities Insurance Authority (WCIA)

Interim City Manager Schroer introduced the agenda item. Ann Bennett, Washington Cities Insurance Authority (WCIA) Executive Director, provided a presentation and addressed Council's questions.

B. Discuss Governance Manual and Potential Revisions Relating to Social Media Use

Interim City Manager Schroer introduced the agenda item, and Council discussed the topic. There was consensus to discuss the topic further at a future Council retreat.

C. Discuss Council Budget Process, Engagement and Priorities

Interim City Manager Schroer introduced the agenda item and provided a

presentation. Council discussed the topic.

Motion: I move to direct the Interim City Manager to work with Council to gather information on Council's priorities and areas of emphasis and schedule further discussion at a future meeting.
Lant/ Nelson: The motion carried unanimously, 7-0.

4. Committee Reports

Council members provided an update on local and regional meetings and events.

5. Adjournment

Deputy Mayor Hytopoulos adjourned the meeting at 8:25 pm.

_____
Clarence Moriwaki, Mayor

_____
Christine Brown, MMC, City Clerk

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Authorize the Interim City Manager to Execute the Winslow Water Tank Replacement Project Acceptance

Department: Public Works

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Authorize the Interim City Manager to execute the Winslow Water Tank Replacement Project Acceptance

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Narrative:

In accordance with the City's Procurement Policy, all projects more than $350,000 require City Council's concurrence with the Interim City Manager's recommendation for "project construction contract acceptance." Acceptance recognizes that the City is now taking control and ownership of the project and the risk of loss passes from the contractor to the City. Construction of the Winslow Water Tank Replacement project commenced on January 2, 2024, and was completed on June 12, 2026.

The warranty period will extend through July 2028. The final contract value for the work is $16,507,102.73.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Project Acceptance_Winslow Water Tanks_00988

Docusign Envelope ID: D080CF29-70A6-84FA-8227-05DA478B5A49

CITY OF BAINBRIDGE ISLAND

PROJECT ACCEPTANCE

Public Works Construction Contract Completion

Project Name: Winslow Water Tank Replacement Project

Munis Project #: 00988

Contractor: Redside Construction	
Munis Contract No: 2023086	PO Ret No: N/A
Construction Contract over $35k: ☒ Y ☐ N	Capital Project: ☒ Y ☐ N
Project Description: Demolition of the existing 1 MG reservoir and construction of a new 2 MG elevated tank reservoir just north of the existing reservoir site. All site work, appurtenances, etc. are also included. ☐ Project includes both Utility and Road work	

Contract Awarded Date: 12/20/2023

Work Commenced Date: 1/2/2024

Physical Completion Date: 6/12/2026

☒ Contract acceptance is over $35k, therefore the City Clerk shall post project acceptance in the newspaper of record.

☐ Sales Tax for all construction, repair or improvements of streets and roads, including non-motorized facilities, related storm drainage and power for street lighting is included in Original Contract Amount, Change Order Additions and Change Order Deductions.

Original Contract Amount: $14,832,600.00

Change Order Additions: $283,794.44

Change Order Deductions: Click or tap here to enter text.

Subtotal: $15,116,394.44

Tax ** %: $1,390,708.29

Final Contract Total with Tax: $16,507,102.73

After a thorough review and inspection of the noted project, we confirm that all contractual obligations, specifications, and applicable codes have been met. As a result, we hereby accept this project as complete and in accordance with the terms of the contract. This document acts as a project acceptance and a formal construction contract completion.

AUTHORITY	SIGNATURE	DATE:
Manager Review: Christian Munter, Acting City Engineer	Signed by: Chris Munter D2C6CC04E50946A...	09-Jul-26
Administration Supervisor Review: Kathy Meysenburg	Signed by: Kathy Meysenburg 30B91DB5DE5144F...	09-Jul-26
Director Review: Henry Hash, Interim Public Works Director	Signed by: Henry Hash 71570E6C2E984C9...	09-Jul-26
Project Accepted by Interim City Manager: Ellen Schroer		

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Authorize the Interim City Manager to Execute a Construction Contract with Precision Concrete Cutting Inc. for the 2026 Sidewalk Assessment and Repairs Project ($85,176.00, Tax Supported)

Department: Public Works

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Move to authorize the Interim City Manager to execute a Construction Contract in the amount of $85,176.00 with Precision Concrete Cutting for the 2026 Sidewalk Assessment and Repairs Project.

Narrative:

The 2026 Sidewalk Assessment and Repairs project consists of a sidewalk assessment of the attached COBI Sidewalk Inventory and subsequent sidewalk cutting based on the assessment findings.

Bids were solicited through the MRSC Small Works Roster process, and the City received three bids. See attached bid tabulation.

City staff reviewed the bid results and the contractor's qualifications and recommends that the City Council award the 2026 Sidewalk Assessment and Repairs contract to Precision Concrete Cutting Inc. in the amount of $85,176.00. The

engineer's estimate was $95,000-$105,000.

Fiscal Impact:

The Streets Fund has an adequate budget for sidewalk-related repairs in 2026.

Munis Project #01039

Community Engagement and Outreach:

None planned.

Attachments:

1. 2026 Sidewalk Assessment and Repairs Bid Tabulation Project 0139
2. COBI Sidewalk Inventory Map 061626
3. Small Works Contract Precision Concrete Cutting Inc_2026 Sidewalk Assess and Repair

CITY OF BAINBRIDGE ISLAND

2026 Sidewalk Assessment and Repairs Project 01039

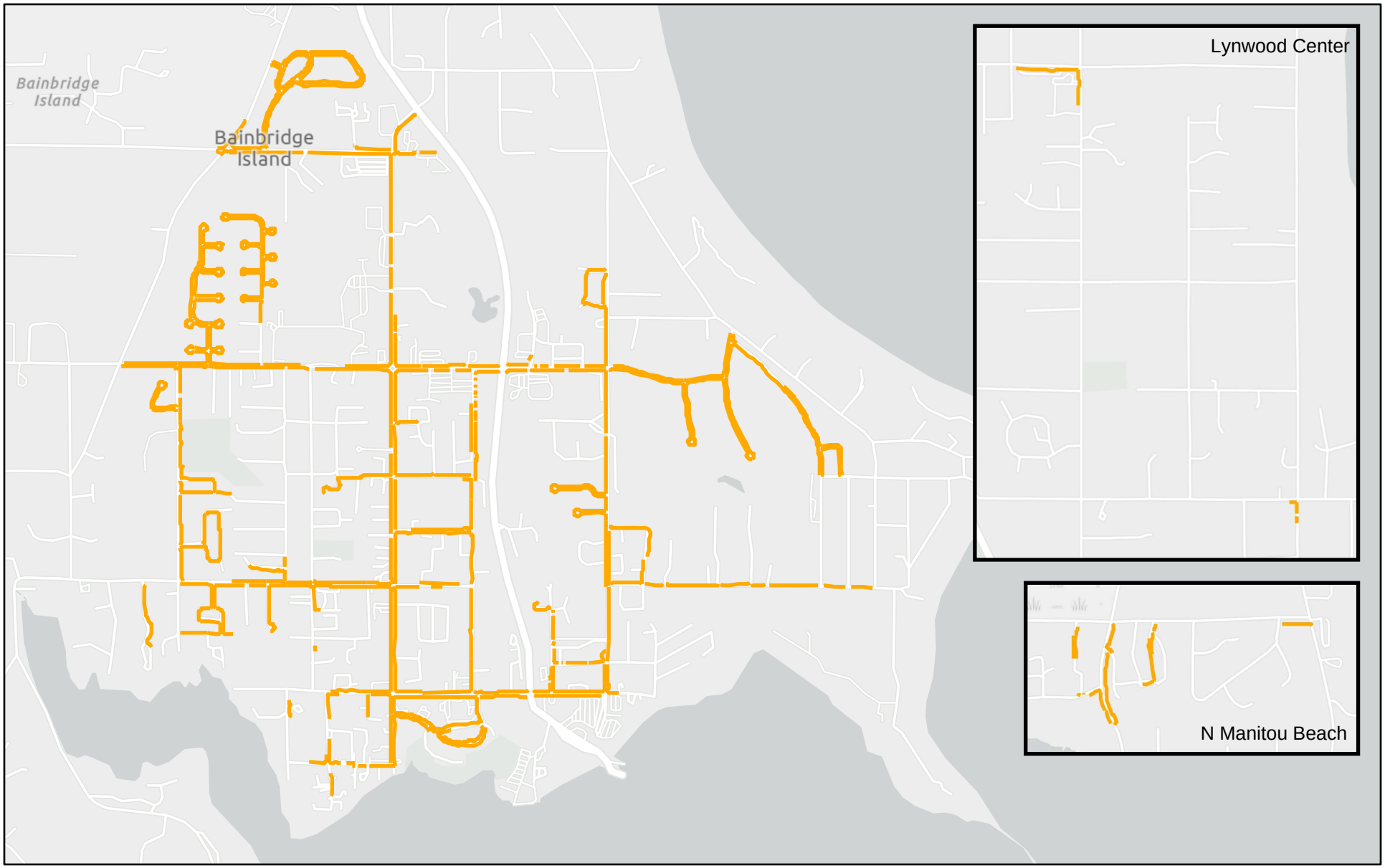
BID TABULATION

Bid Opening Date: June 25, 2026 10:00 a.m

ITEM NO.	DESCRIPTION	UNITS	QTY	Eng Est UNIT PRICE	Eng Est BID PRICE	Bidder #1 Precision Concrete Cutting 06/22/2026 at 10:56 a.m. UNIT PRICE	Bidder #1 BID PRICE	Bidder #2 Cascade Industrial Services 06/24/2026 at 2:35 p.m. UNIT PRICE	Bidder #2 BID PRICE	Bidder #3 GoldRock Invt, LLC 06/24/2026 at 9:52 p.m. UNIT PRICE	Bidder #3 BID PRICE
1	Mobilization and Demobilization	LS	1	$2,500.00	$2,500.00	$0.00	$0.00	$3,000.00	$3,000.00	$10,000.00	$10,000.00
2	Sidewalk Assessment	LS	1	$2,500.00	$2,500.00	$0.00	$0.00	$3,000.00	$3,000.00	$20,000.00	$20,000.00
3	Sidewalk Cutting	inch-feet	1200	$73.00	$87,600.00	$65.00	$78,000.00	$69.85	$83,820.00	$50.00	$60,000.00
				Subtotal	$92,600.00		$78,000.00		$89,820.00		$90,000.00
				Line C (9.2% WSST on Line B)	$8,519.20		$7,176.00		$8,263.44		$8,280.00
				Grand Total (Line A + D)	$101,119.20		$85,176.00		$98,083.44		$98,280.00

*Tax calculated incorrectly on bid

Bainbridge Island Sidewalk Inventory Map



6/16/2026

Sidewalk

1:30,000

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community, Transpo Group

CITY OF BAINBRIDGE ISLAND

SMALL WORKS CONTRACT

($20,001 - $149,999)

THIS SMALL WORKS CONTRACT ("Contract") is entered into between the City of Bainbridge Island, a Washington municipal corporation, ("City") and Precision Concrete Cutting Inc., a Utah corporation, ("Contractor").

In consideration of the terms and conditions set forth in this Contract, the City and the Contractor (each individually a "Party" and collectively the "Parties") agree as follows:

1. Contractor Services. The Contractor shall furnish at its own cost and expense all labor, tools, materials, and equipment required to construct and complete, in accordance with this Contract and to the satisfaction of the City, the public works project known as the Name of Project ("Project"). The Project is detailed in the following documents, which are attached hereto and incorporated herein by reference:

- Insurance Requirements (**Attachment A**)
- Declaration of Retainage (**Attachment B**)
- Scope of Work (**Attachment C**)
- Payment and Performance Bonds (**Attachment D**)
- Guarantee Form (**Attachment E**)
- Schedule of Prevailing Wages

(see https://www.lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/)

2. Notice to Proceed, Time of Completion. This Contract shall become effective upon execution by both Parties. The Contractor shall commence work within seven (7) days after the City issues a written Notice to Proceed and shall complete the work within sixty (60) calendar days from the City's issuance of the Notice to Proceed. The time of beginning, rate of progress, and time of completion are essential conditions of this Contract.

3. Payment.

3.1 Payment amount and procedures. The City shall pay the Contractor for all work and services covered by this Contract in an amount that shall not exceed Eighty-Five Thousand One Hundred Seventy-Six and 00/100 Dollars ($85,176.00), including applicable sales tax. The payment amount shall exclude approved change orders, in accordance with the quantity and unit prices shown on the attached bid proposal. The Contractor shall submit, in a format acceptable to the City, monthly invoices for work and services performed in the previous calendar month. The City shall pay for the portion of the work described in the invoice that has been completed by the Contractor and approved by the City. The City's payment shall not constitute a waiver of the City's right to final inspection and acceptance of the work.

3.2 Defective or Unauthorized Work. If during the course of the Contract the work rendered does not meet the requirements set forth in the Contract, the Contractor shall correct or

modify the required work to comply with the requirements of the Contract. The City shall have the right to withhold payment for such work until it meets the requirements of the Contract. If the Contractor is unable, for any reason, to satisfactorily complete any portion of the work, the City may complete the work by contract or otherwise, and the Contractor shall be liable to the City for any additional costs incurred by the City. "Additional costs" means all reasonable costs incurred by the City, including legal costs and attorneys' fees, beyond the maximum contract price under this Contract. The City further reserves the right to deduct the cost to complete the work, including any additional costs, from any amounts due or to become due to the Contractor.

3.3 Final Payment; Waiver of Claim. Thirty (30) days after completion and final acceptance of the Project by the City as complying with the terms of this Contract, the City shall pay to the Contractor all sums due as provided by this Contract, except those required to be withheld by law or agreed to in special contract provisions. THE CONTRACTOR'S ACCEPTANCE OF FINAL PAYMENT (EXCLUDING WITHHELD RETAINAGE) SHALL CONSTITUTE A WAIVER OF CLAIMS, EXCEPT THOSE PREVIOUSLY AND PROPERLY MADE AND IDENTIFIED BY THE CONTRACTOR AS UNSETTLED AT THE TIME REQUEST FOR FINAL PAYMENT IS MADE.

☒ **Required. 3.4 Retainage.** The City shall hold back a retainage in the amount of five percent (5%) of any and all payments made to the Contractor for a period of sixty (60) days after the date of final acceptance, or until receipt of all necessary releases from the State Department of Revenue and the State Department of Labor and Industries, and until settlement of any liens filed under chapter 60.28 RCW, whichever is later. The Contractor shall complete **Attachment B** to this Contract.

4. **Prevailing Wage.** The Contractor shall comply with and pay prevailing wages as required by chapter 39.12 RCW, as well as paying prevailing wages related to public works and building service maintenance contracts funded in part or in whole with federal funds. Federal wage laws and regulations shall be applicable. No worker, laborer, or mechanic employed in the performance of any part of this Contract shall be paid less than the prevailing rate of wage as determined by the Industrial Statistician of the Department of Labor and Industries for the State of Washington.

Prior to making any payment under this Contract, the Contractor shall submit to the City an approved copy of the "Statement of Intent to Pay Prevailing Wages" from the Department of Labor and Industries. It is the Contractor's responsibility to obtain and file the Statement. The Contractor shall be responsible for all filing fees. Notice from the Contractor and all subcontractors of intent to pay prevailing wages and prevailing wage rates for the Project must be posted for the benefit of the workers. Each invoice shall include a signed statement that prevailing wages have been paid by the Contractor and all subcontractors.

In case any dispute arises regarding the prevailing rates of wages for work of a similar nature, and such dispute cannot be resolved by the parties of interest, including labor and management representatives, the matter shall be referred for arbitration to the Director of the Department of Labor and Industries of the State of Washington, and his/her decision therein

shall be final and conclusive and binding on all parties involved in the dispute as provided for by RCW 39.12.060, as it may be amended in the future.

5. Indemnification and Hold Harmless.

5.1 Defense, Indemnification, and Hold Harmless. The Contractor shall defend, indemnify, and hold harmless the City, its officers, officials, employees, and volunteers from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or in connection with the performance of this Contract, except for injuries and damages caused by the sole negligence of the City.

5.2 Liability for Damages Caused by Concurrent Negligence. Should a court of competent jurisdiction determine that this Contract is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Contract.

5.3 Inspection and Acceptance. The City's inspection or acceptance of any of the Contractor's work when completed shall not be grounds to void, nullify, and/or invalidate any of these covenants of indemnification.

5.4 No Third Party Right of Indemnification. Nothing contained in this Contract shall be construed to create a liability or a right of indemnification in any third party.

6. Nondiscrimination and Compliance with Laws.

6.1 Nondiscrimination. The Contractor agrees not to discriminate against any employee or applicant for employment or any other person in the performance of this Contract because of race, creed, color, national origin, marital status, sex, sexual orientation, age, disability, or other circumstance prohibited by federal, state, or local law or ordinance, except for a bona fide occupational qualification.

6.2 Compliance with Laws. The Contractor shall comply with all federal, state, and local laws and ordinances applicable to the work to be done under this Contract. The Contractor shall complete **Attachment C** to this Contract.

6.3 Violation of this Section. Violation of this Section 6 shall be a material breach of this Contract and grounds for cancellation, termination, or suspension by the City, in whole or in part, and may result in ineligibility for further work for the City.

7. Job Safety.

7.1 Work Site Safety. The Contractor shall take all necessary precautions for the safety of employees on the work site and shall comply with all applicable provisions of federal, state, and local regulations, ordinances, and codes. The Contractor shall erect and properly maintain, at all times, as required by the conditions and progress of the work, all necessary safeguards for the protection of workers and the public and shall post danger signs warning against known and unusual hazards.

7.2 Trench Safety. All trenches shall be provided with adequate safety systems as required by chapter 49.17 RCW and WAC 296-155-650 and -655. The Contractor is responsible for providing the competent person and registered professional engineer required by WAC 296155-650 and -655.

8. Utility Location. The Contractor is solely responsible for locating any underground utilities affected by the work and is deemed to be an "excavator" for the purposes of chapter 19.122 RCW. The Contractor shall be responsible for compliance with chapter 19.122 RCW including utilization of the "one call" locator system, before commencing any excavation activities.

9. Warranty and Guarantee. The Contractor shall warrant and guarantee the materials and work to be free of defects for a period of two (2) years after the City's final acceptance of the entire Project. The Contractor shall be liable for any costs, losses, expenses, or damages, including consequential damages, suffered by the City resulting from defects in the Contractor's work including, but not limited to, the cost of materials and labor expended by the City in making emergency repairs and the cost of engineering, inspection, and supervision by the City. The Contractor shall hold the City harmless from all claims, which may be made against the City as a result of any defective work, and the Contractor shall defend any claims at its own expense. Where materials or procedures are not specified in the Contract, the City will rely on the professional judgment of the Contractor to make the appropriate selections.

10. Correction of Defects. The Contractor shall be responsible for correcting all defects in the performance of the work and/or related to materials discovered after the acceptance of this work. When corrections of defects are made, the Contractor shall be responsible for correcting all defects in the performance of the work and/or related to the materials in the corrected work for one year after the acceptance of the corrections by the City. The Contractor shall start work to remedy such defects within seven (7) days of the City's mailed notice of discovery and shall complete such work within a reasonable time agreed to by both parties. In emergencies where damage may result from a delay or where loss of service may result, such corrections may be made by the City, in which case the Contractor shall pay all costs incurred by the City to perform the correction. In the event the Contractor does not accomplish corrections within the time specified, the correction work will be otherwise accomplished by the City and all costs of same shall be paid by the Contractor.

11. Change Order/Contract Modification.

11.1 Amendments. This Contract, together with attachments and/or other addenda, represents the entire and integrated Contract between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. This Contract may be amended, modified, or added to only by written change order properly signed by both parties.

11.2 Change Orders. The City may issue a written change order for any change in the work during the performance of this Contract. If the Contractor determines, for any reason, that a change order is necessary, the Contractor must submit a written change order request to the City within fourteen (14) calendar days of the date the Contractor knew or should have known of the facts and events giving rise to the requested change. If the City determines that the change increases or decreases the Contractor's costs or time for performance, the City will make an equitable adjustment. The City will attempt, in good faith, to reach agreement with the Contractor on all equitable adjustments. If the parties are unable to agree, the City will determine the equitable adjustment as it deems appropriate. The Contractor shall proceed with the change order work upon receiving the written change order. If the Contractor fails to require a change order within the time frame allowed, the Contractor waives its right to make any claim or submit subsequent change order requests for that portion of the work. If the Contractor disagrees with the equitable adjustment, the Contractor must complete the change order work; however, the Contractor may elect to protest the adjustment as provided below.

11.3 Procedure and Protest by Contractor. If the Contractor disagrees with anything required by a change order, another written order, or an oral order from the City, including any direction, instruction, interpretation, or determination by the City, the Contractor shall, within fourteen (14) calendar days, provide a signed written notice of protest to the City that states the date of the notice of the protest, the nature and circumstances that caused the protest, the provisions of the Contract that support the protest, the estimated dollar cost, if any, of the protested work and how the estimate was determined, and an analysis of the progress schedule showing the schedule change or disruption, if applicable. The Contractor shall keep complete records of extra costs and time incurred as a result of the protested work. The City shall have access to any of the Contractor's records needed to evaluate the protest. If the City determines that a protest is valid, the City will adjust the payment for work or time by an equitable adjustment.

11.4 Failure to Protest or Follow Procedures Constitutes Waiver. By not protesting or failing to follow procedures as this section provides, the Contractor waives any additional entitlement or claims for protested work and accepts from the City any written or oral order (including directions, instructions, interpretations, and determinations).

11.5 Contractor's Duty to Complete Protested Work. Regardless of any protest, the Contractor shall proceed to promptly complete work that the City has ordered.

11.6 Contractor's Acceptance of Changes. The Contractor accepts all requirements of a change order by: (1) endorsing the change order; (2) writing a separate acceptance; or (3) not protesting in the manner this section provides. A change order that is accepted by the Contractor as provided herein shall constitute full payment and final settlement of all claims for contract

time and for direct, indirect, and consequential costs, including costs of delays related to any work, either covered or affected by the change.

12. **Claims.** The Contractor shall give written notice to the City of all claims, other than change orders, within thirty (30) days of the occurrence of events giving rise to the claim, but in no event later than the time of approval by the City for final payment. Any claim for damages, additional payment for any reason, or extension of time shall be conclusively deemed to have been waived by the Contractor, unless a timely written claim is made in strict accordance with the applicable provisions of this Contract. At a minimum, a Contractor's written claim must include the information required in Section 11.3 regarding protests.

FAILURE TO PROVIDE A COMPLETE AND WRITTEN NOTIFICATION OF CLAIM IN THE TIME ALLOWED SHALL BE AN ABSOLUTE WAIVER OF ANY CLAIMS ARISING IN ANY WAY FROM THE FACTS OR EVENTS SURROUNDING THAT CLAIM.

The Contractor must, in any event, file any claim or bring any suit arising from or connected to this Contract within 120 calendar days from the date the work is completed. The Contractor, upon making application for the final payment, shall be deemed to have waived its right to claim for any other damages for which application has not been made, unless such claim for final payment includes notice of additional claim and fully describes such claim.

13. **Contractor's Risk of Loss.** It is understood that the whole of the work under this Contract is to be done at the Contractor's risk, and that it/he/she has familiarized itself/himself/herself with all existing conditions and other contingencies likely to affect the work, and has made its/his/her bid accordingly, and that Contractor shall assume the responsibility and risk of all loss or damage to materials or work which may arise from any cause whatsoever prior to completion.

14. **Insurance.** The Contractor shall maintain the insurance described in **Attachment A**:

15. **Payment and Performance Bonds**. The Contractor shall provide Payment and Performance bonds to the City in the amount of 100% of the Contract price and no less. The bonds must be accepted by the City prior to the execution of the Contract and shall be in a form approved by the City as shown on **Attachment E.** The bonds shall be released thirty (30) days after the date of final acceptance of the work performed under this Contract and receipt of all necessary releases from the Department of Revenue and the Department of Labor and Industries in settlement of any liens filed under chapter 60.28 RCW, whichever is later.

☐ Contractor requests to have 10% of contract amount retained in lieu of a payment and performance bond (as per RCW39.08.10).

16. **Termination.** This Contract shall terminate upon satisfactory completion of the work described in the Scope of Work (**Attachment C**) and final payment by the City. The City may terminate the Contract and take possession of the premises and all materials thereon and finish

the work by whatever methods it may deem expedient by giving ten (10) days' written notice to the Contractor.

If this Contract is terminated by the City, the Contractor shall not be entitled to receive any further amounts due under this Contract until the work specified in the Scope of Work (**Attachment C**) is satisfactorily completed, as scheduled, up to the date of termination. At such time, if the unpaid balance of the amount to be paid under the Contract exceeds the expense incurred by the City in finishing the work, and all damages sustained by the City or which may be sustained by the City or which may be sustained by reason of such refusal, neglect, failure, or discontinuance of employment, such excess shall be paid by the City to the Contractor. If the City's expense and damages exceed the unpaid balance, the Contractor and its surety shall be jointly and severally liable therefore to the City and shall pay such difference to the City. Such expense and damages shall include all legal costs incurred by the City to protect the rights and interests of the City under the Contract, provided such legal costs shall be reasonable.

17. Attorney's Fees and Costs. If any legal proceeding is brought related to the enforcement of this Contract, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Contract, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding.

18. General Administration. The Project Manager of the City shall have primary responsibility for the City under this Contract to oversee and approve all work performed as well as all financial invoices.

19. Ownership of Documents. On payment to the Contractor by the City of all compensation due under this Contract, all finished or unfinished documents and material prepared by the Contractor with funds paid by the City under this Contract shall become the property of the City and shall be forwarded to the City upon its request. Any records, reports, information, data, or other documents or materials given to or prepared or assembled by the Contractor under this Contract shall be kept confidential and shall not be made available to any individual or organization by the Contractor without prior written approval of the City or by court order.

20. Subletting or Assigning of Contracts. Neither the City nor the Contractor shall assign, transfer, or encumber any rights, duties, or interests accruing from this Contract without the prior written consent of the other. If subcontract work is needed, prior to approval by the City, the Contractor must verify that its first-tier subcontractors meet the bidder responsibility criteria as provided in RCW 39.04.350.

21. Relationship of Parties. The parties intend that an independent contractor relationship will be created by this Contract. As the Contractor is customarily engaged in an independently established trade which encompasses the specific service provided to the City hereunder, no agent, employee, representative, or subcontractor of the Contractor shall be or shall be deemed to be the employee, agent, representative, or subcontractor of the City. None of the benefits

provided by the City to its employees, including, but not limited to, compensation, insurance, and unemployment insurance, are available from the City to the Contractor or its employees, agents, representatives, or subcontractors. The Contractor shall be solely and entirely responsible for its acts and for the acts of the Contractor's agents, employees, representatives, and subcontractors during the performance of this Contract. The City may, during the term of this Contract, engage other independent contractors to perform the same or similar work that the Contractor performs hereunder.

22. Nonwaiver of Breach. The failure of the City to insist upon strict performance of any of the terms and rights contained in this Contract, or to exercise any option contained in this Contract in one or more instances, shall not be construed to be a waiver or relinquishment of those terms and rights and such terms and rights shall remain in full force and effect.

23. Written Notice. All communications regarding this Contract shall be sent to the Parties at the addresses listed below in the Contact information, unless otherwise notified. Any written notice shall become effective on delivery, but in any event on the date three (3) calendar days after the date of mailing by registered or certified mail and shall be deemed sufficiently given if sent to the addressee at the address stated in this Contract.

24. Term. This Contract shall be effective from the date of Contract execution through expiration of the warranty period as described in Section 9.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the later of the signature dates included below.

PRECISION CONCRETE CUTTING INC	**CITY OF BAINBRIDGE ISLAND**
Date: _____	Date: _____
By: _____	By: _____
Name: _____	Ellen Schroer, Interim City Manager
Title: _____	
Tax I.D. #: _____	
City Bus. Lic. #: _____	

CONTRACTOR CONTACT:

Print Name: _____

Address: _____

_____

_____

Phone: _____

Email: _____

Contractor License #: _____
(If this is a new contractor or if the Contractor has never conducted work with the City, a W-9 form must be attached to this Contract.)

CITY CONTACT:

Abbey Burnett

City of Bainbridge Island

7305 Hidden Cove Road

Bainbridge Island, WA 98110

Phone: (206)780-3587

Email: aburnett@bainbridgewa.gov

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Authorize the Interim City Manager to Execute a Construction Contract with George's Electric, Inc. for the Fletcher Bay Well Variable Frequency Drive and Remote Terminal Unit Replacement Project ($180,873.42 Water Fund) and Authorize a Budget Adjustment in the Amount of $30,000

Department: Public Works

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Move to authorize the Interim City Manager to execute a construction contract with George's Electric, Inc. in the amount of $180,873.42 for the Fletcher Bay Well Variable Frequency Drive and Remote Terminal Unit Replacement Project and authorize a budget adjustment in the amount of $30,000

Narrative:

The Fletcher Bay Well Site has aging equipment in the well house. The Variable Frequency Drive (VFD) and the Remote Terminal Unit (RTU) have reached their service life and need to be replaced. Both the VFD and RTU are critical in the operation of the well's performance and this replacement will ensure that the well site continues to run efficiently.

Bids were solicited through the MRSC Small Works Roster process, and the City received two bids. See attached bid tabulation.

City staff reviewed the bid results and the contractor’s qualifications and recommends that the City Council award the Fletcher Bay Well VFD and RTU Replacement Project contract to George's Electric, Inc. in the amount of $180,873.42. The engineer’s estimate was $144,275.00

Fiscal Impact:

This is a Capital Improvements Project from 2023. As this project is nearing completion, costs have increased. We are requesting additional funds based on the low bid as well as allowing for contingencies.

Munis Project #01244

Community Engagement and Outreach:

Attachments:

1. Fletcher Bay Well VFD and RTU Replacement_Bid Tabulation_Project 01244
2. CIP_Fletcher Bay Well_01244
3. George's Electric Inc_Fletcher Bay Well VFD and RTU Replacement_Contract

CITY OF BAINBRIDGE ISLAND

Fletcher Bay Well VFD and RTU Replacement Project 01244

BID TABULATION

Bid Opening Date: June 16, 2026 at 10:00 a.m.

ITEM NO.	DESCRIPTION	UNITS	QTY	Eng Est UNIT PRICE	Eng Est BID PRICE	Bidder #1 Bainbridge Island Electric Received 6/12/26 at 8:45 a.m. UNIT PRICE	Bidder #1 BID PRICE	Bidder #2 George's Electric Received 6/16/26 at 9:47 a.m. UNIT PRICE	Bidder #2 BID PRICE
1	S & B Assumed costs	LS	1	$ 118,160.00	$ 118,160.00	$ 156,024.00	$ 156,024.00	$ 137,335.00	$ 137,335.00
2	Electrical Labor	HR	80	$ 112.00	$ 8,960.00	$ 245.00	$ 19,600.00	$ 325.00	$ 26,000.00
3	Electrical Materials	LS	1	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 2,300.00	$ 2,300.00
				Subtotal	$ 132,120.00		$ 178,124.00		$ 165,635.00
				Line C (9.2% WSST on Line B)	$ 12,155.04		$ 16,387.41		$ 15,238.42
				Grand Total (Line A + D)	$ 144,275.04		$ 194,511.41		$ 180,873.42

Project: Fletcher Bay Well Rehab/Pump Replacement **Number:** **01244**

Location: Fletcher Bay Well Site

Project Description





Description: This project will rehabilitate one of the primary water source wells for the Winslow Water System at the Fletcher Bay well site. The project includes replacement of the well pumps, which are over 30 years old, and past their design life.

Benefit: Improve water system reliability and redundancy.

Schedule: 2024 - 2025: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	563	(235)	-	-	-	-	-	328
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
LTGO Bond	-	400	-	-	-	-	-	400
Sub-total	**563**	**165**	**-**	**-**	**-**	**-**	**-**	**728**
FUNDING USES (1000's)								
Proj. Management	18	8	-	-	-	-	-	26
Design/construction	545	157	-	-	-	-	-	702
Sub-total	**563**	**165**	**-**	**-**	**-**	**-**	**-**	**728**

CITY OF BAINBRIDGE ISLAND

SMALL WORKS CONTRACT

($20,001 - $149,999)

THIS SMALL WORKS CONTRACT ("Contract") is entered into between the City of Bainbridge Island, a Washington municipal corporation, ("City") and George's Electric, Inc., a Washington corporation, ("Contractor").

In consideration of the terms and conditions set forth in this Contract, the City and the Contractor (each individually a "Party" and collectively the "Parties") agree as follows:

1. Contractor Services. The Contractor shall furnish at its own cost and expense all labor, tools, materials, and equipment required to construct and complete, in accordance with this Contract and to the satisfaction of the City, the public works project known as the Fletcher Bay Well VFD and RTU Project ("Project"). The Project is detailed in the following documents, which are attached hereto and incorporated herein by reference:

- Insurance Requirements (**Attachment A**)
- Declaration of Retainage (**Attachment B**)
- Scope of Work (**Attachment C**)
- Payment and Performance Bonds (**Attachment D**)
- Guarantee Form (**Attachment E**)
- Schedule of Prevailing Wages

(see https://www.lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/)

2. Notice to Proceed, Time of Completion. This Contract shall become effective upon execution by both Parties. The Contractor shall commence work within seven (7) days after the City issues a written Notice to Proceed and shall complete the work within 21 calendar days from the City's issuance of the Notice to Proceed. The time of beginning, rate of progress, and time of completion are essential conditions of this Contract.

3. Payment.

3.1 Payment amount and procedures. The City shall pay the Contractor for all work and services covered by this Contract in an amount that shall not exceed One Hundred Eighty Thousand Eight Hundred Seventy-Three and 42/100 Dollars ($180,873.42), including applicable sales tax. The payment amount shall exclude approved change orders, in accordance with the quantity and unit prices shown on the attached bid proposal. The Contractor shall submit, in a format acceptable to the City, monthly invoices for work and services performed in the previous calendar month. The City shall pay for the portion of the work described in the invoice that has been completed by the Contractor and approved by the City. The City's payment shall not constitute a waiver of the City's right to final inspection and acceptance of the work.

3.2 Defective or Unauthorized Work. If during the course of the Contract the work rendered does not meet the requirements set forth in the Contract, the Contractor shall correct or modify the required work to comply with the requirements of the Contract. The City shall have the right to withhold payment for such work until it meets the requirements of the Contract. If the Contractor is unable, for any reason, to satisfactorily complete any portion of the work, the City may complete the work by contract or otherwise, and the Contractor shall be liable to the City for any additional costs incurred by the City. "Additional costs" means all reasonable costs incurred by the City, including legal costs and attorneys' fees, beyond the maximum contract price under this Contract. The City further reserves the right to deduct the cost to complete the work, including any additional costs, from any amounts due or to become due to the Contractor.

3.3 Final Payment; Waiver of Claim. Thirty (30) days after completion and final acceptance of the Project by the City as complying with the terms of this Contract, the City shall pay to the Contractor all sums due as provided by this Contract, except those required to be withheld by law or agreed to in special contract provisions. THE CONTRACTOR'S ACCEPTANCE OF FINAL PAYMENT (EXCLUDING WITHHELD RETAINAGE) SHALL CONSTITUTE A WAIVER OF CLAIMS, EXCEPT THOSE PREVIOUSLY AND PROPERLY MADE AND IDENTIFIED BY THE CONTRACTOR AS UNSETTLED AT THE TIME REQUEST FOR FINAL PAYMENT IS MADE.

☒ **Required. 3.4 Retainage.** The City shall hold back a retainage in the amount of five percent (5%) of any and all payments made to the Contractor for a period of sixty (60) days after the date of final acceptance, or until receipt of all necessary releases from the State Department of Revenue and the State Department of Labor and Industries, and until settlement of any liens filed under chapter 60.28 RCW, whichever is later. The Contractor shall complete **Attachment B** to this Contract.

4. <u>Prevailing Wage</u>. The Contractor shall comply with and pay prevailing wages as required by chapter 39.12 RCW, as well as paying prevailing wages related to public works and building service maintenance contracts funded in part or in whole with federal funds. Federal wage laws and regulations shall be applicable. No worker, laborer, or mechanic employed in the performance of any part of this Contract shall be paid less than the prevailing rate of wage as determined by the Industrial Statistician of the Department of Labor and Industries for the State of Washington.

Prior to making any payment under this Contract, the Contractor shall submit to the City an approved copy of the "Statement of Intent to Pay Prevailing Wages" from the Department of Labor and Industries. It is the Contractor's responsibility to obtain and file the Statement. The Contractor shall be responsible for all filing fees. Notice from the Contractor and all subcontractors of intent to pay prevailing wages and prevailing wage rates for the Project must be posted for the benefit of the workers. Each invoice shall include a signed statement that prevailing wages have been paid by the Contractor and all subcontractors.

In case any dispute arises regarding the prevailing rates of wages for work of a similar nature, and such dispute cannot be resolved by the parties of interest, including labor and management representatives, the matter shall be referred for arbitration to the Director of the

Department of Labor and Industries of the State of Washington, and his/her decision therein shall be final and conclusive and binding on all parties involved in the dispute as provided for by RCW 39.12.060, as it may be amended in the future.

5. Indemnification and Hold Harmless.

5.1 Defense, Indemnification, and Hold Harmless. The Contractor shall defend, indemnify, and hold harmless the City, its officers, officials, employees, and volunteers from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or in connection with the performance of this Contract, except for injuries and damages caused by the sole negligence of the City.

5.2 Liability for Damages Caused by Concurrent Negligence. Should a court of competent jurisdiction determine that this Contract is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Contract.

5.3 Inspection and Acceptance. The City's inspection or acceptance of any of the Contractor's work when completed shall not be grounds to void, nullify, and/or invalidate any of these covenants of indemnification.

5.4 No Third Party Right of Indemnification. Nothing contained in this Contract shall be construed to create a liability or a right of indemnification in any third party.

6. Nondiscrimination and Compliance with Laws.

6.1 Nondiscrimination. The Contractor agrees not to discriminate against any employee or applicant for employment or any other person in the performance of this Contract because of race, creed, color, national origin, marital status, sex, sexual orientation, age, disability, or other circumstance prohibited by federal, state, or local law or ordinance, except for a bona fide occupational qualification.

6.2 Compliance with Laws. The Contractor shall comply with all federal, state, and local laws and ordinances applicable to the work to be done under this Contract. The Contractor shall complete **Attachment C** to this Contract.

6.3 Violation of this Section. Violation of this Section 6 shall be a material breach of this Contract and grounds for cancellation, termination, or suspension by the City, in whole or in part, and may result in ineligibility for further work for the City.

7. Job Safety.

7.1 Work Site Safety. The Contractor shall take all necessary precautions for the safety of employees on the work site and shall comply with all applicable provisions of federal, state, and local regulations, ordinances, and codes. The Contractor shall erect and properly maintain, at all times, as required by the conditions and progress of the work, all necessary safeguards for the protection of workers and the public and shall post danger signs warning against known and unusual hazards.

7.2 Trench Safety. All trenches shall be provided with adequate safety systems as required by chapter 49.17 RCW and WAC 296-155-650 and -655. The Contractor is responsible for providing the competent person and registered professional engineer required by WAC 296-155-650 and -655.

8. Utility Location. The Contractor is solely responsible for locating any underground utilities affected by the work and is deemed to be an "excavator" for the purposes of chapter 19.122 RCW. The Contractor shall be responsible for compliance with chapter 19.122 RCW including utilization of the "one call" locator system, before commencing any excavation activities.

9. Warranty and Guarantee. The Contractor shall warrant and guarantee the materials and work to be free of defects for a period of one (1) year after the City's final acceptance of the entire Project. The Contractor shall be liable for any costs, losses, expenses, or damages, including consequential damages, suffered by the City resulting from defects in the Contractor's work including, but not limited to, the cost of materials and labor expended by the City in making emergency repairs and the cost of engineering, inspection, and supervision by the City. The Contractor shall hold the City harmless from all claims, which may be made against the City as a result of any defective work, and the Contractor shall defend any claims at its own expense. Where materials or procedures are not specified in the Contract, the City will rely on the professional judgment of the Contractor to make the appropriate selections.

10. Correction of Defects. The Contractor shall be responsible for correcting all defects in the performance of the work and/or related to materials discovered after the acceptance of this work. When corrections of defects are made, the Contractor shall be responsible for correcting all defects in the performance of the work and/or related to the materials in the corrected work for one year after the acceptance of the corrections by the City. The Contractor shall start work to remedy such defects within seven (7) days of the City's mailed notice of discovery and shall complete such work within a reasonable time agreed to by both parties. In emergencies where damage may result from a delay or where loss of service may result, such corrections may be made by the City, in which case the Contractor shall pay all costs incurred by the City to perform the correction. In the event the Contractor does not accomplish corrections within the time specified, the correction work will be otherwise accomplished by the City and all costs of same shall be paid by the Contractor.

11. Change Order/Contract Modification.

11.1 Amendments. This Contract, together with attachments and/or other addenda, represents the entire and integrated Contract between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. This Contract may be amended, modified, or added to only by written change order properly signed by both parties.

11.2 Change Orders. The City may issue a written change order for any change in the work during the performance of this Contract. If the Contractor determines, for any reason, that a change order is necessary, the Contractor must submit a written change order request to the City within fourteen (14) calendar days of the date the Contractor knew or should have known of the facts and events giving rise to the requested change. If the City determines that the change increases or decreases the Contractor's costs or time for performance, the City will make an equitable adjustment. The City will attempt, in good faith, to reach agreement with the Contractor on all equitable adjustments. If the parties are unable to agree, the City will determine the equitable adjustment as it deems appropriate. The Contractor shall proceed with the change order work upon receiving the written change order. If the Contractor fails to require a change order within the time frame allowed, the Contractor waives its right to make any claim or submit subsequent change order requests for that portion of the work. If the Contractor disagrees with the equitable adjustment, the Contractor must complete the change order work; however, the Contractor may elect to protest the adjustment as provided below.

11.3 Procedure and Protest by Contractor. If the Contractor disagrees with anything required by a change order, another written order, or an oral order from the City, including any direction, instruction, interpretation, or determination by the City, the Contractor shall, within fourteen (14) calendar days, provide a signed written notice of protest to the City that states the date of the notice of the protest, the nature and circumstances that caused the protest, the provisions of the Contract that support the protest, the estimated dollar cost, if any, of the protested work and how the estimate was determined, and an analysis of the progress schedule showing the schedule change or disruption, if applicable. The Contractor shall keep complete records of extra costs and time incurred as a result of the protested work. The City shall have access to any of the Contractor's records needed to evaluate the protest. If the City determines that a protest is valid, the City will adjust the payment for work or time by an equitable adjustment.

11.4 Failure to Protest or Follow Procedures Constitutes Waiver. By not protesting or failing to follow procedures as this section provides, the Contractor waives any additional entitlement or claims for protested work and accepts from the City any written or oral order (including directions, instructions, interpretations, and determinations).

11.5 Contractor's Duty to Complete Protested Work. Regardless of any protest, the Contractor shall proceed to promptly complete work that the City has ordered.

11.6 Contractor's Acceptance of Changes. The Contractor accepts all requirements of a change order by: (1) endorsing the change order; (2) writing a separate acceptance; or (3) not protesting in the manner this section provides. A change order that is accepted by the Contractor as provided herein shall constitute full payment and final settlement of all claims for

contract time and for direct, indirect, and consequential costs, including costs of delays related to any work, either covered or affected by the change.

12. **Claims**. The Contractor shall give written notice to the City of all claims, other than change orders, within thirty (30) days of the occurrence of events giving rise to the claim, but in no event later than the time of approval by the City for final payment. Any claim for damages, additional payment for any reason, or extension of time shall be conclusively deemed to have been waived by the Contractor, unless a timely written claim is made in strict accordance with the applicable provisions of this Contract. At a minimum, a Contractor's written claim must include the information required in Section 11.3 regarding protests.

FAILURE TO PROVIDE A COMPLETE AND WRITTEN NOTIFICATION OF CLAIM IN THE TIME ALLOWED SHALL BE AN ABSOLUTE WAIVER OF ANY CLAIMS ARISING IN ANY WAY FROM THE FACTS OR EVENTS SURROUNDING THAT CLAIM.

The Contractor must, in any event, file any claim or bring any suit arising from or connected to this Contract within 120 calendar days from the date the work is completed. The Contractor, upon making application for the final payment, shall be deemed to have waived its right to claim for any other damages for which application has not been made, unless such claim for final payment includes notice of additional claim and fully describes such claim.

13. **Contractor's Risk of Loss**. It is understood that the whole of the work under this Contract is to be done at the Contractor's risk, and that it/he/she has familiarized itself/himself/herself with all existing conditions and other contingencies likely to affect the work, and has made its/his/her bid accordingly, and that Contractor shall assume the responsibility and risk of all loss or damage to materials or work which may arise from any cause whatsoever prior to completion.

14. **Insurance**. The Contractor shall maintain the insurance described in **Attachment A**:

15. **Payment and Performance Bonds**. The Contractor shall provide Payment and Performance bonds to the City in the amount of 100% of the Contract price and no less. The bonds must be accepted by the City prior to the execution of the Contract and shall be in a form approved by the City as shown on **Attachment E**. The bonds shall be released thirty (30) days after the date of final acceptance of the work performed under this Contract and receipt of all necessary releases from the Department of Revenue and the Department of Labor and Industries in settlement of any liens filed under chapter 60.28 RCW, whichever is later.

☐ Contractor requests to have 10% of contract amount retained in lieu of a payment and performance bond (as per RCW39.08.10).

16. **Termination**. This Contract shall terminate upon satisfactory completion of the work described in the Scope of Work (**Attachment D**) and final payment by the City. The City may terminate the Contract and take possession of the premises and all materials thereon and finish the work by whatever methods it may deem expedient by giving ten (10) days' written notice to the Contractor.

If this Contract is terminated by the City, the Contractor shall not be entitled to receive any further amounts due under this Contract until the work specified in the Scope of Work (**Attachment D**) is satisfactorily completed, as scheduled, up to the date of termination. At such time, if the unpaid balance of the amount to be paid under the Contract exceeds the expense incurred by the City in finishing the work, and all damages sustained by the City or which may be sustained by the City or which may be sustained by reason of such refusal, neglect, failure, or discontinuance of employment, such excess shall be paid by the City to the Contractor. If the City's expense and damages exceed the unpaid balance, the Contractor and its surety shall be jointly and severally liable therefore to the City and shall pay such difference to the City. Such expense and damages shall include all legal costs incurred by the City to protect the rights and interests of the City under the Contract, provided such legal costs shall be reasonable.

17. **Attorney's Fees and Costs**. If any legal proceeding is brought related to the enforcement of this Contract, or because of a dispute, breach, default, or misrepresentation in connection with any of the provisions of this Contract, the prevailing party shall be entitled to recover from the other party, in addition to any other relief to which such party may be entitled, reasonable attorney's fees and other costs incurred in that action or proceeding.

18. **General Administration**. The Project Manager of the City shall have primary responsibility for the City under this Contract to oversee and approve all work performed as well as all financial invoices.

19. **Ownership of Documents**. On payment to the Contractor by the City of all compensation due under this Contract, all finished or unfinished documents and material prepared by the Contractor with funds paid by the City under this Contract shall become the property of the City and shall be forwarded to the City upon its request. Any records, reports, information, data, or other documents or materials given to or prepared or assembled by the Contractor under this Contract shall be kept confidential and shall not be made available to any individual or organization by the Contractor without prior written approval of the City or by court order.

20. **Subletting or Assigning of Contracts**. Neither the City nor the Contractor shall assign, transfer, or encumber any rights, duties, or interests accruing from this Contract without the prior written consent of the other. If subcontract work is needed, prior to approval by the City, the Contractor must verify that its first-tier subcontractors meet the bidder responsibility criteria as provided in RCW 39.04.350.

21. **Relationship of Parties**. The parties intend that an independent contractor relationship will be created by this Contract. As the Contractor is customarily engaged in an independently established trade which encompasses the specific service provided to the City hereunder, no agent, employee, representative, or subcontractor of the Contractor shall be or shall be deemed to be the employee, agent, representative, or subcontractor of the City. None of the benefits provided by the City to its employees, including, but not limited to, compensation, insurance, and unemployment insurance, are available from the City to the Contractor or its employees, agents, representatives, or subcontractors. The Contractor shall be solely and entirely responsible

for its acts and for the acts of the Contractor's agents, employees, representatives, and subcontractors during the performance of this Contract. The City may, during the term of this Contract, engage other independent contractors to perform the same or similar work that the Contractor performs hereunder.

22. **Nonwaiver of Breach**. The failure of the City to insist upon strict performance of any of the terms and rights contained in this Contract, or to exercise any option contained in this Contract in one or more instances, shall not be construed to be a waiver or relinquishment of those terms and rights and such terms and rights shall remain in full force and effect.

23. **Written Notice.** All communications regarding this Contract shall be sent to the Parties at the addresses listed below in the Contact information, unless otherwise notified. Any written notice shall become effective on delivery, but in any event on the date three (3) calendar days after the date of mailing by registered or certified mail and shall be deemed sufficiently given if sent to the addressee at the address stated in this Contract.

24. **Term.** This Contract shall be effective from the date of Contract execution through expiration of the warranty period as described in Section 9.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the later of the signature dates included below.

GEORGE'S ELECTRIC, INC.	**CITY OF BAINBRIDGE ISLAND**
Date:_____	Date:_____
By:_____	By:_____
Name:_____	Ellen Schroer, Interim City Manager
Title:_____	
Tax I.D. #:_____	

CONTRACTOR CONTACT:

Print Name: _____

Address: _____

_____

_____

Phone: _____

Email: _____

Contractor License #: _____

(If this is a new contractor or if the Contractor has never conducted work with the City, a W-9 form must be attached to this Contract.)

CITY CONTACT:

Joel Goodwin

City of Bainbridge Island

7305 Hidden Cove Road

Bainbridge Island, WA 98110

Phone: 206 780 3583

Email: jgoodwin@bainbridgwa.gob

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Approve Lodging Tax Advisory Committee's (LTAC) Request for Proposal Process Criteria and Scoring Matrix ($400,000 - Civic Improvement Fund)

Department: Executive

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Approve Lodging Tax Advisory Committee's (LTAC) Request for Proposal Process Criteria and Scoring Matrix.

Narrative:
Every year, the City issues a Request for Proposals (RFP) to solicit funding requests from eligible organizations to receive funding under the Civic Improvement Fund, which is established through Chapter 67.28 of the Revised Code of Washington ("RCW") and Section 3.65.040 of the Bainbridge Island Municipal Code. In recent years, the City has established a process, as laid out in the RCW, to distribute funds to eligible organizations in the region. Proposals are reviewed by a citizen advisory committee appointed by the City Council (Lodging Tax Advisory Committee, or LTAC). Per RCW, in order to receive funds, an organization must be a municipality, public facilities district, or an IRS and state recognized nonprofit. The City of Bainbridge Island has, in previous years, clarified that applicants can include convention and/or visitors' bureaus, destination marketing organizations, lodging associations, or chambers of commerce. Individual persons, for-profit private businesses, and proposals from organizations with a board member, officer, or

staff member serving on LTAC are not eligible. The state also imposes restrictions on what projects are eligible for funding. For municipalities or public facilities districts, the following are applicable:

- Operating expenditures of owned or operated tourism-related facilities
- Capital expenditures of owned or operated tourism-related facilities
- Tourism marketing
- Marketing and operations of special events and festivals designed to attract tourists
- Repayment of general obligation bonds for eligible capital projects
- Repayment of revenue bonds for eligible capital projects

For nonprofit organizations, tourism marketing, marketing operations of special events and festivals designed to attract tourists, and operations of tourism-related facilities owned or operated by nonprofit organizations are eligible.

The RFP states that $400,000 of funding will be eligible for organizations in 2027. The RFP will open on August 3, 2026 with a submittal deadline of September 25, 2026.

City staff met with the City Council liaisons in May to discuss the process and provide any feedback to improve the process. The City Council reviewed and voted to move the RFP for approval at the July 14 City Council Regular Business Meeting.

Additionally, the City Council has shown interest in using Civic Improvement Funds for affordable housing projects. According to the RCW, the use of Civic Improvement Funds for affordable housing projects are limited to supporting debt service. The available Civic Improvement Funds of $400,000 may be able to support a $6 million bond with a repayment period of 20 years.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. 2026_LTAC_RFP_for_2027
2. LTAC_Council Presentation_07142026

CITY OF
BAINBRIDGE ISLAND

CITY OF BAINBRIDGE ISLAND

REQUEST FOR PROPOSALS
2027 LODGING TAX / TOURISM FUND (CIVIC IMPROVEMENT FUND)

The City of Bainbridge Island is seeking proposals for projects to receive funding under the Civic Improvement Fund, which is established through Chapter 67.28 of the Revised Code of Washington ("RCW") and Section 3.65.040 of the Bainbridge Island Municipal Code. Proposals must be for tourism marketing projects, marketing and operations of special events or festivals, the operation of eligible tourism-related facilities,[1] or capital expenses for an eligible tourism-related facility.[2]

In 2026, $400,000 in Civic Improvement funds (also known as Lodging Tax funds) are available for distribution to support selected projects in 2027. The City Council has approved funding within a wide range, to encourage innovative projects of all sizes that recognize and promote the exciting – and expanding – tourism trends and opportunities happening on Bainbridge Island. In general, awards will be made in amounts between $5,000 and $200,000. Applications that exceed $200,000 are allowed; these applicants may receive additional questions or requests for documentation to support the request. Awards will not be made for amounts less than $5,000 to support efficiency on the part of both the applicant organizations and City administration.

Funds must be used for: tourism marketing; marketing and operations of special events and festivals designed to attract tourists; operations and capital expenditures of tourism-related facilities owned or operated by a municipality or a public facilities district; or operations of tourism-related facilities owned or operated by nonprofit organizations. The City makes single-year commitments with Lodging Tax funds.

Successful applicants will be required to enter into a professional services agreement with the City to provide the services or products outlined in their proposals, including obtaining a business license and providing documentation of certain types of insurance. Payment by the City will be made only when documentation of delivery of contracted services or products is provided to the City. The City will not provide payment in advance of delivery of goods or services.

All project activities must be identified in promotional and other business materials as having been funded by the City of Bainbridge Island Civic Improvement Fund.

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[1] To be eligible for *operating* expenses, the tourism-related facility must be owned or operated by a municipality, or a public facilities district, or a nonprofit recognized by the Internal Revenue Service under 26 U.S.C. Sec. 501(c)(3) or 26 U.S.C. Sec. 501(c)(6). See, RCW 67.28.1816.

[2] To be eligible for *capital* expenses, the tourism-related facility must be owned or operated by a municipality or a public facilities district. See, RCW 67.28.1816.

Applicant Eligibility

- Applicants seeking funding for capital expenditures for a tourism-related facility must be a municipality or a public facilities district created under Chapters 35.57 and 36.100 RCW.

- Applicants seeking funding for operating expenditures for a tourism-related facility must be a municipality or a public facilities district, or be recognized by the Internal Revenue Service as a nonprofit under 26 U.S.C. Sec. 501(c)(3) or 26 U.S.C. Sec. 501(c)(6).

- Applicants, other than municipalities or a public facilities district, must be registered with the Washington Secretary of State as a Washington State Corporation.

- Applicants may be: convention and visitors' bureaus, destination marketing organizations, main street organizations, lodging associations, chambers of commerce, nonprofit organizations, or a municipality (defined as any city, town or county).

- Individual persons are not eligible for funding.

- For-profit, private businesses are not eligible for funding.

Proposal Eligibility

- Proposals must comply with federal, state, and City of Bainbridge Island laws and requirements.

- Proposals must fund expenses incurred during January 1 – December 31, 2027. Funding requests for goods or services to be provided in 2026 or beyond calendar year 2027 will not be considered.

- Proposals from non-City organizations with a board member, officer, or staff member serving on the Lodging Tax Advisory Committee are not eligible for funding and will not be considered.

- Proposals involving special events, signs, building or construction, impacts to public property, or other activities that require permits under City code or state or federal law must demonstrate that the applicant has researched the appropriate permit regulations, confirmed the viability of the proposed activities, and incorporated permit fees in the project budget.

Policy Background

Bainbridge Island Municipal Code – Section 3.65.040 Civic Improvement Fund

Revised Code of Washington (RCW) Chapter 67.28 RCW **– PUBLIC STADIUM, CONVENTION, ARTS, AND TOURISM FACILITIES**

Definition of Terms

(Per RCW 67.28.080)

"Operation" includes, but is not limited to, operation, management, and marketing.

"Tourism" means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

"Tourism promotion" means activities, operations, and expenditures designed to increase tourism, including but not limited to advertising, publicizing, or otherwise distributing information for the purpose of attracting and welcoming tourists; developing strategies to expand tourism; operating tourism promotion agencies; and funding the marketing of or the operation of special events and festivals designed to attract tourists.

"Tourism-related facility" means real or tangible personal property with a usable life of three or more years, or constructed with volunteer labor that is: (a)(i) Owned by a public entity; (ii) owned by a nonprofit organization described under section 501(c)(3) of the federal internal revenue code of 1986, as amended; or (iii) owned by a nonprofit organization described under section 501(c)(6) of the federal internal revenue code of 1986, as amended, a business organization, destination marketing organization, main street organization, lodging association, or chamber of commerce and (b) used to support tourism, performing arts, or to accommodate tourist activities.

Application Requirements

- Each proposal must **be submitted online on the** LTAC Proposal Form **on the City's website or linked here**

- Proposals are due **no later than 4:00 pm, September 25**. Late proposals will not be accepted. Applicants are solely responsible for ensuring that proposals are submitted and received on time.

- Each selected Service Provider (i.e., Lodging Tax funding recipient) will be required to submit to the City a final report on project results by January 15, 2028. **Per RCW 67.28.1816, and the reporting guidelines provided by the Washington State Joint Legislative Audit and Review Committee (JLARC), final reports must include the following information related to the activity:**

  The projected and actual data for each of the following categories:

  a) Overall attendance for the activity;

  b) The number of people who traveled more than 50 miles to attend the activity;

  c) The number of people from outside the state or outside the country who attended the activity;

  d) The number of people who attended the activity and paid for overnight lodging;

  e) The number of people who attended the activity without paying for overnight lodging, and

  (f) Total number of paid lodging nights (one lodging night = one or more persons occupying one room for one night).

Additional information is available via JLARC's "Instructions For Reporting Lodging Tax Expenditures" document.

How to Apply

- **Complete the application form** using the online application form at the following link: https://apps.bainbridgewa.gov/Forms/LTAC. Physical copies are available to pick up at City Hall.

- **Applications are due no later than September 25, 4:00 PM**. Late proposals will not be accepted. Applicants are solely responsible for ensuring that proposals are submitted and received on time.

- Each applicant organization is limited to one proposal per review cycle. The task force will not review more than one proposal per organization. Organizations may apply for organizational funding and also, separately, as a fiscal sponsor for another organization.

Review Process

Proposals will be provided to the City's Lodging Tax Advisory Committee (LTAC) for review and comment. Applicants will have an opportunity to meet with the LTAC to provide additional information about their proposals, at a time and date to be identified by the committee. Applicant participation in this LTAC briefing is not mandatory but is strongly encouraged. The format for this briefing will be determined by the committee and applicants will be notified in advance of any particulars related to presentation materials, format, and time allowed.

All meetings of the LTAC will be open to the public, and advance notification of LTAC meetings will be provided by the City Clerk.

The LTAC will provide its recommendation for 2026 awards to the City Council for a final funding decision. The committee recommendation will include a list of candidate projects and recommended amounts of funding, which the City Council will consider for final approval.

What Key Dates Do I Need to Know?

Pre-Application Information Session for Interested Applicants: *Opportunity for applicants to learn more about process and ask questions about the RFP*	**Week of September 7** **1 p.m. via Zoom**
Application Deadline: *Applications will not be accepted after this time*	**September 25** **no later than 4:00 pm**
Proposal Presentations: *Applicants will present proposals to and answer questions from the Lodging Tax Advisory Committee (LTAC)*	**Week of October 12** **Time TBD at City Hall**
LTAC Funding Recommendation:	**Week of October 19**
City Council Approval of 2026 LTAC Awards:	**November 17**
Notification by:	**November 30**

Selection Criteria

The LTAC will use the following criteria in evaluating project proposals. Other relevant factors, such as the availability of funds, may also guide the decision process.

Lodging Fund Project Evaluation – Threshold Criteria Required by the State

A. Encourages tourism from visitors traveling more than 50 miles and from visitors traveling from outside Washington State or outside the country.

B. Expected impact on increase in overnight stays in paid accommodations on the island.

C. Expected increase in tourism. Tourism means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

Lodging Fund Project Evaluation – Evaluation Criteria that the City of Bainbridge Island Additionally Prioritizes

D. Goals and/or results objectively assessed, clearly presented in the application, and support increased tourism.

E. Emphasize tourism during the off-season, from October 1 until Memorial Day.

F. Demonstrated history of organizational success and stability, including but not limited to previous LTAC-funded projects.

G. Record of cooperation with other organizations and businesses, as well as matching funds or in-kind goods and services.

H. Innovative use of LTAC funds.

I. Alignment with City goals and values including climate-friendly tourism, equity and inclusion, and sustainable transportation practices.

J. Proposals for capital projects by municipalities and public facilities districts are encouraged.

Review Matrix

The LTAC will consider the proposals using the guidelines shown in the following table. These guidelines are intended to help the committee members focus on the various criteria as they evaluate each proposal, so that they may fully understand each application and identify any outstanding questions they may have. Other relevant factors, such as the availability of funds and compatibility with the community values of the City of Bainbridge Island, will also guide the committee's work to develop a funding recommendation.

Topic	Description	Maximum Score
Impact	Does the proposal encourage tourism from visitors traveling more than 50 miles and from visitors traveling from outside Washington State or outside the country? What is the expected impact on increasing overnight stays in paid accommodations on the island? What is the expected increase in tourism? Tourism means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs. Does the proposal target off-season tourism? Does the proposal provide clear metrics of success?	**25 points**
Community Need	Does the proposal demonstrate that there is a significant need in our community via recent demographic and/or usage data and trends. Does the proposal provide an innovative use of LTAC funds? Does the proposal clearly explain how it avoids duplicating existing services for Bainbridge Island residents and visitors?	**20 points**
Organizational Capacity	Is it clear who the applicant is, what they do, what they are requesting, and who they serve? Does the organization have a successful track record or expertise in encouraging tourism? Does the organization show the ability to fulfill its mission through effective leadership and governance, sound management, and the alignment of measurable outcomes with strategies, resources, and partners? Is this service likely to continue operating throughout the funding cycle (and beyond)? Will the City's funds be used wisely and responsibly?	**15 points**
Collaboration	Does the organization have a history of collaborating with other organizations? Will the applicant partner or collaborate with other organizations? Does the proposal include matching funds or services?	**15 points**

Equity and Inclusion	Does the proposal show how the organization's work contributes to a more diverse, equitable, inclusive, and accessible Bainbridge? Does the proposal describe how the organization has worked towards a greater understanding of diversity, equity, and inclusion?	**10 points**
Alignment	How well does the proposal align with the goals of COBI LTAC funding and the City's overall priorities including climate, equity and sustainability? Does the proposal support tourism that reduces carbon emissions or promotes alternative forms of transportation other than automobiles?	**10 points**
Capital Project	If the proposal is for an eligible capital project by a municipality of public facilities district, how will the proposal's expected impact increase tourism?	**5 points**

Accessibility Pledge

The City of Bainbridge Island is committed to making our bid process accessible and user-friendly to everyone. If you are having difficulty viewing or navigating the content on this Request for Proposal, or notice any content, feature, or functionality that you believe is not fully accessible to people with disabilities, please contact us for assistance. In order to respond in a manner most helpful to you, please note the nature of your accessibility concern, the preferred format in which to receive the online material, the Web page address of the requested material, and the best way to contact you.

Hard copy documents are available for those unable to access or view the downloadable files. Simply contact us by e-mail at cityadmin@bainbridgewa.gov to make your request.

CITY OF
BAINBRIDGE ISLAND

2027 Lodging Tax Award Process Discussion (LTAC)



Prepared for:

Bainbridge Island City Council

July 14, 2026

Tonight's Discussion

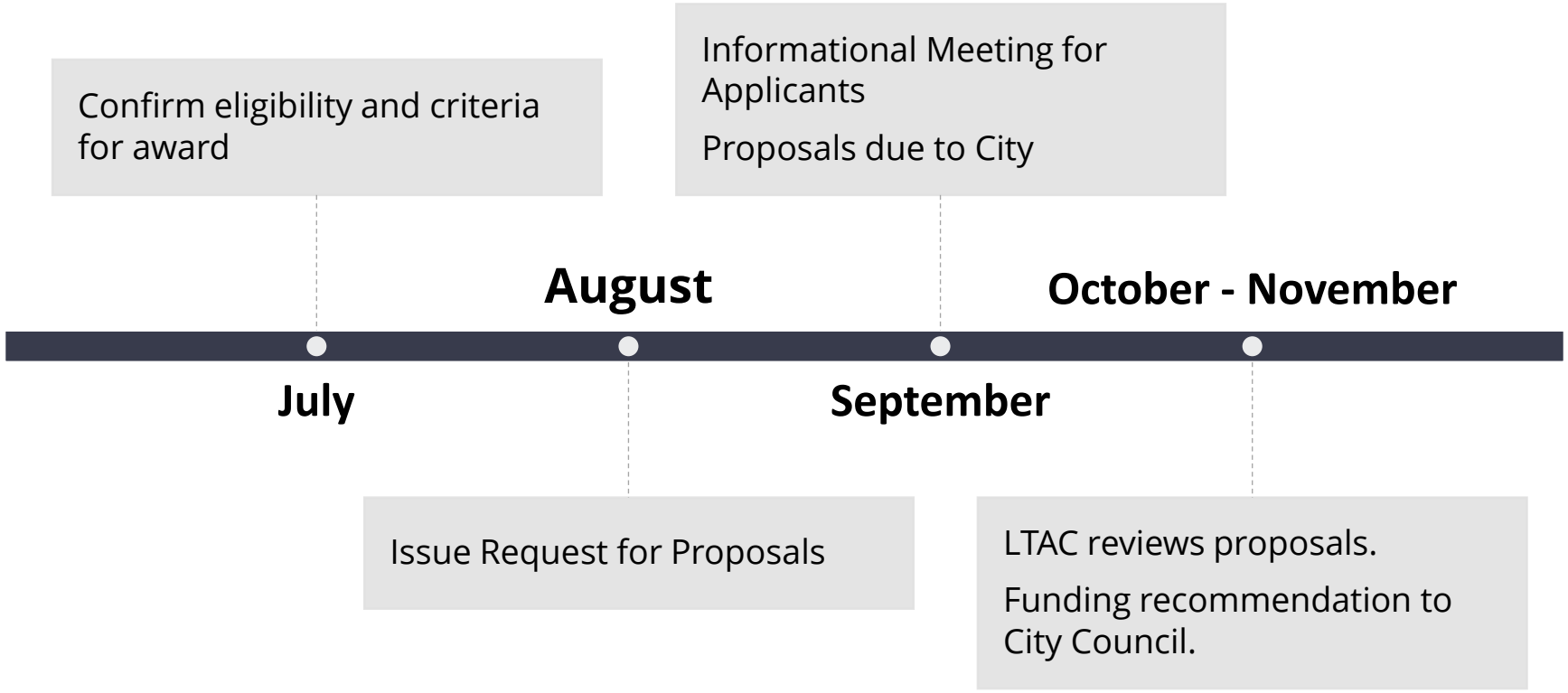
1 Review Award Cycle Schedule

2 Review Estimated Amount to Award for 2027

3 Discuss Selection Criteria and Eligibility

General Timeline

July 14, 2026



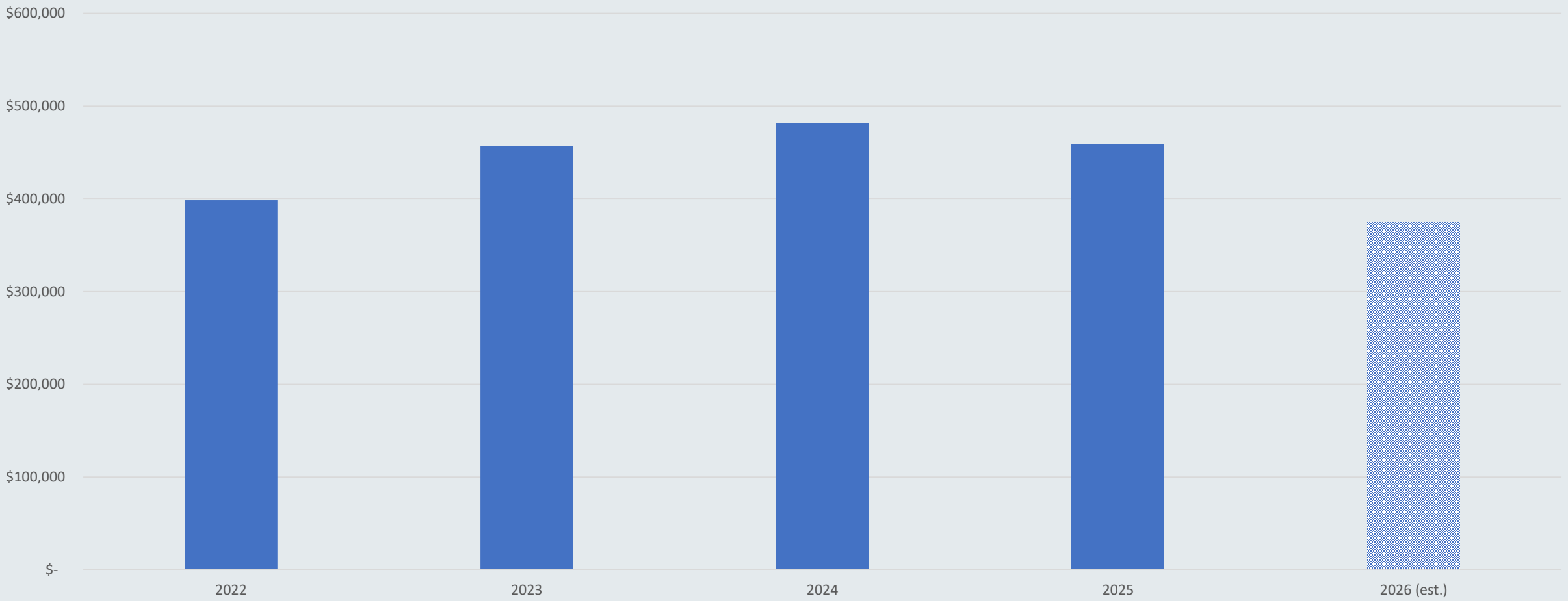
Planned Funding Level

- Plan for total 2027 award of $400,000.

- Expect to award an amount fully supported by 2027 starting fund balance in the Civic Improvement Fund

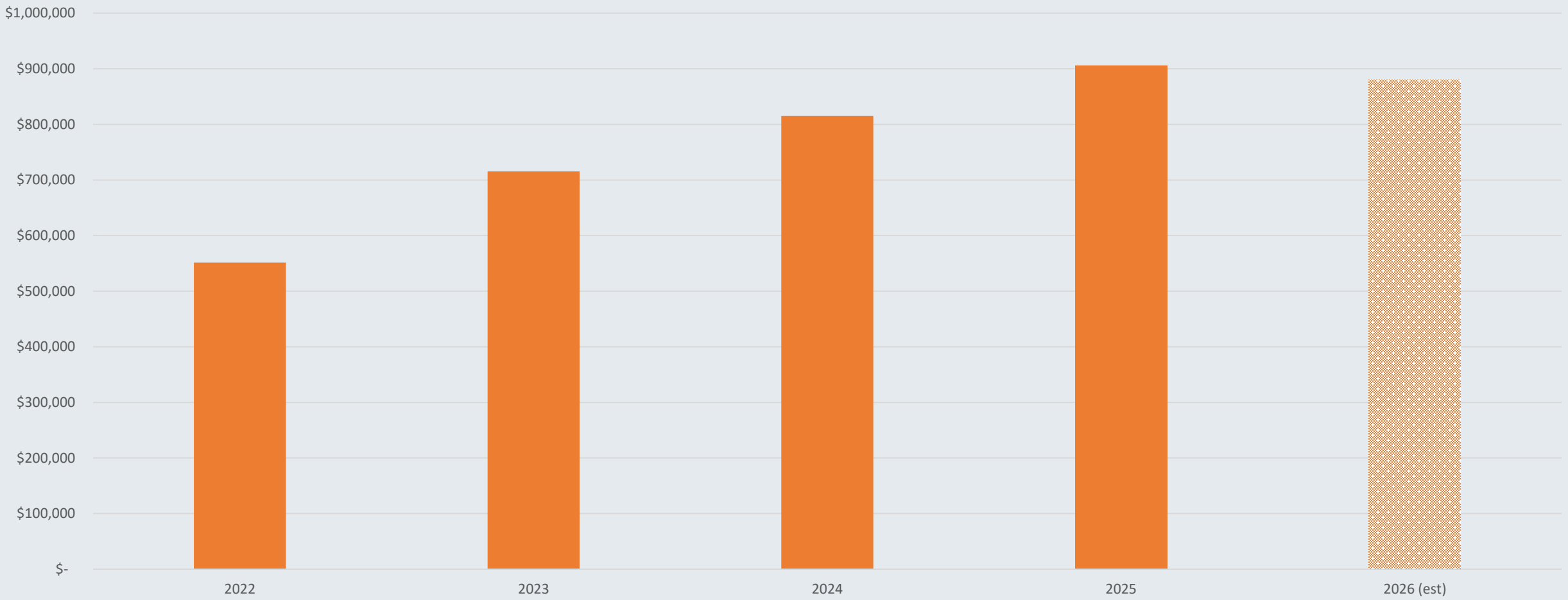
Annual LTAC Revenue

July 14, 2026



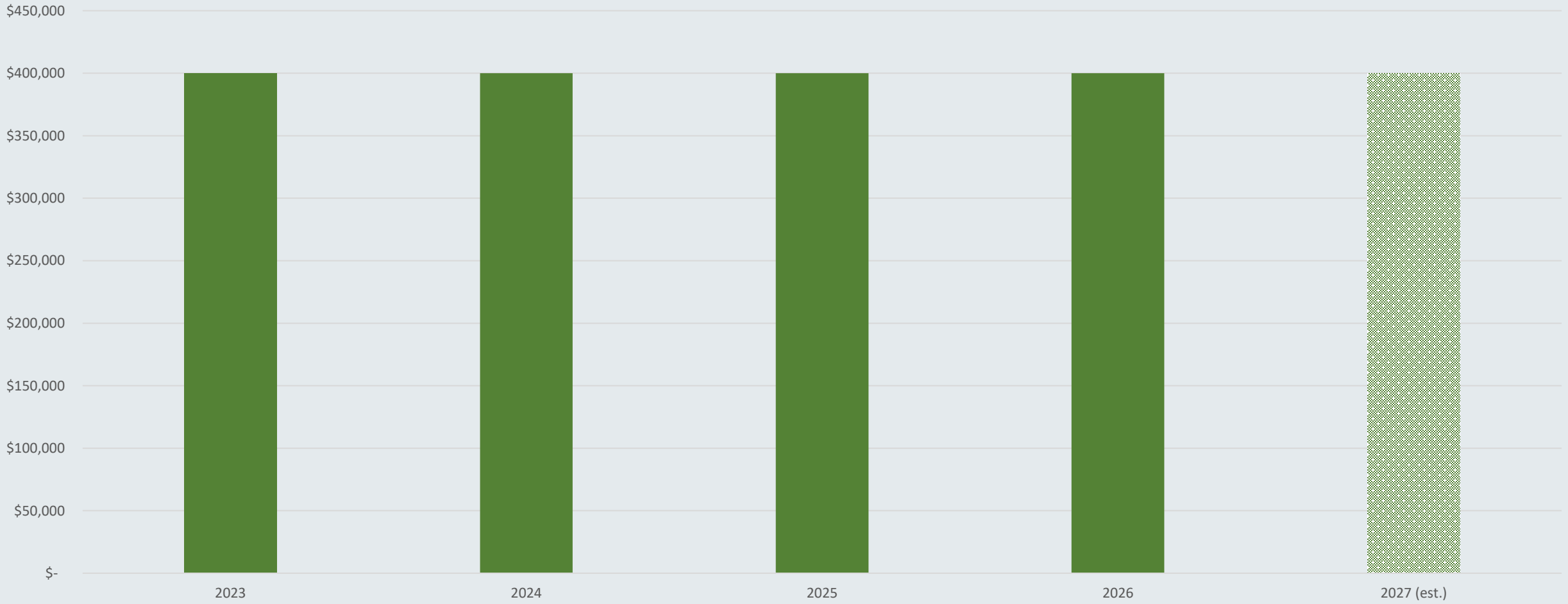
Year-End Fund Balance

July 14, 2026



Awards
(2023-2026 Actual, 2027 Recommended)

July 14, 2026



July 14, 2026

Organization Eligibility for LTAC Awards

- Applicants must be:
  - Municipality
  - Convention and/or Visitors' Bureau
  - Destination Marketing Organization
  - Non-profit (including main street organizations)
  - Lodging Association
  - Chamber of Commerce

- Individual persons are not eligible
- For-profit, private businesses are not eligible
- Proposals from organizations with a board member, officer, or staff member serving on the LTAC are not eligible*

*This is a criterion determined by the City of Bainbridge Island

Project Eligibility for LTAC Awards (RCW 67.28.1815-.1816)

- **Municipalities or Public Facilities District**
  - Operations of owned or operated tourism-related facilities
  - Capital Expenditures of owned or operated of tourism-related facilities
  - Tourism Marketing
  - Marketing and operations of special events and festivals designed to attract tourists
  - Repayment of general obligation bonds for eligible capital projects
  - Repayment of revenue bonds for eligible capital projects

- **Nonprofit Organizations**
  - Tourism Marketing
  - Marketing and operations of special events and festivals designed to attract tourists
  - Operations of tourism-related facilities owned or operated by nonprofit organizations*

*Capital expenditures are not included

Threshold Criteria

(set by Revised Code of Washington)

July 14, 2026

- Listed under the City matrix's "**Impact**" topic:
  - Does the proposal encourage tourism from visitors traveling more than 50 miles and from visitors traveling from outside Washington State or outside the country?
  - What is the expected impact on increasing overnight stays in pard accommodations on the island?
  - What is the expected increase in tourism? Tourism means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs.

*This is a criterion determined by the City of Bainbridge Island

Evaluation Criteria
(set by City of Bainbridge Island)

- **Impact**
  - Does the proposal target off-season tourism?
  - Does the proposal provide clear metrics of success?

- **Organizational Capacity**
  - Is this service likely to continue operating throughout the funding cycle (and beyond)? Will the City's funds be used wisely and responsibly?
  - Does the organization have a successful track record or expertise in encouraging tourism?
  - Is it clear who the applicant is, what they do, what they are requesting, and who they serve?

Evaluation Criteria
(set by City of Bainbridge Island)

- **Community Need**
  - Does the proposal demonstrate that there is a significant need in our community via recent demographic and/or usage data and trends.
  - Does the proposal provide an innovative use of LTAC funds?
  - Does the proposal clearly explain how it prevents duplicating other services for Bainbridge Island residents?

- **Equity and Inclusion**
  - Does the proposal show how the organization's work contributes to a more diverse, equitable, inclusive, and accessible Bainbridge?
  - Does the proposal describe how the organization has worked towards a greater understanding of diversity, equity, and inclusion?

Evaluation Criteria
(set by City of Bainbridge Island)

- **Collaboration**
  - Does the organization have a history of collaborating with other organizations?
  - Will the applicant partner or collaborate with other organizations?
  - Does the proposal include matching funds or services?

- **Alignment**
  - How well does the proposal align with the goals of City LTAC funding and the City's overall priorities including climate, equity and sustainability?
  - Does the proposal support tourism that reduces carbon emissions or promotes alternative forms of transportation other than automobiles?

Evaluation Criteria
(set by City of Bainbridge Island)

- **Capital Project**
  - If the proposal is for an eligible capital project by a municipality of public facilities district, how will the proposal's expected impact increase tourism?

Proposed Scoring Matrix

(total of 100 points)

July 14, 2026

Topic	Description	Maximum Score
Impact	Does the proposal encourage tourism from visitors traveling more than 50 miles and from visitors traveling from outside Washington State or outside the country? What is the expected impact on increasing overnight stays in paid accommodations on the island? What is the expected increase in tourism? Tourism means economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs. Does the proposal target off-season tourism? Does the proposal provide clear metrics of success?	25 points
Community Need	Does the proposal demonstrate that there is a significant need in our community via recent demographic and/or usage data and trends. Does the proposal provide an innovative use of LTAC funds? Does the proposal clearly explain how it avoids duplicating existing services for Bainbridge Island residents and visitors?	20 points
Organizational Capacity	Is it clear who the applicant is, what they do, what they are requesting, and who they serve? Does the organization have a successful track record or expertise in encouraging tourism? Does the organization show the ability to fulfill its mission through effective leadership and governance, sound management, and the alignment of measurable outcomes with strategies, resources, and partners? Is this service likely to continue operating throughout the funding cycle (and beyond)? Will the City's funds be used wisely and responsibly?	15 points
Collaboration	Does the organization have a history of collaborating with other organizations? Will the applicant partner or collaborate with other organizations? Does the proposal include matching funds or services?	15 points
Equity and Inclusion	Does the proposal show how the organization's work contributes to a more diverse, equitable, inclusive, and accessible Bainbridge? Does the proposal describe how the organization has worked towards a greater understanding of diversity, equity, and inclusion?	10 points
Alignment	How well does the proposal align with the goals of COBI LTAC funding and the City's overall priorities including climate, equity and sustainability? Does the proposal support tourism that reduces carbon emissions or promotes alternative forms of transportation other than automobiles?	10 points
Capital Project	If the proposal is for an eligible capital project by a municipality of public facilities district, how will the proposal's expected impact increase tourism?	5 points

Next Steps: 2026 LTAC Awards

July 14, 2026

- **Tonight**
  - Confirm criteria
  - Confirm amount to be awarded
- **Summer**
  - Issue Request for Proposals
- **Fall**
  - Review and recommendation process
  - Council consideration and approval of awards



Thank you

CITY OF
BAINBRIDGE ISLAND

Submitted by:
Adam Nebenzahl
Executive Department

anebenzahl@bainbridgewa.gov



CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Approve Human Services Funding Request for Proposal Process Criteria and Scoring Matrix ($660,000 - General Fund)

Department: Executive

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Approve the Human Services Funding Request for Proposal Process Criteria and Scoring Matrix.

Narrative:

Every two years, the City issues a Request for Proposals (RFP) to solicit funding requests from eligible organizations providing human services to Bainbridge Island residents. An advisory committee of residents appointed by the City Council (Human Services Funding Advisory Task Force, or HSFATF) reviews proposals. The HSFATF develops funding recommendations for City Council consideration and approval. Given the City's biennial funding cycle, decisions made this year will allocate awards for activities in 2027 and 2028. Currently, the City requires one additional applicant to complete the task force roster before interviews can commence.

The City anticipates awarding approximately $330,000 annually, totaling $660,000

over the two-year cycle. The RFP includes an evaluation matrix utilized by the HSFATF to assess funding proposals, as well as eligibility guidelines. To prepare for the upcoming funding cycle, the City Council will review the draft RFP, provide feedback, and approve the final version. A draft version of the RFP is provided for review. City staff met with Council liaisons in early June to incorporate their feedback on the RFP and selection criteria into the attached draft documents. Additionally, City Council reviewed and voted to move the RFP for approval at the July 14 City Council Regular Business Meeting.

The RFP will open on August 3, 2026, with a submittal deadline of September 25, 2026.

Fiscal Impact:

The City's financial policy requires that at least 1.5% of General Fund budgeted expenditures be allocated to human services funding. The current annual award amount of $330,000 represents 1.6% of 2026 Revised General Fund budgeted expenditures, which is approximately $20,000 above the 1.5% requirement.

The $330,000 allocation does not include separate funding provided to individual organizations, including Housing Resources Bainbridge and the Young Women's Christian Association, for various programs, nor does it include funding for the Community Health Navigator position in the Police Department.

Consideration of additional human services funding would impact the 2026 revised budget and may also affect the 2027–2028 budget. Additional funding may require offsetting reductions in other services or programs in order to maintain budget balance.

Community Engagement and Outreach:

Attachments:

1. 2027-2028 Human Services Funding RFP

2. 2026.07.14 HSFTF Presentation

City of Bainbridge Island
Request for Proposals
2027-2028 Human Services Funding

Human Services Funding Award Cycle

The Human Services Element in the City's 2016 Comprehensive Plan recognizes the City's role in providing the conditions that sustain the delivery of human services. As a community, we plan for growth in terms of land use, roads, natural resources, and infrastructure. It is important to remember the very essence of our community – the people. The availability of and access to human services is important to all people regardless of income, family structure, age, or cultural background. The Human Services Element supports a delivery system that is comprehensive and flexible enough to meet the needs of the community now and in the future. The purpose of the Human Services Element is to provide policy direction for City actions supporting services relating to the human services needs of the residents of the City of Bainbridge Island.

The City of Bainbridge Island is seeking proposals for projects to receive funding for services and activities over a two-year grant term beginning January 2027 through December 2028.

As identified in the Human Services Element, the following definition and framework is applied to the 2027-2028 Human Services Funding:

How are Human Services Defined?

Human services are defined as those services that assist people in meeting the essential life needs of food, clothing, shelter, and access to health care.

Further, human services:

- Provide people with the tools to achieve economic, social, and emotional stability to the best of their ability.
- Offer activities and services that promote healthy development of the individual, prevent problems, and support positive outcomes.
- Support quality-of-life programs that enhance the health and well-being of the individual and the community.

Human Services Vision

Bainbridge Island continues to support a variety of human service agencies, each with a distinct mission, responding to the basic needs of our diverse population. Cooperation and coordination among human services providers, including the taxing districts, has strengthened the delivery system and improved services.

Bainbridge Island remains a caring community that treats those in need with dignity and respect and has the means to maintain the well-being of all its members. No one is excluded and everyone has opportunities to contribute. Diversity (of income and other resources, of origin and life experience, of age and state of health) is a valued community characteristic. Neighborhood networks, providing help in ordinary and emergency circumstances, add specific value to a

generally shared sense of place and sense of community; friendliness is the foundation for human services.

Human Services Framework

- Dignity is the hallmark of human services delivery on Bainbridge Island.
- Respect for the individual is an integral part of human services delivery on Bainbridge Island.
- Neighborliness and a sense of community form the foundation of human services.
- Diversity within the population is important to the community.
- Cooperation and coordination among human services providers, including governmental entities, strengthens the human services delivery system and results in better service for people.

In 2016, the City funded a Bainbridge Island Community Needs Assessment to help identify emerging areas of concern and assist human service organizations to respond to current needs. Applicants are expected to be familiar with the Community Needs Assessment report and to consider its findings in any proposal requests. Interested applicants can also refer to the City's website section on Human Services Fund to learn about prior funding decisions, approved proposals, and applicant and reviewer feedback on the processes that have occurred since 2017.

For the 2026 funding cycle (for 2027-2028), there is $660,000 in funds available for distribution to support selected projects over a two-year term ($330,000/year). The City Council will consider funding for a wide range of activities and seeks to encourage projects of all sizes that meet the needs of residents of Bainbridge Island.

Applicants may seek a minimum annual award of $10,000 and a maximum annual award of $165,000 (to reflect 50% of total available funds in any given year).

What Key Dates Do I Need to Know?

Pre-Application Information Session for Interested Applicants:	
Opportunity for applicants to learn more about process and ask questions about the RFP	**Week of September 7** **1 p.m. via Zoom**
Application Deadline: *Applications will not be accepted after this time*	**September 25** **no later than 4:00 pm**
Proposal Presentations: *Applicants will present proposals to and answer questions from the Human Services Funding Advisory Task Force*	**TBD** **Time 9am-12pm, 1pm-3pm** **at City Hall**
HSFTF Funding Recommendation:	**TBD**
City Council Approval of 2027-2028 HSF Awards:	**November 17**
Notification by:	**November 30**

Who is Eligible

Organizations with:

- Tax-exempt status under section 501(c)(3) of the Internal Revenue Code status. Alternatively, entities without tax-exempt 501(c)(3) status may apply under the fiscal sponsorship of another organization with the required status. The fiscal sponsor provides fiduciary oversight of the project and must agree to enter into the funding contract with the City.
- The majority of their services provided on Bainbridge Island or for its residents for the provision of health, housing and/or human services on Bainbridge Island.
- Proposals are to be for services provided during calendar year 2027 and 2028; funding requests for goods or services to be provided in 2026 or beyond calendar year 2028 will not be considered.
- A minimum two-year history of continuous operation.

Conflict of Interest

Organizations with a staff member, board member or officer serving on the Human Services Funding Advisory Task Force are not eligible to receive Human Services Funding.

Non-discrimination

Organizations awarded funding agree not to discriminate against any employee, applicant for employment, client, or any other person in the performance of any Agreement with the City because of race, creed, color, national origin, marital status, sex, sexual orientation, age, disability, or other circumstance prohibited by federal, state or local law or ordinance, except for a bona fide occupational qualification.

How to Apply

- Complete the application form using the online application form at the following link: https://apps.bainbridgewa.gov/Forms/HumanServices. Physical copies are available to pick up at City Hall.
- Late proposals will not be accepted. Applicants are solely responsible for ensuring that proposals are submitted and received on time.
- Each applicant organization is limited to one proposal per review cycle. The task force will not review more than one proposal per organization. Organizations may apply for organizational funding and also, separately, as a fiscal sponsor for another organization.

Requirements to Receive Funding

Organizations which receive funding through the Human Services Funding Award Cycle process will complete the following process to receive funding:

- If the funding award is less than the total request, adjust the budget accordingly.
- Resubmit the budget to City staff.

- Complete the City standard professional services agreement. Your organization must have or be able to:
    - ☐ Obtain City Business License
    - ☐ Meet City insurance requirement minimums. These items are mandatory to receive funding. If your organization does not have this type of insurance coverage, you may not be able to receive awarded funding.
        1. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. Automotive Liability Insurance shall be written with limits no less than $1,000,000 each occurrence, $2,000,000 general aggregate, unless a different amount is agreed upon between the organization and the City.
        2. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap liability, independent contractors, and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26. Commercial General Liability insurance shall be written with limits no less than $1,000,000 each occurrence, $2,000,000 general aggregate.
        3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
    - ☐ Submit invoices for work complete and expenses incurred. An invoice example and detailed instructions related to acceptable documentation will be provided.
        - Quarterly: Invoices must document that the expenses were for eligible items. Eligible items include:
            - Services/Consultants/Contractors
            - Program Supplies
            - Scholarships
            - Other: Promotions/Marketing, Insurance, etc.
            - All other expenses not labeled in *Monthly* below
        - Monthly: Invoices must document that the expenses were for eligible items. Eligible items include:
            - Staff Costs
            - Other Operating Expenses: Rent
    - ☐ Report quarterly metrics, determined with the proposal.
    - ☐ Complete annual reporting to include progress and learning on the use of awarded City funds.

Acknowledgment

Organizations awarded funding will be expected to acknowledge financial support from the City in their promotional materials. The City logo will be provided for this purpose.

Audit
All organizations awarded funds will be asked to provide documentation that funded services have been delivered and within the approved funding period.

The Fine Print

- Materials submitted in response to this RFP become the property of the City upon receipt.
- This RFP does not, under any circumstances, commit the City to pay any costs incurred by any applicant in the submission of a proposal. The applicant is responsible for all costs associated with its response to this RFP.
- The City reserves the right to request additional information as needed for evaluation of proposals.
- The City reserves the right to revise the RFP schedule, to revise the RFP and/or to issue amendments to the RFP. The release of the RFP does not compel the City to enter into any contract pursuant to the RFP.
- The City reserves the right to reject any or all proposals at any time with no penalty and to waive immaterial defects and minor irregularities in proposals.

For assistance or questions, contact: Adam Nebenzahl, Management Analyst, anebenzahl@bainbridgewa.gov, 206-780-8597.

Accessibility Pledge

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Review Process

2026 Human Services Funding Advisory Task Force (HSFATF)
(To be appointed by the City Council September 10, 2026)

Council Liaisons:
Clarence Moriwaki Lara Lant

Task Force:
TBD TBD
TBD TBD
TBD

The City of Bainbridge Island uses a task force to review and assess all applicant proposals. In September, the City Council will appoint up to seven members to the Human Services Funding Advisory Task Force (HSFATF). The HSFATF will develop award recommendations based on the published evaluation criteria affirmed by the City Council and funds available. It is anticipated that funds requested will exceed funds available, so awards may be less than the original request.

The City Council will consider and approve the HSFATF recommendation. Funds will be awarded to recipient organizations through a professional services agreement, which will be administered by City staff. Funding is not guaranteed.

Applicants will have an opportunity to meet with the HSFATF to provide additional information about their proposals at a public meeting in the fall. Applicant participation in this HSFATF briefing is not mandatory but is strongly encouraged. The format for this briefing will be determined by the task force. Applicants will be notified in advance of any questions related to presentation materials, format, and time allowed.

All meetings of the HSFATF will be open to the public, and advance notification of CFATF meetings will be provided.

Proposals are submitted to the City's Human Services Funding Advisory Task Force (HSFATF) for review and assess all applicant proposals. As directed by the Comprehensive Plan, the HSFATF will evaluate requests for City human service funding using a fair and transparent process that includes public participation and considers information from the most recently released Community Needs Assessment report (2016). For applicants who have received prior Human Services Funds, annual reports submitted will be considered in the review of a new proposal to address criteria below specific to Organizational Strength and Evaluation.

The HSFATF will provide its recommendation for awards to the City Council for consideration and final approval. The City Council's consideration of the HSFATF's recommendation for 2025-2026 funding is currently tentatively scheduled for November 26, 2024, subject to change.

Review Criteria

The HSFATF will consider the proposals using the guidelines shown in the following table. These guidelines are in priority order and are intended to help the task force members focus on the various criteria as they evaluate each proposal, so that they may fully understand each application and identify any outstanding questions they may have. Other relevant factors, such as availability of funds and compatibility with the community values of the City of Bainbridge Island, will also guide the task force's work to develop a funding recommendation.

Topic	Description	Maximum Score
Impact	Does the proposal improve services on Bainbridge Island? Specifically identify how it will: • Involve significant community participation; • Create access to human services activities; • Strengthen organizational capacity; and/or foster opportunities for collaboration within the human services sector.	**30 points**
Community Need	Strength of the demonstration that there is a significant need in our community via recent demographic and/or usage data and trends. Clarity of explanation of how the proposal prevents duplicating other services for Bainbridge Island residents.	**25 points**
Organizational Capacity	Is this service likely to continue operating throughout the two-year cycle (and beyond)? Will the City's funds be used wisely and responsibly? Does the organization have a successful track record or expertise in delivering the type of services described in the proposal? Clarity of who the applicant is, what they do, what they are requesting, and who they serve	**20 points**
Equity and Inclusion	Does the proposal show how the organization's work contributes to a more diverse, equitable, inclusive, and accessible Bainbridge? Does it describe how the organization has worked towards a greater understanding of DEI?	**15 points**
Alignment	Does the proposal align with the goals of the City's Human Services element of the Comprehensive Plan in that it: • Supports the element's goals • Supports overall City values related to climate, equity and inclusion, and sustainable transportation	**10 points**

CITY OF BAINBRIDGE ISLAND

2027-2028 Human Services Funding Process Discussion

Prepared for:

Bainbridge Island City Council

July 14, 2026

Human Services Definition

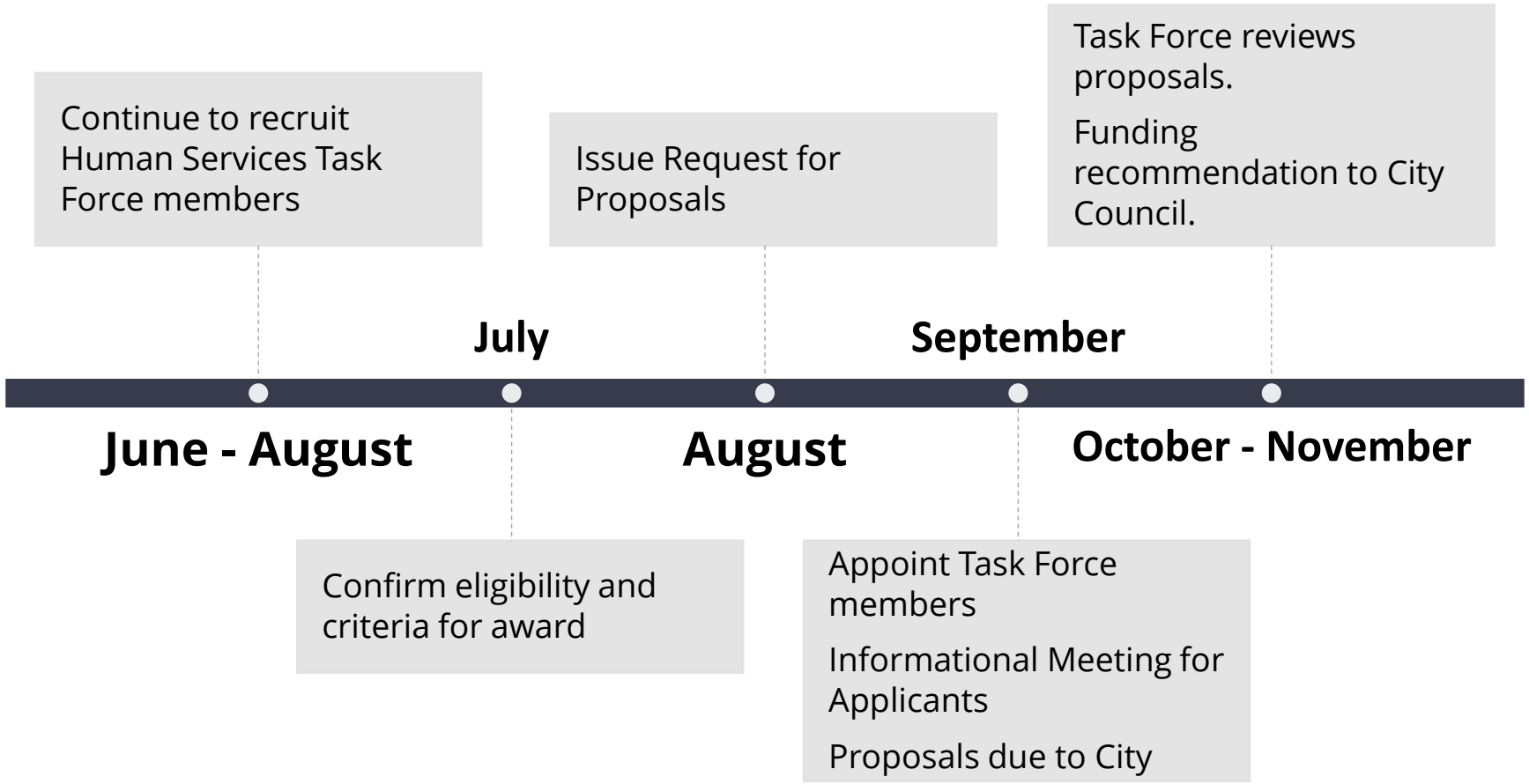
- Human services are defined as those services that assist people in meeting the essential life needs of food, clothing, shelter, and access to health care.

- Provide people with the tools to achieve economic, social, and emotional stability to the best of their ability.
- Offer activities and services that promote healthy development of the individual, prevent problems, and support positive outcomes.
- Support quality-of-life programs that enhance the health and well-being of the individual and the community.

Human Services Framework

- Dignity is the hallmark of human services delivery on Bainbridge Island.
- Respect for the individual is an integral part of human services delivery on Bainbridge Island.
- Neighborliness and a sense of community form the foundation of human services.
- Diversity within the population is important to the community.
- Cooperation and coordination among human services providers, including governmental entities, strengthens the human services delivery system and results in better service for people.

General Timeline

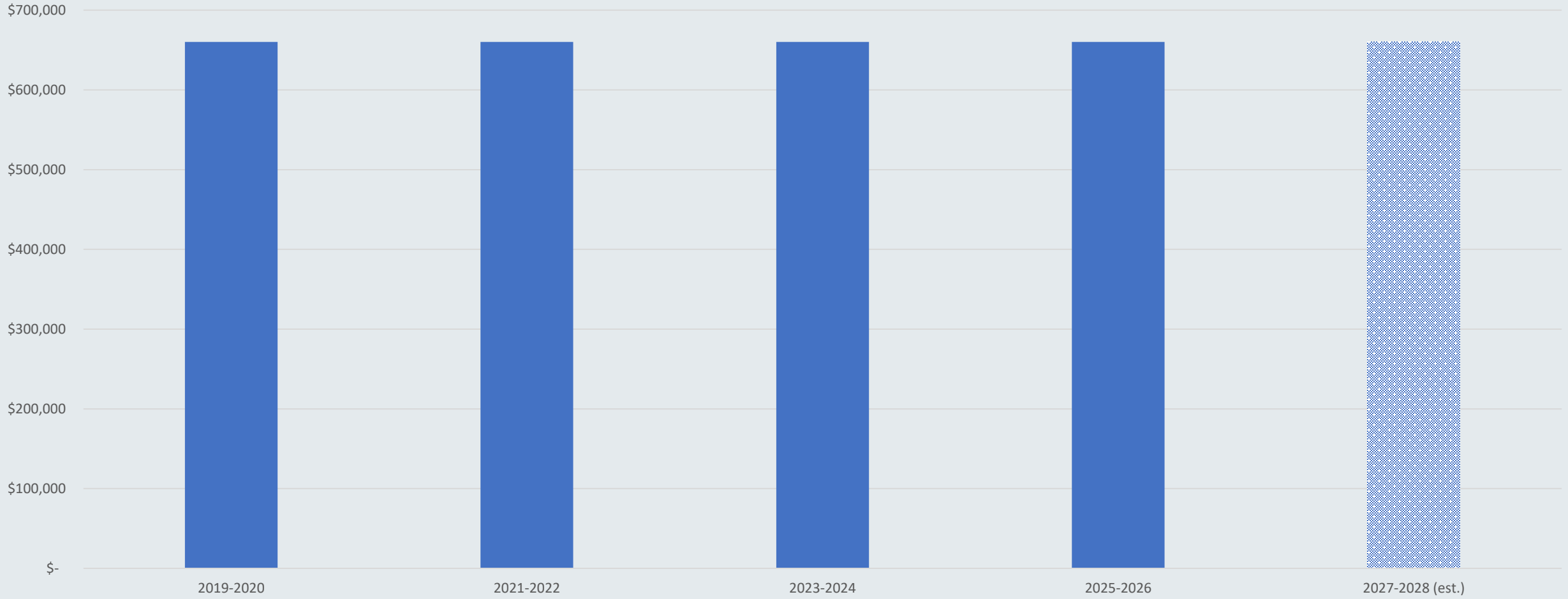


Planned Funding Level

- Plan for a total 2027-2028 award of $660,000.
- Funding is supported by the General Fund
- Applicants may seek a minimum annual award of $10,000 and a maximum annual award of $165,000 (to reflect 50% of total available funds in any given year).

July 14, 2026

Awards
(2019-2026 Actual, 2027-2028 Recommended)



July 14, 2026

Organization Eligibility for Human Services Funding Awards

- Applicants must be:
  - Tax-exempt status under section 501(c)(3) of the Internal Revenue Code status.
  - In continuous operation for a minimum of two years
  - Alternatively, entities not meeting the first two requirements may apply under the fiscal sponsorship of another organization with the required status. The fiscal sponsor provides fiduciary oversight of the project and must agree to enter into the funding contract with the City.
- Funding must be used for:
  - Majority of services provided on Bainbridge Island or for its residents for the provision of health, housing and/or human services on Bainbridge Island.
  - To be for services provided during calendar year 2027 and 2028.

Evaluation Criteria
(set by City of Bainbridge Island)

- **Impact**
  - Does the proposal improve services on Bainbridge Island? Specifically identify how it will:
    - Involve significant community participation;
    - Create access to human services activities;
    - Strengthen organizational capacity; and/or foster opportunities for collaboration within the human services sector.

- **Community Need**
  - Strength of the demonstration that there is a significant need in our community via recent demographic and/or usage data and trends.
  - Clarity of explanation of how the proposal prevents duplicating other services for Bainbridge Island residents.

Evaluation Criteria
(set by City of Bainbridge Island)

- **Organizational Capacity**
  - Is this service likely to continue operating throughout the two-year cycle (and beyond)? Will the City's funds be used wisely and responsibly?
  - Does the organization have a successful track record or expertise in delivering the type of services described in the proposal?
  - Clarity of who the applicant is, what they do, what they are requesting, and who they serve

- **Equity and Inclusion**
  - Does the proposal show how the organization's work contributes to a more diverse, equitable, inclusive, and accessible Bainbridge?
  - Does it describe how the organization has worked towards a greater understanding of DEI?

Evaluation Criteria
(set by City of Bainbridge Island)

- **Alignment**
  - Does the proposal align with the goals of the City's Human Services element of the Comprehensive Plan in that it:
    - Supports the element's goals
    - Supports overall City values related to climate, equity and inclusion, and sustainable transportation

Proposed Scoring Matrix

(total of 100 points)

July 14, 2026

Topic	Description	Maximum Score
Impact	Does the proposal improve services on Bainbridge Island? Specifically identify how it will: • Involve significant community participation; • Create access to human services activities; • Strengthen organizational capacity; and/or foster opportunities for collaboration within the human services sector.	30 points
Community Need	Strength of the demonstration that there is a significant need in our community via recent demographic and/or usage data and trends. Clarity of explanation of how the proposal prevents duplicating other services for Bainbridge Island residents.	25 points
Organizational Capacity	Is this service likely to continue operating throughout the two-year cycle (and beyond)? Will the City's funds be used wisely and responsibly? Does the organization have a successful track record or expertise in delivering the type of services described in the proposal? Clarity of who the applicant is, what they do, what they are requesting, and who they serve	20 points
Equity and Inclusion	Does the proposal show how the organization's work contributes to a more diverse, equitable, inclusive, and accessible Bainbridge? Does it describe how the organization has worked towards a greater understanding of DEI?	15 points
Alignment	Does the proposal align with the goals of the City's Human Services element of the Comprehensive Plan in that it: • Supports the element's goals • Supports overall City values related to climate, equity and inclusion, and sustainable transportation	10 points

Next Steps: 2027-2028 Human Services Funding Awards

July 14, 2026

- **Tonight**
  - Confirm criteria
  - Confirm amount to be awarded

- **Summer**
  - Continue to recruit Human Services Task Force members
  - Issue Request for Proposals

- **Fall**
  - Task Force member appointment, review and recommendation process
  - Council consideration and approval of awards

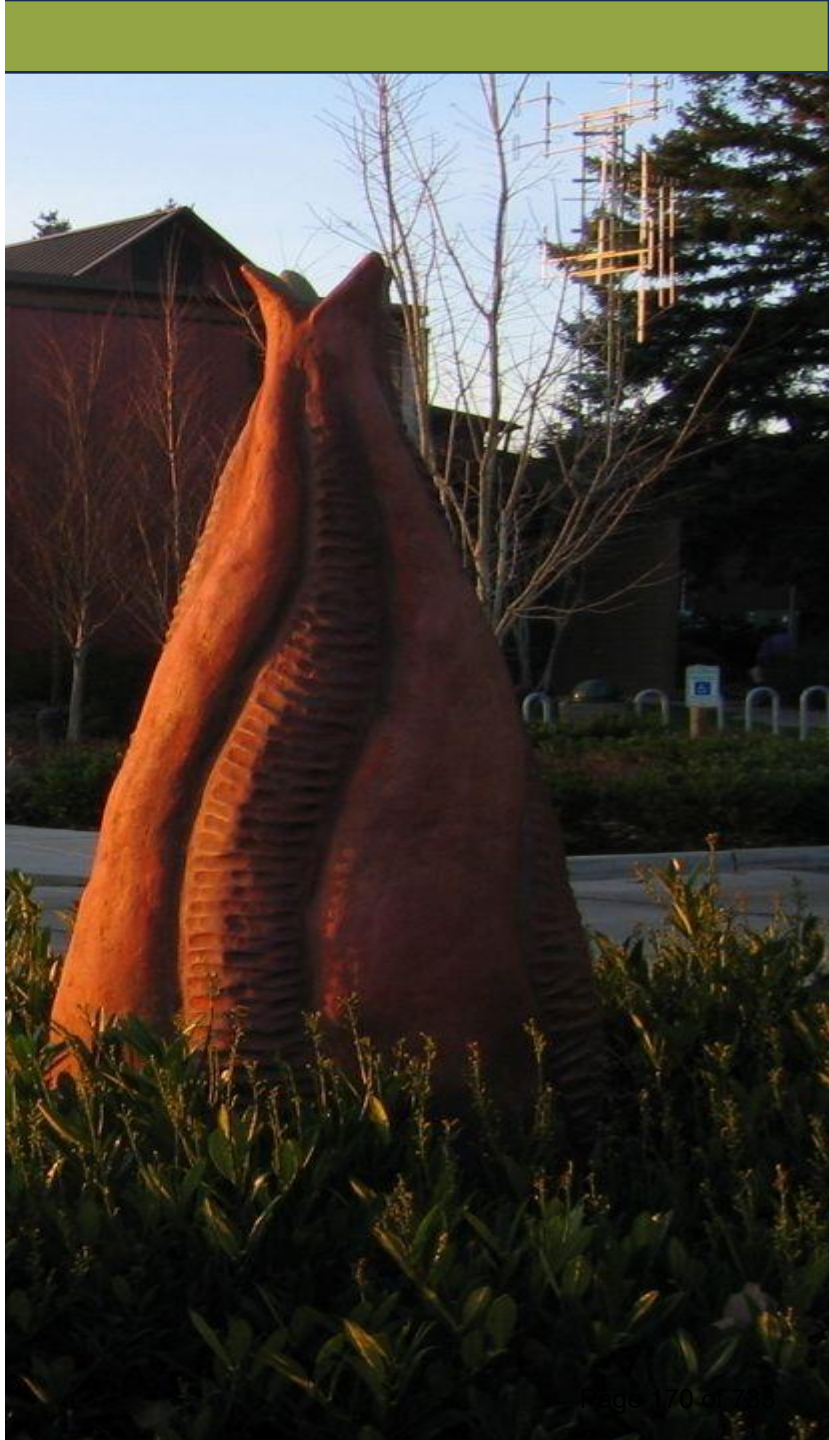


Thank you

CITY OF
BAINBRIDGE ISLAND

Submitted by:
Adam Nebenzahl
Executive Department

anebenzahl@bainbridgewa.gov



CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Authorize the City Manager to Execute a License Agreement with the Young Women's Christian Association of Kitsap County (YWCA) Providing Office Space to Provide Community Support Services within the Ted Spearman Justice Center

Department: Executive

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Authorize the City Manager to enter into a License Agreement with the YWCA for use of office space within the Ted Spearman Justice Center.

Narrative:

For many years, the YWCA has provided on-site advocacy and support services for survivors of domestic violence within the City's court facility, offering immediate assistance to individuals navigating the legal process. These services help connect survivors with critical resources, safety planning, and community support while improving access to justice for vulnerable members of the community. To continue this longstanding partnership, the City proposes entering into a formal written agreement with the YWCA that establishes the terms and conditions under which these services will continue to be provided within the court building.

Fiscal Impact:

0

Community Engagement and Outreach:

Attachments:

1. YWCA-COBI License Agreement

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("License" or "Agreement") is entered into by the City of Bainbridge Island, a Washington municipal corporation ("City") and the Young Women's Christian Association of Kitsap County, a Washington nonprofit corporation ("YWCA"), for the purpose hereafter set forth.

RECITALS

WHEREAS the City owns the Ted Spearman Justice Center located at 8804 Madison Ave N, which houses both the City of Bainbridge Island Court and Police Department; and

WHEREAS the YWCA has a long-standing relationship with the City, providing domestic violence support to residents on court dates; and

WHEREAS the City will provide to YWCA reserved space in the Ted Spearman Justice Center in consideration of the community service provided for free to community members in need; and

WHEREAS the City and YWCA wish to establish a written agreement for the area within the Ted Spearman Justice Center reserved for YWCA use.

NOW, THEREFORE, in consideration of the mutual promises of the City and the YWCA, and of other good and valuable consideration, the City and the YWCA agree as follows:

AGREEMENT

1. License Granted. The City hereby grants to the YWCA a license to access and use room #218 within the Ted Spearman Justice Center ("Office"), depicted in Exhibit A, according to the terms and conditions set forth in this License.

2. Term of License. This License shall be valid for a period of five years from the Effective Date described below, unless sooner amended or terminated as provided below. This License may be renewed or amended upon mutual agreement of the parties.

3. Payment. This Agreement does not provide for payment of any monetary compensation between the City and the YWCA.

4. YWCA Obligations. The YWCA provides support services for survivors of domestic violence, including advocacy-based counseling, safety planning, legal advocacy, children's support services, a 24-hour Crisis Line, housing advocacy, community-based support groups, food, clothing, transportation, and community education. In exchange for access and use of the Office, the YWCA shall:

A. Staff the Office for a minimum of 8 hours/week during regular business hours, including days when the Court is in session (Tuesdays);
B. Use the Office to:
    i. Provide immediate intervention for survivors of domestic violence;
    ii. Provide individualized advocacy-based counseling and resource and referral information appropriate to special needs of participants and children;
    iii. Provide on-going community-based support group for survivors of domestic violence.
    iv. Provide supportive services to children from violent homes and youth who are at-risk of abuse and neglect;
    v. Provide court advocacy and legal information to survivors involved in court proceedings;
    vi. Provide community education and information on the nature, scope, and dynamics of domestic violence;
C. Provide a 24-hour Crisis Line; and
D. Provide staffing to support the obligations outlined in Section 4.B above;
E. Supply the City with all information, curricula, and office materials created in performance of the obligations outlined in Section 4.B above; and
F. A computer, printer, and file cabinet that shall be stored in the Office.

YWCA agrees that all services will be provided with victim safety and confidentiality as the highest priority. YWCA further agrees that it shall not use the Office for any purpose, other than those outlined in this Section.

5. **City Obligations**. In support of YWCA's use of the Office, the City shall supply the following to YWCA:

A. Access to the Office a minimum of 8 hours per week, on a schedule to be mutually agreed upon by the parties;
B. A desk, chair, and telephone with telephone service;
C. Access to electricity and internet sufficient to support a computer, and telephone (devices provided by YWCA); and
D. Access to a restroom

6. **Condition of Property.** The YWCA covenants and warrants that it is familiar with and has fully inspected the Office and that it is reasonably safe and suitable for the YWCA's intended uses as permitted under this License. The YWCA accepts the Office "as-is" without warranty of any kind, whether express or implied. Upon expiration or termination of this License, YWCA shall surrender the Office to the City in the same condition as it was received with the exception of ordinary wear and tear.

7. Utilities. The YWCA shall be entitled to use shared power within the Office and the shared restroom facilities ("Facilities") within the Ted Spearman Justice Center.

8. Costs. The YWCA shall be solely responsible for all costs associated with the YWCA's authorized uses of the Office. The City shall not be obligated to contribute funds to the YWCA or otherwise make expenditures in support of the YWCA's uses, except as expressly provided in this License.

9. Damages from Use. The YWCA shall be solely responsible for all damage to the Office or Facilities arising from the YWCA's uses, including but not limited to, any damage to the Office or facilities caused by or arising out of the YWCA's use or the use of any invitee, employee, volunteer, or other person using the Office with the permission of the YWCA. Ordinary wear and tear shall not be the YWCA's responsibility except as provided in this License. If the YWCA's use causes damage to the Office or Facilities, the YWCA shall promptly repair such damage at no cost the City.

10. Maintenance by the City. Except as provided in this License, the City shall not be obligated to make any repairs or improvements to the Office as a condition of this License.

A. **Capital Repairs**. Notwithstanding anything in this License to the contrary, the City shall be responsible for making any necessary capital repairs to any infrastructure owned by the City and used in connection with the Office.

11. Access by City. The City shall retain the right to enter the Office at any time.

12. Alterations. Except as otherwise provided in this License, the YWCA shall not make any permanent additions or alterations to the Office without the consent of the City.

13. Liens. The YWCA shall not suffer any lien to be recorded against the City as a consequence of any action of the YWCA, including but not limited to, liens of contractors, subcontractors, or suppliers related to any maintenance or work completed at the YWCA's request. In the event that any such lien is filed, the YWCA shall immediately satisfy and remove the same, provided, that if the correctness or validity of a claim of lien filed pursuant to Chapter 60.04 RCW is disputed by the YWCA, the YWCA may exercise its rights to bond for the amount of the lien in lieu of payment as provided in RCW 60.04.161, as the same exists or may hereafter be amended, as long as the lien is released by the filing of the bond.

14. License. This License is a license to use property and does not grant the YWCA any property interest, by lease or otherwise, in the Ted Spearman Justice Center or any permanent structure located thereon.

15. Nondiscrimination and Compliance with Laws.

A. Nondiscrimination. The YWCA agrees not to discriminate against any programming participant, employee or applicant for employment, or any other person in the performance of this License or the use of the Office because of race, creed, color,

national origin, marital status, sex, sexual orientation, age, disability, gender identity, or other circumstance prohibited by federal, state, or local law or ordinance, except for a bona fide occupational qualification.

B. Compliance. The YWCA shall comply with all federal, state, and local laws and ordinances applicable to the uses made under this License.

C. Material Breach. Violation of this section shall be a material breach of this License and grounds for cancellation, termination, or suspension by the City, in whole or in part, and may result in ineligibility for further licenses or agreements with the City.

16. Indemnification. The YWCA agrees to indemnify, defend, and hold harmless the City, its employees, officers, volunteers, agents, successors, and assigns from and against any and all damages, injuries, claims, or other liability of whatsoever kind or nature (including, but not limited to, reasonable attorneys' fees) incurred by the YWCA, or the YWCA's invitees, guests, tenants, or other third parties, relating to, resulting from, directly arising from, or associated with the YWCA's use of the Office under this License, except for injuries and damages caused by the sole negligence or sole intentional misconduct of the City. The YWCA expressly agrees that the indemnity obligations in this License shall apply to claims brought against the City, its officers, volunteers, agents, successors, and assigns by employees or agents of the YWCA, notwithstanding any immunity provisions of the worker's compensation or industrial insurance statutes. This indemnification shall survive the expiration or termination of this License.

17. Insurance. The YWCA shall maintain the insurance described in Exhibit B.

18. Termination.

A. Termination by City for Default. The City may terminate this License at any time if the YWCA defaults in the performance of any of its material obligations under this License. In such event, the City shall provide written notice of termination to the YWCA setting forth the nature of the default, and the YWCA shall have sixty (60) days to cure such default and avoid termination, provided, that if the alleged default is such that it cannot reasonably be cured within sixty (60) days, the YWCA may cure such default by commencing in good faith to cure the default promptly after its receipt of such written notice and prosecuting the cure of such default to completion with diligence and continuity within a reasonable time thereafter. If the default is not cured as provided in this subsection, this License shall terminate.

B. Termination by City for Convenience. The City may terminate this License at any time without cause by providing six (6) months' written notice to the YWCA.

C. Termination for Failure to Maintain Insurance. As provided in the Insurance Requirements in Exhibit B, the City may terminate this License immediately if the YWCA fails to maintain the required insurance and fails to cure its noncompliance within five (5) days after notice by the City.

D. Termination by the YWCA for Convenience. The YWCA may terminate this License at any time without cause upon providing sixty (60) days' written notice to the City.

E. Automatic Termination. This License shall automatically terminate if:

(i) The YWCA files a petition for bankruptcy, reorganization, or similar arrangement under any statute, or makes an assignment for the benefit of creditors, or takes advantage of any statute relating to insolvency; or

(ii) A case in bankruptcy or receivership under the laws of any state is commenced against the YWCA, unless the same is dismissed within sixty (60) days after commencement; or

(iii) The YWCA dissolves as a nonprofit corporation, voluntarily or involuntarily, or changes from a nonprofit corporation to a for profit corporation; or

(iv) The YWCA ceases to be a 501(c)(3) organization under the Internal Revenue Code; or

F. Effect of Termination or Expiration. Upon the expiration or termination of this License, the rights and obligations of the parties under this License shall terminate except as provided herein. The YWCA shall thereafter have no further authority to use the Office. The YWCA shall immediately vacate any and all portions of the Office used and occupied by the YWCA and shall remove any personal property of the YWCA from the premises.

19. Sublicensing and Assignment. This License, or any interest herein or claim hereunder, shall not be sublicensed, assigned or transferred in whole or in part by the YWCA to any other person or entity.

20. Extent of License – Modification. This License, together with attachments or addenda, represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This License may be amended, modified, or added to only by written instrument properly signed by both parties.

21. Severability.

A. Invalidity. If a court of competent jurisdiction holds any part, term, or provision of this License to be illegal or invalid, in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the License did not contain the particular provision held to be invalid.

B. Conflicts. If any provision of this License is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed

inoperative and null and void insofar as it may conflict and shall be deemed modified to conform to such statutory provision.

22. Fair Meaning. The terms of this License shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship.

23. Nonwaiver. A waiver by either party hereto of a breach by the other party hereto of any covenant or condition of this License shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay, or failure of either party to insist upon strict performance of any agreement, covenant, or condition of this License, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such agreement, covenant, condition, or right.

24. Notices. Unless stated otherwise herein, all notices and demands shall be in writing and sent or hand-delivered to the parties at their addresses as follows:

To the City:
City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110
Attention: City Manager

To the YWCA:
YWCA of Kitsap County
905 Pacific Avenue
PO Box 559
Bremerton, WA 98337
Attention: Executive Director

or to such addresses as the parties may hereafter designate in writing. Notices and/or demands shall be sent by registered or certified mail, postage prepaid, or hand-delivered. Such notices shall be deemed effective when mailed or hand-delivered at the addresses specified above.

25. Survival. Any provision of this License which imposes an obligation after termination or expiration of this License shall survive the term or expiration of this License and shall be binding on the parties to this License.

26. Governing Law. This License shall be governed by and construed in accordance with the laws of the State of Washington.

27. Venue. The venue for any action to enforce or interpret this License shall lie in the Superior Court of Washington for Kitsap County, Washington.

28. Attorney's Fees. If either party commences litigation against the other to enforce this License or to redress any breach thereof, the prevailing party in any such litigation shall be entitled to recover its costs and reasonable attorney's fees from the non-prevailing party.

29. **Counterparts.** This License may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.

30. **No Third-Party Beneficiaries**. This Agreement is entered into solely for the benefit of the Parties and their respective permitted successors and assigns. Nothing in this Agreement, express or implied, is intended to confer upon any person or entity other than the Parties and their respective permitted successors and assigns any legal or equitable right, benefit, remedy, or claim of any nature whatsoever under or by reason of this Agreement.

IN WITNESS WHEREOF, the parties have executed this License effective as of the later of the signature dates included below ("Effective Date").

YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF KITSAP COUNTY	CITY OF BAINBRIDGE ISLAND
Date:_____	Date:_____
By:_____	By:_____
Name:	Name: Ellen Schroer
Title:	Title: Interim City Manager
Tax ID #_____	
City Business License #_____	

EXHIBIT A
DESCRIPTION OF LICENSED PROPERTY

Office space designated for YWCA is highlighted in below image.

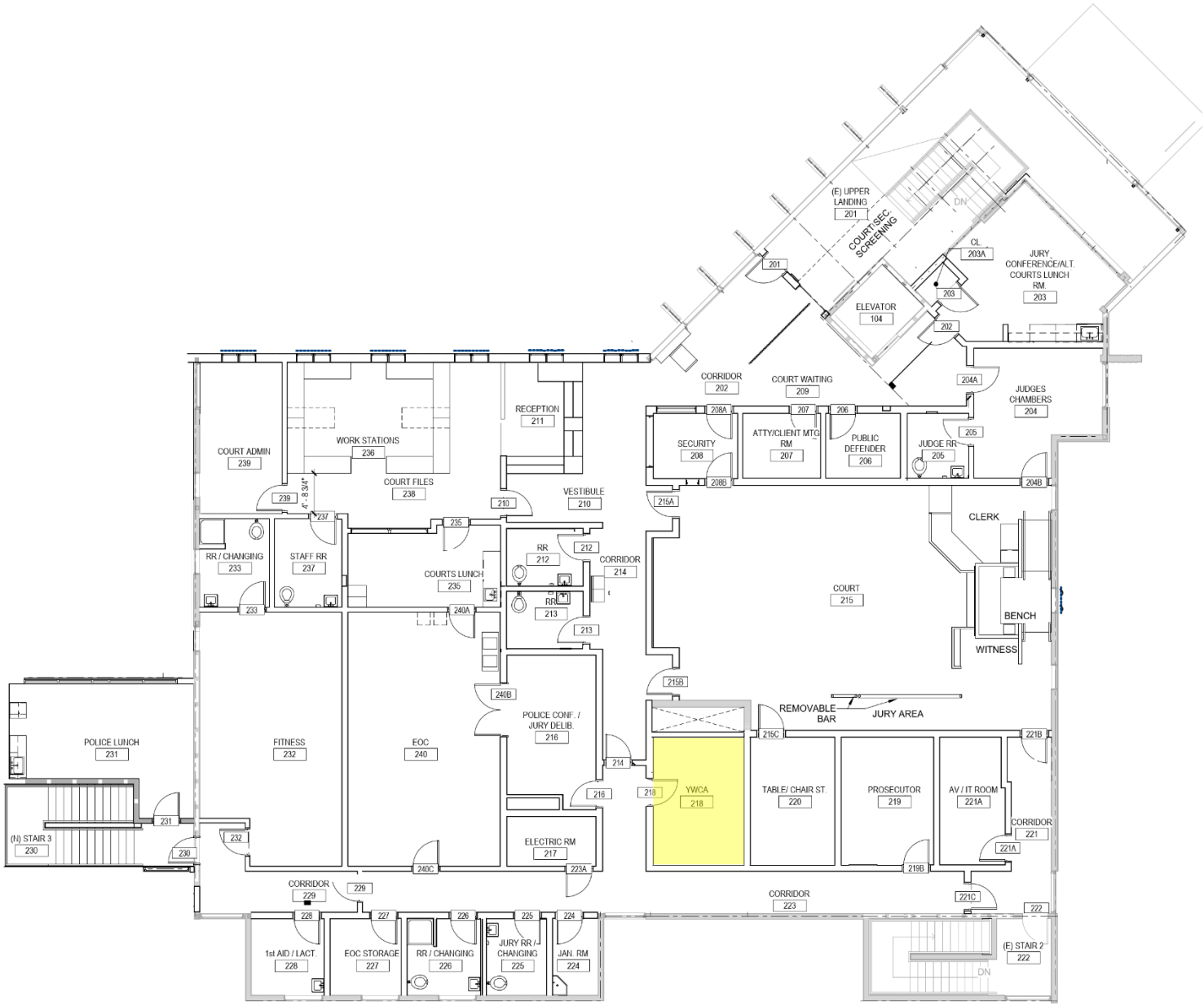


EXHIBIT B

INSURANCE REQUIREMENTS

A. Insurance Term

The YWCA shall procure and maintain for the duration of the License insurance against claims for injuries to persons or damage to property which may arise from or in connection with the property uses by the YWCA, its agents, representatives, or employees.

B. No Limitation

The YWCA's maintenance of insurance as required by the License shall not be construed to limit the liability of the YWCA to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

C. Minimum Scope of Insurance

The YWCA shall obtain insurance of the types and coverage described below:

1. Automobile Liability insurance covering all owned, non-owned, hired, and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.

2. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap liability, independent contractors, and personal injury and advertising injury. The City shall be named as an additional insured under the YWCA's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.

3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

D. Minimum Amounts of Insurance

The YWCA shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of $1,000,000 per accident.

2. Commercial General Liability insurance shall be written with limits no less than $1,000,000 each occurrence, $2,000,000 general aggregate.

E. Other Insurance Provision

The YWCA's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of YWCA's insurance and shall not contribute with it.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII, provided, however, Propel Insurance Company, as the YWCA's current insurance provider for General Liability and Auto Insurance, shall be acceptable for all purposes.

G. Verification of Coverage

Before commencing use occupancy under the License, the YWCA shall provide to the City a Certificate of Insurance evidencing the required insurance. The YWCA shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the YWCA before commencement of the uses and occupancy. The City reserves the right to request and receive a certified copy of all required insurance policies.

H. Notice of Cancellation

The YWCA shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.

I. Failure to Maintain Insurance

Failure on the part of the YWCA to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving fourteen (14) days' notice to the YWCA to correct the breach, immediately terminate this License or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand.

J. City Full Availability of Property Manager Limits.

If the YWCA maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the YWCA, irrespective of whether such limits maintained by the YWCA are greater than those required by this License or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the YWCA.

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Authorize the City Manager to Accept a Grant ($1,000,000) in Partnership with Housing Resources Bainbridge (HRB) from the Washington State Department of Commerce Connecting Housing to Infrastructure Program (CHIP) for Utility Improvements for the Finch Green Affordable Housing Project

Department: Executive

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

Authorize the City Manager to accept a grant of $1,000,000 and increase appropriation authority by this amount in a future budget amendment ordinance.

Narrative:

The Washington State Department of Commerce (DOC) has a Connecting Housing to Infrastructure Program (CHIP) to fund development charges and utility improvements for new affordable housing projects. Per Council direction on August 12, 2025, the City applied for a CHIP grant in partnership with Housing Resources Bainbridge (HRB), and the DOC awarded the City this grant for $1,000,000. The Finch Green Project, located at Bethany Lutheran, is a 100% affordable housing project with 22 single family homes consisting of of 2, 3, and 4 bedrooms. If the City Manager is authorized to accept this award, this funding opportunity will pay for $1,000,000 in project construction utility infrastructure costs. The City and HRB have entered into a Memorandum of Understanding, guiding the working

relationship between the two organizations.

Fiscal Impact:

$1,000,000 in pass-through costs from the Department of Commerce. Appropriation will be added to the 2027-28 Proposed Biennial budget where expenses will be paid in 2027.

Community Engagement and Outreach:

Attachments:

1. CHIP Finch Green Award Letter
2. COM 26-96330-116 Bainbridge Finch Green Draft City Final

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

January 15, 2026

City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110
Delivered via Email to Laura Shear: lshear@bainbridgewa.gov

RE: Connecting Housing to Infrastructure (CHIP) Grant

Dear CHIP recipient:

Congratulations! I am pleased to inform you that City of Bainbridge Island has been awarded $1,000,000.00 from the Connecting Housing to Infrastructure Program (CHIP) for the Finch Green project. Funding for this program is provided from the State Building Construction Account, and your grant will be governed by those rules.

Commerce is planning to announce these awards in a press release and other communications. Please keep news of your award embargoed until Commerce's announcement.

This grant will be administered by the Growth Management Services (GMS) unit of the Washington Department of Commerce. All pre-contracting requirements must be met prior to executing a contract and before drawing down any funds. If not already provided, these may include:

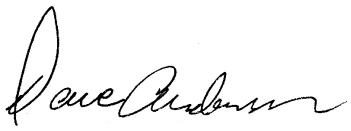
- Proof of site control.
- A project schedule showing affordable housing development be able to begin construction within 24 months of the award.
- Documentation of a program that will monitor affordability of units for a minimum of 25 years or securitization (covenant and/or note and deed of trust for affordable housing units) if no other partner.
- For reimbursement of waived system development charges, documentation of waived charges/fees or a letter of commitment that the fees will be waived and the timeframe for such waiver.
- Documentation of consultation with Department of Archeology and Historic Preservation (DAHP) and affected tribes is completed or in process, consistent with GEO 21-02. With this letter, Commerce delegates consultation authority to the grantee. Please complete the

EZ-1 form and submit to DAHP, and ensure Commerce is included in subsequent communications.

Once all pre-contracting requirements have been met, a contract will be prepared and sent for signature via Docusign. Once both parties have signed the contract, we will send the fully executed contract. More information is available in the CHIP Handbook located at www.commerce.wa.gov/chip/.

Anne Anderson will be in touch with you to develop the contract(s) and answer any questions you may have. Her email is Anne.Anderson@commerce.wa.gov, and her phone number is (206) 613-7498.

Sincerely,



Dave Andersen, AICP
Managing Director
Growth Management Services

cc:
Anne Fritzel, AICP, Housing Programs Manager, Growth Management Services
Mischa Venables, CHIP Program Manager, Growth Management Services
Anne Anderson, CHIP Contracts Manager, Growth Management Services

Capital Agreement with

City of Bainbridge Island

through

Connecting Housing to Infrastructure Program (CHIP)

Contract Number:
26-96330-116

For

To support the development of affordable housing by paying for utility infrastructure improvements for the Finch Green project

Dated: Tuesday, July 1, 2025

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Face Sheet

Contract Number 26-96330-116

Growth Management Services
Connecting Housing to Infrastructure Program

1. Grantee City of Bainbridge Island 280 Madison Ave N Bainbridge Island, WA 98110		**2. Project Name and Address** Finch Green 7968 Finch Road NE Bainbridge Island, Washington 98110	
3. Grantee Representative Laura Shear Management Analyst lshear@bainbridgewa.gov		**4. COMMERCE Representative** Mischa Venables CHIP Project Manager (360)725-3088 Mischa.venables@commerce.wa.gov	PO Box 42525 1500 Jefferson Street Olympia, WA 98504
5. Contract Amount $1,000,000	**6. Funding Source** **Federal:** ☐ **State:** ☒ **Other:** ☐ **N/A:** ☐	**7. Start Date** July 1, 2025	**8. End Date** June 30, 2027, subject to reappropriation
9. Federal Funds (as applicable) $0.00	**Federal Agency:** N/A	**ALN** N/A	
10. Tax ID # 91-6001663	**11. SWV #** SWV0019249-00	**12. UBI #** 189-002-241	**13. UEI #**
14. Award Method ☐ **Non-Competitive** x **Competitive**	**NOFO/RFX #** N/A	**Proviso #** 40000675	

15. Contract Purpose
To support the development of affordable housing by paying for utility infrastructure improvements for the Finch Green project

COMMERCE, defined as the Department of Commerce, and Grantee acknowledge and accept the terms of this Contract and attachments and have executed this Contract on the date below to start as of the date and year referenced above. The rights and obligations of both parties to this Contract are governed by this Contract and the following other documents incorporated by reference: Grantee Terms and Conditions including Attachment "A" - Scope of Work, Attachment "B" – Budget, and Attachment "C" – Commitment of Continued Affordability.

FOR GRANTEE	**FOR COMMERCE**
_____ Ellen Schroer, Interim City Manager eschroer@bainbridgewa.gov	_____ Mark K. Barkley, Assistant Director Local Government Division
_____ Date	_____ Date **APPROVED AS TO FORM ONLY** **BY ASSISTANT ATTORNEY GENERAL** **APPROVAL ON FILE**

Special Terms and Conditions

1. CONTRACT MANAGEMENT

The Representative for each of the parties shall be responsible for and shall be the contact person for all communications and billings regarding the performance of this Contract.

The Representative for COMMERCE and their contact information are identified on the Face Sheet of this Contract.

The Representative for the Grantee and their contact information are identified on the Face Sheet of this Contract.

2. COMPENSATION

COMMERCE shall pay an amount not to exceed $1,000,000, (One million dollars) for the performance of all things necessary for or incidental to the performance of work as set forth in the Scope of Work. Grantee's compensation for services rendered shall be in accordance with Attachment A, Scope of Work, Attachment B, Budget, and Attachment C, Commitment of Continued Affordability.

3. BILLING PROCEDURES AND PAYMENT

COMMERCE will pay Grantee upon acceptance of services provided and receipt of properly completed invoices, including backup documentation of costs, which shall be submitted to the Representative for COMMERCE via email, or the Commerce Contracts Management System.

Invoices shall describe and document, to COMMERCE's satisfaction, a description of the work performed, the progress of the project, and fees.
Each invoice/reimbursement request will either be submitted through the Commerce Contracts Management System or submitted to Commerce with a complete and signed Invoice Voucher (Form A-19) provided by a COMMERCE Representative and shall include the Contract Number 26-96330-116. Backup documentation detailing each cost, including invoices or receipts, must accompany any single expenses in the amount of $50.00 or more in order to receive reimbursement.
Payment shall be considered timely if made by COMMERCE within thirty (30) calendar days after receipt of properly completed invoices. Payment shall be sent to the address designated by the Grantee.

COMMERCE may, in its sole discretion, terminate the Contract or withhold payments claimed by the Grantee for services rendered if the Grantee fails to satisfactorily comply with any term or condition of this Contract.

No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by COMMERCE.

Duplication of Billed Costs

The Grantee shall not bill COMMERCE for services performed under this Agreement, and COMMERCE shall not pay the Grantee for said services, if the Grantee is entitled to payment from, or has been or will be paid by, any other source, including grants, for those services.

Disallowed Costs

The Grantee is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subcontractors.

COMMERCE may, in its sole discretion, withhold ten percent (10%) from each payment until acceptance by COMMERCE of the final report (or completion of the project, etc.).

Line Item Modification of Budget

A. Notwithstanding any other provision of this contract, the Grantee may, at its discretion, make modifications to line items in the Budget (Attachment B) to respond to changes in project costs.
B. The Grantee shall notify COMMERCE in writing (by email or regular mail) when proposing any budget modification or modifications to a line item of the Budget (Attachment B).
C. Any such budget modification or modifications as described above shall require the written approval of COMMERCE (by email), and such written approval shall amend the Budget. Each party to this contract will retain and make any and all documents related to such budget modifications a part of their respective contract file.
D. Nothing in this section shall be construed to permit an increase in the amount of funds available for the Project, as set forth in the Face Sheet of this contract, nor does this section allow any proposed changes to the Scope of Work under Attachment A, without specific written approval from COMMERCE by amendment to this contract.

4. SUBCONTRACTOR DATA COLLECTION

Grantee will submit reports, in a form and format to be provided by Commerce and at intervals as agreed by the parties, regarding work under this Contract performed by subcontractors and the portion of Contract funds expended for work performed by subcontractors, including but not necessarily limited to minority-owned, woman-owned, and veteran-owned business subcontractors. "Subcontractors" shall mean subcontractors of any tier.

5. HISTORICAL OR CULTURAL ARTIFACTS

Prior to approval and disbursement of any funds awarded under this Contract, Grantee shall complete the requirements of Governor's Executive Order 21-02, where applicable, or Grantee shall complete a review under Section 106 of the National Historic Preservation Act, if applicable. Grantee agrees that the Grantee is legally and financially responsible for compliance with all laws, regulations, and agreements related to the preservation of historical or cultural resources and agrees to hold harmless COMMERCE and the state of Washington in relation to any claim related to such historical or cultural resources discovered, disturbed, or damaged as a result of the project funded by this Contract.

In addition to the requirements set forth in this Contract, Grantee shall, in accordance with Governor's Executive Order 21-02 coordinate with Commerce and the Washington State Department of Archaeology and Historic Preservation ("DAHP"), including any recommended consultation with any affected tribe(s), during Project design and prior to construction to determine the existence of any tribal cultural resources affected by Project. Grantee agrees to avoid, minimize, or mitigate impacts to the cultural resource as a continuing prerequisite to receipt of funds under this Contract.

The Grantee agrees that, unless the Grantee is proceeding under an approved historical and cultural monitoring plan or other memorandum of agreement, if historical or cultural artifacts are discovered during construction, the Grantee shall immediately stop construction and notify the local historical preservation officer and the state's historical preservation officer at DAHP, and the Commerce Representative identified on the Face Sheet. If human remains are uncovered, the Grantee shall report the presence and location of the remains to the coroner and local enforcement immediately, then contact DAHP and the concerned tribe's cultural staff or committee.

The Grantee shall require this provision to be contained in all subcontracts for work or services related to the Scope of Work attached hereto.

In addition to the requirements set forth in this Contract, Grantee agrees to comply with RCW 27.44 regarding Indian Graves and Records; RCW 27.53 regarding Archaeological Sites and Resources; RCW 68.60 regarding Abandoned and Historic Cemeteries and Historic Graves; and WAC 25-48 regarding Archaeological Excavation and Removal Permit.

Completion of the requirements of Section 106 of the National Historic Preservation Act shall substitute for completion of Governor's Executive Order 21-02.

In the event that the Grantee finds it necessary to amend the Scope of Work the Grantee may be required to re-comply with Governor's Executive Order 21-02 or Section 106 of the National Historic Preservation Act.

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6. INSURANCE

Each party certifies that it is self-insured under the State's or local government self-insurance liability program and shall be responsible for losses for which it is found liable.

7. FRAUD AND OTHER LOSS REPORTING

Grantee shall report in writing all known or suspected fraud or other loss of any funds or other property furnished under this Contract immediately or as soon as practicable to the Commerce Representative identified on the Face Sheet.

8. CERTIFICATION REGARDING DEBARMENT, SUSPENSION OR INELIGIBILITY AND VOLUNTARY EXCLUSION- PRIMARY AND LOWER TIER COVERED TRANSACTIONS

A. Grantee, defined as the primary participant and it principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief they:

- **i.** Are not presently debarred, suspended, proposed for debarment, and declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency.
- **ii.** Have not within a three-year period preceding this Grant, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
- **iii.** Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of federal Executive Order 12549; and
- **iv.** Have not within a three-year period preceding the signing of this Grant had one or more public transactions (Federal, State, or local) terminated for cause of default.

B. Where the Grantee is unable to certify to any of the statements in this Grant, the Grantee shall attach an explanation to this Grant.

C. The Grantee agrees by signing this Grant that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by COMMERCE.

D. The Grantee further agrees by signing this Grant that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

LOWER TIER COVERED TRANSACTIONS

i. The lower tier Grantee certifies, by signing this Grant that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

ii. Where the lower tier Grantee is unable to certify to any of the statements in this Grant, such Grantee shall attach an explanation to this Grant.

E. The terms **covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded**, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact COMMERCE for assistance in obtaining a copy of these regulations.

9. INDEMNIFICATION

Each party shall be solely responsible for the acts of its employees, officers, and agents.

10. NO THIRD-PARTY BENEFICIARIES

This Agreement is enforceable only by COMMERCE and GRANTEE and is not intended to establish any third-party entitlements, rights, or causes of action.

11. OWNERSHIP

Notwithstanding Sections 42 and 43 of the General Terms and Conditions, the City shall retain, and COMMERCE specifically disclaims, all right, title, and interest in deliverables reimbursed under this grant.

12. PUBLIC BENEFIT OF LATECOMER FEES

Any latecomer fees as defined by RCW 35.91.020 collected by the Grantee or Subgrantee at any tier arising from infrastructure funded in whole or in part by this Contract, shall be remitted to the Grantee's affordable housing fund or to another funding source designated by the Grantee in support of affordable housing in the community.

13. DOCUMENTATION AND SECURITY

The provisions of this section shall apply to all work performed under this Contract. COMMERCE reserves the right to review all state-funded projects and to require that work performed by Subcontractors of this Contract comply with this section.

A. Deed of Trust. This Grant Agreement shall be evidenced by a promissory note and secured by a deed of trust or other appropriate security instrument in favor of COMMERCE (the Deed of Trust) executed by landowner/sub recipient of the grant. The Deed of Trust shall be recorded in the County where the Project is located, and the original returned to COMMERCE after recordation within 90 calendar days of Grant Agreement execution. The Deed of Trust must be recorded before COMMERCE will reimburse the GRANTEE for any Project costs. The amount secured by the Deed of Trust shall be the amount of the Grant Agreement as set forth on the Face Sheet.

B. Term of Deed of Trust; Commitment Period. The Deed of Trust shall remain in full force and effect for a minimum period of 25 years from the date in which the property is improved upon and a statement of occupancy is issued for the purposes of affordable housing as intended under the funding. For single family housing units a partial reconveyance may be issued at the time of sale to qualified homeowner, but the affordability period will remain in effect under a covenant. For multi family housing units a reconveyance will be issued after the 25 year period has expired.

C. Title Insurance. The GRANTEE shall purchase an extended coverage lender's policy of title insurance insuring the lien position of the Deed of Trust in an amount not less than the amount of the grant.

D. Covenant. The property shall be covenanted for the purposes intended under the funding for a period of 25 years.

E. Subordination. COMMERCE may agree to subordinate its Deed of Trust upon request from a private or public lender. Any such request shall be submitted to COMMERCE in writing, and COMMERCE shall respond to the request in writing within 30 calendar days of receiving the request.

F. Deed of Trust on Leased Property. COMMERCE may require, at its sole discretion, a Deed of Trust on the fee interest of the real property where the Project is located, if the Project is on leased property.

14. ORDER OF PRECEDENCE

In the event of an inconsistency in this Contract, the inconsistency shall be resolved by giving precedence in the following order:

- Applicable federal and state of Washington statutes and regulations
- Special Terms and Conditions
- General Terms and Conditions
- Attachment A – Scope of Work
- Attachment B – Budget
- Attachment C – Commitment of Continued Affordability

General Terms and Conditions

1. DEFINITIONS

As used throughout this Contract, the following terms shall have the meaning set forth below:

A. "Authorized Representative" shall mean the Director and/or the designee authorized in writing to act on the Director's behalf.

B. "COMMERCE" shall mean the Washington Department of Commerce.

C. "Contract" or "Agreement" or "Grant" means the entire written agreement between COMMERCE and the Grantee, including any Exhibits, documents, or materials incorporated by reference. E-mail or Facsimile transmission of a signed copy of this contract shall be the same as delivery of an original.

D. "Grantee" shall mean the entity identified on the face sheet performing service(s) under this Contract, and shall include all employees and agents of the Grantee.

E. "Personal Information" shall mean information identifiable to any person, including, but not limited to, information that relates to a person's name, health, finances, education, business, use or receipt of governmental services or other activities, addresses, telephone numbers, social security numbers, driver license numbers, other identifying numbers, and any financial identifiers and "Protected Health Information" under the federal Health Insurance Portability and Accountability Act of 1996 (HIPAA).

F. "State" shall mean the state of Washington.

G. "Subcontractor" shall mean one not in the employment of the Grantee, who is performing all or part of those services under this Contract under a separate contract with the Grantee. The terms "subcontractor" and "subcontractors" mean subcontractor(s) in any tier.

2. ALLOWABLE COSTS

Costs allowable under this Contract are actual expenditures according to an approved budget up to the maximum amount stated on the Contract Award or Amendment Face Sheet.

3. ALL WRITINGS CONTAINED HEREIN

This Contract contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Contract shall be deemed to exist or to bind any of the parties hereto.

4. AMENDMENTS

This Contract may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.

5. AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, PUBLIC LAW 101-336, also referred to as the "ADA" 28 CFR Part 35

The Grantee must comply with the ADA, which provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.

6. APPROVAL

This contract shall be subject to the written approval of COMMERCE's Authorized Representative and shall not be binding until so approved. The contract may be altered, amended, or waived only by a written amendment executed by both parties.

7. ASSIGNMENT

Neither this Contract, nor any claim arising under this Contract, shall be transferred or assigned by the Grantee without prior written consent of COMMERCE.

8. ATTORNEYS' FEES

Unless expressly permitted under another provision of the Contract, in the event of litigation or other action brought to enforce Contract terms, each party agrees to bear its own attorneys' fees and costs.

9. CODE REQUIREMENTS

All construction and rehabilitation projects must satisfy the requirements of applicable local, state, and federal building, mechanical, plumbing, fire, energy and barrier-free codes. Compliance with the Americans with Disabilities Act of 1990 28 C.F.R. Part 35 will be required, as specified by the local building Department.

10. CONFIDENTIALITY/SAFEGUARDING OF INFORMATION

A. "Confidential Information" as used in this section includes:

i. All material provided to the Grantee by COMMERCE that is designated as "confidential" by COMMERCE;

ii. All material produced by the Grantee that is designated as "confidential" by COMMERCE; and

iii. All Personal Information in the possession of the Grantee that may not be disclosed under state or federal law.

B. The Grantee shall comply with all state and federal laws related to the use, sharing, transfer, sale, or disclosure of Confidential Information. The Grantee shall use Confidential Information solely for the purposes of this Contract and shall not use, share, transfer, sell or disclose any Confidential Information to any third party except with the prior written consent of COMMERCE or as may be required by law. The Grantee shall take all necessary steps to assure that Confidential Information is safeguarded to prevent unauthorized use, sharing, transfer, sale or disclosure of Confidential Information or violation of any state or federal laws related thereto. Upon request, the Grantee shall provide COMMERCE with its policies and procedures on confidentiality. COMMERCE may require changes to such policies and procedures as they apply to this Contract whenever COMMERCE reasonably determines that changes are necessary to prevent unauthorized disclosures. The Grantee shall make the changes within the time period specified by COMMERCE. Upon request, the Grantee shall immediately return to COMMERCE any Confidential Information that COMMERCE reasonably determines has not been adequately protected by the Grantee against unauthorized disclosure.

C. Unauthorized Use or Disclosure. The Grantee shall notify COMMERCE within five (5) working days of any unauthorized use or disclosure of any confidential information, and shall take necessary steps to mitigate the harmful effects of such use or disclosure.

11. CONFORMANCE

If any provision of this contract violates any statute or rule of law of the state of Washington, it is considered modified to conform to that statute or rule of law.

12. CONFLICT OF INTEREST

Grantee must maintain and comply with written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts. Grantee must comply with the following minimum requirements:

A. No employee, officer, or agent may participate in the selection, award, or administration of a contract if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the Grantee may neither solicit nor accept gratuities, favors, or anything of monetary value from Grantees or parties to subcontracts and must comply with RCW 39.26.020. However, Grantee may set standards for situations in which the financial interest is not substantial or the gift is an unsolicited item of nominal value. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the Grantee.

B. If the Grantee has a parent, affiliate, or subsidiary organization that is not a state, local government, or federally recognized tribe, the Grantee must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, the Grantee is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization.

13. COPYRIGHT

Unless otherwise provided, all Materials produced under this Contract shall be considered "works for hire" as defined by the U.S. Copyright Act and shall be owned by COMMERCE. COMMERCE shall be considered the author of such Materials. In the event the Materials are not considered “works for hire” under the U.S. Copyright laws, the Grantee hereby irrevocably assigns all right, title, and interest in all Materials, including all intellectual property rights, moral rights, and rights of publicity to COMMERCE effective from the moment of creation of such Materials.

“Materials” means all items in any format and includes, but is not limited to, data, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. “Ownership” includes the right to copyright, patent, register and the ability to transfer these rights.

For Materials that are delivered under the Contract, but that incorporate pre-existing materials not produced under the Contract, the Grantee hereby grants to COMMERCE a nonexclusive, royalty-free, irrevocable license (with rights to sublicense to others) in such Materials to translate, reproduce, distribute, prepare derivative works, publicly perform, and publicly display. The Grantee warrants and represents that the Grantee has all rights and permissions, including intellectual property rights, moral rights and rights of publicity, necessary to grant such a license to COMMERCE.

The Grantee shall exert all reasonable effort to advise COMMERCE, at the time of delivery of Materials furnished under this Contract, of all known or potential invasions of privacy contained therein and of any portion of such document which was not produced in the performance of this Contract. The Grantee shall provide COMMERCE with prompt written notice of each notice or claim of infringement received by the Grantee with respect to any Materials delivered under this Contract. COMMERCE shall have the right to modify or remove any restrictive markings placed upon the Materials by the Grantee.

14. DISALLOWED COSTS

The Grantee is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its Subcontractors.

15. DISPUTES

Except as otherwise provided in this Contract, when a dispute arises between the parties and it cannot be resolved by direct negotiation, either party may request a dispute hearing with the Director of COMMERCE, who may designate a neutral person to decide the dispute.

The request for a dispute hearing must:

- be in writing;
- state the disputed issues;
- state the relative positions of the parties;
- state the Grantee's name, address, and Contract number; and
- be mailed to the Director and the other party's (respondent's) Contract Representative within three (3) working days after the parties agree that they cannot resolve the dispute.

The respondent shall send a written answer to the requestor's statement to both the Director or the Director's designee and the requestor within five (5) working days.

The Director or designee shall review the written statements and reply in writing to both parties within ten (10) working days. The Director or designee may extend this period if necessary by notifying the parties.

The decision shall not be admissible in any succeeding judicial or quasi-judicial proceeding.

The parties agree that this dispute process shall precede any action in a judicial or quasi-judicial tribunal.

Nothing in this Contract shall be construed to limit the parties' choice of a mutually acceptable alternate dispute resolution (ADR) method in addition to the dispute hearing procedure outlined above.

16. DUPLICATE PAYMENT

Grantee certifies that work to be performed under this contract does not duplicate any work to be charged against any other contract, subcontract, or other source.

17. GOVERNING LAW AND VENUE

This Contract shall be construed and interpreted in accordance with the laws of the state of Washington, and the venue of any action brought hereunder shall be in the Superior Court for Thurston County.

18. INDEMNIFICATION

To the fullest extent permitted by law, the Grantee shall indemnify, defend, and hold harmless the state of Washington, COMMERCE, agencies of the state and all officials, agents and employees of the state, from and against all claims for injuries or death arising out of or resulting from the performance of the contract. "Claim" as used in this contract, means any financial loss, claim, suit, action, damage, or expense, including but not limited to attorney's fees, attributable for bodily injury, sickness, disease, or death, or injury to or the destruction of tangible property including loss of use resulting therefrom.

The Grantee's obligation to indemnify, defend, and hold harmless includes any claim by Grantee's agents, employees, representatives, or any subcontractor or its employees.

The Grantee's obligation shall not include such claims that may be caused by the sole negligence of the State and its agencies, officials, agents, and employees. If the claims or damages are caused by or result from the concurrent negligence of (a) the State, its agents or employees and (b) the Grantee, its subcontractors, agents, or employees, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the Grantee or its subcontractors, agents, or employees.

The Grantee waives its immunity under Title 51 RCW to the extent it is required to indemnify, defend and hold harmless the state and its agencies, officers, agents or employees.

19. INDEPENDENT CAPACITY OF THE GRANTEE

The parties intend that an independent Grantee relationship will be created by this Contract. The Grantee and its employees or agents performing under this Contract are not employees or agents of the state of Washington or COMMERCE. The Grantee will not hold itself out as or claim to be an officer or employee of COMMERCE or of the state of Washington by reason hereof, nor will the Grantee make any claim of right, privilege or benefit which would accrue to such officer or employee under law. Conduct and control of the work will be solely with the Grantee.

20. INDUSTRIAL INSURANCE COVERAGE

The Grantee shall comply with all applicable provisions of Title 51 RCW. If the Grantee fails to provide industrial insurance coverage or fails to pay premiums or penalties on behalf of its employees as may be required by law, COMMERCE may collect from the Grantee the full amount payable to the Industrial Insurance Accident Fund. COMMERCE may deduct the amount owed by the Grantee to the accident fund from the amount payable to the Grantee by COMMERCE under this Contract, and transmit the deducted amount to the Department of Labor and Industries, (L&I) Division of Insurance Services. This provision does not waive any of L&I's rights to collect from the Grantee.

21. LAWS

The Grantee shall comply with all applicable laws, ordinances, codes, regulations and policies of local, state, and federal governments, as now or hereafter amended.

22. LICENSING, ACCREDITATION AND REGISTRATION

The Grantee shall comply with all applicable local, state, and federal licensing, accreditation and registration requirements or standards necessary for the performance of this Contract.

23. LIMITATION OF AUTHORITY

Only the Authorized Representative or Authorized Representative's designee by writing (designation to be made prior to action) shall have the express, implied, or apparent authority to alter, amend, modify, or waive any clause or condition of this Contract.

24. LOCAL PUBLIC TRANSPORTATION COORDINATION

Where applicable, Grantee shall participate in local public transportation forums and implement strategies designed to ensure access to services.

25. NONDISCRIMINATION

A. Nondiscrimination Requirement. During the performance of this Agreement, the Grantee, including any subcontractor, shall comply with all federal, state, and local nondiscrimination laws, regulations and policies, this shall include but not be limited to the following: Grantee, including any subcontractor, shall not discriminate on the bases enumerated at RCW 49.60.530(3). In addition, GRANTEE, including any subcontractor, shall give written notice of this nondiscrimination requirement to any labor organizations with which GRANTEE, or subcontractor, has a collective bargaining or other agreement.

The funds provided under this Agreement shall not be used to fund religious worship, exercise, or instruction. No person shall be required to participate in any religious worship, exercise, or instruction in order to have access to the facilities funded by this Agreement.

B. Obligation to Cooperate. GRANTEE, including any subcontractor, shall cooperate and comply with any Washington state agency investigation regarding any allegation that GRANTEE, including any subcontractor, has engaged in discrimination prohibited by this Agreement pursuant to RCW 49.60.530(3).

C. Default. Notwithstanding any provision to the contrary, COMMERCE may suspend GRANTEE, including any subcontractor, upon notice of a failure to participate and cooperate with any state agency investigation into alleged discrimination prohibited by this Contract, pursuant to RCW 49.60.530(3). Any such suspension will remain in place until COMMERCE receives notification that GRANTEE, including any subcontractor, is cooperating with the investigating state agency. In the event GRANTEE, or subcontractor, is determined to have engaged in discrimination identified at RCW 49.60.530(3), COMMERCE may terminate this Agreement in whole or in part, and GRANTEE, subcontractor, or both, may be referred for debarment as provided in RCW 39.26.200. GRANTEE or subcontractor may be given a reasonable time in which to cure this noncompliance, including implementing conditions consistent with any court-ordered injunctive relief or settlement agreement.

D. Remedies for Breach. Notwithstanding any provision to the contrary, in the event of Agreement termination or suspension for engaging in discrimination, GRANTEE, subcontractor, or both, shall be liable for contract damages as authorized by law including, but not limited to, any cost difference between the original Grant and the replacement or cover Grant and all administrative costs directly related to the replacement Grant, e.g., cost of the competitive bidding, mailing, advertising and staff time , which damages are distinct from any penalties imposed under Chapter 49.60, RCW. GRANTEE may also be required to repay grant funds pursuant to Section 31 (Recapture) of the General Terms & Conditions if the Agreement is terminated based on a violation of the nondiscrimination requirement. COMMERCE shall have the right to deduct from any monies due to GRANTEE or subcontractor, or that thereafter become due, an amount for damages GRANTEE or subcontractor will owe COMMERCE for default under this provision.

26. PAY EQUITY

The Grantee agrees to ensure that “similarly employed” individuals in its workforce are compensated as equals, consistent with the following:

A. Employees are “similarly employed” if the individuals work for the same employer, the performance of the job requires comparable skill, effort, and responsibility, and the jobs are performed under similar working conditions. Job titles alone are not determinative of whether employees are similarly employed;

B. Grantee may allow differentials in compensation for its workers if the differentials are based in good faith and on any of the following:

i. A seniority system; a merit system; a system that measures earnings by quantity or quality of production; a bona fide job-related factor or factors; or a bona fide regional difference in compensation levels.

ii. A bona fide job-related factor or factors may include, but not be limited to, education, training, or experience that is: Consistent with business necessity; not based on or derived from a gender-based differential; and accounts for the entire differential.

iii. A bona fide regional difference in compensation level must be: Consistent with business necessity; not based on or derived from a gender-based differential; and account for the entire differential.

This Contract may be terminated by the Department, if the Department or the Department of Enterprise Services determines that the Grantee is not in compliance with this provision.

27. POLITICAL ACTIVITIES

Political activity of Grantee’s employees and officers are limited by the State Campaign Finances and Lobbying provisions of Chapter 42.17A RCW and the Federal Hatch Act, 5 USC 1501 - 1508.

No funds may be used for working for or against ballot measures or for or against the candidacy of any person for public office.

28. PREVAILING WAGE LAW

The Grantee certifies that all Grantees and subcontractors performing work on the Project shall comply with state Prevailing Wages on Public Works, Chapter 39.12 RCW, to the extent applicable to the Project funded by this contract, including but not limited to the filing of the "Statement of Intent to Pay Prevailing Wages" and "Affidavit of Wages Paid" to the extent required by RCW 39.12.040. The Grantee shall maintain records sufficient to evidence compliance with Chapter 39.12 RCW to the extent applicable, and shall make such records available for COMMERCE's review upon request

29. PROHIBITION AGAINST PAYMENT OF BONUS OR COMMISSION

The funds provided under this Contract shall not be used in payment of any bonus or commission for the purpose of obtaining approval of the application for such funds or any other approval or concurrence under this Contract provided, however, that reasonable fees or bona fide technical consultant, managerial, or other such services, other than actual solicitation, are not hereby prohibited if otherwise eligible as project costs.

30. PUBLICITY

The Grantee agrees not to publish or use any advertising or publicity materials in which the state of Washington or COMMERCE's name is mentioned, or language used from which the connection with the state of Washington's or COMMERCE's name may reasonably be inferred or implied, without the prior written consent of COMMERCE.

31. RECAPTURE

In the event that the Grantee fails to perform this Contract in accordance with state laws, federal laws, and/or the provisions of this Contract, COMMERCE reserves the right to recapture funds in an amount to compensate COMMERCE for the noncompliance in addition to any other remedies available at law or in equity.

Repayment by the Grantee of funds under this recapture provision shall occur within the time period specified by COMMERCE. In the alternative, COMMERCE may recapture such funds from payments due under this Contract.

32. RECORDS MAINTENANCE

The Grantee shall maintain books, records, documents, data and other evidence relating to this contract and performance of the services described herein, including but not limited to accounting procedures and practices that sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this contract.

The Grantee shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the contract, shall be subject at all reasonable times to inspection, review or audit by COMMERCE, personnel duly authorized by COMMERCE, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

33. REGISTRATION WITH DEPARTMENT OF REVENUE

If required by law, the Grantee shall complete registration with the Washington State Department of Revenue.

34. RIGHT OF INSPECTION

At no additional cost all records relating to the Grantee's performance under this Contract shall be subject at all reasonable times to inspection, review, and audit by COMMERCE, the Office of the State Auditor, and federal and state officials so authorized by law, in order to monitor and evaluate performance, compliance, and quality assurance under this Contract. The Grantee shall provide access to its facilities for this purpose.

35. SAVINGS

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way after the effective date of this Contract and prior to normal completion, COMMERCE may suspend or terminate the Contract under the "Termination for Convenience" clause, without the ten business day notice requirement. In lieu of termination, the Contract may be amended to reflect the new funding limitations and conditions.

36. SEVERABILITY

The provisions of this contract are intended to be severable. If any term or provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the contract.

37. SUBCONTRACTING

The Grantee may only subcontract work contemplated under this Contract if it obtains the prior written approval of COMMERCE.

If COMMERCE approves subcontracting, the Grantee shall maintain written procedures related to subcontracting, as well as copies of all subcontracts and records related to subcontracts. For cause, COMMERCE in writing may: (a) require the Grantee to amend its subcontracting procedures as they relate to this Contract; (b) prohibit the Grantee from subcontracting with a particular person or entity; or (c) require the Grantee to rescind or amend a subcontract.

Every subcontract shall bind the Subcontractor to follow all applicable terms of this Contract. The Grantee is responsible to COMMERCE if the Subcontractor fails to comply with any applicable term or condition of this Contract. The Grantee shall appropriately monitor the activities of the Subcontractor to assure fiscal conditions of this Contract. In no event shall the existence of a subcontract operate to release or reduce the liability of the Grantee to COMMERCE for any breach in the performance of the Grantee's duties.

Every subcontract shall include a term that COMMERCE and the State of Washington are not liable for claims or damages arising from a Subcontractor's performance of the subcontract.

38. SURVIVAL

The terms, conditions, and warranties contained in this Contract that by their sense and context are intended to survive the completion of the performance, cancellation or termination of this Contract shall so survive.

39. TAXES

All payments accrued on account of payroll taxes, unemployment contributions, the Grantee's income or gross receipts, any other taxes, insurance or expenses for the Grantee or its staff shall be the sole responsibility of the Grantee.

40. TERMINATION FOR CAUSE

In the event COMMERCE determines the Grantee has failed to comply with the conditions of this contract in a timely manner, COMMERCE has the right to suspend or terminate this contract. Before suspending or terminating the contract, COMMERCE shall notify the Grantee in writing of the need to take corrective action. If corrective action is not taken within 30 calendar days, the contract may be terminated or suspended.

In the event of termination or suspension, the Grantee shall be liable for damages as authorized by law including, but not limited to, any cost difference between the original contract and the replacement or cover contract and all administrative costs directly related to the replacement contract, e.g., cost of the competitive bidding, mailing, advertising and staff time.

COMMERCE reserves the right to suspend all or part of the contract, withhold further payments, or prohibit the Grantee from incurring additional obligations of funds during investigation of the alleged compliance breach and pending corrective action by the Grantee or a decision by COMMERCE to

terminate the contract. A termination shall be deemed a “Termination for Convenience” if it is determined that the Grantee: (1) was not in default; or (2) failure to perform was outside of his or her control, fault or negligence.

The rights and remedies of COMMERCE provided in this contract are not exclusive and are, in addition to any other rights and remedies, provided by law.

41. TERMINATION FOR CONVENIENCE

Except as otherwise provided in this Contract, COMMERCE may, by ten (10) business days’ written notice, beginning on the second day after the mailing, terminate this Contract, in whole or in part. If this Contract is so terminated, COMMERCE shall be liable only for payment required under the terms of this Contract for services rendered or goods delivered prior to the effective date of termination.

42. TERMINATION PROCEDURES

Upon termination of this contract, COMMERCE, in addition to any other rights provided in this contract, may require the Grantee to deliver to COMMERCE any property specifically produced or acquired for the performance of such part of this contract as has been terminated. The provisions of the "Treatment of Assets" clause shall apply in such property transfer.

COMMERCE shall pay to the Grantee the agreed upon price, if separately stated, for completed work and services accepted by COMMERCE, and the amount agreed upon by the Grantee and COMMERCE for (i) completed work and services for which no separate price is stated, (ii) partially completed work and services, (iii) other property or services that are accepted by COMMERCE, and (iv) the protection and preservation of property, unless the termination is for default, in which case the Authorized Representative shall determine the extent of the liability of COMMERCE. Failure to agree with such determination shall be a dispute within the meaning of the "Disputes" clause of this contract. COMMERCE may withhold from any amounts due the Grantee such sum as the Authorized Representative determines to be necessary to protect COMMERCE against potential loss or liability.

The rights and remedies of COMMERCE provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

After receipt of a notice of termination, and except as otherwise directed by the Authorized Representative, the Grantee shall:

A. Stop work under the contract on the date, and to the extent specified, in the notice;

B. Place no further orders or subcontracts for materials, services, or facilities except as may be necessary for completion of such portion of the work under the contract that is not terminated;

C. Assign to COMMERCE, in the manner, at the times, and to the extent directed by the Authorized Representative, all of the rights, title, and interest of the Grantee under the orders and subcontracts so terminated, in which case COMMERCE has the right, at its discretion, to settle or pay any or all claims arising out of the termination of such orders and subcontracts;

D. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, with the approval or ratification of the Authorized Representative to the extent the Authorized Representative may require, which approval or ratification shall be final for all the purposes of this clause;

E. Transfer title to COMMERCE and deliver in the manner, at the times, and to the extent directed by the Authorized Representative any property which, if the contract had been completed, would have been required to be furnished to COMMERCE;

F. Complete performance of such part of the work as shall not have been terminated by the Authorized Representative; and

G. Take such action as may be necessary, or as the Authorized Representative may direct, for the protection and preservation of the property related to this contract, which is in the possession of the Grantee and in which COMMERCE has or may acquire an interest.

43. TREATMENT OF ASSETS

Title to all property furnished by COMMERCE shall remain in COMMERCE. Title to all property furnished by the Grantee, for the cost of which the Grantee is entitled to be reimbursed as a direct item of cost under this contract, shall pass to and vest in COMMERCE upon delivery of such property by the Grantee. Title to other property, the cost of which is reimbursable to the Grantee under this contract, shall pass to and vest in COMMERCE upon (i) issuance for use of such property in the performance of this contract, or (ii) commencement of use of such property in the performance of this contract, or (iii) reimbursement of the cost thereof by COMMERCE in whole or in part, whichever first occurs.

A. Any property of COMMERCE furnished to the Grantee shall, unless otherwise provided herein or approved by COMMERCE, be used only for the performance of this contract.

B. The Grantee shall be responsible for any loss or damage to property of COMMERCE that results from the negligence of the Grantee or which results from the failure on the part of the Grantee to maintain and administer that property in accordance with sound management practices.

C. If any COMMERCE property is lost, destroyed or damaged, the Grantee shall immediately notify COMMERCE and shall take all reasonable steps to protect the property from further damage.

D. The Grantee shall surrender to COMMERCE all property of COMMERCE prior to settlement upon completion, termination or cancellation of this contract.

E. All reference to the Grantee under this clause shall also include Grantee's employees, agents or Subcontractors.

44. WAIVER

Waiver of any default or breach shall not be deemed to be a waiver of any subsequent default or breach. Any waiver shall not be construed to be a modification of the terms of this Contract unless stated to be such in writing and signed by Authorized Representative of COMMERCE.

Attachment A: SCOPE OF WORK:

Scope of Work

Installation of an onsite 8-inch diameter sewer that will drain to a new pump station on the east side of the project site. The pump station will pump through a 4-inch force main to connect to the City of Bainbridge Island's gravity sewer system.

Project Requirements

Based on the criteria within the state capital budget, SB 5195 Sec 1020, and criteria developed by Commerce to ensure the terms of the appropriation are met, all grants must meet the following criteria:

- Applicant must be a city, county or public utility district, applying in coordination with the developer of a affordable housing project, located within a jurisdiction that imposed a sales and use tax under RCW 82.14.530(1)(a)(ii), 82.14.530(1)(b)(i)(B), 82.14.540, or 84.52.105.
- The utility project must serve new affordable housing projects that serve and benefit low-income households as defined by RCW 43.185A.010 for at least 25 years. If the project is a mixed-income project, the affordable portion of the development must be at least 25%. (See Appendix C, Commitment of Continued Affordability.)
- Project work, meaning breaking ground and starting the construction process, must start by January, 2028.
- For system development charge waiver reimbursement, jurisdictions must have an adopted fee waiver program, and documentation that the fees have been waived for the affordable housing units by each provider for water, sewer, and stormwater, in accordance with the budget. See Appendix B, Budget.

CERTIFICATION PERFORMANCE MEASURE – SCOPE OF WORK

The GRANTEE, by its signature, certifies that the declaration set forth above has been reviewed and approved by the GRANTEE as of the date and year written below.

_____ _____

Ellen Schroer, Interim City Manager DATE

Attachment B: CHIP Budget

Type of Cost	Recipient	Amount
Waived system development charges (SDCs) for Water	Jurisdiction or public utility waiving the SDCs:	0
Waived system development charges for sewer	Jurisdiction or public utility waiving the SDCs:	0
Waived system development charges for Stormwater	Jurisdiction or public utility waiving the SDCs:	0
Utility improvement costs as detailed in Attachment A: Scope of Work	Pass through funding to affordable housing project costs	1,000,000
Contract Total		1,000,000

CHIP funds can pay for the system development charges for the affordable units. All costs related to CHIP funding must be submitted for reimbursement no later than June 30, 2027, or revised contract end date if reappropriated. Calculations and SDC waiver documentation, along with the ordinance and fee schedule must be provided with the invoice for SDCs.

CERTIFICATION OF THE AVAILABILITY OF FUNDS TO COMPLETE THE ENTIRE PROJECT

CERTIFICATION PERFORMANCE MEASURE - AVAILABILITY OF FUNDS

The GRANTEE by its signature, certifies that GRANTEE has received binding assurances from the Project Developer or other relevant party that project funding from sources other than those provided by this Grant Agreement has either been expended for eligible Project expenses, or is committed in writing and available and will remain committed and available solely and specifically for carrying out the purposes of this Project as described in elsewhere in this Grant Agreement, as of the date and year written below. The GRANTEE shall maintain records sufficient to evidence that the Project Developer has expended or has access to the funds needed to complete the Project, and shall make such records available for COMMERCE's review upon reasonable request.

_____ _____

Ellen Schroer, Interim City Manager DATE

Attachment C: Commitment of Continued Affordability

Finch Green will be affordable in perpetuity. Housing Resources Bainbridge is a community land trust. With this model, Housing Resources Bainbridge sells only the home while retaining ownership of the land through a deed to the ground underneath and leasing it to the homeowner for a renewable 99-year term. Resale restrictions in the ground lease allow the homeowner to build equity at a fixed rate while keeping the home affordable for the next income-qualified buyer.

If the project is NOT already monitored for affordability by an organization such as the Housing Trust Fund, The Washington State Housing Finance Commission, a housing authority, or a local government monitoring process, then the following is required:

- The project must be enrolled in Commerce's Tracking Housing Affordability Database (THAD), for receiving annual reports and conducting 5-year audits.
- The project must provide a covenant and/or note and deed of trust naming Commerce as part of securitization.
- The project must maintain records for 31 years in accordance with the Records Maintenance in contract General Terms and Conditions.

For the purposes of this contract, the utility project must serve new affordable housing projects that serve and benefit low-income households for at least 25 years.

"Affordable housing" has the same meaning as in RCW 43.185A.010, and means residential housing for rental occupancy which, as long as the same is occupied by low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent of the family's income. In the context of homeownership, the definition from the Housing Trust Fund Handbook applies (Section 701.7): "affordability occurs when a household's monthly housing costs are generally no more than 38 percent of monthly household income and total debt is no more than 45 percent of monthly household income. Housing costs include mortgage principal, interest, property taxes, homeowner insurance, homeowner association fees, and land lease fees, as applicable. Total debt includes other debt and utilities."

[1] "Low-income household" has the same definition as in RCW 43.185.010(6), and means a single person, family or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the project is located.

Finch Green	
County and parcel number(s) of property:	Kitsap County, Parcel Numbers: 272502-2-002-2008 and 272502-2-039-2005
Organization monitoring continued affordability:	Housing Resources Bainbridge
Term of affordability:	permanently
Documentation evidencing securitization of affordability	Ground Lease

Enter Number of Units in each category below:	
30% AMI- Studio	
30% AMI- 1 Bedroom	
30% AMI- 2 Bedroom	
30% AMI- 3 Bedroom	
30% AMI- Other	
50% AMI- Studio	
50% AMI- 1 Bedroom	
50% AMI- 2 Bedroom	
50% AMI- 3 Bedroom	
50% AMI- Other	
60% AMI- Studio	
60% AMI- 1 Bedroom	
60% AMI- 2 Bedroom	
60% AMI- 3 Bedroom	
60% AMI- Other	
80% AMI- Studio	
80% AMI- 1 Bedroom	
80% AMI- 2 Bedroom	6
80% AMI- 3 Bedroom	12
80% AMI- Other	4

The GRANTEE by its signature, certifies that the project will be monitored to ensure continued affordability for a minimum of 25 years, evidenced by documentation listed above. The GRANTEE shall maintain records sufficient to evidence the continued affordability, and that it will retain and shall make such records available for COMMERCE's review upon reasonable request.

Ellen Schroer, Interim City Manager

DATE

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Authorize the Interim City Manager to Accept a Grant Amendment (Additional $582,000) in Partnership with Housing Resources Bainbridge (HRB) from the Washington State Department of Commerce Connecting Housing to Infrastructure Program (CHIP) for Utility Improvements for the Finch Green Affordable Housing Project.

Department: Executive

Agenda Section: Consent Agenda - 6:40 pm

Estimated Time: 0 Minutes

Recommendation:

I move to authorize the City Manager to accept a grant amendment of $582,000, bringing the total grant award value to $1,582,000, and increase appropriation authority by this amount in a future budget amendment ordinance.

Narrative:

The Washington State Department of Commerce (DOC) has a Connecting Housing to Infrastructure Program (CHIP) to fund development charges and utility improvements for new affordable housing projects. Per Council direction on August 12, 2025, the City applied for a CHIP grant in partnership with Housing Resources Bainbridge (HRB), and the DOC awarded the City this grant for $1,000,000. In the Supplemental Budget signed in April 2026, an additional allocation of $600,000 was made for the Finch Green project (see attached Substitute Senate Bill 6003, CHIP starts on page 22, and the additional Finch Green allocation is at the top of page

24). After 3% was taken out for internal State administration costs, the amendment value is an additional $582,000. The Finch Green Project, located at Bethany Lutheran, is a 100% affordable housing project with 22 single family homes consisting of of 2, 3, and 4 bedrooms. If the Interim City Manager is authorized to accept this award, this funding opportunity will pay for a total of $1,582,000 in project construction utility infrastructure costs. The City and HRB have entered into a Memorandum of Understanding, guiding the working relationship between the two organizations.

Fiscal Impact:

Total appropriation = $1,000,000 (see agenda item J.) + $582,000 = $1,582,000 in pass-through costs from the Department of Commerce. Total $1,582,000 appropriation will be added to the 2027-28 Proposed budget. Please also see agenda item J in this packet.

Community Engagement and Outreach:

Attachments:

1. COM 26-96330-116 Bainbridge Finch Green Amdt A Final
2. 6003-S.PL

Washington State Department of Commerce
Local Government Division
Growth Management Division
Connecting Housing to Infrastructure Program

1. Grantee City of Bainbridge Island 280 Madison Ave N Bainbridge Island, WA 98110	**2. Project Name and Address** Finch Green 7968 Finch Road NE Bainbridge Island, Washington 98110	
3. Grantee Representative (only if updated) Laura Shear Management Analyst lshear@bainbridgewa.gov	**4. COMMERCE Representative (only if updated)** Mischa Venables CHIP Program Manager (360)725-3088 Mischa.venables@commerce.wa.gov PO Box 42525 1011 Plum St SE Olympia, WA 98504	
5. Original Grant Amount (including any previous amendments) $1,000,000	**6. Amendment Amount** $582,000	**7. New Grant Amount** $1,582,000
8. Amendment Funding Source **Federal:** **State:** x **Other:** **N/A:**	**9. Amendment Start Date** April 1, 2026	**10. Amendment End Date** June 30, 2027 subject to reappropriation
11. Federal Funds (as applicable): **N/A**	**Federal Agency:** **N/A**	**ALN:** **N/A**

12. Amendment Purpose:

In accordance with the state 2026 Legislative Session Capital Supplemental Budget effective April 1, 2026, amending contract to include additional $582,000 for utility infrastructure improvements for the Finch Green project as detailed on revised Attachment A: Scope of Work and Attachment B: Budget attached.

COMMERCE, defined as the Department of Commerce, and the Grantee, as defined above, acknowledge and accept the terms of this Grant As Amended and attachments and have executed this Grant Amendment on the date below to start as of the date and year referenced above. The rights and obligations of both parties to this Grant As Amended are governed by this Grant Amendment and the following other documents incorporated by reference: Grantee Terms and Conditions including Attachment "A" – Scope of Work, Attachment "B" – Budget. A copy of this Grant Amendment shall be attached to and made a part of the original Grant between COMMERCE and the Grantee. Any reference in the original Grant to the "Grant" shall mean the "Grant as Amended".

FOR GRANTEE	**FOR COMMERCE**
Ellen Schroer, Interim City Manager eschroer@bainbridgewa.gov	Mark K. Barkley, Assistant Director, Local Government Division
Date	Date
	APPROVED AS TO FORM ONLY Sandra Adix Assistant Attorney General 3/20/2014 Date

Attachment A: SCOPE OF WORK

Scope of Work

Installation of an onsite 8-inch diameter sewer that will drain to a new pump station on the east side of the project site. The pump station will pump through a 4-inch force main to connect to the City of Bainbridge Island's gravity sewer system.

Project Requirements

Based on the criteria within the state capital budget, SB 5195 Sec 1020, and criteria developed by Commerce to ensure the terms of the appropriation are met, all grants must meet the following criteria:

- Applicant must be a city, county or public utility district, applying in coordination with the developer of a affordable housing project, located within a jurisdiction that imposed a sales and use tax under RCW 82.14.530(1)(a)(ii), 82.14.530(1)(b)(i)(B), 82.14.540, or 84.52.105.

- The utility project must serve new affordable housing projects that serve and benefit low-income households as defined by RCW 43.185A.010 for at least 25 years. If the project is a mixed-income project, the affordable portion of the development must be at least 25%. (See Appendix C, Commitment of Continued Affordability.)

- Project work, meaning breaking ground and starting the construction process, must start by January, 2028.

- For system development charge waiver reimbursement, jurisdictions must have an adopted fee waiver program, and documentation that the fees have been waived for the affordable housing units by each provider for water, sewer, and stormwater, in accordance with the budget. See Appendix B, Budget.

Attachment B: CHIP Budget

Type of Cost	Recipient	Amount
Waived system development charges (SDCs) for Water	Jurisdiction or public utility waiving the SDCs:	0
Waived system development charges for sewer	Jurisdiction or public utility waiving the SDCs:	0
Waived system development charges for Stormwater	Jurisdiction or public utility waiving the SDCs:	0
Utility improvement costs as detailed in Attachment A: Scope of Work	Pass through funding to affordable housing project costs	1,582,000
Contract Total		1,582,000

CHIP funds can pay for the system development charges for the affordable units. All costs related to CHIP funding must be submitted for reimbursement no later than June 30, 2027, or revised contract end date if reappropriated.

CERTIFICATION OF ENROLLMENT

SUBSTITUTE SENATE BILL 6003

69th Legislature
2026 Regular Session

Passed by the Senate March 12, 2026
Yeas 49 Nays 0

President of the Senate

Passed by the House March 12, 2026
Yeas 96 Nays 0

Speaker of the House of Representatives

Approved

Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 6003** as passed by the Senate and the House of Representatives on the dates hereon set forth.

Secretary

FILED

Secretary of State
State of Washington

SUBSTITUTE SENATE BILL 6003

AS AMENDED BY THE HOUSE

Passed Legislature - 2026 Regular Session

State of Washington 69th Legislature 2026 Regular Session

By Senate Ways & Means (originally sponsored by Senators Trudeau, Schoesler, Chapman, and Nobles; by request of Office of Financial Management)

READ FIRST TIME 02/27/26.

AN ACT Relating to the capital budget; amending RCW 43.79.565, 43.330.483, 77.12.037, 77.12.210, 77.12.220, and 43.99N.060; amending 2025 c 414 ss 7009, 6030, 1003, 1012, 1013, 1015, 1017, 1018, 1019, 1020, 1021, 1026, 1027, 1036, 6103, 1038, 1041, 1042, 1044, 1063, 1068, 1070, 6132, 2011, 2023, 2021, 2025, 2031, 2034, 2038, 2041, 2047, 3001, 3009, 3021, 3031, 3055, 3062, 3073, 3086, 3098, 3102, 3101, 3105, 3112, 3120, 5006, 5008, 5009, 5011, 5014, 5012, 6342, 5035, 5040, 6359, 5053, 5055, 5057, 6703, 6013, 6015, 6029, 6032, 6038, 6039, 6043, 6045, 6046, 6047, 6049, 6051, 6052, 6053, 6058, 6060, 6061, 6062, 6069, 6070, 6073, 6078, 6080, 6085, 6086, 6090, 6097, 6098, 6101, 6102, 6126, 6131, 6174, 6187, 6194, 6195, 6230, 6235, 6237, 6256, 6275, 6285, 6292, 6297, 6327, 6333, 6344, 6345, 6354, 5041, 5043, 6362, 5052, 6416, 6463, 6475, 6476, 6482, 6483, 6484, 6492, 6495, 6496, 6506, 6514, 6521, 6526, 6542, 6544, 6553, 6564, 6565, 6572, 6573, 6574, 6575, 6579, 6588, 6609, 6664, 6673, 6674, 6677, 6680, 6681, 6688, 6693, 6709, 6711, 6712, 6714, 1016, 1022, 1024, 2028, 2029, 2035, 3019, 3022, 3026, 3029, 3056, 3058, 3059, 3063, 3064, 3065, 3077, 3081, 3115, 5020, 5022, 5023, 5024, 5025, 5026, 5045, 5047, 5050, 5054, 5068, 5004, 8001, 8002, 8003, 8004, 8016, 8018, 8019, and 8023, and 2023 c 474 s 6495 (uncodified); adding new sections to 2025 c 414 (uncodified); repealing 2025 c 414 ss 1030, 1034, 3117, 6067, 6152, 6175, 6238, 6353, 6499, 6505, 6617,

and 8020 (uncodified); making appropriations; and declaring an emergency.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

NEW SECTION. **Sec. 1.** A supplemental capital budget is hereby adopted and, subject to the provisions set forth in this act, the several dollar amounts hereinafter specified, or so much thereof as shall be sufficient to accomplish the purposes designated, are hereby appropriated and authorized to be incurred for capital projects during the period beginning with the effective date of this act and ending June 30, 2027, out of the several funds specified in this act.

PART 1
GENERAL GOVERNMENT

NEW SECTION. **Sec. 1001.** A new section is added to 2025 c 414 (uncodified) to read as follows:

SPECIAL APPROPRIATION FOR THE GOVERNOR

Point Whitney Appraisal (92000002)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for expenditure for the costs associated with obtaining an appraisal for the fair market value of the state-owned property managed by the department of fish and wildlife and commonly known as Point Whitney. The appraisal is in anticipation of the sale and transfer of the property to the Jamestown S'Klallam tribe as provided in section 3013 of this act. The office of financial management shall approve the expenditure of funds for the appraisal, consistent with the provisions of this section.

(2) The department of fish and wildlife must enter into a contract to obtain an appraisal for the fair market value of the parcel no later than June 30, 2026, and provide a copy of the contract to the governor, house capital budget committee, and senate ways and means committee.

(3) If the department of fish and wildlife fails to enter into a contract for the appraisal as provided in subsection (2), the department of natural resources must conduct the appraisal of the

Point Whitney property. The department of natural resources shall complete and provide a copy of the appraisal to the governor, house capital budget committee, and senate ways and means committee by December 1, 2026.

Appropriation:

State Building Construction Account—State. $55,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $55,000

NEW SECTION. **Sec. 1002.** A new section is added to 2025 c 414 (uncodified) to read as follows:

SPECIAL APPROPRIATION FOR THE GOVERNOR

Water Pollution Control Revolving Program Match (92000003)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for the fiscal year 2027 water pollution control revolving program state match for public works infrastructure projects. The appropriation must be transferred into the water pollution control revolving account.

Appropriation:

State Taxable Building Construction Account—

State. $20,500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $20,500,000

NEW SECTION. **Sec. 1003.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE SECRETARY OF STATE

OSOS Cheney Minor Works Preservation Project 2026S (40000010)

Appropriation:

State Building Construction Account—State. $345,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $345,000

NEW SECTION. **Sec. 1004.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE SECRETARY OF STATE

Tumwater Area Access (40000011)

Appropriation:

State Building Construction Account—State. $140,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $140,000

Sec. 1005. 2025 c 414 s 7009 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2019-21 Behavioral Health Capacity Grants (40000114)

The ((~~reappropriation~~)) appropriations in this section ((~~is~~)) are subject to the following conditions and limitations:

(1) The ((~~reappropriation is~~)) appropriations are subject to the provisions of section 1010, chapter 356, Laws of 2020, except as provided for under subsections (2) and (3) of this section.

(2) $1,960,000 of the appropriation for the Lummi Nation and $1,960,000 of the funding for the Comprehensive Walla Walla project ((~~has~~)) have been moved to section 1009 of this act.

(3) $3,000,000 of the appropriation in this section for the Issaquah Opportunity Center (Issaquah) project shall lapse on the effective date of this section.

(4) $150,000 of the capital community assistance account—state appropriation is provided solely for the Detox/Inpatient SUD Building (Centralia) project.

Reappropriation:

State Building Construction Account—State. . . . ((~~$28,999,000~~)) $6,196,000

Appropriation:

Capital Community Assistance Account—State. $150,000

Prior Biennia (Expenditures). . . . . ((~~$90,232,000~~)) $113,035,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$119,231,000~~))

$119,381,000

Sec. 1006. 2025 c 414 s 6030 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Economic Opportunity Grants Authority (40000246)

Reappropriation:

Rural Washington Loan ((~~Fund~~)) Account—State. $903,000

Appropriation:

Rural Washington Loan Account—State. $110,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$903,000~~))
$1,013,000

Sec. 1007. 2025 c 414 s 1003 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Early Learning Facilities - Eligible Organizations (40000656)

The appropriations in this section are subject to the following conditions and limitations:

(1)(a) $51,000,000 of the Ruth LeCocq Kagi early learning facilities development account—state appropriation in this section is provided solely for the early learning facility grant and loan program, subject to the provisions of RCW 43.31.565 through 43.31.583, and 43.84.092, to provide state assistance for designing, constructing, purchasing, expanding, or modernizing public or private early learning education facilities for eligible organizations. Up to 3.5 percent of the funding in this subsection (1) may be used by the department of children, youth, and families to provide technical assistance to early learning providers interested in applying for the early learning facility grant or loan program.

(b) The department is encouraged to leverage private and public match funds when feasible and may not require match funds for applicants experiencing financial hardship. The department may not consider the level of project match funds as a competitive criterion when selecting or recommending projects for funding.

(c) Grants may include awards for construction, renovation, or facility purchase projects that will increase early childhood education and assistance program capacity by supporting conversion of slots from part day programs to full day programs or extended day programs, or conversion of full day programs to extended day programs, as defined in RCW 43.216.010.

(2) ((~~$9,000,000~~)) $14,900,000 of the Ruth LeCocq Kagi early learning facilities development account—state appropriation in this section is provided solely for minor renovation grants.

(3) $6,000,000 of the Ruth LeCocq Kagi early learning facilities revolving account—state appropriation and $3,000,000 of the Ruth LeCocq Kagi early learning facilities development account—state appropriation in this section are provided solely for the Washington early learning loan fund. Of the funds provided in this subsection (3), $3,000,000 of the Ruth LeCocq Kagi early learning facilities development account—state appropriation is provided solely for emergency grants pursuant to chapter 21 (House Bill No. 1314), Laws of 2025. Up to four percent of the funding in this subsection (3) may be used by the contractor to provide technical assistance to early learning providers. The department may not use any portion of the appropriation in this subsection (3) for administrative expenses of the department.

(4) The department of children, youth, and families must develop methodology to identify, at the school district boundary level, the geographic locations of where early childhood education and assistance program slots are needed to meet the entitlement specified in RCW 43.216.556. This methodology must be linked to the caseload forecast produced by the caseload forecast council and must include estimates of the number of slots needed at each school district. This methodology must inform any early learning facilities needs assessment conducted by the department and the department of children, youth, and families. This methodology must be included as part of the budget submittal documentation required by RCW 43.88.030.

(5) When prioritizing areas with the highest unmet need for early childhood education and assistance program slots, the committee of early learning experts convened by the department pursuant to RCW 43.31.581 must first consider those areas at risk of not meeting the entitlement specified in RCW 43.216.556.

(6) The department must track the number of slots being renovated separately from the number of slots being constructed and, within these categories, must track the number of slots separately by program for the working connections child care program and the early childhood education and assistance program.

(7) When prioritizing applications for projects pursuant to RCW 43.31.581, the department must award priority points to applications from a rural county or from extreme child care deserts as defined by the department of children, youth, and families.

(8) For early learning facilities collocated with affordable or supportive housing developments, the department may remit state funding on a reimbursement basis for 100 percent of eligible project costs, regardless of the project's match amount, once the nonstate share of project costs have been either expended or firmly committed in an amount sufficient to complete the entire project or a distinct phase of the project that is useable to the public as an early learning facility.

(9) $18,128,000 of the Ruth LeCocq Kagi early learning facilities development account—state appropriation in this section is provided solely for the following list of early learning facility projects:

Batey Square Early Learning. $88,000
Cora Whitley Family Center. $485,000
Hemlock Commons at Play Frontier. $1,036,000
Little Wings Early Learning. $3,550,000
New Tomorrow's Hope Child Development Center. $3,050,000
Port Angeles YMCA Early Learning. $2,050,000
Redmond Childcare Expansion. $769,000
Ritzville Childcare Facility. $2,050,000
Willard Early Learning Center. $5,050,000

(10) The department may use up to four percent of amounts appropriated in subsections (1) and (2) of this section for administrative expenses. The department may use up to four percent of amounts appropriated in subsection (9) of this section or $50,000 per project, whichever is less, for administrative expenses.

(11) The appropriations in this section are subject to the provisions of section 8018 of this act.

Appropriation:
Ruth LeCocq Kagi Early Learning Facilities
Development Account—State. . . . . ((~~$81,128,000~~))

$87,028,000

Ruth LeCocq Kagi Early Learning Facilities

Revolving Account—State. $6,000,000

Subtotal Appropriation. . . . . (($~~$87,128,000~~$~~))

$93,028,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . (($~~$348,512,000~~$~~))

$372,112,000

TOTAL. . . . . (($~~$435,640,000~~$~~))

$465,140,000

Sec. 1008. 2025 c 414 s 1012 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 High Efficiency Electric Appliance Rebates (HEAR) Program (40000666)

The appropriation in this section is subject to the following conditions and limitations:

(1)(a) (($~~$25,000,000~~$~~)) $35,000,000 of the appropriation is provided solely for the department to administer grants to eligible third-party administrators for heat pump and other high-efficiency electric equipment rebates, with a focus on low and moderate-income households, renters, nonprofit organizations, and small businesses. State incentives and rebates for installation of high-efficiency electric equipment, including electrical panel upgrades, provide a benefit to the public consistent with the state's energy strategy and climate mandates by reducing greenhouse gas emissions from the built environment. The department shall administer the grant program in a manner that seeks to maximize greenhouse gas emissions reductions.

(b) (($~~$5,000,000~~$~~)) $10,000,000 of the appropriation is provided solely for the department to administer grants to eligible third-party administrators for heat pumps for adult family homes.

(2) The department shall implement a statewide high-efficiency electric equipment program consistent with the following:

(a) Aid the transition of residential and commercial buildings away from fossil fuels by providing education and outreach resources for the installation of high-efficiency electric heat pumps and other high-efficiency electric equipment;

(b) Provide grants, coordination, and technical assistance to eligible third-party administrators to promote the adoption of high-efficiency electric heat pump equipment for space and water heating; and

(c) Develop strategies to ensure that the program serves low-income households, vulnerable populations, and overburdened communities, including dedicating at least 40 percent of the program funding for this purpose. For the purposes of this subsection (2)(c), "overburdened communities" has the same meaning as in RCW 70A.65.010 and "vulnerable populations" has the same meaning as in RCW 70A.02.010.

(3) For the purposes of this section, "eligible third-party administrators" include, but are not limited to, nonprofits, utilities, housing providers, community action agencies, and community-based organizations.

Appropriation:

Climate Commitment Account—State. . . . . ((~~$30,000,000~~)) $45,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$120,000,000~~)) $180,000,000

TOTAL. . . . . ((~~$150,000,000~~)) $225,000,000

Sec. 1009. 2025 c 414 s 1013 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Behavioral Health Facilities (40000667)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the department to issue grants to community hospitals or other community providers to expand and establish new and preserve existing capacity for behavioral health services in communities. The department must consult an advisory group consisting of representatives from the department of social and health services, the health care authority, one representative from a managed care organization, one representative from an accountable care organization, and one representative from the association of county human services. The

amounts provided in this section may be used for construction and equipment costs associated with establishment or preservation of the facilities. The department may approve funding for the acquisition of a facility if the project will result in increased behavioral health capacity. Amounts provided in this section may not be used for operating costs associated with the treatment of patients using these services.

(2) The department must establish criteria for the issuance of the grants, which must include:

(a) Evidence that the application was developed in collaboration with one or more regional behavioral health entities that administer the purchasing of services;

(b) Evidence that the applicant has assessed and would meet gaps in the geographical availability and service needs of behavioral health services in their region;

(c) Evidence that the applicant is able to meet applicable licensing and certification requirements in the facility that will be used to provide services;

(d) A commitment by applicants to serve persons who are publicly funded and persons detained for involuntary commitment, as applicable by facility type, under chapter 71.05 RCW;

(e) A commitment by the applicant to maintain and operate the beds or facility for a time period commensurate to the state investment, but for at least a 10-year period;

(f) The date upon which structural modifications or construction would begin and the anticipated date of completion of the project;

(g) A detailed estimate of the costs associated with opening the beds;

(h) A financial plan demonstrating the applicant's ability to maintain and operate the facility; and

(i) The applicant's commitment to work with local courts and prosecutors as applicable to ensure that prosecutors and courts in the area served by the hospital or facility will be available to conduct involuntary commitment hearings and proceedings under chapter 71.05 RCW.

(3) In awarding funding for projects in subsection (5) of this section, the department, in consultation with the advisory group established in subsection (1) of this section, must strive for geographic distribution and to allocate funding based on population and service needs of an area. The department must consider current

services available, anticipated services available based on projects underway, and the service delivery needs of an area.

(4) The department must prioritize projects that increase capacity in unserved and underserved areas of the state.

(5) ((~~$70,000,000~~)) $10,000,000 of the state building construction account—state appropriation in this section is provided solely for competitive community behavioral health grants to address regional needs and noncompetitive closure prevention grants. Closure prevention grants must be awarded on a first-come, first-served basis. For competitive regional needs grants, priority must be given to: Youth and adult bed capacity with consideration given to gaps identified in the 2024 behavioral health capital grant facility funding report; and facilities that serve specialized populations, including, but not limited to, services for individuals with traumatic brain injury, dementia, and cooccurring complex needs of youth. Additional categories of facilities may be funded based on identified needs of a region. Eligible facilities include, but are not limited to:

(a) Crisis relief centers and stabilization facilities that offer access to mental health and substance use care for no more than 23 hours and 59 minutes per patient, at a time, and are not subject to federal funding restrictions that apply to institutions of mental diseases;

(b) Mental health peer respite centers that are not subject to federal funding restrictions that apply to institutions of mental diseases. No more than one mental health peer respite center should be funded in each of the 10 regions;

(c) Grants to community providers to increase long-term intensive inpatient psychiatric treatment services and capacity for children and minor youth including, but not limited to, services for substance use disorder treatment, sexual assault and traumatic stress, anxiety, or depression, and interventions for children exhibiting aggressive or depressive behaviors in facilities that are not subject to federal funding restrictions;

(d) Grants to community hospitals, freestanding evaluation and treatment providers, or freestanding psychiatric hospitals to develop capacity for beds to serve individuals on 90-day or 180-day civil commitments as an alternative to treatment in the state hospitals. In awarding this funding, the department must coordinate with the department of social and health services, the health care authority,

and the department of health and must only select facilities that meet the following conditions:

(i) The funding must be used to increase capacity related to serving individuals who will be transitioned from or diverted from the state hospitals;

(ii) The facility is not subject to federal funding restrictions that apply to institutions of mental diseases;

(iii) The provider has submitted a proposal for operating the facility to the health care authority;

(iv) The provider has demonstrated to the department of health and the health care authority that it is able to meet the applicable licensing and certification requirements for the facility that will be used to provide services; and

(v) The health care authority has confirmed that it intends to contract with the facility for operating costs within funds provided in the operating budget for these purposes;

(e) Enhanced adult residential care facilities for long-term dementia placements discharged or diverted from the state psychiatric hospitals and are not subject to federal funding restrictions that apply to institutions of mental diseases;

(f) Facilities that provide substance use disorder intervention, assessment, and treatment services with secure withdrawal management and stabilization treatment beds that are not subject to federal funding restrictions that apply to institutions of mental diseases; and

(g) Facilities where behavioral health supportive services, such as harm reduction and physical health services, are offered within the same facility as behavioral health services and that are not subject to federal funding restrictions that apply to institutions of mental diseases.

(6) $10,000,000 of the state building construction account—state appropriation in this section is provided solely for one crisis stabilization facility in the King county region consistent with the settlement agreement in *A.B., by and through Trueblood, et al., v. DSHS, et al.*, No. 15-35462, that is not subject to federal funding restrictions that apply to institutions of mental disease. In awarding this funding, the department must coordinate with the health care authority and the King county behavioral health administrative service organization and must only select a facility that has been

selected by King county's crisis care centers initiative as the crisis care center for the south King county region.

(7) ((~~$49,847,000~~)) $64,259,000 of the appropriation in this section is provided solely for the following list of projects:

Broadway - Compass Health. $5,050,000
Cascade Community Health. $541,000
Castle Building Purchase. $3,325,000
Compass Health: Friday Harbor Facility. $1,850,000
Crisis Relief & Sobering Center. $773,000
Everett Health Engagement Hub Expansion. $515,000
Frontier Behavioral Health: BH Wellbeing Clinic. . . . $1,545,000
Healing Lodge of the Seven Nations. $5,050,000
ICHS Ron Chew Center. $3,050,000
Ituha Stabilization Facility. $927,000
Poulsbo SUD Clinic. $18,480,000
Pregnant, Parenting & Women's Inpatient Substance Use. $1,545,000
Recovery Café Building Acquisition. $2,050,000
Skagit County Crisis Stabilization. $549,000
((~~Sound Crisis Stabilization Facility. . . . . $3,050,000~~))
Spokane Stabilization Center. $3,050,000
Trouves Health Care Behavioral Health Facility. . . . $5,050,000
Tubman Health Center. $4,000,000
Yakama Detox Center. $5,050,000
Yakima Behavioral Health Hub. $1,550,000
Yakima County Med Detox Planning and Design. $309,000

(9) During the 2025-2027 fiscal biennium, where the department has awarded a grant for the operation of a crisis diversion or stabilization facility located in Pierce county that is not subject to federal funding restrictions that apply to institutions of mental diseases, the department may amend the contract associated with the grant in order to authorize the facility to be used for any community development block grant national objective.

(10) The department shall notify all applicants that they may be required to have a construction review performed by the department of health.

(11) To accommodate the emergent need for behavioral health services, the department and the department of health, in collaboration with the health care authority and the department of

social and health services, must establish a concurrent and expedited process to assist grant applicants in meeting any applicable regulatory requirements necessary to operate inpatient psychiatric beds, freestanding evaluation and treatment facilities, enhanced services facilities, triage facilities, crisis stabilization facilities, or secure detoxification/secure withdrawal management and stabilization facilities.

(12) In contracts for grants authorized under this section, the department must include provisions that require that the grantee or successor hold the capital improvements for at least a 10-year period. The provisions must require the facility to be used for behavioral health services, but may allow the facility to change ownership or facility type during the commitment period. The department shall monitor the activities of recipients of grants under this program to determine compliance with the terms and conditions set forth in its contract.

(13) The department must provide a progress report to the appropriate committees of the legislature by November 1, 2026. The report must include:

(a) The total number of applications and amount of funding requested;

(b) A list and description of the projects approved for funding including state funding, total project cost, services anticipated to be provided, bed capacity, and anticipated completion date;

(c) A statewide map of new capacity since 2018, including projected bed capacity and opening dates;

(d) A status report of projects that received funding in prior funding rounds, including details about the project completion and the date the facility began providing services; and

(e) Recommendations for statutory language that would codify the grant program on an ongoing basis including:

(i) Evaluation and prioritization criteria;

(ii) Monitoring and compliance requirements;

(iii) Preconstruction and technical assistance services; and

(iv) Data needed to determine the service needs by area of the state.

(14) The department must coordinate with the health care authority and department of health to submit capital budget requests to fund behavioral health community capacity grants for the 2027-2029 biennial budget by the due date established by the office of

financial management. Associated state budget operating costs must also be identified and requested.

(15) The department must notify cities and counties when issuing requests for proposals and must notify applicable cities and counties when awarding contracts.

(16) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. . . . ((~~$129,847,000~~)) $84,259,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$519,388,000~~)) $337,036,000

TOTAL. . . . . ((~~$649,235,000~~)) $421,295,000

Sec. 1010. 2025 c 414 s 1015 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Building Communities Fund Program (40000669)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation is subject to the provisions of RCW 43.63A.125.

(2) The department may ((~~not expend the appropriation in this section unless and until the nonstate share of project costs has been either expended or firmly committed, or both, in an amount sufficient to complete the project or a distinct phase of the project that is useable to the public for the purpose intended by this appropriation. This requirement does not apply to projects where a share of the appropriation is for design costs only~~)) remit state funding on a reimbursement basis for 100 percent of eligible project costs, regardless of the project's match amount, once the nonstate share of project costs have been either expended or firmly committed in an amount sufficient to complete the entire project or a distinct phase of the project that is useable to the public.

(3) The appropriation in this section is provided solely for the following list of projects:

Alatheia Capacity Building Project. $595,000

Arc Legacy Center. $797,000
Boys & Girls Clubs of Benton and Franklin Counties - Pasco Club. $1,425,000
Boys & Girls Clubs of Benton and Franklin Counties - Prosser Club. $350,000
Building What Matters. $2,500,000
Chelan Douglas Community Action Council. $2,000,000
Chelan Douglas County Volunteer Attorney Services - New Home. $300,000
Commercial Space. $450,000
Community Services at Pea Patch Lane. $2,000,000
Enhancing Safety and Security. $20,000
Expanded Community Resource Center and Food Bank. . . $2,500,000
Farm Fresh HUB Facility. $1,500,000
Food Bank Warehouse/Delivery Center. $500,000
Healing Headquarters. $990,000
Healthy Aging and Wellness Center. $2,000,000
Hilltop Family Resource Center - The Cora Whitley Family Center. $250,000
Hoh Highlands Government Center. $2,000,000
HopesCloset. $12,000
Housing Solutions Center Acquisition and Renovation. $1,188,000
IACS Kent Community Center. $2,000,000
Inchelium Community Wellness Center. $2,500,000
Jefferson County Early Learning & Family Support Center. $1,570,000
Keep the Community Fed. $1,150,000
Lopez Food Center. $1,687,000
Market and Community Hub. $900,000
Methow Valley Community Center Clean Air Refuge & Energy Retrofit. $450,000
Natural Resources Department Renovations Project. . . . $100,000
New Puyallup Health Center. $2,000,000
Place for Peace Capital Expansion Project. $540,000
Rainier Beach Family Empowerment Center. $2,000,000
Room for All Campaign. $690,000
Salish Cultural and Recreation Community Center. $2,500,000
Skyway Resource Center Acquisition. $1,450,000

Somali Community & Cultural Innovation Hub. $2,500,000
Vancouver Family Resource Center. $1,228,000
Vashon Food Bank New Building. $1,300,000
Wenatchee Valley Cultural Center. $2,500,000
Youth Community Center. $640,000

(4) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:
State Building Construction Account—State. $49,082,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $196,328,000
TOTAL. $245,410,000

Sec. 1011. 2025 c 414 s 1017 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Weatherization Plus Health Grants (40000671)

The appropriations in this section are subject to the following conditions and limitations: The appropriations in this section are provided solely as grants for the low-income weatherization program authorized under chapter 70A.35 RCW, community scaled weatherization projects, and for the community energy efficiency program (CEEP).

(1) The department is encouraged to grant funds to at least two community scaled weatherization projects: One located east of the crest of the Cascade mountains and one located west of the crest of the Cascade mountains, if feasible. For the purposes of this section, "community scaled weatherization project" means a weatherization project that includes multiple dwelling units that are located in the same neighborhood or area where overlapping factors such as environmental, social, or economic conditions may adversely impact residents, as determined by the department.

(2) $5,000,000 of the state building construction account—state appropriation in this section is provided solely for grants for the Washington State University energy extension community energy efficiency program (CEEP) to support homeowners, tenants, and small business owners in making sound energy efficiency investments by providing consumer education and marketing, workforce support through training and lead generation, and direct consumer incentives for

upgrades to existing homes and small commercial buildings. This is the maximum amount the department may expend for this purpose.

((~~(2)~~)) (3) The department must, to the extent practicable, implement the recommendations in the weatherization plus health 2022 report.

((~~(3)~~)) (4) If funding from these appropriations is used to purchase heating devices or systems, the agency shall, whenever possible and most cost effective, select devices and systems that do not use fossil fuels.

((~~(4)~~)) (5) The department must:

(a) Recruit community energy efficiency program sponsors that are community-based organizations located in geographic areas of the state that have not received funding for low-income weatherization programs, targeting hard-to-reach market segments;

(b) Leverage funding from community energy efficiency program sponsors in an amount greater than or equal to the amount provided by the state through the weatherization program;

(c) Ensure that community energy efficiency program utility sponsors work with nonprofit community-based organizations to deliver community energy efficiency program services; and

(d) Identify community energy efficiency program sponsors that support the conversion of space and water heating from fossil fuels to electricity, as part of a set of energy efficiency investments.

((~~(5)~~)) (6) The state building construction account—state appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. $10,000,000

Climate Commitment Account—State. . . . . ((~~$25,000,000~~)) $36,000,000

Subtotal Appropriation. . . . . ((~~$35,000,000~~)) $46,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$140,000,000~~)) $184,000,000

TOTAL. . . . . ((~~$175,000,000~~)) $230,000,000

Sec. 1012. 2025 c 414 s 1018 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Public Works Board (40000672)

The appropriations in this section are subject to the following conditions and limitations:

(1) ((~~$10,000,000~~)) $40,000,000 of the state building construction account—state appropriation((~~, $90,000,000~~)) and $339,500,000 of the state taxable building construction account—state appropriation((~~, and $265,000,000 of the public works assistance account—state appropriation~~)) in this section are provided solely for the public works board to award new or reimburse previously authorized grants and loans to local governments for infrastructure projects in accordance with chapter 43.155 RCW. When reimbursing projects that are awarded funding by the board under this appropriation authority, the department and the board must first spend funding available from the state taxable building construction account—state appropriation and the state building construction account—state appropriation in this section. ((~~When the state building construction account—state and state taxable building construction account—state appropriations provided in this section are fully spent, the department and the board may then award and reimburse projects using up to $265,000,000 from the public works assistance account—state appropriation, but only to the extent that there is a sufficient balance in the public works assistance account—state to support additional project awards and reimbursements.~~))

(2) $10,000,000 of the natural climate solutions account—state appropriation in this section is provided solely for the board to make emergency grants to local governments for public works projects that were impacted by the weather event described in emergency proclamation 25-07.2.

(3) The ((~~state building construction account—state appropriation and the state taxable building construction account—state appropriation~~)) appropriations in this section are subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. $10,000,000

State Building Construction Account—State. . . . ((~~$10,000,000~~))

$40,000,000

State Taxable Building Construction Account—

State. . . . . ((~~$90,000,000~~))

$339,500,000

((~~Public Works Assistance Account—State. . . . . $265,000,000~~))

Subtotal Appropriation. . . . . ((~~$365,000,000~~))

$389,500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $1,460,000,000

TOTAL. . . . . ((~~$1,825,000,000~~))

$1,849,500,000

Sec. 1013. 2025 c 414 s 1019 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Community EV Charging (40000673)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for grants for the development of community electric vehicle charging infrastructure.

(2) Funding provided in this section must be used for projects that provide a benefit to the public through development, demonstration, and deployment of clean energy technologies that save energy and reduce energy costs, reduce harmful air emissions, or increase energy independence for the state.

(3) Projects that receive funding under this section must be implemented by, or include partners from, one or more of the following: Local governments, federally recognized tribal governments, or public and private electrical utilities that serve retail customers in the state.

(4) Grant funding must be used for level two or higher charging infrastructure and related costs including, but not limited to, construction and site improvements. Projects may include a robust public and private outreach plan that includes engaging with affected parties in conjunction with the new electric vehicle infrastructure.

(5) The department must prioritize funding for projects in the following order:

(a) Multifamily housing;

(b) Publicly available charging at any location;

(c) Schools and school districts;

(d) State and local government buildings and public hospitals; and

(e) All other eligible projects.

(6) The department must coordinate with other electrification programs, including projects developed by the department of transportation, to determine the most effective distribution of the systems. The department must also collaborate with the interagency electric vehicle coordinating council established in RCW 43.392.030 to implement this section and must work to meet benchmarks established in chapter 182, Laws of 2022.

(7) The department may:

(a) Provide information to applicants about available clean energy tax credits and incentives, including elective pay, that may be applicable to the project for which state funding is being sought;

(b) Inquire, as part of the application, which tax credits and incentives the applicant plans to seek for the project;

(c) Prioritize projects seeking any applicable clean energy tax credits and incentives when developing and applying competitive criteria for selecting recipients under this section; and

(d) Consider the availability of any federal tax credits or other federal or nonfederal grants or incentives that the applicant may benefit from in review of the application.

(8) Funding awards made under this section may not exceed 100 percent of the cost of the project.

(9) Up to three percent of the appropriation in this section is for the department to administer the grant program.

(10) $3,000,000 of the appropriation in this section is provided solely for the Cowlitz MHD ZEV Depot in Longview.

Appropriation:

Climate Commitment Account—State. . . . . ((~~$23,000,000~~)) $36,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$80,000,000~~)) $132,000,000

TOTAL. . . . . ((~~$103,000,000~~)) $168,000,000

Sec. 1014. 2025 c 414 s 1020 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Connecting Housing to Infrastructure Program (40000675)

The appropriation in this section is subject to the following conditions and limitations:

(1)(a) The appropriation in this section is provided solely for grants or deferred loans to local governments and public utility districts to defray the cost of waiving a portion of or all of the fees normally applied to developers for utility connection charges and related street improvements related to new affordable housing projects for low- and moderate-income households.

(b) Where applicable, the utility extension and related street improvements must be consistent with the approved comprehensive plans under the growth management act and must be within the established boundaries of the urban growth area as set forth in the approved comprehensive plans. Street improvements are eligible if the improvements are related directly to the utility extension or connection and are adjacent to the new housing units being constructed.

(c) Projects must be located within a jurisdiction that imposes a sales and use tax under RCW 82.14.530(1)(a)(ii) or (b)(i)(B), 82.14.540, or 84.52.105.

(2)(a) $30,000,000 of the state building construction account—state appropriation is provided solely for grants or deferred loans for system development charges, utility improvements, and street improvements associated with utility infrastructure for affordable housing projects serving low-income households located within a city or county with a population of 150,000 or fewer persons.

(b) $5,000,000 of the state building construction account—state appropriation in this section is provided for the department for pilot grants for system development charges, utility improvements, and street improvements associated with utility infrastructure for affordable housing projects serving moderate-income households. The pilot program must be offered in three counties located in the north central region of the state. The counties must share borders with one another, be located east of the crest of the Cascade mountains, and each have a population of 85,000 persons or fewer. By June 1, 2027,

the department must submit a report to the office of financial management and to the appropriate committees of the legislature that:

(i) Summarizes the results of the pilot program, including an analysis of the need for infrastructure assistance for local governments to support the development of housing affordable to moderate-income households, and the benefits to communities that may result from increasing economic diversity in housing that is made more affordable through infrastructure subsidies;

(ii) Describes the number and total dollar amount of application requests and funding awards; and

(iii) Makes recommendations regarding continuation or expansion of the pilot program and recommended future funding levels.

(3) To be eligible for funding under this section, an applicant must demonstrate, at minimum:

(a) That affordable housing development will begin construction within 24 months of the grant or loan award; and

(b) A strong probability of serving the original target group or income level for a period of at least 25 years.

(4) For purposes of this section, the following definitions apply.

(a) "Affordable housing" means residential housing that requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the household's income.

(b) "Low-income household" has the same meaning as in RCW 43.185A.010.

(c) "Moderate-income household" means: For purposes of the pilot program authorized in this section, a single person, family, or unrelated persons living together whose adjusted income is above 80 percent of the median household income adjusted for family size, for the county where the affordable housing project is located, but less than the state median income, as reported by the United States department of housing and urban development.

(d) "System development charges" means charges for new utility improvements.

(e) "Utility improvements" means drinking water, wastewater, or stormwater utility improvements.

(5) $10,000,000 of the appropriation in this section is provided solely for the Fort Lawton redevelopment project. The funding provided in this subsection is not subject to the provisions of subsection (3) of this section. The legislature intends to provide

funds in the amount of $10,000,000 in the 2027-2029 fiscal biennium to the Fort Lawton redevelopment project.

(6) $2,550,000 of the appropriation in this section is provided solely for the Skyway Homeownership project.

((~~(6)~~)) (7) $600,000 of the appropriation in this section is provided solely for the Finch Green Housing project.

(8) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. $100,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $400,000,000

TOTAL. $500,000,000

Sec. 1015. 2025 c 414 s 1021 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Housing Trust Fund (40000677)

The appropriations in this section are subject to the following conditions and limitations:

(1) ((~~$133,000,000~~)) $199,250,000 of the state building construction account—state and ((~~$402,000,000~~)) $432,050,000 of the state taxable building construction account—state appropriations are provided solely for the new construction, acquisition, or acquisition and rehabilitation of affordable housing projects that serve and benefit low-income and special needs populations including, but not limited to, people with chronic mental illness or behavioral health conditions, farmworkers, people who are homeless, and people in need of permanent supportive housing. The department shall strive to invest at least 20 percent of the appropriation provided under this section with by and for organizations, as defined by the office of equity.

(a) ((~~$53,000,000~~)) $65,500,000 of the state building construction account—state and ((~~$162,000,000~~)) $199,500,000 of the state taxable building construction account—state appropriations are provided solely for multifamily rental housing projects. For each affordable housing development project, the department may finance up

to a total of $10,000,000 in construction awards, including prior biennia awards.

(b) $50,000,000 of the state taxable building construction account—state appropriation is provided solely for affordable housing projects that serve and benefit low-income people with developmental or intellectual disabilities. The department must use a separate application form and evaluation criteria for applications under this subsection. The department must coordinate with the department of social and health services regarding any needed supportive services and make efforts to enact the recommendations of the housing needs study for individuals with intellectual and developmental disabilities, as provided in section 1068(6), chapter 332, Laws of 2021. The department must consider prioritizing funding under this subsection for housing that serves individuals who are exiting residential habilitation centers or facilities.

(c) ((~~$100,000,000~~)) $43,000,000 of the state taxable building construction account—state appropriation is provided solely for permanent supportive housing projects in accordance with the apple health and homes rapid permanent supportive housing program created in RCW 43.330.187. Of the amounts provided in this subsection (1)(c), $4,250,000 is provided solely for the Maple Court Permanent Supportive Housing project.

(d) ((~~$30,000,000~~)) $43,750,000 of the state building construction account—state appropriation and ((~~$45,000,000~~)) $86,250,000 of the state taxable building construction account—state appropriation in this section are provided solely for the development of homeownership projects affordable to first-time low-income households. Projects serving homebuyers whose income is up to 80 percent of the area median income, adjusted for household size for the county where the property is located are eligible to apply, except that projects located in rural areas of the state, as defined by the department, serving homebuyers whose income is up to 100 percent of the area median income, adjusted for household size for the county where the property is located are eligible to apply. Eligible activities include, but are not limited to, down payment assistance, closing costs, acquisition, rehabilitation costs, and new construction. The department shall strive to invest at least 20 percent of these funds with by and for organizations, as defined by the office of equity, and make efforts to enact the recommendations

of the homeownership disparities work group created in section 128(100), chapter 297, Laws of 2022.

Of the amounts provided in this subsection (1)(d), $2,500,000 of the state building construction account—state appropriation is provided solely for the Orchard Gardens project.

(e)(i)(A) $17,500,000 of the state taxable building construction account—state appropriation is provided solely for the northwest cooperative development center to provide subgrants for the acquisition and preservation of mobile or manufactured home communities where at least 50 percent of the preserved homes are and will remain occupied by low-income households. Funding provided under this subsection (1)(e)(i) may be used for the purpose of avoiding household displacement due to sale or other transactions and ensuring preservation of housing affordability for low-income households for a minimum of 40 years and may be awarded only to eligible organizations as defined in RCW 59.20.030.

(B) $2,500,000 of the state taxable building construction account—state appropriation is provided solely for the Bayside Housing project. The department may not require more than 50 percent of the units in the Bayside Housing project to be occupied by low-income households.

(ii) $10,000,000 of the state taxable building construction account—state appropriation is provided solely for the northwest cooperative development center to provide subgrants to organizations that are mobile home park cooperatives or manufactured housing cooperatives, as those terms are defined in RCW 59.20.030, for critical improvements, repairs, and infrastructure upgrades to promote the preservation of mobile or manufactured home communities as affordable housing. The grantee must award subgrants based on needs relating to health, safety, and cost for resident-owned manufactured housing community cooperatives in Washington.

(f) $10,000,000 of the state taxable building construction account—state appropriation is provided solely for eligible organizations under RCW 43.185A.040 to acquire, acquire and renovate, or prepare real property for rapid conversion into permanent supportive housing, transitional housing, indoor emergency housing, tiny homes, or indoor emergency shelters, with a primary focus on serving people with extremely low-incomes who are experiencing sheltered and unsheltered homelessness, including families with

children, unaccompanied youth and young people, older adults, and people with disabilities. Acquisitions completed with temporary financing are eligible for funding provided in this section. The department may approve funding only for projects that result in increased shelter or housing capacity for extremely low-income people and households. In awarding funding pursuant to this subsection (1)(f), the department shall prioritize the acquisition of multifamily housing units and housing projects that rapidly move people experiencing sheltered or unsheltered homelessness into housing, including, but not limited to, individuals living in unsanctioned encampments, the public rights-of-way, or other public spaces. Amounts provided in this subsection (1)(f) may not be used for operating or maintenance costs, supportive services, or debt service.

(g) ((~~$50,000,000~~)) $90,000,000 of the state building construction account—state appropriation is provided solely for affordable housing preservation projects, which may include, but are not limited to:

(i) Projects preserving and extending the affordability commitment period for projects in the housing trust fund portfolio. The funds may be provided for major building improvements, preservation, and system replacements, necessary for the existing housing trust fund portfolio to maintain its long-term viability. The department must require a capital needs assessment be provided before contract execution. Funds may not be used to add or expand the capacity of the property. When allocating funds, the department must prioritize buildings that are older than 15 years and that serve very low-income and extremely low-income populations.

(ii) Projects preserving affordable multifamily housing at risk of losing its affordability due to expiration of use restrictions that otherwise require affordability including, but not limited to, United States department of agriculture funded multifamily housing. The department must prioritize projects that satisfy the goal of long-term preservation of Washington's affordable multifamily housing stock, particularly in rural areas of the state. Funds may be used for acquisition or for acquisition and rehabilitation of properties to preserve the affordable housing units beyond their existing use restrictions and place them in Washington's housing trust fund portfolio for a minimum of 40 years. If a capital needs assessment is required, the department must work with the applicant to ensure that

this does not create an unnecessary impediment to rapidly accessing these funds.

(iii) Projects rehabilitating or replacing housing or facilities impacted by the weather event described in the governor's emergency proclamation 25-07.2 that are: (A) Facilities housing low-income migrant, seasonal, or temporary farmworkers; (B) affordable multifamily housing properties; or (C) affordable manufactured or mobile home communities. Funding provided under this subsection (1)(g)(iii) is not subject to the requirements of RCW 43.185A.150.

(iv) The funding provided under this subsection (g) is not subject to the 60-day application period in RCW 43.185A.150.

(h) ((~~$5,000,000~~)) $13,300,000 of the state taxable building construction account—state appropriation in this section is provided solely for facilities housing low-income migrant, seasonal, or temporary farmworkers. The department shall prioritize funding of projects to areas of highest need. Funding may also be provided, to the extent qualified projects are submitted, for projects that address health and safety.

(i) The department shall strive to invest at least 10 percent of the appropriations provided under (a) and (d) of this subsection (1) for either affordable multifamily rental housing or homeownership projects, or both, benefiting low-income households in federally recognized Indian tribes in the state of Washington. The department must conduct a separate application process and use separate evaluation criteria to solicit tribal housing projects and prioritize projects to tribal communities of highest need.

(2) $3,000,000 of the state building construction account—state appropriation is provided solely for the department to provide preconstruction and technical assistance awards in accordance with RCW 43.185A.170. By January 1, 2027, the department must provide the governor and the appropriate committees of the legislature with a progress report for entities receiving awards made under this subsection (2). The progress report must list which entities applied for, and were successful in securing, additional financing for the construction or preservation of affordable housing.

(3) ((~~$5,000,000~~)) $9,000,000 of the state building construction account—state and $1,000,000 of the state taxable building construction account—state appropriations in this section are provided solely for affordable housing urgent repair and risk

mitigation grants to be provided on an ongoing basis. Funding is not subject to the 60-day notification requirement in RCW 43.185A.150. Each grant award may not exceed $200,000 per award. However, the department may not limit the number of awards or amount received per organization. When awarding grant funds pursuant to this subsection, the department must offer conditional awards within the per-project limit of $200,000 based on the amount needed as identified by the applicant. The department must subsequently revise grant awards based on actual qualified project costs for which grantees request reimbursement. Of the amounts provided in this subsection (3):

(a) $9,000,000 of the state building construction account—state appropriation in this ((~~section~~)) subsection (3) is provided solely for affordable housing urgent repair grants ((~~to be provided on an ongoing basis. Funding is not subject to the 60-day notification requirement in RCW 43.185A.150~~)). The funding may be provided to address nonrecurring repair projects including repair of units or buildings, abatement of potentially hazardous materials, and safety-related structural improvements of affordable housing. ((~~Each repair grant award may not exceed $200,000 per award. However, the department may not limit the number of awards or amount received per organization.~~

~~(a)~~)) (b) $1,000,000 of the state taxable building construction account—state appropriation in this subsection (3) is provided for risk mitigation investments to prevent water and fire-based property damage of affordable housing.

(c) For purposes of this subsection (3), "affordable housing" means:

(i) Permanent supportive housing as defined in RCW 36.70A.030; and

(ii) Multifamily affordable housing projects in the housing trust fund portfolio.

((~~(b)~~)) (d) If the department receives application requests that exceed the appropriation level in this subsection (3), the department must prioritize projects under ((~~(a)~~)) (c)(i) of this subsection (3).

(4) ((~~$57,738,000~~)) $78,824,000 of the state taxable building construction account—state appropriation is provided for the following list of projects:

315 W 9th Seniors. $1,500,000

35th and Pacific Family Housing. $2,050,000

American Legion Veteran Housing and Resource Center. . . . . ((~~$950,000~~)) $1,236,000

Bridge Meadows. $5,050,000

Bryant Manor Redevelopment. $3,000,000

City of Port Angeles Multifamily Housing Pipeline. . . $2,050,000

((~~Hillsdale Town. . . . . $1,750,000~~))

Cloverdale Cottages. $3,450,000

Homestead Community Land Trust. $8,050,000

Housing Hope Alliance Place. $2,050,000

Hummingbird Village Site Acquisition and Capital Development. $3,050,000

Kulshan View. $443,000

Lake City Affordable Housing. $7,050,000

Lincoln Street Studios. $4,050,000

Montgomery Housing South Yakima Senior Housing. . . . $2,050,000

SPS Habitat Boulevard Affordable Homeownership Net Zero. $5,050,000

St. Vincent de Paul Star of Hope. $1,545,000

Thornton Village Ferndale. $8,000,000

Thrive Center Tacoma. . . . . ((~~$2,050,000~~)) $4,050,000

University of Washington Sunbreak Tower Affordable Housing. $8,050,000

WELD Seattle Recovery Housing. $2,050,000

YWCA North Central Washington. $5,000,000

(5) $4,500,000 of the state building construction account—state appropriation is provided solely for Mary's Place Emergency Family Shelter.

(6) $1,000,000 of the state building construction account—state appropriation is provided solely for replacing seasonal farmworker housing in Monitor park that was damaged by the weather event described in emergency proclamation 25-07.2.

(7) The department must strive to allocate all of the amounts appropriated in subsections (1) through (3) of this section within the 2025-2027 fiscal biennium in the manner prescribed in each subsection. However, if upon review of applications the department determines there are not adequate suitable projects in a category, the department may allocate funds to other affordable housing

projects serving other low-income and special needs populations, provided those projects are located in an area with an identified need for the type of housing proposed. By November 1, 2026, and June 30, 2027, the department must notify the office of financial management, the house capital budget committee, and the senate ways and means committee of any reallocations of funds made pursuant to this subsection.

Appropriation:

State Building Construction Account—State. . . . ((~~$145,500,000~~)) $216,750,000

State Taxable Building Construction Account—

State. . . . . ((~~$459,738,000~~)) $511,874,000

Subtotal Appropriation. . . . . ((~~$605,238,000~~)) $728,624,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$2,420,952,000~~)) $2,914,496,000

TOTAL. . . . . ((~~$3,026,190,000~~)) $3,643,120,000

Sec. 1016. 2025 c 414 s 1026 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Low-Income Home Rehabilitation Grant Program (40000684)

The appropriation in this section is subject to the following conditions and limitations:

(1) $5,000,000 of the appropriation in this section is provided solely for low-income home rehabilitation projects impacted by the weather event described in emergency proclamation 25-07.2. Eligible projects are not limited to rural areas and may be located in any flood-impacted area of the state.

(2) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. . . . . ((~~$5,000,000~~)) $10,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$20,000,000~~)) $40,000,000

TOTAL. . . . . ((~~$25,000,000~~)) $50,000,000

Sec. 1017. 2025 c 414 s 1027 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2026 Local and Community Projects (40000709)

The appropriations in this section are subject to the following conditions and limitations:

(1) Except as provided for under subsection (12) of this section, the department may not expend the appropriation in this section unless and until the nonstate share of project costs have been either expended or firmly committed, or both, in an amount sufficient to complete the project or a distinct phase of the project that is useable to the public for the purpose intended by the legislature. This requirement does not apply to projects where a share of the appropriation is for design costs only.

(2) Before receiving funds, project recipients must demonstrate that the project site is under control for a minimum of 10 years, either through ownership or a long-term lease. This requirement does not apply to appropriations for preconstruction activities or appropriations in which the sole purpose is to purchase real property that does not include a construction or renovation component.

(3) Projects funded in this section may be required to comply with Washington's high performance building standards under chapter 39.35D RCW.

(4) Project funds are available on a reimbursement basis only and may not be advanced under any circumstances.

(5) In contracts for grants authorized under this section, the department shall include provisions that require that capital improvements be held by the grantee for a specified period of time appropriate to the amount of the grant and that facilities be used for the express purpose of the grant. If the grantee is found to be out of compliance with provisions of the contract, the grantee shall repay to the state general fund the principal amount of the grant plus interest calculated at the rate of interest on state of

Washington general obligation bonds issued most closely to the date of authorization of the grant.

(6) Projects funded in this section, including those that are owned and operated by nonprofit organizations, are generally required to pay state prevailing wages.

(7) The department must comply with the requirements set forth in executive order 21-02 and must consult with the department of archaeology and historic preservation and affected tribes on the potential effects of these projects on cultural resources and historic properties. Consultation with the department of archaeology and historic preservation and affected tribes must be initiated before project funds are made available.

(8) The state building construction account—state appropriation in this section is provided solely for the following list of projects:

196th/Scriber Creek Control Structure Removal. $500,000
23rd & Cherry Renovation/Construction. $1,236,000
4th St NW Stormwater Improvement
Project. $773,000
Accessibility Renovations for Community Homes. $155,000
Adams County Fire Protection District 6 Fire Hall. . . . $418,000
Airlift Northwest Hangar. $3,250,000
Airway Heights Public Safety Campus. $907,000
Alatheia Building Project. $263,000
Alliance Place. $500,000
Allyn Community Hub. $72,000
Anacortes Early Learning Center - Whitney Campus. $42,000
Anderson Is. Emergency Communications System. $8,000
Aquatic Center at MLK Jr. Park. $257,000
Aquatic Resource Mitigation Program. $309,000
Arlington Boys & Girls Club Fire Safety. $200,000
ASHHO Cultural Community Center. $927,000
Asia Pacific Cultural Center. $1,030,000
Astria Toppenish Hospital Roof Replacement. $567,000
Auburn Ave Theater Rebuild. $500,000
((~~Ballard Boys & Girls Club Security Fence & Lights. . $80,000~~))
Battle Ground Downtown Revitalization Design. $515,000
Baw Faw Grange. $12,000
Bayview Trail Lake Stevens. $500,000

Bayview Trail Marysville. $500,000
Beerbower Park. $253,000
Bellevue Downtown Integration. $250,000
Bellevue Family YMCA and Housing. $250,000
Bellingham Central Library Interior Renovation. . . . $1,030,000
Benston Hall Kitchen and Septic Renovation. $175,000
Benton REA's Wildfire Resilience Project. $1,000,000
BGC Roof & HVAC Project. $412,000
Boat Yard Expansion Project. $500,000
Boys & Girls Clubs of Benton and Franklin Counties
Prosser. $515,000
Bremerton Masonic Temple Kitchen Renovation. $247,000
Brier Park Bathroom Rebuild. $489,000
Camano Island Legion Veterans Comprehensive Health
Initiative. $300,000
Camas Washougal Firefighters Safety Equipment. $155,000
Camp Thunderbird (Summit Lake Outdoor School) Water
System. $525,000
Capitol Theatre Capital Improvements. $100,000
Cashmere Branch Library ADA (Cashmere). $33,000
Castle Rock Impound/Storage Facility. $370,000
CAYA Center Predevelopment. $225,000
Center Senior Living Assisted Living Housing. $395,000
Central Washington Fair Barns. $400,000
Cham Community Center. $1,000,000
Chehalis Recreation Park. $50,000
Chelan Co. Emergency Management Facility. $500,000
Chelan Eagles. $15,000
Chief Leschi Park. $58,000
City of Elma HVAC Replacement Project. $206,000
City of Lakewood - Edgewater Park Improvement
Project. $360,000
City of Langley City Hall Solar Plus Storage. $257,000
((~~City of Sunnyside Downtown Gazebo Rebuild. . . . . $257,000~~))
City of Sunnyside: Community Pool. $515,000
City of Sunnyside: Tina Knoth Park Soccer Field
Development. $515,000
City of Tukwila HVAC Replacement. $773,000
Civic Center Renovation. $1,000,000
Clallam EOC. $2,000,000

Clark County Public Safety. $1,500,000
Cle Elum Boys & Girls Club Clubhouse. $103,000
Clymer Museum Elevator And ADA Upgrades. $230,000
Collins Grange #893. . . . . $158,000
Columbia Park East Boat Launch Replacement. $750,000
Community Center Entryway Improvements. $103,000
Community Center HVAC. $206,000
((~~Community Library Building Project. . . . . $400,000~~))
Community Roots Mill Plain Housing Project. $1,000,000
Community Wildlife Readiness-Simcoe Mountains. $26,000
Completion of New Fire Station - Franklin County Fire. $1,000,000
Coulee City Rodeo Grounds Improvements. $464,000
Coupeville BGC Gymnasium Project. $515,000
Creating A More Accessible State Arboretum. $900,000
Crescent Grange. $300,000
Critical Equipment, Research, and Rearing Capacity. . $1,718,000
Culinary Upgrade To Battle Ground Public Schools. . . . $278,000
Darrington Wood Innovation and Education Center. $145,000
Daybreak Star Infrastructure Project. $600,000
DeMolay Sandspit Park Improvements. $515,000
Des Moines Marina Steps. $1,030,000
Distribution System Enhancements. $625,000
Dry Creek Grange. $28,000
Dundee Hill Community Homes. $376,000
East Adams Rural Healthcare: Central Monitoring System. $232,000
East Wenatchee City Hall. $150,000
Eastside Terrace Club Kitchen Renovation. $74,000
Eatonville Community Stadium & Lighting. $800,000
ED Safer Rooms. $1,030,000
Edgewood Grange. $217,000
Edmonds Food Bank. $103,000
Edwin Pratt Memorial Park. $155,000
El Centro de la Raza Mercado Project. $1,030,000
Elks Park Little League Fields Renovations. $103,000
Emergency Fueling Station. $500,000
Emergency Power Generators Yakima County Fire District 12. . . . . $295,000
Energy-Efficient Lighting Upgrade. $26,000

Enumclaw LED Lighting. $1,029,000
Everett Boys & Girls Club Kitchen Renovation Project. . $309,000
Excelsior Wellness Site Infrastructure Project. $915,000
Expanded Facility for South Kitsap Helpline. $263,000
FareStart Barista & Customer Service Job Training Class. $309,000
FEMA Omak Floodplain Impact Pre-design. $515,000
Ferndale Library and Campus EV and Solar Initiative. . . $515,000
Fishing Pier at Spanaway Lake. $773,000
Five Mile Prairie Grange. $23,000
Float Our Future. $103,000
Food Distribution and Storage Improvements. $341,000
Foss Waterway Commercial Pump Out. $103,000
Freedom Center. $338,000
Friends of Lopez Island Pool. $523,000
Frontier Park - Goat Barns. $103,000
Fruitland Grange #999. . . . . $67,000
Garrison Springs Creek Restoration Project. $515,000
Gig Harbor Sports Fields. $1,030,000
God's Pantry Building. $45,000
Grand Cinema. $618,000
Grandview Police Center. $550,000
Grandview Splash Pad. $108,000
Grant County Animal Outreach Shelter Building. $256,000
Grid-Scale Coordination for WA. $700,000
Habitat for Humanity Site Acquisition. $300,000
Handicap Ramp and ADA Bathroom Additions. $182,000
Haynie Grange Facilities Modernization Project. $170,000
Healing Headquarters: A Campaign for Rebuilding Hope. $250,000
Heating Vitalization and Collying System. $177,000
Heritage Heights Remodel Phase 4 Generator. $258,000
Historic Museum Restoration & Preservation Project. . . $150,000
Historic Slavonian Hall. $515,000
Historic Theatre Restoration. $377,000
Hopkins Ditch ESA ITP Application Grant. $52,000
Hotel Lincoln Historic Restoration Project. $250,000
Improvements to Low-Income Child Care Center. $225,000
Inland Grange. $98,000
Integrated Care Clinic. $1,030,000

Interurban Trail Connection - Milton to Edgewood. . . . $779,000
Issaquah Bomb Cyclone Recovery. $1,400,000
Issaquah's Creeks to Peaks. $103,000
Jenkins Creek Recreational Trail. $500,000
Julia Butler Hansen House. $115,000
Kettle River Grange Windows & Doors. $67,000
King Co. Water Dist. 54 Treatment Modernization. . . . $1,030,000
Kitsap Lake Park Accessibility Improvements. $321,000
Klickitat Natural Resource Conservation Center. $103,000
KVH Orthopedics and Surgical Services
Remodel/Renovation. $618,000
La Center Downtown 2.0. . . . . $400,000
Lake Boren Park. $335,000
Lake Chelan Community Center Gymnasium Project. $475,000
Lake Chelan Health Emergency Medical Services
Building. $1,097,000
Lake City Community Mural Project. $23,000
Lake Forest Park, Lakefront Park. $1,030,000
Lake Gardner Regional Park Dock. $78,000
Lake Stevens Library. $350,000
Latino Civic Alliance Workforce Training & Small Business
Hub. $515,000
LeMay Grit City Robotics Center. $500,000
Lions Park Community Center. $1,000,000
Longview Library Elevator Repairs. $300,000
Lopez Island Food Center. $361,000
Lummi Island Grange. $77,000
Lynnwood Public Facilities District Convention
Center. $1,000,000
Maker & Innovation Lab. $1,400,000
Mariner Community Campus. $810,000
((~~Marymoor Cricket Facility. . . . . $1,200,000~~))
Matlock Grange Hall Structural And Safety
Improvements. $252,000
McKinney Center HVAC System. $1,000,000
MDC Capital Improvement. $1,236,000
Meeker Street Project. $901,000
Meridian Grange. $155,000
Meridian Habitat Park Community Nature Center. $919,000
Mid-Columbia Children's Museum. $1,000,000

Mill Creek Boys & Girls Club. $1,030,000
Mission Avenue Frontage Improvements. $1,030,000
MLK Jr. Community Center Renovation & Expansion. $927,000
Molson Grange #1069. . . . . $117,000
Monroe Rotary Field Turf Replacement. $360,000
Mossyrock Grange. $80,000
Mother Earth Farms. $52,000
Mountlake Terrace Library Resiliency Upgrades. $500,000
Mt Spokane - ADA Improvements & Asbestos Abatement. . . $700,000
((~~Mt. View Pressure Zone Reservoir. . . . . $515,000~~))
Multi-Purpose Building Pole Structure. $206,000
MultiCare Spokane Internal Medicine Residency
Program. $500,000
Multicultural Resilience Center. $1,545,000
Municipal Services Facility Backup Power Generator. . . $309,000
Muslim Association of Puget Sound. $2,500,000
NAAM Expansion. $206,000
New Community Recreation Center, Sauk-Suiattle Indian. . $515,000
Newman Lake Revitalization. $120,000
NF Skykomish River Valley: Emergency Response. $1,000,000
Nisqually Vocational Education & EOC Training. $4,050,000
Nooksack Water Adjudication Facility Needs. $1,250,000
Nordic Cottages. $412,000
North Bellingham Grange #201. . . . . $51,000
North Mason Electrical Capacity & Reliability. $1,000,000
North Sound Public Safety Training Facility. $250,000
Northeast PDA Housing & Childcare. $350,000
Northern State Hospital Historic Cemetery Improve. . . . $175,000
Northwest Kidney Centers Burien Pharmacy Relocation. . . $79,000
((~~Northwest Maritime Vessel Design and Feasibility. . $463,000~~))
Ocean Shores Food Bank Relocation Project. $283,000
Old Swim Hole ADA Ramp. $83,000
Othello Rodeo Bleachers. $258,000
Outdoors for All Foundation. $1,030,000
Pacific Bonsai Museum Renovations. $766,000
((~~Parkland Community Center. . . . . $1,000,000~~))
Partners INW Resource Center. $515,000
Pea Patch Community Campus. $3,000,000
Peck Community Sports Park Expansion. $1,030,000
Peninsula Community Health - Bainbridge Island. $556,000

Peninsula Health - Community Kitchen. $625,000
Perry Tech for Clean Energy Jobs. $5,050,000
Peter Kirk Pool. $515,000
Pierce Center for Arts & Technology. $1,030,000
Pierce County Health Care Workforce Investment. . . . $2,050,000
Pioneer Memorial Park Path Accessible to All. $142,000
Pioneer Street Slope Stabilization and Slide
Alleviation. $1,545,000
Plante's Ferry Sports Complex. $1,000,000
Point Hudson Energy Efficiency Improvement Project. . . $309,000
Port Angeles Marine Discovery Center. $1,030,000
Port Angeles Waterfront Center. $2,000,000
Port of Edmonds Mid-Marina Breakwater Repair. $412,000
Port of Hoodsport's Public Dock. $71,000
Port of Skagit Agricultural Innovation Center. $515,000
Port of Vancouver. $155,000
Port Orchard Downtown Re-Construction. $1,000,000
Portland Avenue Park Sprayground. $773,000
Preserving Washington's Oldest Locomotive. $103,000
Puyallup Avenue Flood Reduction Project. $1,030,000
Rainier Beach Action Coalition FIC P1. . . . . $326,000
Rainier Valley Food Bank. $1,030,000
Rasor Road Water Main. $119,000
Recreation Accessibility Improvements Kamiakin MS. . . . $515,000
Redmond Asbestos Cement Pipe Replacement. $1,000,000
Redmond Intercultural City Services Center. $636,000
Regional Animal Shelter and Control Facility. $1,000,000
Regional Meat Processing Infrastructure. $250,000
Remy Park. $1,500,000
Renton Legacy Square Project. $1,545,000
Rimrock Grange. $121,000
Rise Up Academy. $1,000,000
Road 80 Neighborhood Park. $515,000
Romance Hill Booster. $170,000
Roof Repair & Replacement Project. $187,000
Roy City Park. $155,000
Rural Access to Care & Social Connections. $3,138,000
S. LK. Stevens Grange. $160,000
Sail Sand Point. $100,000
SAM Building Automation System Replacement. $280,000

Samish Nation - Summit Park Building. $206,000
Samish Valley Grange #926. . . . . $54,000
Sammamish Bomb Cyclone Recovery. $330,000
Save the Tokeland Hotel - Critical System Upgrades. . . $261,000
Scargo-Lewiston Permanent Supportive Housing. $1,030,000
Scott Hill Park & Sports Complex of Woodland. $45,000
Seaport Landing Building Demolition. $150,000
Seattle International Public Market. $1,325,000
Security and Visibility for EYFO. $71,000
Security Gate & Fence at Smilow Rainier Vista Boys & Girl. $66,000
Sheffield Trail. $1,030,000
Shore Aquatic Center Child Care Expansion Project. . . . $773,000
Short-Term Lodging Facility - Cancer Patients. $1,545,000
Sinto Senior Activity Ctr Cafe Floor. $10,000
Sinto Senior Activity Ctr LED Lighting. $4,000
Skagit County RFA Apparatus Communications. $505,000
Skagit Valley Grange #620. . . . . $48,000
Skamania County Courthouse Rehabilitation. $515,000
Ski Park Bridge. $1,030,000
Skokomish Grange #379 - Stem Wall Repair. $103,000
Skyline Health Critical Hospital Infrastructure. . . . $1,000,000
Snohomish CD's Natural Resource Center. $500,000
Snohomish Public Safety & City Services Campus. . . . $1,000,000
South Bay Grange. $91,000
South Beach Regional Fire Authority Generator. $144,000
South Tacoma Fire Station. $2,050,000
Southwest Washington Dance Center Facility Improvements. $152,000
((~~Southwest Washington Fairgrounds 4-H Barn. . . . . $767,000~~))
Spokane PD/CJTC BLEA Training Center. $750,000
Spokane Valley Heritage Museum. $206,000
Spokane Valley Sport Courts. $415,000
Spring Hill Grange. $155,000
Springdale Frontier Days Rodeo Grounds. $67,000
Stanwood Police Station. $100,000
Starfire Commons. $2,550,000
Steilacoom Tribal Cultural Center and Museum. $309,000
Steilacoom-Pierce County NetZero Resiliency Center. . $1,133,000
Sultan BGC Gymnasium Restroom Project. $155,000

Sultan Osprey Park Sports Field Expansion. $798,000
Suyematsu Farm Preservation. $124,000
Tacoma Historical Society. $2,000,000
Tacoma Urban Performing Arts Center. $1,622,000
Tahoma SD Playground Accessibility. $378,000
Tasveer Film Arts Center. $1,030,000
Terminal 4 Expansion & Redevelopment Project. $3,500,000
The Nyholm Windmill Relocation and Restoration. $118,000
The Pickford Theater on Grand. $237,000
The Willows. $1,000,000
Thurston County Medical Equipment Bank. $103,000
Toppenish Police Station & City Services. $515,000
Trent Elementary Community Upgrades. $225,000
Tukwila Health & Wellness Center Project. $1,030,000
TYT Feasibility Study and Site Preparation. $62,000
Uplift Northwest Training Center & HQ Remodel. $1,030,000
Upper Kittitas County Community Recreation Center. . . . $155,000
Upper Yakima River Spring Chinook Supplementation. . . . $305,000
Vashon Community Pool. $70,000
((~~Veterans Memorial Park. . . . . $618,000~~))
Voice of Vashon Digital Renovation Project. $167,000
Wagner Performing Arts Center Restrooms. $443,000
Wahkiakum Community Learning Center. $248,000
Walla Walla County Fairgrounds Grandstand Renovation. . . $25,000
Walla Walla Interpretive Signage. $27,000
Waller Grange. $84,000
Wallingford Boys and Girls Club. $798,000
Wapato Lions Park Youth Soccer Field Improvements. . . . $80,000
Washington Poison Center. $79,000
Washington State Horse Park Facilities Expansion. . . . $375,000
((~~Washougal Community Library Building Project. . . . $1,818,000~~))
Wastewater Treatment Facility. $1,000,000
Water Reservoir Mixer. $232,000
Water Resilience and Efficiency Project. $3,000,000
Water System Improvements. $150,000
Waterfront Pedestrian Safety & Accessibility. $1,500,000
Wellness House Yakima. $25,000
West Mason Fire Headquarters Modernization. $515,000
West Wall of Key Peninsula Civic Center. $103,000
Western Skamania County Public Safety Complex. $940,000

Whitehawk Gratzer Parks Master Plan. $77,000
Wilkeson Infrastructure Improvement Projects. $452,000
Willapa Harbor Healthcare Facility Replacement. $285,000
Winter Hospitality Overflow Accessibility. $515,000
Woodcrest Neighborhood Utility Improvement Project. . $1,500,000
Yakima Valley Public Market. $743,000
YWCA Clark County Housing & Empowerment Campus. $400,000

(9) $2,000,000 of the climate commitment account—state appropriation in this section is provided solely for the Port of Chehalis Hydrogen Fueling Station and Production Facility project.

(10) $440,000 of the climate commitment account—state appropriation in this section is provided solely for the UW Air Quality Monitoring project.

(11) $3,000,000 of the model toxics control capital account—state appropriation in this section is provided solely for the Budd Inlet Sediment Clean Up project.

(12) $1,000,000 of the model toxics control capital account—state appropriation in this section is provided solely for the Lakebay Marina Creosote Piling Removal project. The requirements of subsection (1) of this section do not apply to the project in this subsection.

(13) The state building construction account—state appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Climate Commitment Account—State. $2,440,000
Model Toxics Control Capital Account—State. $4,000,000
State Building Construction Account—State. . . . ((~~$194,932,000~~)) $187,814,000
Subtotal Appropriation. . . . . ((~~$201,372,000~~)) $194,254,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. . . . . ((~~$201,372,000~~)) $194,254,000

NEW SECTION. **Sec. 1018.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Housing Accelerator Framework (40001944)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the department to develop a housing accelerator framework with the goals of:

(a) Eliminating barriers to building housing for homeownership and rental purposes;

(b) Determining and analyzing primary cost drivers for the development of single-family homes, multifamily housing, and middle housing, and the impacts of those drivers on homeownership and rental housing in order to reduce the cost of housing production for developers and consumers;

(c) Accelerating housing development milestone timelines; and

(d) Increasing the production of housing units statewide based on goals that are attainable and sustainable.

(2) The department shall consult and collaborate with the department of revenue, the department of labor and industries, the department of ecology, the housing finance commission, the office of equity, the Washington state building code council, the affordable housing advisory board, and other state entities as needed. The department must also consult with local governments and appropriate interest groups in implementing this section. Interest groups with which the department must consult include groups that represent nonprofit and for-profit housing developers, builders and building trades, real estate agents, landlords, tenants, home mortgage lenders, utility providers, public housing authorities, a statewide association representing business, and an organization representing architects.

(3) In undertaking the development of the framework, the department must utilize existing studies and reports, including from Executive Order 25-02, and information provided by state entities and interest groups in subsection (2) in this section. The department may use this appropriation to enter a contract with a third-party expert.

(4) The housing accelerator framework may include, but is not limited to, consideration and evaluation of:

(a) Opportunities to simplify grant application processes among funders.

(b) State housing program process, policy and regulation reforms, including, but not limited to:

(i) Maximum awards;

(ii) Zoning;

(iii) Permitting and construction regulations;

(iv) Performance building and energy code pathways;

(v) Stormwater regulations and flexibility;

(vi) Public works contracting and labor and wage requirements;

(vii) Project affordability and tax incentives;

(viii) Regulatory exemptions; and

(ix) Existing and new revenue potentials to fund new housing developments.

(c) Measures of success and timeline in order to meet the goals and objectives of this section.

(5) By October 1, 2026, the department must submit a preliminary report with a draft framework for implementing a housing accelerator program to the governor and the appropriate committees of the legislature. By June 30, 2027, the department must submit a report with the final framework and implementation recommendations to the governor and the appropriate committees of the legislature.

Appropriation:

State Taxable Building Construction Account—State. . . . $400,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $400,000

NEW SECTION. **Sec. 1019.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2027 Local and Community Projects (40001947)

The appropriations in this section are subject to the following conditions and limitations:

(1) The legislature intends that grants provided in this section support capital projects throughout the state that benefit entities serving local communities within a given legislative district. The department shall enter into contracts with entities to accomplish the purposes intended by the legislature within the parameters outlined in section 8007 of this act.

(2) The appropriation in this section is provided solely for the projects identified in LEAP Capital Document No. COM-1-2026, developed March 9, 2026.

(3) The appropriations in this section are subject to the provisions of section 8006 of this act.

Appropriation:

Climate Commitment Account—State.	$2,706,000
State Building Construction Account—State.	$27,801,000
Subtotal Appropriation.	$30,507,000
Prior Biennia (Expenditures).	$0
Future Biennia (Projected Costs).	$0
TOTAL.	$30,507,000

NEW SECTION. **Sec. 1020.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Multifamily Bldg Efficiency Grants (40001949)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the department to issue grants or loans to affordable multifamily projects within the housing trust fund portfolio to decarbonize and transition off the direct use of fossil fuels.

(2) Awards may include, but are not limited to: Conducting benchmarking, technical assistance, energy management, operations and maintenance planning, deep retrofits, energy efficiency upgrades and greenhouse gas emissions reductions, renewable energy generation, installation of high-efficiency electric appliances and equipment, including high-efficiency heat pumps, and other decarbonization investments.

(3) The department must award funding at a sufficient level to complete the financing package necessary for an applicant to accomplish the requested scope of work. The department must prioritize providing meaningful benefits to vulnerable populations in overburdened communities as defined in RCW 70A.02.010.

Appropriation:

Climate Commitment Account—State.	$10,000,000
Prior Biennia (Expenditures).	$0

Future Biennia (Projected Costs). $40,000,000
TOTAL. $50,000,000

NEW SECTION. **Sec. 1021.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Water Quality Projects (40001951)

The appropriations in this section are subject to the following conditions and limitations:

(1) The model toxics control capital account—state appropriation in this section is provided solely for the following list of projects:

City of Moses Lake Well 29 Treatment. $810,000
City of Roy Well Improvements. $1,500,000
Spokane County West Plains PFAS. $7,500,000

(2)(a) The state building construction account—state appropriation in this section is provided solely for the following list of projects:

Quincy IWTP System Repair and Replacement. $4,000,000
Summit Pacific Medical Center Culverts. $800,000

(b) The state building construction account—state appropriation in this subsection is subject to the provisions of section 8018, chapter 414, Laws of 2025.

Appropriation:

State Building Construction Account—State. $4,800,000
Model Toxics Control Capital Account—State. $9,810,000
Subtotal Appropriation. $14,610,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $14,610,000

Sec. 1022. 2025 c 414 s 1036 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Seattle Energy District Electrification (91002964)

Appropriation:

Climate Commitment Account—State. . . . . ((~~$2,500,000~~)) $4,000,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. . . . . ((~~$2,500,000~~))
$4,000,000

NEW SECTION. **Sec. 1023.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2026 Mobile and Manufactured Homes Assistance (91002979)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the department to provide technical assistance and grants for acquisition, preservation, investments in deferred maintenance, and infrastructure improvements for affordable mobile and manufactured home communities. Grants and technical assistance must be provided to eligible organizations as defined in RCW 43.185A.040 and 59.20.030. Funding awarded as grants under this section must preserve housing affordability as defined in this section for a minimum of 40 years.

(a) $10,000,000 of the state taxable building construction account—state appropriation in this section is provided for grants for the acquisition and preservation of manufactured housing and mobile home communities.

(b) $7,000,000 of the state taxable building construction account—state appropriation in this section is provided for grants to eligible organizations for deferred maintenance, repairs, and infrastructure improvements for affordable mobile and manufactured home communities.

(2) For the purposes of this section, "affordable" and "affordability" mean at least 50 percent of the units in a project are occupied by households with incomes that do not exceed 100 percent of the area median income.

Appropriation:
State Taxable Building Construction Account—
State. $17,000,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $68,000,000
TOTAL. $85,000,000

NEW SECTION. **Sec. 1024.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

District Energy Campus Upgrades Committee (91002988)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the department to: (a) Convene a campus energy upgrades committee to prioritize proposed capital decarbonization projects for state campus district energy systems as those systems are defined in RCW 19.27A.260; (b) submit a list of projects to the governor and the legislature that are recommended by the committee for funding in the 2028 supplemental capital budget; and (c) develop an analysis of barriers to state agencies entering into energy as a service contracts or participating in public-private partnerships, recommendations for legislation, and financial scenarios as described in subsection (10) of this section. The list of projects submitted by the department must be limited to capital investments necessary for addressing critical components of systems that are at risk of imminent failure, have surpassed their expected useful life, or will reach the end of their expected useful life within the next two biennia.

(2) The department must provide guidance to state agencies submitting projects to the committee for consideration that aligns the committee review process with the process for agencies submitting budget requests to the governor for consideration in the governor's budget. The department may contract with a qualified nonprofit entity to facilitate the work of the committee and to produce the analyses and report required in subsection (10) of this section.

(3) The director of commerce shall appoint members of the committee. By a majority vote of appointed members, the committee shall select a committee chair. Committee members shall serve without compensation but may request reimbursement for travel expenses as provided in RCW 43.03.050 and 43.03.060.

(4) Voting committee members must include:

(a) One representative of the state energy office established in chapter 43.21F RCW;

(b) Three persons with technical or professional expertise in building decarbonization, thermal energy network or district heating

and cooling system construction or conversion that is intended to reduce fossil fuel consumption, or related subject matter. At least one of these members must have experience in environmental justice issues and at least one of these members must be from the private sector;

(c) One person with experience in developing and advocating for public-private partnerships in the clean energy or clean buildings sector;

(d) One person with professional experience in financing complex decarbonization projects;

(e) One person with professional experience in engineering complex decarbonization projects;

(f) One person representing the interests of organized labor;

(g) One person representing electric utilities;

(h) One representative of the Washington utilities and transportation commission; and

(i) A representative from the office of the state treasurer.

(5) One representative of the office of financial management and one representative of the department of enterprise services shall each serve as a nonvoting member acting in an advisory role to the committee.

(6) In order to fulfill its duties under this section, the campus energy upgrades committee and the department may solicit preliminary input from agencies that operate district energy systems regarding the development of the committee's evaluation process and methodology. The committee must review the information collected from decarbonization plans received by the department under RCW 19.27A.260 that contain, at a minimum, complete information regarding: (a) Project elements that can be developed as discrete modules or phases; (b) greenhouse gas emission reduction or energy savings estimates for each phase; (c) project cost estimates by phase; and (d) estimates of construction schedules or the amount of time required to complete project phases. The committee and the department may request additional information from agencies that submitted plans under RCW 19.27A.260 in order to validate data used in this review.

(7) The committee must consider the amount of leveraged nonstate funding or avoided costs due to the use of public-private partnerships.

(8) The committee may consider supplemental criteria such as the amount of operating cost savings resulting from the project; the

avoided capital maintenance or replacement costs for repairs to the existing energy system; the readiness of the project to proceed to construction; the ability of the project to improve electric grid reliability in the region; and the alignment of the project with other major capital projects planned for the campus in order to achieve efficiencies and related cost savings when possible.

(9) By June 30, 2027, the department must submit to the governor and the appropriate committees of the legislature:

(a) The prioritization framework used by the committee; and

(b) A prioritized list of capital projects related to state campus district energy systems recommended for funding in the 2028 supplemental capital budget. The prioritized list must include cost estimates for recommended projects by discrete phase and for the total cost of the project across future biennia, as applicable. The list must group projects into the following categories: (i) Feasibility studies, demonstration projects, and predevelopment activities; (ii) design and construction for discrete project phases or complete projects that can be completed within the biennium; and (iii) minor works for the repair or replacement of project elements that will be a part of or connected to the completed campus decarbonization project.

(10) By June 30, 2027, the agency must submit to the governor and the appropriate committees of the legislature an analysis of barriers to state agencies entering into energy as a service contracts as authorized under RCW 39.35C.050 or participating in public-private partnerships, recommendations for legislation to facilitate agencies' use of these models, and a financial analysis with scenarios as options for agencies to utilize these models to complete decarbonization projects within limited resources.

Appropriation:

State Taxable Building Construction Account—

State. $650,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $650,000

Sec. 1025. 2025 c 414 s 6103 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Anaerobic Digester Development (92001947)

The ((~~reappropriation~~)) appropriations in this section ((~~is~~)) are subject to the following conditions and limitations: ((~~The reappropriation is subject to the provisions of section 7032 of this act.~~))

(1) $23,200,000 of the appropriations in this section is provided solely for grants for cost share agreements regarding anaerobic digester development and maintenance projects at dairies. Grants awarded must have at least a 15 percent nonstate match and be awarded through a competitive process that considers:

(a) The amount of greenhouse gas reduction expected to be achieved by the proposal; and

(b) The amount of untreated effluent expected to be reduced by the proposal.

(2) $500,000 of the appropriation in this section is provided solely for the department to contract with the Washington State University energy extension program to provide technical assistance in the administration of the competitive grant process and to provide ongoing support to dairies and digester operators regarding opportunities to enhance digester function, advance nutrient recovery, and improve the economic sustainability of on-farm digesters.

Reappropriation:

Climate Commitment Account—State. $13,700,000

Appropriation:

Climate Commitment Account—State. $10,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$0~~)) $40,000,000

TOTAL. . . . . ((~~$13,700,000~~)) $63,700,000

Sec. 1026. 2025 c 414 s 1038 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Dental Capacity Grants (92001952)

The appropriation in this section is subject to the following conditions and limitations:

(1) Funding provided in this section must be used for construction and equipment directly associated with dental facilities. The funding provided in this section is for projects that are maintained for at least a 10-year period and provide capacity to address unmet patient need and increase efficiency in dental access.

(2) The amount provided in this section is provided solely for the following list of projects:

CHAS Health. $510,000

Columbia Basin Health Association. $1,030,000

HealthPoint. $258,000

HealthPoint (Tukwila). $1,030,000

International Community Health Services. $254,000

Peninsula Community Health Services. $927,000

Peninsula Community Health Services. $973,000

Tri-Cities Community Health. $88,000

Yakima Neighborhood Health Services. $1,898,000

Yakima Valley Farm Workers Clinic. $515,000

(3) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. . . . . (($~~$5,483,000~~)) $7,483,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . (($~~$21,932,000~~)) $29,932,000

TOTAL. . . . . (($~~$27,415,000~~)) $37,415,000

Sec. 1027. 2025 c 414 s 1041 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Affordable Housing Supply and Preservation (92001957)

The ((~~appropriation~~)) appropriations in this section ((~~is~~)) are subject to the following conditions and limitations:

(1) The state building construction account—state appropriation in this section is provided solely for the following list of projects:

A Path to Homeownership. $2,050,000

Affordable Housing Preservation. $515,000

Alexandria's House Rehab. $1,030,000
Bring it Home II 24-Hour Domestic Violence Shelter. . . $530,000
Cathlamet Eagle Point Roof Replacement. $144,000
Center of Success. $1,000,000
Chelan River Heights: Creating Affordable Homes in Chelan. $258,000
Christian Aid Center. $160,000
Clark Place. $319,000
Crossroads Village. $927,000
Eagles Apartments Roof. $134,000
Frederickson South Project. $515,000
Fusion Family Center Expansion. $1,000,000
Grace Landing Property Purchase. $267,000
Helping Hands Supportive Housing. $309,000
Homes First Preservation of Affordable Low-Income Housing. $773,000
((~~HopeSource Teanaway Court. . . . . $7,866,000~~))
Howerton Place. $366,000
Kelso Affordable Housing and Community Center. $1,545,000
Lake View Affordable Housing. $2,761,000
Lila Lane Short-Term Recovery Housing. $258,000
Mason Affordable Housing Development. $309,000
Meridian Grove. $508,000
Mother Nation Spirit Journey Healing Village. $3,500,000
Odd Fellows Lodge 20 Affordable Housing. $5,050,000
Pea Patch Community Campus Project. $824,000
Peninsula Community Health Oak House. $300,000
Peninsula Community Health Pine House. $300,000
Peninsula Community Health Spruce House. $300,000
Richard Allen Apartments. $258,000
ROOTS Young Adult Shelter Project. $2,550,000
Skagit County Senior Center and Affordable Housing. . $1,545,000
Spokane Affordable Housing. $515,000
Steel Lake Affordable Housing. $258,000
The Freedom Project 4-plex. $160,000
The House of Bethlehem. $2,320,000
The Pointe at Thomas. $1,803,000
West Richland Homeownership. $1,520,000
YWCA Clark County Housing & Empowerment Campus Project. $618,000

(2) The state taxable building construction account—state appropriation in this section is provided solely for the following list of projects:

CasaMiA. $4,050,000
Everett Bridge Housing. $3,850,000
Hidden Village Mobile Home Park. $4,050,000
Hillsdale Town. $1,750,000
HopeSource Teanaway Court. $7,866,000

Appropriation:
State Building Construction Account—State. . . . ((~~$22,236,000~~)) $37,499,000
State Taxable Building Construction Account—
State. $21,566,000
Subtotal Appropriation. $59,065,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. . . . . ((~~$22,236,000~~)) $59,065,000

Sec. 1028. 2025 c 414 s 1042 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Medically Tailored Meals ((~~of Washington~~)) Coalition of WA (92002197)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:
State Building Construction Account—State. $6,625,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $6,625,000

Sec. 1029. 2025 c 414 s 1044 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Open Doors Multicultural Village (92002217)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. . . . ((~~$12,000,000~~)) $13,800,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$12,000,000~~)) $13,800,000

NEW SECTION. **Sec. 1030.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Tribal Clean Energy and Climate Resilience (92002299)

The appropriation in this section is subject to the following conditions and limitations:

(1) $20,097,000 of the appropriation in this section is provided solely to supplement the grant program as provided in section 1022(8), chapter 414, Laws of 2025 for grants to tribes for clean energy development projects. Eligible uses of grant funding include planning, predesign, design, construction, project predevelopment, and deployment of clean energy projects that contribute to achieving the state's greenhouse gas emissions reduction goals and related policies.

(2) $18,494,000 of the appropriation in this section is provided solely for the following list of projects:

Dungeness Railroad Bridge Replacement. $2,550,000

Hoh Highlands Resiliency and Governance Center. . . . $4,185,000

LEKT Wellness Center Infrastructure Upgrade. $3,300,000

MyLand Forest Soil Resiliency. $2,050,000

Quinault Courthouse Relocation. $2,000,000

Samish Nation People's House. $309,000

Tokul Creek Conservation. $2,050,000

Tulalip School Acquisition. $2,050,000

Appropriation:

Climate Commitment Account—State. $26,282,000

Natural Climate Solutions Account—State. $4,100,000

State Building Construction Account—State. $8,209,000
Subtotal Appropriation. $38,591,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $154,364,000
TOTAL. $192,955,000

NEW SECTION. **Sec. 1031.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Regional Needs (92002328)

The appropriations in this section are subject to the following conditions and limitations:

(1) The appropriations in this section are provided solely for projects identified in LEAP Capital Document No. COM-2-2026, developed March 9, 2026.

(2) The appropriations in this section are subject to the provisions of section 8006 of this act.

Appropriation:

Climate Commitment Account—State. $8,723,000
Natural Climate Solutions Account—State. $773,000
State Building Construction Account—State. $46,210,000
Subtotal Appropriation. $55,706,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $55,706,000

NEW SECTION. **Sec. 1032.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Washington Builds (92002336)

The appropriation in this section is subject to the following conditions and limitations: The department may not expend the appropriations in this section unless and until the nonprofit selected as the state green bank pursuant to section 130(19), chapter 376, Laws of 2024, changes its name to Washington builds.

(1) $25,000,000 of the appropriation in this section is provided solely to the department of commerce to contract with Washington builds to provide accessible and affordable financing for energy

efficiency and renewable energy projects for Washington residents, businesses, and agriculture that reduce costs, lower greenhouse gas emissions, and create jobs statewide. Contracts authorized under this section must require Washington builds to remain an independent nonprofit corporation recognized as exempt from federal income taxation for public benefit purposes.

(a) $5,800,000 of the appropriation in this subsection (1) is provided solely for agreements to support a residential credit enhancement model, including partnerships with lenders and contractors, to finance energy efficiency upgrades, solar installations, electrical vehicle chargers, and emergency HVAC replacements. Where feasible, energy efficiency upgrades should provide electric equipment and infrastructure. Funding must prioritize low-income to moderate-income families and households unable to access traditional financing. Families and households above moderate income are eligible but must not be prioritized.

(b) $17,400,000 of the appropriation in this subsection (1) is provided solely for agreements supporting commercial energy efficiency, including, but not limited to, meeting clean buildings performance standard compliance and helping small businesses and tribes in procuring clean energy and pursuing fleet electrification projects, consistent with subsections (3)(a)(iii) and (iv) of this section.

(c) If Washington builds demonstrates to the department that the funding under (a) of this subsection is obligated and achieves a 15:1 leverage ratio and under (b) of this subsection is obligated and achieves a 3:1 leverage ratio, it is the intent of the legislature to appropriate an additional $25,000,000 to Washington builds in the 2027-2029 fiscal biennium.

(2) Projects funded by this section must meet one or more of the following objectives:

(a) Increase investment in qualified clean energy projects statewide;

(b) Improve the standard of living of Washington residents by supporting efficient, lower-cost clean energy development and financing projects that create high-paying, long-term jobs;

(c) Foster the development and consistent application of transparent underwriting standards, standard contractual terms, and measurement and verification protocols for qualified clean energy projects;

(d) Support the development of performance data to improve effective underwriting, risk management, and financial modeling and to stimulate primary and secondary markets for qualified clean energy projects;

(e) Reduce greenhouse gas emissions;

(f) Reduce energy consumption;

(g) Improve air quality;

(h) Reduce the amount that a recipient of financing funded by this section spends on utility expenses; and

(i) Provide financing support that abates climate change through the deployment of clean energy technologies that save energy, reduce energy costs and harmful air emissions, or increase energy independence. Priority must be given to projects benefiting vulnerable populations, including tribes and communities with high environmental or energy burdens, and that complement other state clean energy and energy efficiency programs.

(3)(a) In grants authorized under this section, the department must require Washington builds to establish guidelines, screening processes, and evaluation and selection criteria for lenders participating in the credit enhancement model. For all other applicants and project types, Washington builds shall directly offer financial products, including soliciting, evaluating, and monitoring projects funded under this section. Grant agreements must require Washington builds to:

(i) Use competitive selection processes to select lender partners, contractors, and projects, except as otherwise provided in this section;

(ii) Conduct appropriate due diligence in the use of public funds, including project selection oversight, project monitoring, and compliance with all applicable laws, and including disclosure and conflict of interest statutes;

(iii) Adopt policies and procedures establishing borrower eligibility and the terms and conditions of financial support before providing financing for qualified clean energy projects;

(iv) Develop and offer financing structures for qualified clean energy projects, including, but not limited to, loans, credit enhancements, guarantees, warehousing, securitization, and other financial products and structures;

(v) Leverage private investment in qualified clean energy projects through financing mechanisms that support, enhance, and complement private investment;

(vi) Ensure that financing entities provide funds in a reasonable and transparent manner that is consistent with borrower financial interests and state consumer protection standards; and

(vii) Charge reasonable fees for financing support and risk management activities.

(4)(a) Consistent with chapter 42.52 RCW, a project applicant must disclose in application materials any current or former state employee employed by the applicant or serving on its governing board within the preceding 24 months, including the individual's name, employing agency, position held, and separation date. If it is determined by the department or Washington builds that there is a conflict of interest or a situation that is likely to constitute a violation of chapter 42.52 RCW, the applicant may be disqualified from further consideration.

(b) If, after notice and review, the department or Washington builds determines that a funding recipient is involved in a conflict of interest or likely violation of chapter 42.52 RCW or similar law, the department or Washington builds may terminate the funding agreement by written notice and pursue available legal remedies.

(5) Requirements in subsection (4) of this section must be included in all funding agreements issued by the department and Washington builds.

(6) $900,000 of the appropriation in this section is provided solely for a grant to Washington builds for program administration. In the grant authorized under this subsection, the department must include provisions that require Washington builds to:

(a) Maintain a centralized public website reporting financing rates, terms, and conditions of all financing support transactions, except where disclosure of such information would reveal trade secrets, confidential commercial information, or confidential financial information;

(b) Post a third-party financial audit annually to the public website starting June 30, 2026;

(c) Coordinate with market and program participants to disseminate best practices for project oversight and consumer protection;

(d) Prepare an annual report for the public on the financing activities of Washington builds, including other sources of funding for the projects, for submittal to the governor and appropriate committees of the legislature on November 1st of each year, beginning fiscal year 2027. The annual report must address, at a minimum:

(i) The location, subject, and financial terms of all projects financed by Washington builds;

(ii) The names and addresses of all contractors and financial institutions with whom Washington builds contracted, and the financing projects in which each contractor and financial institution participated;

(iii) The balance sheet for Washington builds showing all revenues and costs to the Washington builds for the year, including the compensation provided to each employee of Washington builds; and

(iv) Measurable outcomes associated with each project financed by Washington builds, including, but not limited to, reduced greenhouse gas emissions, reduced energy consumption, improved air quality, estimated job creation, income levels of residential financing recipients, and reduced utility expenses, to the extent such outcomes are reasonably ascertainable; and

(v) Recommendations for additional or modified reporting requirements in order to better capture the extent to which Washington builds has achieved the objectives set forth in subsection (2) of this section; and

(e) Perform other activities as are necessary to carry out the provisions of this section.

(7) Prior to awarding any funds to Washington builds, the department must require Washington builds to include (a) voting members with experience in private sector project finance, banking, and general contracting on its board of directors, and (b) one nonvoting member from each of the two largest caucuses of the senate, appointed by the president of the senate, and one nonvoting member from each of the two largest caucuses of the house of representatives, appointed by the speaker of the house of representatives. Members of the legislature serving on the board of directors of Washington builds may not receive compensation for their service on the board of directors of Washington builds.

(8) The legislature intends to consider the default rates associated with the financing provided pursuant to this section when considering future funding requests for Washington builds.

(9) $900,000 of the appropriation in this section is provided solely for the department's administrative expenses to carry out the provisions of this section.

Appropriation:

Climate Commitment Account—State.	$25,000,000
Prior Biennia (Expenditures).	$0
Future Biennia (Projected Costs).	$25,000,000
TOTAL.	$50,000,000

NEW SECTION. **Sec. 1033.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Montlake Homes (92002383)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for a grant to the city of Seattle to purchase from the Washington state department of transportation the parcel of land designated as Washington state department of transportation inventory control number 7-17-15910 for the purpose of providing no fewer than 50 units of owner-occupied affordable housing, as that term is defined in RCW 36.70A.030.

Appropriation:

State Taxable Building Construction Account—	
State.	$6,050,000
Prior Biennia (Expenditures).	$0
Future Biennia (Projected Costs).	$0
TOTAL.	$6,050,000

NEW SECTION. **Sec. 1034.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2027 Revitalized Local and Community Projects (92002468)

The appropriations in this section are subject to the following conditions and limitations:

(1) The legislature intends that grants provided in this section support capital projects throughout the state that benefit entities serving local communities within a given legislative district. The department shall enter into contracts with entities to accomplish the

purposes intended by the legislature within the parameters outlined in section 8007 of this act.

(2) The appropriations in this section are provided solely for the projects identified in LEAP Capital Document No. COM-3-2026, developed March 9, 2026.

(3) The appropriations in this section are subject to the provisions of section 8006 of this act.

Appropriation:

State Building Construction Account—State. $33,831,000

State Taxable Building Construction Account—

State. $11,215,000

Subtotal Appropriation. $45,046,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $45,046,000

NEW SECTION. **Sec. 1035.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Local and Water Infrastructure (92002496)

The appropriations in this section are subject to the following conditions and limitations:

(1) The appropriations in this section are provided solely for projects identified in LEAP Capital Document No. COM-4-2026, developed March 9, 2026.

(2) The appropriations in this section are subject to the provisions of section 8006 of this act.

Appropriation:

Capital Community Assistance Account—State. $125,000

Natural Climate Solutions Account—State. $7,168,000

State Building Construction Account—State. $8,812,000

Subtotal Appropriation. $16,105,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $16,105,000

NEW SECTION. **Sec. 1036.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Disaster and Flood Response (92002497)

The appropriations in this section are subject to the following conditions and limitations:

(1) The appropriations in this section are provided solely for projects identified in LEAP Capital Document No. COM-5-2026, developed March 9, 2026.

(2) The appropriations in this section are subject to the provisions of section 8006 of this act.

Appropriation:

Natural Climate Solutions Account—State.	$25,157,000
State Building Construction Account—State.	$1,000,000
Subtotal Appropriation.	$26,157,000
Prior Biennia (Expenditures).	$0
Future Biennia (Projected Costs).	$0
TOTAL.	$26,157,000

NEW SECTION. **Sec. 1037.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Soil Remediation (92002513)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the department to contract with a suitable nonprofit organization or local government entity to implement a pilot project in Okanogan county to remediate soil contaminated with dichlorodiphenyltrichloroethane (DDT) and DDT remnants. The pilot project may, if it is determined to be a more cost effective solution, include capping the existing soil and importing additional topsoil. The department must select a location for the pilot project that is not larger than 50 acres in size and that is utilized by not fewer than 10 cannabis producers.

(2) The department must provide a status report on the status of the pilot project to the office of financial management and to the appropriate committees of the legislature by June 30, 2027.

(3) If the department determines that funding levels in the 2025-2027 fiscal biennium are insufficient to complete the pilot

project, the department must submit a decision package to request additional capital budget funding in the 2027-2029 fiscal biennium.

Appropriation:

Model Toxics Control Capital Account—State. $4,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $4,000,000

Sec. 1038. 2025 c 414 s 1063 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Minor Works - Preservation (40000485)

Appropriation:

Thurston County Capital Facilities Account—State. . . $1,366,000

State Building Construction Account—State. $235,000

Subtotal Appropriation. $1,601,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$5,464,000~~)) $6,404,000

TOTAL. . . . . ((~~$6,830,000~~)) $8,005,000

NEW SECTION. **Sec. 1039.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Capitol Campus Window Film (40000627)

Appropriation:

State Building Construction Account—State. $345,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $345,000

NEW SECTION. **Sec. 1040.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Capitol Campus Security (40000628)

The appropriation in this section is subject to the following conditions and limitations:

(1) $300,000 of the state building construction account—state appropriation in this section is provided solely for a feasibility study for the installation of ballistic glass windows on west campus, and design and planning level cost estimates for installation of ballistic glass on the legislative building.

(2) $200,000 of the state building construction account—state appropriation in this section is provided solely for the purchase of level 5 mobile ballistic glass panels.

Appropriation:

State Building Construction Account—State. $500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $500,000

NEW SECTION. **Sec. 1041.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Legislative Building Repairs (40000629)

Appropriation:

State Building Construction Account—State. $250,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $250,000

NEW SECTION. **Sec. 1042.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Madrona Tenant Improvements (40000630)

Appropriation:

State Taxable Building Construction Account—

State. $228,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $228,000

Sec. 1043. 2025 c 414 s 1068 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Campus Energy System Replacement (91000449)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the design of an ambient temperature loop project to replace the heating and cooling system on the capitol campus.

(2) Upon completion of 90 percent of the project design, or as soon as is feasible, the department must provide a report to the house capital budget and senate ways and means committees that includes:

(a) The estimated project timeline, including the estimated funds that will be needed at each step of the project. The department must consider phasing the construction of the project over three to four fiscal biennia;

(b) If the total estimated project funds vary from the estimates previously provided to the legislature, an explanation as to the reason for the cost variance;

(c) If the design of the system varies from the system details previously provided to the legislature, an explanation as to the reason for the design variance; and

(d) Specific steps that will be incorporated in the bid process to ensure the contractor awarded the project:

(i) Has experience with projects of this size and with this type of system;

(ii) Has a strong relationship with installers and equipment vendors; and

(iii) Uses equipment with adequate warranties in the event of mechanical failures.

(3) During the course of design and construction, the department must timely notify the capital budget chairs and ranking minority members of any cost overruns. If the department intends to seek additional funding in the next agency budget submittal, the agency must submit reduced cost options together with its budget request.

((~~Reappropriation:~~

~~Climate Commitment Account—State. . . . . $86,000~~))

Appropriation:

Climate Commitment Account—State. $9,237,000

Prior Biennia (Expenditures). . . . . ((~~$364,000~~)) $450,000

Future Biennia (Projected Costs). $160,885,000

TOTAL. $170,572,000

NEW SECTION. **Sec. 1044.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Prevailing Wage Study (91000478)

The appropriation in this section is subject to the following conditions and limitations: $100,000 is provided solely for the capital projects advisory review board to study the objectives, feasibility, and impacts of establishing a requirement for public works contracts to stipulate annual adjustments to the minimum hourly wages for laborers, workers, and mechanics at a rate of no less than the latest prevailing rate of wage. The board's study must include an examination of the possible impacts to the costs and delivery of state and local capital projects. In assessing feasibility and impacts, the board must consider the extent to which appropriate exemptions and phased implementation strategies would minimize project disruptions and unpredictable cost fluctuations. The board must submit a report with its findings and recommendations to the appropriate committees of the legislature by December 1, 2026.

Appropriation:

Capital Community Assistance Account—State. $100,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $100,000

Sec. 1045. 2025 c 414 s 1070 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ENTERPRISE SERVICES

Legislative Campus Modernization (92000020)

The appropriations in this section are subject to the following conditions and limitations:

(1) The reappropriation is subject to the provisions of section 1044, chapter 375, Laws of 2024, as amended by section 7033 of this act.

(2) The department must consult with the senate facilities and operations committee or its designees and the house of representatives, executive rules committee or its designees at least every other month.

(3) All appropriations must be coded and tracked as separate discrete subprojects in the agency financial reporting system.

(4) If the department receives information, after value engineering has been performed, that projected costs for any of the subprojects in subsections (5) or (6) of this section will exceed the amount provided in the respective subsections, including projected costs in future biennia, the department must timely notify and provide that information in writing to the project executive team. Prior to proceeding with design or construction, the department must:

(a) Provide at least three options that do not include square footage reduction to reduce the subproject costs to stay within the amount provided for that subproject and the project schedule;

(b) Consult with the project executive team on the options offered, before proceeding with a reduced cost option; and

(c) Receive majority consensus from the project executive team to either adopt and move forward with reduced cost options that bring the subproject costs within amounts appropriated or adopt a tentative modified budget for the subproject. If a tentative modified budget is adopted, the department must seek additional funding in the next agency budget submittal.

(5) ((~~$135,043,000~~)) $49,501,000 of the state building construction account—state appropriation in this section is provided solely for the rehabilitation, design, and construction of the Pritchard building and the renovation of the John L. O'Brien building subproject.

(6) $10,923,000 of the state building construction account—state ((~~appropriation~~)) reappropriation and ((~~$672,000~~)) $671,000 of the climate commitment act—state reappropriation in this section ((~~is~~)) are provided solely for the legislative campus modernization global subproject that includes, but is not limited to, the capitol lot (opportunity site six east), 15th avenue southwest, the John A. Cherberg parking lot on 15th avenue southwest, the John L. O'Brien

parking lot on 15th avenue southwest, Columbia street site work, the legislative modular building, and Water street site work.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$672,000~~)) $671,000

State Building Construction Account—State. $66,585,000

Subtotal Reappropriation. . . . . ((~~$67,257,000~~)) $67,256,000

Appropriation:

State Building Construction Account—State. $49,501,000

Prior Biennia (Expenditures). . . . . ((~~$146,656,000~~)) $146,657,000

Future Biennia (Projected Costs). $0

TOTAL. $263,414,000

Sec. 1046. 2025 c 414 s 6132 (uncodified) is amended to read as follows:

FOR THE MILITARY DEPARTMENT

Joint Force Readiness Center: Replacement (30000591)

Reappropriation:

General Fund—Federal. $42,000,000

State Building Construction Account—State. $11,869,000

Subtotal Reappropriation. $53,869,000

Appropriation:

General Fund—Federal. $6,000,000

Prior Biennia (Expenditures). $431,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$54,300,000~~)) $60,300,000

NEW SECTION. **Sec. 1047.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE MILITARY DEPARTMENT

Flood Response: County Risk and Needs Assessment (92000007)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for grants of up to $300,000 per county for a risk and needs assessment addressing flood response, preparedness, and prevention. Grant funds may be used for the following:

(a) Identification of waterway and debris clearance needs consistent with section 1048 of this act;

(b) Evaluation of flood prevention strategies and prioritization of future capital investments; and

(c) Planning and administrative costs directly related to activities described in (a) and (b) of this subsection.

(2) Grants are provided solely for counties that were impacted by the weather event described in emergency proclamation 25-07.2. Each county may administer the grant directly or through a flood control district, flood control zone district, or other special purpose district with authority over flood control or waterway management within the county. The county shall consult and coordinate with any such district in conducting the assessment.

(3) Up to $200,000 of the appropriation in this section may be used by the department for administration and county assistance.

Appropriation:

Natural Climate Solutions Account—State. $2,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $2,000,000

NEW SECTION. **Sec. 1048.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE MILITARY DEPARTMENT

Flood Response: Waterway and Debris Clearance (92000008)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for grants to counties to address the removal of debris in rivers and other waterways related to the weather event described in emergency proclamation 25-07.2. Preference must be given to projects with the greatest mitigation impact for downstream flooding risk or damage. A county may administer the grant directly or through a flood control district, flood control zone district, or other special purpose district with authority over flood control or waterway management within the county.

Appropriation:

Natural Climate Solutions Account—State.	$3,100,000
Prior Biennia (Expenditures).	$0
Future Biennia (Projected Costs).	$0
TOTAL.	$3,100,000

NEW SECTION. **Sec. 1049.** The following acts or parts of acts are each repealed:

(1) 2025 c 414 s 1030 (uncodified); and

(2) 2025 c 414 s 1034 (uncodified).

(End of part)

PART 2
HUMAN SERVICES

NEW SECTION. **Sec. 2001.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE CRIMINAL JUSTICE TRAINING COMMISSION

Washington State Criminal Justice Training Commission ADA Upgrade (40000045)

Appropriation:

State Building Construction Account—State. $252,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $252,000

NEW SECTION. **Sec. 2002.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE CRIMINAL JUSTICE TRAINING COMMISSION

Burien Campus Indoor Shooting Range (40000047)

The appropriation in this section is subject to the following conditions and limitations: The appropriation is provided solely for an evaluation of the build-out of an indoor shooting range on the Burien campus. In the selection of the consultant, prior experience in designing and constructing firing ranges, as well as experience with the processes of any applicable local permitting authorities, must be considered. The total proposed project cost must not exceed $75,000,000.

Appropriation:

State Building Construction Account—State. $350,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $74,650,000

TOTAL. $75,000,000

Sec. 2003. 2025 c 414 s 2011 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Minor Works 2025-27 (40001155)

Appropriation:

Charitable, Educational, Penal, and Reformatory

Institutions Account—State. . . . . ((~~$582,000~~)) $1,637,000

State Building Construction Account—State. . . . . ((~~$7,832,000~~)) $11,027,000

Subtotal Appropriation. . . . . ((~~$8,414,000~~)) $12,664,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$33,656,000~~)) $50,656,000

TOTAL. . . . . ((~~$42,070,000~~)) $63,320,000

NEW SECTION. **Sec. 2004.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Special Commitment Center – Emergency Backup Generator Replacement (40001307)

Appropriation:

State Building Construction Account—State. $6,115,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $6,115,000

NEW SECTION. **Sec. 2005.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

WSH-Building 27: Fire Doors Replacement (40001322)

Appropriation:

State Building Construction Account—State. $1,940,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $1,940,000

NEW SECTION. **Sec. 2006.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

OB2 Facility Improvements (40001324)

Appropriation:

State Building Construction Account—State. $4,257,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $4,257,000

NEW SECTION. **Sec. 2007.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

ESH Security Measures (40001325)

Appropriation:

State Building Construction Account—State. $250,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $250,000

Sec. 2008. 2025 c 414 s 2023 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF HEALTH

2025-27 DWSRF State Match (40000088)

The appropriation in this section is subject to the following conditions and limitations:

(1) For projects involving repair, replacement, or improvement of a clean water infrastructure facility or other public works facility for which an investment grade efficiency audit is reasonably obtainable, the department shall require as a contract condition that the project sponsor undertake an investment grade efficiency audit. The project sponsor may finance the costs of the audit as part of its drinking water state revolving fund program loan.

(2) The department must encourage local government use of federally funded drinking water infrastructure programs operated by the United States department of agriculture rural development agency.

Appropriation:

Drinking Water Assistance Account—State. . . . . ((~~$25,000,000~~)) $31,920,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$100,000,000~~))

$127,680,000

TOTAL. . . . . ((~~$125,000,000~~))

$159,600,000

Sec. 2009. 2025 c 414 s 2021 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF HEALTH

Planning and Engineering Loan (40000085)

Appropriation:

Drinking Water Assistance Account—State. . . . . ((~~$3,000,000~~))

$6,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$0~~))

$24,000,000

TOTAL. . . . . ((~~$3,000,000~~))

$30,000,000

Sec. 2010. 2025 c 414 s 2025 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF VETERANS AFFAIRS

SVH - Skilled Nursing Facility Replacement (40000109)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for the purchase of land for construction and associated off-site improvements necessary to run utilities and secure easements, as well as design of a skilled nursing facility in Spokane.

Appropriation:

State Building Construction Account—State. . . . . ((~~$8,000,000~~))

$18,900,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$144,956,000~~))

$146,410,000

TOTAL. . . . . ((~~$152,956,000~~))

$165,310,000

NEW SECTION. **Sec. 2011.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF VETERANS AFFAIRS

WSVC - Phase V Expansion in Medical Lake (40000118)

Appropriation:

General Fund—Federal. $6,080,000

State Building Construction Account—State. $675,000

Subtotal Appropriation. $6,755,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $6,755,000

Sec. 2012. 2025 c 414 s 2031 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF CHILDREN, YOUTH, AND FAMILIES

Echo Glen Secure Facility Improvements (40000546)

Reappropriation:

State Building Construction Account—State. $10,653,000

Appropriation:

State Building Construction Account—State. . . . . ((~~$800,000~~)) $2,500,000

Prior Biennia (Expenditures). $1,901,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$13,354,000~~)) $15,054,000

Sec. 2013. 2025 c 414 s 2034 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF CHILDREN, YOUTH, AND FAMILIES

Minor Works Project (40000589)

Appropriation:

State Building Construction Account—State. . . . . ((~~$5,578,000~~)) $6,668,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$22,312,000~~)) $26,672,000

TOTAL. . . . . ((~~$27,890,000~~)) $33,340,000

NEW SECTION. **Sec. 2014.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF CHILDREN, YOUTH, AND FAMILIES

Green Hill School Security Doors/Locks Sleeping Rooms (40000615)

Appropriation:

State Building Construction Account—State. $1,800,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $1,800,000

Sec. 2015. 2025 c 414 s 2038 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF CHILDREN, YOUTH, AND FAMILIES

Additional Juvenile Rehabilitation Capacity (91000078)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely to fund: ((~~acquisition, predesign,~~)) (a) Predesign and design ((~~of one or more facilities to be used as medium security~~)) for renovation of a facility for use as a juvenile rehabilitation ((~~facilities~~)) facility; and (b) development of a plan to establish a secure facility located on the east side of the Cascade mountains. Consideration must be given to geographic availability of services and the feasibility of renovating existing facilities that are able to be operational by the end of fiscal year 2029. The department must consider prioritizing facilities that support no more than 50 youth.

(2) $500,000 of the state building construction account—state appropriation is provided solely for predesign ((~~and $2,500,000 of the state building construction account—state appropriation is provided solely for acquisition and design~~)) and planning activities.

(3) The predesign and design must include recommendations for living units and spaces for recreation, education, programming, and medical and behavioral health services. ((~~Recommendations must be informed by best practice models and must include a justification, estimated time of construction, and cost~~)) In developing these recommendations, the department shall consider best-practice models and consult with experts in trauma-informed juvenile justice policies and facility design.

(4) The department shall submit a plan of design and construction costs, including a construction schedule, as part of its decision package for consideration in the 2027-2029 biennial capital budget. The plan must include:

(a) The proposed security level and bed capacity of the new facility, including any specialty populations that may be served;

(b) Estimated operating budget costs for the facility;

(c) A timeline for relocating residents from the facility known as Harbor Heights to either Green Hill School or the renovated facility; and

(d) A proposal for vacating and closing Harbor Heights that minimizes any overlap in operating costs between Harbor Heights and the new facility provided that Harbor Heights shall remain open and operational until residents are fully transitioned out.

(5) The department shall consult with relevant entities to ensure that the occupancy use and site modifications proposed in the predesign and design are allowable.

(6) The plan to establish a secure facility located on the east side of the Cascade mountains must include an outline of options and recommendations for future placement. In addition, the department shall consider the possibility of utilizing existing facilities operated by local partners or a consortium of counties for short-term juvenile adjudications. The department shall provide a progress report to the governor and the chairs of the house of representatives capital budget committee and the senate ways and means committee no later than June 30, 2027.

Appropriation:

State Building Construction Account—State. . . . . ((~~$3,000,000~~)) $5,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$3,000,000~~)) $5,000,000

Sec. 2016. 2025 c 414 s 2041 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF CORRECTIONS

MCC: SOU and TRU - Domestic Water and HVAC Piping System (40000246)

Reappropriation:

State Building Construction Account—State. . . . ((~~$25,691,000~~)) $25,892,000

Appropriation:

State Building Construction Account—State. . . . ((~~$13,897,000~~)) $27,772,000

Prior Biennia (Expenditures). . . . . ((~~$3,438,000~~)) $3,237,000

Future Biennia (Projected Costs). . . . . ((~~$41,691,000~~)) $27,816,000

TOTAL. . . . . ((~~$84,717,000~~)) $84,717,000

Sec. 2017. 2025 c 414 s 2047 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF CORRECTIONS

Minor Works - Preservation Projects (40000769)

Appropriation:

State Building Construction Account—State. . . . . ((~~$6,000,000~~)) $8,200,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$24,000,000~~)) $32,800,000

TOTAL. . . . . ((~~$30,000,000~~)) $41,000,000

(End of part)

PART 3

NATURAL RESOURCES

Sec. 3001. 2025 c 414 s 3001 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2025-27 Waste Tire Pile Cleanup and Prevention (40000621)

The appropriations in this section are subject to the following conditions and limitations: $1,600,000 of the waste tire removal account—state appropriation and $1,600,000 of the model toxics control capital account—state appropriation are provided solely for the Twin Bridges Road Tire Pile Clean up project.

Appropriation:

Model Toxics Control Capital Account—State. $1,600,000

Waste Tire Removal Account—State. . . . . ((~~$1,000,000~~)) $2,600,000

Subtotal Appropriation. $4,200,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$4,000,000~~)) $4,800,000

TOTAL. . . . . ((~~$5,000,000~~)) $9,000,000

Sec. 3002. 2025 c 414 s 3009 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2025-27 Cleanup Settlement Account Projects (40000629)

Appropriation:

Cleanup Settlement Account—State. . . . . ((~~$650,000~~)) $1,150,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$0~~)) $0

TOTAL. . . . . ((~~$650,000~~)) $1,150,000

NEW SECTION. **Sec. 3003.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

VW Settlement Funded Projects (40000018)

Reappropriation:

General Fund—Private/Local. $60,278,000

Appropriation:

General Fund—Private/Local. $22,000,000

Prior Biennia (Expenditures). $52,422,000

Future Biennia (Projected Costs). $0

TOTAL. $134,700,000

Sec. 3004. 2025 c 414 s 3021 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2025-27 Columbia River Water Supply Development Program (40000681)

The appropriations in this section are subject to the following conditions and limitations:

(1) $34,915,000 of the ((~~state building construction account—state~~)) natural climate solutions account—state and $3,585,000 of the Columbia River basin water supply revenue recovery account—state appropriations in this section are provided solely for planning, design, engineering, development, coordination, and construction of the Odessa - OGWRP EL 22.1 pipeline project. Funding in this subsection may also be used as matching funds.

(a) To be eligible for a grant under this subsection (1), a project must have at least 80 percent of its design work completed by July 1, 2025.

(b) The east Columbia basin irrigation district may only be allowed to make any administrative charges sufficient to administer the state grants, not to exceed one percent of amounts provided to them within this appropriation, with the requirement to report administrative expenditures to the office of Columbia River annually.

(2) $3,200,000 of the state building construction account—state appropriation in this section is provided solely for a grant to the Columbia basin irrigation district for the purpose of completing design and engineering specifications for irrigation infrastructure to serve the remaining acres in the Odessa groundwater replacement project.

(3) $800,000 of the ((~~state building construction account—state~~)) natural climate solutions account—state appropriation in this section is provided solely for the department to enter into an agreement with the United States bureau of reclamation to reimburse the bureau for costs related to the design and review activities necessary to complete the transfer of the groundwater replacement delivery system title to the United States from the east Columbia basin irrigation district and to secure project reserved power for public delivery systems.

((~~(3)~~)) (4) Projects constructed with moneys provided pursuant to this section may be constructed by private contractors, by public entities, or by a combination of both.

((~~(4)~~)) (5) Projects constructed with moneys provided pursuant to this section may be constructed in phases.

((~~(5)~~)) (6) The ((~~state building construction account—state appropriation~~)) appropriations in this section ((~~is~~)) are subject to the provisions of section 8018 of this act.

Appropriation:

Columbia River Basin Water Supply Revenue Recovery Account—State. $5,000,000

State Building Construction Account—State. . . . ((~~$55,385,000~~)) $3,200,000

Natural Climate Solutions Account—State. $55,385,000

Subtotal Appropriation. . . . . ((~~$60,385,000~~)) $63,585,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $241,540,000

TOTAL. . . . . ((~~$301,925,000~~)) $305,125,000

Sec. 3005. 2025 c 414 s 3031 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

Capitol Lake-Deschutes Estuary Project (92000226)

The appropriation in this section is subject to the following conditions and limitations:

(1) The legislature finds that the portion of the capital campus known as Capitol Lake is an important ecological and recreational

resource for the State of Washington that was once connected to the Deschutes Estuary. Due to a lack of routine management over the last 25 to 50 years, the lake ecosystem is degraded, resulting in poor water quality, excessive algae growth, and invasive species proliferation.

The legislature further finds that the department of enterprise services has conducted significant outreach and study by engaging with the Squaxin Island Tribe, local municipal governments, the Port of Olympia, and other local stakeholders towards the goal of a long-term management solution that returns the lake to an estuary. The legislature acknowledges these efforts and partner commitments towards contributing to future maintenance and renewal but recognizes that the substantial investment necessary for the estuary restoration plan as currently proposed is not feasible. In an effort to both address the degraded lake water quality and identify a cost-effective approach to an estuary restoration that the state can responsibly support, the legislature intends to transfer management of this aquatic ecosystem to a state agency with natural resources expertise. Addressing the water quality of the lake will not only provide immediate benefit to the health of Capitol Lake and Budd Inlet, but also serve as a necessary precursor to a future estuary restoration.

(2) ((~~$8,000,000 of the~~)) (a) The appropriations in this section ((~~is~~)) are provided solely for the department, in consultation with the department of enterprise services and office of the governor, to complete the design, conduct additional value engineering, seek additional nonstate project funding, and begin the land acquisition process for the Deschutes estuary restoration. The legislature recognizes that completing the project design is necessary for the state to seek and secure additional nonstate funding, including federal grant opportunities. The department shall use past reports and studies, consider existing stakeholder input, and critically consider elements of the current, but incomplete, department of enterprise services design. The updated design must include a recommended series of projects phased over several biennia with defined deliverable outcomes that move the state forward to a completed estuary. For each project phase, the plan shall identify expected timelines, estimated expenditures, and opportunities for non-state matching fund sources that contribute to the planned restoration and construction costs. The design may include only those elements associated with the construction of the estuary habitat,

roadway and bridge improvements necessary to remove the existing 5th avenue bridge and associated necessary infrastructure and must minimize overall project cost. Recreational or pedestrian enhancement elements of the project must be designed as a separate bid package that could be added to the project at a future date, subject to the availability of funding appropriated for these elements. The design of the overall project must be modified to reduce construction costs wherever possible, including incorporating any cost savings that are identified in value engineering processes conducted at 60 percent design completion and at 90 percent design completion.

(b) Upon completion of final design, on or before June 30, 2027, the department shall report to the governor, house capital budget committee, and senate ways and means committee on total project costs and water quality impacts. The report must:

(i) Provide a detailed breakdown of total project costs with phasing options for funding, including identification of costs attributable to roadway and bridge construction components of the project that are identified in the completed design. It is the intent of the legislature that state funding for the construction of necessary roadway and bridge components be funded outside of the capital budget and such costs must be identified separately, to the extent feasible. The legislature does not intend to require the department to renegotiate any existing executed interlocal agreements or memoranda of understanding;

(ii) Provide a comparison of total project costs with one or more other large-scale habitat or ecological restoration projects planned or completed in the state; and

(iii) Assess to what extent the completed project is expected to improve the water quality of Budd Inlet and connected water bodies, including the former Capitol Lake. In addition, the department must estimate the extent to which stormwater runoff and the connected tidal action from other areas of the Puget Sound may contribute to Budd Inlet's dissolved oxygen total maximum daily load.

((~~(6) $750,000~~)) (3) $1,050,000 of the appropriation in this section is provided solely for project management costs.

(4) Of the amounts provided in this section, $300,000 is provided solely for continuing right-of-way property acquisition work.

Appropriation:

Natural Climate Solutions Account—State. $15,950,000

((~~State Building Construction Account—~~
~~State. . . . . $14,750,000~~))
General Fund—Private/Local. $9,259,000
Subtotal Appropriation. $25,209,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). . . . . ((~~$0~~))
$403,616,000
TOTAL. . . . . ((~~$14,750,000~~))
$428,825,000

NEW SECTION. **Sec. 3006.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

Statewide Water Conservation (92000233)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for the following list of projects:

Kennewick Irrigation District Main Canal Lining. $447,000
Kittitas Reclamation District South. $875,000
Mill Creek Passage - 3rd to Colville. $1,000,000
Roza Canal Floor Replacement. $3,875,000
Roza Canal Sealing Project. $600,000
Touchet River Mile 42. . . . . $500,000
Water System Efficiency Leak Detection and Repairs. . . $180,000
Waynita Creek Restoration. $1,500,000

Appropriation:

Natural Climate Solutions Account—State. $8,977,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $8,977,000

NEW SECTION. **Sec. 3007.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE STATE PARKS AND RECREATION COMMISSION

Millersylvania Welcome Center and Entrance Modifications (40000498)

Appropriation:

State Building Construction Account—State. $630,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $2,610,000
TOTAL. $3,240,000

NEW SECTION. **Sec. 3008.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE STATE PARKS AND RECREATION COMMISSION

Little Hoko River Floodplain Restoration (40000513)

Appropriation:

General Fund—Federal. $1,000,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $1,000,000

NEW SECTION. **Sec. 3009.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE STATE PARKS AND RECREATION COMMISSION

2025-27 Statewide - ADA Compliance (40000514)

The appropriation in this section is subject to the following conditions and limitations:

(1) The legislature intends that the Washington state parks and recreation commission prioritize compliance with the terms of the settlement agreement entered into between the United States and the Washington state parks and recreation commission (USAO #2023v00508; DJ #204-82-233) for new capital investments until such time as the agreement is fully satisfied. Working within the terms of the settlement agreement and any corresponding approved remediation plan, the commission should prioritize barrier removal in parks with high attendance rates.

(2) No later than October 1, 2026, the commission shall submit a report to the house capital budget committee, the senate ways and means committee, and the governor's office that includes: (a) A list of all Americans with disabilities act-related capital remediation projects completed or anticipated for completion in 2026, including project locations and associated costs; and (b) a proposed plan for the 2027-29 fiscal biennium identifying americans with disabilities act-related capital remediation projects, including project locations

and estimated costs, that can be reasonably achieved during the biennium.

(3) Of the amounts appropriated in this section, $189,000 of this appropriation is provided solely for a staff position to provide direct support for implementation of these projects.

Appropriation:

State Building Construction Account—State. $5,189,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $105,000,000

TOTAL. $110,189,000

Sec. 3010. 2025 c 414 s 3055 (uncodified) is amended to read as follows:

FOR THE STATE PARKS AND RECREATION COMMISSION

2025-27 State Parks Capital Preservation Pool (92001133)

The appropriation in this section is subject to the following conditions and limitations:

(1) It is the intent of the legislature that the campground at Lyons Ferry State Park be restored and available for public use.

(2) In order for the appropriation in this section to be considered for reappropriation in the 2027-2029 fiscal biennium, the commission must restore public use of the Lyons Ferry State Park campground by December 31, 2026.

((~~(3) $3,000,000 of the appropriation in this section is provided solely for statewide ADA compliance projects.~~))

Appropriation:

State Building Construction Account—State. . . . . ((~~$5,600,000~~)) $2,600,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$22,400,000~~)) $10,400,000

TOTAL. . . . . ((~~$28,000,000~~)) $13,000,000

Sec. 3011. 2025 c 414 s 3062 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Community Forest Grant Program (40000562)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for projects identified in LEAP Capital Document No. RCO-5-2025, developed April 26, 2025, and LEAP Capital Document No. RCO-1-2026, developed March 9, 2026. The recreation and conservation office may retain a portion of the funds appropriated to projects for the administration of grants. The portion of funds retained for administration may not exceed 4.12 percent of the total grant award.

(2) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

((~~State Building Construction Account—State. . . . . $6,248,000~~))

Natural Climate Solutions Account—State. $9,372,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$24,992,000~~))

$37,488,000

TOTAL. . . . . ((~~$31,240,000~~))

$46,860,000

Sec. 3012. 2025 c 414 s 3073 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Family Forest Fish Passage Program (40000803)

Appropriation:

Natural Climate Solutions Account—State. . . . . ((~~$7,904,000~~))

$11,404,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$31,616,000~~))

$45,616,000

TOTAL. . . . . ((~~$39,520,000~~))

$57,020,000

NEW SECTION. **Sec. 3013.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

Skokomish Timber Land Acquisition (91003002)

Appropriation:
Natural Climate Solutions Account—State. $2,020,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $2,020,000

Sec. 3014. 2025 c 414 s 3086 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF FISH AND WILDLIFE

Soos Creek Hatchery Renovation (30000661)

Reappropriation:
State Building Construction Account—State. $183,000

Appropriation:
State Building Construction Account—State. $7,726,000
Prior Biennia (Expenditures). . . . . ((~~$22,095,000~~)) $22,043,000
Future Biennia (Projected Costs). $0
TOTAL. . . . . ((~~$29,821,000~~)) $29,952,000

NEW SECTION. **Sec. 3015.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF FISH AND WILDLIFE

Bob Oke Game Farm Relocation and Remediation Efforts (91000172)

The appropriation in this section is subject to the following conditions and limitations:

(1) $50,000 of the state building construction account—state appropriation is provided solely for the department of fish and wildlife to identify suitable locations for the relocation of the Bob Oke game farm and to begin the process for remediating the current location of the Bob Oke game farm, as described in subsections (2) and (3) of this section.

(2)(a) The department shall identify one or more alternate locations potentially suitable for the relocation of the Bob Oke game farm. The department shall first determine whether a property that the department currently owns or manages is suitable for relocation of the Bob Oke game farm. By December 1, 2026, the department shall

report the list to the committees of the house of representatives and the senate with jurisdiction over the capital appropriations act and the senator and members of the house of representatives representing the legislative district in which the Bob Oke game farm is located.

(b) To evaluate potential alternate locations, the department shall submit a capital appropriations request for the 2027-2029 biennial capital appropriations act for predesign to:

(i) Conduct or obtain a hydrogeologic assessment of each candidate site to evaluate the potential for nutrient, manure, or other operational impacts to groundwater, surface water, and municipal or residential drinking water supplies;

(ii) Evaluate proximity to existing public water systems, wellhead protection areas, and critical aquifer recharge areas;

(iii) Consider access, infrastructure needs, land availability, zoning and land use compatibility, and the ability to maintain wildlife management and release functions;

(iv) Consult with affected local governments, water utilities, tribes, and conservation districts; and

(v) Estimate the cost, timeline, and logistical requirements for relocation to each candidate site.

(c) It is the intent of the legislature that at the conclusion of the predesign, the department shall submit a relocation report to the governor and the appropriate committees of the legislature. In addition to office of financial management predesign criteria, the report should include:

(i) A summary of sites identified and evaluated and the criteria used;

(ii) A recommendation of a preferred location;

(iii) A proposed acquisition or leasing strategy;

(iv) A schedule for transition of operations;

(v) Concept-level development plans;

(vi) Estimated capital and operating costs; and

(vii) Any statutory or budgetary actions required to complete the relocation.

(d) It is the further intent of the legislature that once a preferred location has been identified, the department shall submit a capital appropriations request for the 2029-2031 biennial capital appropriations act to request funding needed to relocate the Bob Oke game farm to the preferred location, and that the department shall continue to seek funding until the game farm has been relocated.

(3)(a) The department shall submit a capital appropriations request for the 2027-2029 biennial capital appropriations act to complete design work associated with the remediation of the existing location of the Bob Oke game farm. Design will include work to be done prior to closure and work to be done upon closure.

(b) The remediation plan must include:

(i) Continued groundwater and soil monitoring;

(ii) Measures to prevent further nitrate or nutrient leaching to groundwater; and

(iii) Evaluation of soil treatment, land cover, or other restoration techniques to reduce existing nutrient concentrations.

(c) Once the design work associated with remediation of the existing location is complete, it is the intent of the legislature that the department shall submit a capital appropriations request for the 2029-2031 biennial capital appropriations act to request funding needed to fully remediate the current site, and that the department shall continue to seek funding until the site has been fully remediated.

(4)(a) For the period of time until the department relocates the Bob Oke game farm from its current location, the department must maintain and comply with the terms of a waste discharge permit issued pursuant to chapter 90.48 RCW for the game farm.

(b) The department must submit a report to the committees of the legislature with jurisdiction over water quality issues and capital budget matters, and to the office of financial management, no later than December 15, 2026, that describes the steps the department has taken to comply with the terms of the permit.

Appropriation:

State Building Construction Account—state. $50,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $50,000

Sec. 3016. 2025 c 414 s 3098 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF FISH AND WILDLIFE

Minor Works Preservation 2025-27 (40000278)

The appropriation in this section is subject to the following conditions and limitations: The department must complete the work of

building demolition at the snow creek resort within existing appropriations.

Appropriation:

State Building Construction Account—State. $6,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $24,000,000

TOTAL. $30,000,000

Sec. 3017. 2025 c 414 s 3102 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF FISH AND WILDLIFE

Point Whitney Appraisal and Sale (92001254)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the ((~~appraisal and~~)) administrative costs associated with offering for sale and transfer of the state-owned property at Point Whitney to the Jamestown S'Klallam tribe. Subject to the conditions in this section, the department must transfer the Point Whitney property to the Jamestown S'Klallam tribe.

(2) ((~~Before the department may offer the property for sale to the Jamestown S'Klallam tribe, the department must, after conferring with the recreation and conservation office, communicate to the Jamestown S'Klallam tribe the nature and extent of any public access elements or other requirements associated with grants that the department has received in connection with the property.~~)) The Jamestown S'Klallam tribe may take title to the property only on the following conditions ((~~that~~)): (a) ((~~It does so~~)) The tribe pays to the department an amount equal to the appraised fair market value of the property; (b) the tribe takes title subject to any conditions, covenants, restrictions, and requirements associated with the property as a result of any grants that the department or the recreation and conservation office have received in connection with the property; ((~~(b) it~~)) (c) the tribe agrees to satisfy any remedy required as a result of its uses of the property that may be in conflict with such conditions, covenants, restrictions, and requirements; and ((~~(c) it~~)) (d) the tribe agrees to waive any claim or assertion of sovereign immunity from suit, including arbitration and enforcement of any decision in any arbitration, to interpret or

enforce the provisions of such conditions, covenants, restrictions, and requirements.

(3) ((~~Subject to the requirements of subsection (2) of this section, the department shall offer the sale of the property at appraised fair market value to the tribe before June 30, 2026. If the tribe chooses to purchase the property, it must do so at the appraised fair market value and subject to the conditions set forth in subsection (2) of this section~~)) No later than January 1, 2027, the department must reach a memorandum of understanding with the tribe to transfer the property for the appraised fair market value and under the conditions provided in subsection (2) of this section. The memorandum must be reported to the governor's office, house of representatives capital budget committee, and the senate ways and means committee by January 15, 2027.

(4) The department may retain the funds generated by the sale for the primary purpose of satisfying any requirements that may be imposed by the recreation and conservation office as a result of grants received by the department or the recreation and conservation office in connection with the property, and may reinvest any remaining funds in other properties that offer public access to water, fishing, and other equivalent recreational opportunities.

Appropriation:

State Building Construction Account—State. . . . . ((~~$50,000~~)) $5,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$50,000~~)) $5,000

Sec. 3018. 2025 c 414 s 3101 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF FISH AND WILDLIFE

2025-27 Mitigation Projects and Dedicated Funding (40000347)

Appropriation:

General Fund—Federal. $10,000,000

General Fund—Private/Local. $1,000,000

Fish, Wildlife, and Conservation Account—State. $500,000

((~~Limited Fish and Wildlife Account—State. . . . . $500,000~~))

Special Wildlife Account—Federal. $1,000,000
Special Wildlife Account—Private/Local. $1,000,000
Subtotal Appropriation. $13,500,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $54,000,000
TOTAL. $67,500,000

NEW SECTION. **Sec. 3019.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF FISH AND WILDLIFE

Port of Woodland (92001259)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for the administrative costs associated with offering for sale and transfer of the Cowlitz County Tax Parcel Number WB1502003 to the Port of Woodland, as described and under the terms and conditions set forth in the deed recorded as Auditor's No. 574998, Volume 703, Page 665. The offer of sale shall include the associated stream bank easement recorded as Auditor's No. 576579, Volume 705, Page 107. The Port of Woodland may take title to the property only on the following conditions: (a) The port pays to the department the amount for the property as required by the granting deed; and (b) the port provides public access to the Columbia River elsewhere on port property.

Appropriation:

State Building Construction Account—State. $5,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $5,000

NEW SECTION. **Sec. 3020.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF FISH AND WILDLIFE

Sprague Lake Restoration (92001260)

Appropriation:

State Building Construction Account—State. $100,000
Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0
TOTAL. $100,000

Sec. 3021. 2025 c 414 s 3105 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

School Seismic Safety Site Class Assessments (40000444)

Appropriation:

State Building Construction Account—State. . . . . ((~~$663,000~~)) $1,093,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$2,652,000~~)) $4,372,000

TOTAL. . . . . ((~~$3,315,000~~)) $5,465,000

Sec. 3022. 2025 c 414 s 3112 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

Environmental Mitigation Projects (40000586)

Appropriation:

Model Toxics Control Capital Account—State. . . . . ((~~$997,000~~)) $1,327,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $3,988,000

TOTAL. . . . . ((~~$4,985,000~~)) $5,315,000

Sec. 3023. 2025 c 414 s 3120 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

2025-27 Trust Land Transfer Program (40000685)

The appropriation in this section is subject to the following conditions and limitations:

(1) (a) ((~~$16,650,000~~)) $20,650,000 of the appropriation in this section is provided solely for projects identified in LEAP Capital Document No. DNR-1-2025, developed April 26, 2025, and LEAP Capital Document No. DNR-1-2026, developed March 9, 2026.

(b) $3,600,000 of the appropriation in this subsection is provided solely for the transfer of the Cape George parcel to Jefferson county, which is subject to the following conditions and limitations: The department may transfer title to the Cape George parcel to Jefferson county only on the conditions that (i) Jefferson county agrees to maintain the parcel as a structurally complex, carbon dense forest and subject to the requirements of the department's 1997 state trust lands habitat conservation plan, (ii) Jefferson county authorizes the department to initiate a pilot carbon offset project, including the conduct of related activities, such as feasibility studies and baseline assessments, utilizing the Cape George parcel, and (iii) to the extent the Cape George parcel may be used to generate carbon offset credits, the department retains the sole right to such credits, with revenues to be distributed in accordance with RCW 79.64.110.

(2) $250,000 of the appropriation in this section is provided solely for the department to conduct an analysis of the ecological and conservation values of the Elwha watershed on department managed lands pursuant to the priorities and processes identified in chapters 79.70 and 79.71 RCW. The department shall provide a report to the house capital budget committee, senate ways and means committee, and the governor by October 1, 2026, that includes the following:

(a) A Washington natural heritage program site survey to identify rare flora, native ecological communities, structurally complex forests, and scenic or other natural features worthy of consideration for conservation;

(b) Identification of lands within the watershed that may be appropriate for conservation as a state natural area preserve as defined in RCW 79.70.020 or a natural resources conservation area under RCW 79.71.020;

(c) Uses currently occurring in the area, including recreation and cultural practices;

(d) A proposed boundary, if applicable, for any such proposed natural area for review by the natural heritage advisory council; and

(e) An acknowledgment that any applicable proposed natural area boundary will be developed through the site establishment process as described in chapters 79.70 and 79.71 RCW.

Appropriation:

Natural Climate Solutions Account—State. $20,900,000

((~~State Building Construction Account—~~
~~State. . . . . $16,900,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$67,600,000~~))
$83,600,000

TOTAL. . . . . ((~~$84,500,000~~))
$104,500,000

NEW SECTION. **Sec. 3024.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

Trust Land Revenue Report (92001602)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is provided solely for the department to develop and submit a report to the legislature, no later than December 1, 2026, with projected revenues by asset class for each of the next five fiscal years, 2027-2032, to the federal grant trusts, state forest transfer land trusts reported by individual county, and projected fund balances for the resource management account and the forest development account.

Appropriation:

Capital Community Assistance Account—State. $100,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $100,000

NEW SECTION. **Sec. 3025.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF AGRICULTURE

WSDA Plant Services Lab, Prosser (40000002)

Appropriation:

State Building Construction Account—State. $2,186,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $8,794,000

TOTAL. $10,980,000

NEW SECTION. **Sec. 3026.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF AGRICULTURE

Climate Smart Agriculture Equipment (92000008)

Appropriation:

Climate Commitment Account—State.	$4,636,000
Prior Biennia (Expenditures).	$0
Future Biennia (Projected Costs).	$18,544,000
TOTAL.	$23,180,000

NEW SECTION. **Sec. 3027.** 2025 c 414 s 3117 (uncodified) is repealed.

(End of part)

PART 4
TRANSPORTATION

NEW SECTION. **Sec. 4001.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF TRANSPORTATION

Lower Columbia River Dredging Project (91000002)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for property acquisition and infrastructure costs associated with Washington sponsor ports' obligations under the lower Columbia river channel maintenance plan.

(2) It is the intent of the legislature to appropriate a total of $15,000,000 for this project in the 2025-2027 fiscal biennium, with $10,000,000 of this amount funded in the 2026 supplemental transportation budget.

(3) The legislature further intends that the sponsor ports develop a comprehensive financial plan that relies primarily on nonstate funding to support their obligations under the lower Columbia river channel maintenance plan, and that development of the plan include consideration of economic and ecological uses for dredged material and sites, with input from relevant state agencies.

(4) The appropriations made by the legislature through the capital and transportation budgets in this biennium do not obligate the legislature to provide future funding from the state for expenditures associated with the lower Columbia river channel maintenance plan in future biennia.

Appropriation:

State Building Construction Account—State. $5,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $5,000,000

(End of part)

PART 5
EDUCATION

Sec. 5001. 2025 c 414 s 5006 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

2025-27 Healthy Kids-Healthy Schools (40000147)

The ((~~appropriation~~)) appropriations in this section ((~~is~~)) are subject to the following conditions and limitations:

(1)(a) $12,000,000 of the appropriation of the common school construction fund—state appropriation in this section is provided solely for healthy kids and healthy schools grants for projects that are consistent with the healthiest next generation priorities.

(b) The appropriation in this subsection (1) is provided solely for grant funding to school districts for the purchase of equipment or to make repairs to existing equipment that is related to improving: (i) Children's physical health, and may include, but is not limited to, fitness playground equipment, covered play areas, and physical education equipment or related structures or renovation; and (ii) children's nutrition, and may include, but is not limited to, garden related structures and greenhouses to provide students access to fresh produce, and kitchen equipment or upgrades.

(c) The office of the superintendent of public instruction shall develop criteria for grant funding under this subsection (1) that include, but are not limited to, the following requirements: (i) Districts may apply for grants, but no single district may receive more than $200,000 of the appropriation for grants awarded under this section; (ii) any district receiving funding provided in this section must demonstrate a consistent commitment to addressing school facilities' needs; and (iii) applicants with a high percentage of students who are eligible and enrolled in the free and reduced-price meals program may be prioritized.

(2) ((~~$1,000,000~~)) $2,640,000 of the common school construction fund—state appropriation and $860,000 of the state building construction account—state appropriation in this section ((~~is~~)) are provided solely for grants to school districts, charter schools, and state-tribal education compact schools for the replacement of lead-contaminated pipes, drinking water fixtures, and the purchase of

water filters, including the labor costs of remediation design, installation, and construction.

Appropriation:

Common School Construction Fund—State. . . . . ((~~$13,000,000~~)) $14,640,000

State Building Construction Account—State. $860,000

Subtotal Appropriation. $15,500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$52,000,000~~)) $62,000,000

TOTAL. . . . . ((~~$65,000,000~~)) $77,500,000

Sec. 5002. 2025 c 414 s 5008 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

2025-27 Small District and STEC Schools Modernization Program (40000150)

The appropriations in this section are subject to the following conditions and limitations:

(1) ((~~$174,450,000~~)) $196,255,000 of the state building construction account—state appropriation, $31,027,000 of the common school construction account—state appropriation, and $18,000,000 of the climate commitment account—state appropriation in this section ((~~is~~)) are provided solely for modernization grants for small school districts authorized under RCW 28A.525.159.

(2) ((~~$530,000~~)) $804,000 of the common school construction account—state appropriation in this section is provided solely for planning grants for small school districts authorized under RCW 28A.525.159. Planning grants may not exceed $50,000 per district. Planning grants may only be awarded to school districts with an estimated total project cost of $6,000,000 or less. In awarding planning grants pursuant to this section, the office of the superintendent of public instruction must follow the list of planning grants submitted to the governor and the legislature for the 2025-2027 fiscal biennium, except that the office shall review the planning grant list for project redundancies and may not award

planning grants for any project receiving design or construction funding appropriated in other sections of part 5 of this act.

(3) $27,371,000 of the state building construction account—state appropriation in this section is provided solely for planning grants and modernization grants to state-tribal compact schools. The superintendent of public instruction may prioritize planning grants for state-tribal compact schools with the most serious building deficiencies and the most limited financial capacity.

(4) The climate commitment account—state appropriation in this section is provided solely for the projects in subsection (7) of this section to fund construction components and building equipment that improve energy efficiency or reduce greenhouse gas emissions, such as HVAC systems.

(5) The superintendent of public instruction shall submit a list of small school district modernization projects, as prioritized by the advisory committee under RCW 28A.525.159, to the legislature and the governor by September 15, 2026. The list must include: (a) A description of the project; (b) the proposed state funding level, not to exceed $6,000,000 per project, adjusted for inflation based on the office of financial management's C-100 form; (c) estimated total project costs; and (d) local funding resources.

((~~(5)~~)) (6) In the 2025-2027 fiscal biennium, school districts receiving a small district modernization grant under this section may not combine this grant funding either with a school construction assistance program grant or with other grants awarded under this section to fund a single project.

((~~(6)~~)) (7) The appropriations in this section may be awarded only to projects approved by the legislature, as identified in LEAP Capital Document No. OSPI-1-2025, developed April 26, 2025, and LEAP Capital Document No. OSPI-1-2026 developed March 9, 2026.

((~~(7)~~)) (8) The state building construction account—state appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Climate Commitment Account—State. $18,000,000

Common School Construction Fund—State. . . . . ((~~$530,000~~))
$31,831,000

State Building Construction Account—State. . . . ((~~$201,821,000~~))
$223,626,000

Subtotal Appropriation. . . . . ((~~$202,351,000~~)) $273,457,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$809,404,000~~)) $872,136,000

TOTAL. . . . . ((~~$1,011,755,000~~)) $1,145,593,000

Sec. 5003. 2025 c 414 s 5009 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

2025-27 School Construction Assistance Program (40000153)

The appropriations in this section are subject to the following conditions and limitations:

(1) ((~~$425,065,000~~)) $445,578,000 of the state building construction account—state appropriation in this section is provided solely for school construction assistance grants for qualifying public school construction projects.

(2) ((~~$3,007,000~~)) $2,914,000 of the common school construction account—state appropriation and ((~~$1,500,000~~)) $2,290,000 of the common school construction account—federal appropriation in this section are provided solely for study and survey grants and for completing inventory and building condition assessments for public school districts every six years, and for the acquisition of art pursuant to RCW 28A.335.210.

(3) The state building construction account—state appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Common School Construction Fund—State. . . . . ((~~$3,007,000~~)) $2,914,000

Common School Construction Fund—Federal. . . . . ((~~$1,500,000~~)) $2,290,000

State Building Construction Account—State. . . . ((~~$425,065,000~~)) $445,578,000

Subtotal Appropriation. . . . . ((~~$429,572,000~~)) $450,782,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$1,718,288,000~~))
$1,803,128,000
TOTAL. . . . . ((~~$2,147,860,000~~))
$2,253,910,000

Sec. 5004. 2025 c 414 s 5011 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

2025-27 School Seismic Safety Grant Program (40000159)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation in this section is provided solely for the following school seismic safety project grants, as authorized under RCW 28A.525.320: ((~~(1)~~)) (a) The Cape Flattery - Neah Bay K-12 Campus Relocation project; ((~~(2)~~)) (b) the Taholah - K-12 School Relocation project; ((~~(3)~~)) (c) the North Beach - Ocean Shores Vertical Evacuation Tower project; ((~~and (4)~~)) (d) the North Beach - Pacific Beach Elementary Relocation project; (e) the North Beach Junior/Senior High School project; and (f) the Hoquiam K-6 Consolidation project.

(2) It is the intent of the legislature to provide $14,520,000 for the design costs for the Hoquiam Junior/Senior High School Consolidation project in the 2027-2029 fiscal biennium.

(3) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. . . . ((~~$151,451,000~~))
$165,351,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). . . . . ((~~$605,804,000~~))
$661,404,000
TOTAL. . . . . ((~~$757,255,000~~))
$826,755,000

Sec. 5005. 2025 c 414 s 5014 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

SCAPR Transitional Projects (91002551)

The appropriations in this section are subject to the following conditions and limitations:

(1) It is the intent of the legislature to work with the office of the superintendent of public instruction and stakeholders to revise the school construction assistance program and to holistically examine the state's programmatic support of K-12 school construction through the planning process required under section 5011, chapter 375, Laws of 2024. Pursuant to this section, the legislature intends that this revision and examination will be completed in a manner that will modify and improve efficiencies within, and access to, the school construction assistance program, while also identifying cost-saving measures for awarding state grants for the construction and modernization of common school facilities. The legislature further intends that this revision and planning process will result in a prioritized list of school construction projects that recognizes the substantial variation between district sizes and financial capacities, and which categorizes reasonably comparable applicants into distinct school district groupings to foster a fair and equitable prioritization of projects. However, the legislature also recognizes that some school district projects will be ready to proceed to construction during this planning and revision period. Therefore, the legislature intends to provide funding to the school district projects listed in this section in recognition of this transitional period.

(2) School districts receiving grant funding pursuant to this section may combine this funding with a school construction assistance program grant and must use available local resources to contribute financially to the completion of the project.

(3) ((~~$8,131,000~~)) $5,304,000 of the common school construction account—state appropriation in this section is provided solely for the Pe Ell school district's K-12 school modernization project.

(4) ((~~$6,000,000~~)) $4,568,000 of the common school construction account—state appropriation in this section is provided solely for the Bridgeport school district's Bridgeport elementary school modernization project.

(5) ((~~$3,972,000 of the common school construction account—state appropriation and~~)) $6,000,000 of the state building construction account—state appropriation in this section ((~~are~~)) is provided

solely for the Inchelium school district's K-12 school modernization project.

(6) Grant funding provided to each school district in this section is contingent upon each of the applicable districts named in this section relinquishing all unspent construction grant funding previously awarded under section 7063 of this act.

(7) The state building construction account—state appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Common School Construction Fund—State. . . . . ((~~$18,103,000~~)) $9,872,000

State Building Construction Account—State. $6,000,000

Subtotal Appropriation. . . . . ((~~$24,103,000~~)) $15,872,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$24,103,000~~)) $15,872,000

NEW SECTION. **Sec. 5006.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

SCAP Enhancement Program Pilot (91002559)

The appropriations in this section are subject to the following conditions and limitations:

(1) The appropriations in this section are provided solely for the office of the superintendent of public instruction to implement a pilot program for proposal No. five: Develop a SCAP enhancement program, as contained in the SCAP revision planning study published on the "Reports to the Legislature" page of the Washington state legislature's website, dated November 18, 2025, subject to the requirements of this section.

(2) The office must award the following SCAP enhancement pilot program grants under this section to the following school districts: (a) $1,429,000 to the Garfield school district for the Garfield ES/MS project; (b) $1,507,000 to the Wellpinit school district for the Wellpinit elementary school project; and (c) $850,000 to the

Wahkiakum school district for the Julius A. Wendt elementary school project.

(3) The office of the superintendent of public instruction shall inform school districts awarded a pilot program grant under this section that the legislature intends, in future biennia, that grant awards for the remaining project costs pursuant to this section will be determined according to the following parameters:

(a) The school district property tax rate increment associated with the project will be not less than $1.35 per $1,000 of assessed property value and the state share of project costs will be calculated based on the remaining project costs not covered by this tax rate; and

(b) The school district property tax rate threshold under (a) of this subsection, will be calculated based on the estimated annualized debt service costs for general obligation bonds issued with an average maturity of no less than 20 years and on the interest rate for state of Washington general obligation bonds issued most closely to the date of the pilot program grant award pursuant to this section.

(c) The projects funded pursuant to this section must not exceed 110 percent of the statewide average cost per square foot for new construction or modernization, as applicable, and must be reviewed for compliance with this standard by the office of the superintendent of public instruction's technical advisory committee.

(4) The office of the superintendent of public instruction shall request design and construction funding for the school districts' projects listed in this section as part of the office's request for omnibus capital appropriations in the 2027-2029 fiscal biennium. In this request, the office must provide calculations for the state and school district cost shares that demonstrate compliance with the legislative intent stated in subsection (3) of this section and information regarding project scope and budget.

(5) The legislature intends that the pilot program grants in this section will enable the identified districts to develop school construction projects that will be financially supported by the districts and the state. The legislature further intends to fund only the three projects, as described in this section, on a pilot basis. It is the intent of the legislature to address the school construction fiscal policy issues in this section through future legislation.

Appropriation:

Common School Construction Fund—State	$850,000
State Building Construction Account—State	$2,936,000
Subtotal Appropriation	$3,786,000
Prior Biennia (Expenditures)	$0
Future Biennia (Projected Costs)	$100,000,000
TOTAL	$103,786,000

Sec. 5007. 2025 c 414 s 5012 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

Distressed Schools (92001915)

The appropriations in this section are subject to the following conditions and limitations:

(1) $237,000 of the state building construction account—state appropriation in this section is provided solely for the Acme Elementary Modernization project.

(2) $6,227,000 of the state building construction account—state appropriation in this section is provided solely for the Lawton Elementary School project.

(3) $4,000,000 of the state building construction account—state appropriation and $1,000,000 of the model toxics control capital account—state appropriation in this section are provided solely for the Maritime 253: South Puget Sound Maritime Skills Center.

(4) $3,500,000 of the state building construction account—state appropriation is provided solely for the TOPS K-8 School project.

(5) $3,600,000 of the state building construction account—state appropriation is provided solely for the Whitworth Orca K-8 School Roof Replacement project.

(6) $140,000 of the state building construction account—state appropriation is provided solely for the Eatonville High School - West Retaining Wall & Access project.

(7) $166,000 of the state building construction account—state appropriation is provided solely for the Eatonville High School - South Retaining Wall Improvement project.

(8) $1,500,000 of the climate commitment account—state appropriation is provided solely for the Finley School District HVAC project.

(9) The state building construction account—state appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Climate Commitment Account—State. $1,500,000

State Building Construction Account—State. . . . ((~~$13,964,000~~)) $17,870,000

Model Toxics Control Capital Account—State. $1,000,000

Subtotal Appropriation. . . . . ((~~$14,964,000~~)) $20,370,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$55,856,000~~)) $0

TOTAL. . . . . ((~~$70,820,000~~)) $20,370,000

NEW SECTION. **Sec. 5008.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

Power Plant Electrification & Campus Hot Water Loop - Phase 1 (40000213)

Appropriation:

Climate Commitment Account—State. $47,500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $47,500,000

Sec. 5009. 2025 c 414 s 6342 (uncodified) is amended to read as follows:

FOR WASHINGTON STATE UNIVERSITY

Spokane Team Health Education Building (40000361)

The ((~~reappropriation~~)) appropriations in this section ((~~is~~)) are subject to the following conditions and limitations: ((~~Washington State University must design the new facility to meet the original size estimate of 34,500 square feet~~)) The appropriation in this section is provided solely for the design and renovation of a facility on the Spokane campus for team health education.

Reappropriation:

State Building Construction Account—State. . . . . ((~~$4,191,000~~)) $2,786,000

Appropriation:

State Building Construction Account—State. $7,000,000

Prior Biennia (Expenditures). . . . . ((~~$2,809,000~~)) $4,214,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$7,000,000~~)) $14,000,000

Sec. 5010. 2025 c 414 s 5035 (uncodified) is amended to read as follows:

FOR WASHINGTON STATE UNIVERSITY

2025-27 Minor Works Preservation and Program (91000046)

Appropriation:

((~~Washington State University Building Account—State. . . . . $45,000,000~~))

State Building Construction Account—State. $51,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$180,000,000~~)) $204,000,000

TOTAL. . . . . ((~~$225,000,000~~)) $255,000,000

NEW SECTION. **Sec. 5011.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR WASHINGTON STATE UNIVERSITY

Soil Health Research Infrastructure (92001138)

Appropriation:

Natural Climate Solutions Account—State. $400,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $400,000

NEW SECTION. **Sec. 5012.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR WASHINGTON STATE UNIVERSITY

Ensminger Pavilion Infrastructure (92001139)

Appropriation:

Climate Commitment Account—State. $1,500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $1,500,000

NEW SECTION. **Sec. 5013.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR WASHINGTON STATE UNIVERSITY

WSU Creamery Energy Efficiency (92001140)

Appropriation:

State Building Construction Account—State. $1,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $1,000,000

NEW SECTION. **Sec. 5014.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR WASHINGTON STATE UNIVERSITY

Virtual Fencing and Climate Resiliency (92001141)

Appropriation:

State Building Construction Account—State. $500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $500,000

NEW SECTION. **Sec. 5015.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR EASTERN WASHINGTON UNIVERSITY

EWU Large Solar Array (40000234)

Appropriation:

Climate Commitment Account—State. $7,134,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $7,134,000

Sec. 5016. 2025 c 414 s 5040 (uncodified) is amended to read as follows:

FOR EASTERN WASHINGTON UNIVERSITY

2025-27 Minor Works Preservation and Program (91000031)

Appropriation:

((~~Eastern Washington University Capital Projects Account—State. . . . . $9,800,000~~))

State Building Construction Account—State. . . . . ((~~$6,000,000~~)) $19,800,000

((~~Subtotal Appropriation. . . . . $15,800,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$63,200,000~~)) $97,788,000

TOTAL. . . . . ((~~$79,000,000~~)) $117,588,000

Sec. 5017. 2025 c 414 s 6359 (uncodified) is amended to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

Minor Works Preservation 2023-2025 (40000128)

Reappropriation:

Central Washington University Capital Projects Account—State. . . . . ((~~$1,481,000~~)) $781,000

State Building Construction Account—State. $355,000

Subtotal Reappropriation. . . . . ((~~$1,836,000~~)) $1,136,000

Appropriation:

State Building Construction Account—State. $700,000

Prior Biennia (Expenditures). $6,793,000

Future Biennia (Projected Costs). $0

TOTAL. $8,629,000

NEW SECTION. **Sec. 5018.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

Electrical Grid Security Feeder 14 (40000206)

Appropriation:
State Building Construction Account—State. $1,491,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $1,491,000

NEW SECTION. **Sec. 5019.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

North Academic Complex Moving Costs (91000029)

Appropriation:
Central Washington University Capital Projects
Account—State. $700,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $700,000

Sec. 5020. 2025 c 414 s 5053 (uncodified) is amended to read as follows:

FOR WESTERN WASHINGTON UNIVERSITY

Preventative Facility Maintenance and Building System Repairs (40000012)

Appropriation:
Western Washington University Capital Projects
Account—State. . . . . ((~~$3,614,000~~)) $4,114,000
Prior Biennia (Expenditures). $3,614,000
Future Biennia (Projected Costs). $14,456,000
TOTAL. . . . . ((~~$21,684,000~~)) $22,184,000

Sec. 5021. 2025 c 414 s 5055 (uncodified) is amended to read as follows:

FOR WESTERN WASHINGTON UNIVERSITY

Minor Works Preservation and Program (91000014)

Appropriation:
State Building Construction Account—State. . . . . ((~~$1,340,000~~))

$7,900,000

Western Washington University Capital Projects

Account—State. . . . . ((~~$4,660,000~~))

$250,000

Subtotal Appropriation. . . . . ((~~$6,000,000~~))

$8,150,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$24,000,000~~))

$40,000,000

TOTAL. . . . . ((~~$30,000,000~~))

$48,150,000

Sec. 5022. 2025 c 414 s 5057 (uncodified) is amended to read as follows:

FOR THE WASHINGTON STATE HISTORICAL SOCIETY

Preservation - Minor Works 2025-27 (40000182)

The appropriations in this section are subject to the following conditions and limitations: The Climate Commitment Account—State appropriation in this section is provided solely for the Clean Building Energy Audit and Incentive Grant.

Appropriation:

Climate Commitment Account—State. . . . . ((~~$40,000~~))

$40,000

State Building Construction Account—State. . . . . ((~~$2,000,000~~))

$2,325,000

Subtotal Appropriation. . . . . ((~~$2,040,000~~))

$2,365,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). . . . . ((~~$8,160,000~~))

$9,460,000

TOTAL. . . . . ((~~$10,200,000~~))

$11,825,000

Sec. 5023. 2025 c 414 s 6703 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Cascadia: CC5 Gateway building (40000222)

The appropriations in this section are subject to the following conditions and limitations: The appropriations in this section are provided solely for the construction of the CC5 Gateway Building on the condition that this project receives priority over new major project requests in the Board's 2027-2029 fiscal biennium capital budget submittal.

Reappropriation:

State Building Construction Account—State. . . . . ((~~$819,000~~)) $429,000

Appropriation:

State Building Construction Account—State. $5,000,000

Prior Biennia (Expenditures). . . . . ((~~$2,277,000~~)) $2,667,000

Future Biennia (Projected Costs). . . . . ((~~$0~~)) $37,112,000

TOTAL. . . . . ((~~$3,096,000~~)) $45,208,000

NEW SECTION. **Sec. 5024.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Community and Technical College Building Tune-up Program (40001338)

Appropriation:

Climate Commitment Account—State. $2,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $8,000,000

TOTAL. $10,000,000

NEW SECTION. **Sec. 5025.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

CTC Building HVAC Control-to-schedule Upgrades (40001339)

Appropriation:

Climate Commitment Account—State. $2,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $8,000,000

TOTAL. $10,000,000

NEW SECTION. **Sec. 5026.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Seattle Central EcoDistrict Decarbonization (40001348)

The appropriation in this section is subject to the following conditions and limitations: The state board for community and technical colleges, on behalf of Seattle central community college, shall negotiate an energy as a service contract, as defined in RCW 39.35C.010, to complete this project without additional state capital funding.

Appropriation:

Climate Commitment Account—State. $11,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $7,820,000

TOTAL. $18,820,000

(End of part)

PART 6
REAPPROPRIATIONS

NEW SECTION. **Sec. 6001.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Clean Energy and Energy Freedom Program (30000726)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 6003, chapter 4, Laws of 2017 3rd sp. sess.

Reappropriation:

State Building Construction Account—State. $1,148,000

State Taxable Building Construction Account—

State. $110,000

Subtotal Reappropriation. $1,258,000

Prior Biennia (Expenditures). $39,142,000

Future Biennia (Projected Costs). $0

TOTAL. $40,400,000

NEW SECTION. **Sec. 6002.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Clean Energy Funds 3 (30000881)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1007, chapter 296, Laws of 2022.

Reappropriation:

State Building Construction Account—State. $8,607,000

Energy Efficiency Account—State. $2,106,000

Subtotal Reappropriation. $10,713,000

Prior Biennia (Expenditures). $32,987,000

Future Biennia (Projected Costs). $0

TOTAL. $43,700,000

NEW SECTION. **Sec. 6003.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Energy Efficiency and Solar Grants (30000882)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 6007, chapter 413, Laws of 2019.

Reappropriation:

Energy Efficiency Account—State. $12,000

Prior Biennia (Expenditures). $10,988,000

Future Biennia (Projected Costs). $0

TOTAL. $11,000,000

NEW SECTION. **Sec. 6004.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Clean Energy Transition 4 (40000042)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1005, chapter 356, Laws of 2020.

Reappropriation:

State Building Construction Account—State. $5,276,000

State Taxable Building Construction Account—

State. $511,000

Subtotal Reappropriation. $5,787,000

Prior Biennia (Expenditures). $26,813,000

Future Biennia (Projected Costs). $0

TOTAL. $32,600,000

NEW SECTION. **Sec. 6005.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2019-21 Energy Efficiency and Solar Grants Program (40000049)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1023, chapter 356, Laws of 2020.

Reappropriation:

State Building Construction Account—State. $533,000

Prior Biennia (Expenditures). $11,967,000

Future Biennia (Projected Costs). $0
TOTAL. $12,500,000

Sec. 6006. 2025 c 414 s 6013 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2020 Local and Community Projects (40000116)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 6010, chapter 375, Laws of 2024, as amended by section 7010 of this act, except that funding for the Outdoors for All and the George Davis Creek Fish Passage (Sammamish) projects under this appropriation has lapsed.

Reappropriation:

State Building Construction Account—State. . . . ((~~$23,618,000~~)) $18,693,000

Prior Biennia (Expenditures). . . . . ((~~$142,689,000~~)) $146,099,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$166,307,000~~)) $164,792,000

Sec. 6007. 2025 c 414 s 6015 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2021 Local and Community Projects (40000130)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 6011, chapter 375, Laws of 2024, except that funding for the Wishkah flood wall project and the Remstead Regional Park project under this appropriation has lapsed.

Reappropriation:

State Building Construction Account—State. . . . . ((~~$6,164,000~~)) $3,291,000

Prior Biennia (Expenditures). . . . . ((~~$26,508,000~~)) $28,995,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$32,672,000~~)) $32,286,000

NEW SECTION. **Sec. 6008.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2021-23 Energy Retrofits for Public Buildings Grant Program (40000149)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 7011, chapter 474, Laws of 2023.

Reappropriation:

State Building Construction Account—State. $1,497,000

Prior Biennia (Expenditures). $8,460,000

Future Biennia (Projected Costs). $0

TOTAL. $9,957,000

Sec. 6009. 2025 c 414 s 6029 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2022 Local & Community Projects (40000230)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1001, chapter 375, Laws of 2024, ((~~as amended by section 7012 of this act~~)) except that funding for the Remstead Regional Park, Stonehenge Maryhill Museum Repair (Maryhill), SE 168th St. Bike Lanes/Safe Crossings (Renton), Renton Housing Repair Assistance Program (Renton), and the Peter Kirk Community Center Roof and Retrofitted Emerg (Kirkland) projects under this appropriation has lapsed.

Reappropriation:

State Building Construction Account—State. . . . ((~~$58,682,000~~)) $55,574,000

Prior Biennia (Expenditures). $111,885,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$170,567,000~~)) $167,459,000

Sec. 6010. 2025 c 414 s 6032 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023 Local and Community Projects (40000266)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 6009, chapter 375, Laws of 2024, ((~~as amended by section 7013 of this act~~)) except that the Willows Road Pedestrian Safety Connection (Kirkland) project is renamed the Road Pedestrian Safety Connections project.

Reappropriation:

State Building Construction Account—State. $18,805,000

Prior Biennia (Expenditures). $34,522,000

Future Biennia (Projected Costs). $0

TOTAL. $53,327,000

Sec. 6011. 2025 c 414 s 6038 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Energy Retrofits and Solar Power for Public Buildings (40000283)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 7017 of this act.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$49,077,000~~)) $26,550,000

Prior Biennia (Expenditures). . . . . ((~~$1,923,000~~)) $24,450,000

Future Biennia (Projected Costs). $0

TOTAL. $51,000,000

Sec. 6012. 2025 c 414 s 6039 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Home Electrification and Appliance Rebates Program (HEAR) (40000284)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1008, chapter 474, Laws of 2023.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$56,200,000~~)) $33,322,000

General Fund—Federal. . . . . ((~~$82,945,000~~)) $82,849,000

Subtotal Reappropriation. . . . . ((~~$139,145,000~~)) $116,171,000

Prior Biennia (Expenditures). . . . . ((~~$23,855,000~~)) $46,829,000

Future Biennia (Projected Costs). $0

TOTAL. $163,000,000

Sec. 6013. 2025 c 414 s 6043 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Weatherization Plus Health (40000291)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1014, chapter 474, Laws of 2023.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$16,492,000~~)) $5,913,000

State Building Construction Account—State. $2,323,000

Subtotal Reappropriation. . . . . ((~~$18,815,000~~)) $8,236,000

Prior Biennia (Expenditures). . . . . ((~~$21,185,000~~)) $31,764,000

Future Biennia (Projected Costs). $0

TOTAL. $40,000,000

Sec. 6014. 2025 c 414 s 6045 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Clean Energy Fund Program (40000294)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1006, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$48,164,000~~)) $36,714,000

Prior Biennia (Expenditures). . . . . ((~~$1,836,000~~)) $13,286,000

Future Biennia (Projected Costs). $0

TOTAL. $50,000,000

Sec. 6015. 2025 c 414 s 6046 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Housing Trust Fund (40000295)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 7020 of this act, except that funding for the African diaspora cultural anchor village (SeaTac), CoLead Northgate project in Seattle, and Crail Cottages projects under this appropriation has lapsed.

Reappropriation:

State Building Construction Account—State. . . . ((~~$85,137,000~~)) $84,889,000

State Taxable Building Construction Account—State. . . . . ((~~$351,043,000~~)) $339,792,000

Washington Housing Trust Account—State. $8,500,000

Subtotal Reappropriation. . . . . ((~~$444,680,000~~)) $433,181,000

Prior Biennia (Expenditures). $82,859,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$527,539,000~~)) $516,040,000

Sec. 6016. 2025 c 414 s 6047 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Connecting Housing to Infrastructure (CHIP) (40000296)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1021, chapter 474, Laws of 2023.

Reappropriation:

State Building Construction Account—State. . . . ((~~$53,481,000~~)) $26,694,000

State Taxable Building Construction Account—

State. $26,787,000

Subtotal Reappropriation. $53,481,000

Prior Biennia (Expenditures). $6,519,000

Future Biennia (Projected Costs). $0

TOTAL. $60,000,000

Sec. 6017. 2025 c 414 s 6049 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Behavioral Health Community Capacity Grants (40000299)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1009, chapter 375, Laws of 2024, except that funding for the Whatcom 23-Hour Crisis Relief Center (Bellingham) project under this appropriation has lapsed.

Reappropriation:

Capital Community Assistance Account—State. $1,250,000

State Building Construction Account—State. . . . ((~~$265,017,000~~)) $253,667,000

Subtotal Reappropriation. . . . . ((~~$266,267,000~~)) $254,917,000

Prior Biennia (Expenditures). $36,059,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$302,326,000~~)) $290,976,000

Sec. 6018. 2025 c 414 s 6051 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2024 Local and Community Projects (40000301)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1011, chapter 375, Laws of 2024, as amended by section 7022 of this act, except that funding for the ODT land purchase, Snoqualmie Indian Tribe Consultation, SPARC Capital Campaign (Mount Vernon), Oak Harbor Economic Development (Oak Harbor), Cedarwood Community Recreation Center Redevelopment (Lake Stevens), and the South Seattle Community Food Hub projects under this appropriation has lapsed.

Reappropriation:

Natural Climate Solutions Account—State. $2,400,000

State Building Construction Account—State. . . . ((~~$166,569,000~~)) $131,399,000

Subtotal Reappropriation. . . . . ((~~$168,969,000~~)) $133,799,000

Prior Biennia (Expenditures). . . . . ((~~$66,474,000~~)) $97,751,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$235,443,000~~)) $231,550,000

Sec. 6019. 2025 c 414 s 6052 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Tribal Climate Adaptation Pass-through Grants (40000421)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1027, chapter 474, Laws of 2023.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$43,076,000~~)) $32,606,000

Prior Biennia (Expenditures). . . . . ((~~$6,924,000~~)) $17,394,000

Future Biennia (Projected Costs). $0

TOTAL. $50,000,000

Sec. 6020. 2025 c 414 s 6053 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

DOE Hydrogen Hub -State Match (40000561)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1029, chapter 474, Laws of 2023.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$10,115,000~~)) $5,266,000

Prior Biennia (Expenditures). . . . . ((~~$9,885,000~~)) $14,734,000

Future Biennia (Projected Costs). $0

TOTAL. $20,000,000

Sec. 6021. 2025 c 414 s 6058 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Green Jobs and Infrastructure Grants (40000604)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$24,082,000~~)) $22,470,000

Prior Biennia (Expenditures). . . . . ((~~$918,000~~)) $2,530,000

Future Biennia (Projected Costs). $0

TOTAL. $25,000,000

Sec. 6022. 2025 c 414 s 6060 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025 Local and Community Projects (40000614)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 7023 of this act, except that funding for the South Seattle Community Food Hub, Bremerton Mason County Sewer Expansion, District Distributed Antenna System Installation, and Seattle Storm Center projects under this appropriation has lapsed.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$7,000~~)) $8,000

Model Toxics Control Capital Account—State. $3,875,000

Model Toxics Control Stormwater Account—State. $5,122,000

State Building Construction Account—State. . . . ((~~$53,214,000~~)) $42,303,000

Subtotal Reappropriation. . . . . ((~~$62,218,000~~)) $51,308,000

Prior Biennia (Expenditures). . . . . ((~~$6,347,000~~)) $13,364,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$68,565,000~~)) $64,672,000

Sec. 6023. 2025 c 414 s 6061 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Community Solar Resilience Hubs (40000620)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1019, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$31,212,000~~)) $26,064,000

Prior Biennia (Expenditures). . . . . ((~~$6,788,000~~)) $11,936,000

Future Biennia (Projected Costs). $0

TOTAL. $38,000,000

NEW SECTION. **Sec. 6024.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Community Solar (40000621)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1020, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. $2,859,000

Prior Biennia (Expenditures). $3,141,000

Future Biennia (Projected Costs). $0

TOTAL. $6,000,000

Sec. 6025. 2025 c 414 s 6062 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2023-25 Community EV Charging (40000622)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1021, chapter 375, Laws of 2024, as amended by section 7024 of this act.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$77,502,000~~)) $64,612,000

Prior Biennia (Expenditures). . . . . ((~~$27,498,000~~)) $40,388,000

Future Biennia (Projected Costs). $0

TOTAL. $105,000,000

Sec. 6026. 2025 c 414 s 6069 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2021-23 Dental Capacity Grants (91001660)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1043, chapter 296, Laws of 2022, except that funding for the ICHS Holly Park project under this appropriation has lapsed.

Reappropriation:

State Building Construction Account—State. . . . . ((~~$2,698,000~~)) $1,593,000

Prior Biennia (Expenditures). . . . . ((~~$3,527,000~~)) $4,526,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$6,225,000~~)) $6,119,000

Sec. 6027. 2025 c 414 s 6070 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2021-23 Early Learning Facilities (91001677)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1037, chapter 296, Laws of 2022.

Reappropriation:

Capital Community Assistance Account—State. . . . ((~~$13,618,000~~)) $10,665,000

Ruth LeCocq Kagi Early Learning Facilities Development Account—State. $9,065,000

State Building Construction Account—State. $19,000

Subtotal Reappropriation. . . . . ((~~$22,702,000~~)) $19,749,000

Prior Biennia (Expenditures). $39,798,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$62,500,000~~)) $59,547,000

Sec. 6028. 2025 c 414 s 6073 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Grants for Affordable Housing Development Connections (91001685)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1032, chapter 296, Laws of 2022 except the Port Townsend Utility Connect project is not subject to the requirement that affordable housing development begin construction within 24 months of the grant award.

Reappropriation:

Coronavirus State Fiscal Recovery Fund—Federal. . . . $7,864,000

State Building Construction Account—State. $8,217,000

Subtotal Reappropriation. $16,081,000

Prior Biennia (Expenditures). $29,219,000
Future Biennia (Projected Costs). $0
TOTAL. $45,300,000

Sec. 6029. 2025 c 414 s 6078 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Homeless Youth Facilities (91001991)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1048, chapter 296, Laws of 2022, except that funding for the communities of color coalition (Everett) project has lapsed, and no further funding may be provided for that project.

Reappropriation:

Capital Community Assistance Account—State. . . . ((~~$8,666,000~~)) $4,347,000

Prior Biennia (Expenditures). $6,229,000
Future Biennia (Projected Costs). $0
TOTAL. . . . . ((~~$14,895,000~~)) $10,576,000

Sec. 6030. 2025 c 414 s 6080 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Local Emission Reduction Projects (91002184)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 1025, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$27,156,000~~)) $19,713,000

Natural Climate Solutions Account—State. . . . . ((~~$6,975,000~~)) $6,655,000

Subtotal Reappropriation. . . . . ((~~$34,131,000~~)) $26,368,000

Prior Biennia (Expenditures). . . . . ((~~$4,539,000~~)) $12,302,000

Future Biennia (Projected Costs). $0
TOTAL. $38,670,000

Sec. 6031. 2025 c 414 s 6085 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Multifamily Bldg Efficiency Grants (91002449)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1028, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$54,981,000~~))
$54,461,000

Prior Biennia (Expenditures). . . . . ((~~$19,000~~))
$539,000

Future Biennia (Projected Costs). $0
TOTAL. $55,000,000

Sec. 6032. 2025 c 414 s 6086 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Clean Building Performance Grants (91002451)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1029, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$45,000,000~~))
$39,979,000

Prior Biennia (Expenditures). . . . . ((~~$0~~))
$5,021,000

Future Biennia (Projected Costs). $0
TOTAL. $45,000,000

Sec. 6033. 2025 c 414 s 6090 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Hard-to-Decarbonize Sector & Economic Development Grants (91002641)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1033, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$47,394,000~~)) $42,337,000

Prior Biennia (Expenditures). . . . . ((~~$2,406,000~~)) $7,463,000

Future Biennia (Projected Costs). $0

TOTAL. $49,800,000

NEW SECTION. **Sec. 6034.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2022 Broadband Office (92001178)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 7017, chapter 474, Laws of 2023.

Reappropriation:

General Fund—Federal. $19,875,000

Prior Biennia (Expenditures). $30,125,000

Future Biennia (Projected Costs). $0

TOTAL. $50,000,000

Sec. 6035. 2025 c 414 s 6097 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2022 Crisis Stabilization Facilities (92001286)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1025, chapter 296, Laws of 2022.

Reappropriation:

Capital Community Assistance Account—State. . . . ((~~$25,689,000~~)) $24,736,000

Prior Biennia (Expenditures). $22,613,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$48,302,000~~))
$47,349,000

Sec. 6036. 2025 c 414 s 6098 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Port of Everett (92001364)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1042, chapter 474, Laws of 2023.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$4,948,000~~))
$4,400,000

Prior Biennia (Expenditures). . . . . ((~~$52,000~~))
$600,000

Future Biennia (Projected Costs). $0

TOTAL. $5,000,000

Sec. 6037. 2025 c 414 s 6101 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Large Scale Solar Innovation Projects (92001669)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1040, chapter 474, Laws of 2023.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$38,917,000~~))
$36,108,000

Prior Biennia (Expenditures). . . . . ((~~$83,000~~))
$2,892,000

Future Biennia (Projected Costs). $0

TOTAL. $39,000,000

Sec. 6038. 2025 c 414 s 6102 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

Energy Northwest (92001720)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 1037, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$25,000,000~~)) $24,986,000

Prior Biennia (Expenditures). . . . . ((~~$0~~)) $14,000

Future Biennia (Projected Costs). $0

TOTAL. $25,000,000

Sec. 6039. 2025 c 414 s 6126 (uncodified) is amended to read as follows:

FOR THE WASHINGTON STATE CRIMINAL JUSTICE TRAINING COMMISSION

Northwest Region Training Facility Renovation and Upgrades (40000042)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$1,082,000~~)) $782,000

State Taxable Building Construction Account—State. $300,000

Subtotal Reappropriation. $1,082,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $1,082,000

NEW SECTION. **Sec. 6040.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE WASHINGTON STATE CRIMINAL JUSTICE TRAINING COMMISSION

Regional Training Facilities (92000006)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is provided solely for the Spokane Academy Expansion project.

Reappropriation:

State Building Construction Account—State. $1,150,000

Prior Biennia (Expenditures). $1,164,000

Future Biennia (Projected Costs). $0

TOTAL. $2,314,000

Sec. 6041. 2025 c 414 s 6131 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF LABOR AND INDUSTRIES

Solar Panel Installation - Lab & Training Facility (40000015)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$1,637,000~~)) $332,000

Prior Biennia (Expenditures). . . . . ((~~$2,097,000~~)) $3,402,000

Future Biennia (Projected Costs). $0

TOTAL. $3,734,000

Sec. 6042. 2025 c 414 s 6174 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Child Study and Treatment Center-Ketron: LSA Expansion (40000411)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$2,731,000~~)) $3,226,000

Prior Biennia (Expenditures). . . . . ((~~$269,000~~)) $278,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$3,000,000~~)) $3,504,000

Sec. 6043. 2025 c 414 s 6187 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Eastern State Hospital-Commissary: Building Repairs (40000606)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$810,000~~)) $772,000

State Building Construction Account—State. $3,350,000

Subtotal Reappropriation. . . . . ((~~$4,160,000~~)) $4,122,000

Prior Biennia (Expenditures). . . . . ((~~$290,000~~))
$328,000
Future Biennia (Projected Costs). $0
TOTAL. $4,450,000

Sec. 6044. 2025 c 414 s 6194 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Statewide: Clean Buildings Act (40000960)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$3,133,000~~))
$2,889,000
Prior Biennia (Expenditures). . . . . ((~~$594,000~~))
$838,000
Future Biennia (Projected Costs). $0
TOTAL. $3,727,000

Sec. 6045. 2025 c 414 s 6195 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Yakima Valley School-Main Building: Exterior Window Replacement (40000962)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$5,204,000~~))
$5,081,000
Prior Biennia (Expenditures). . . . . ((~~$126,000~~))
$249,000
Future Biennia (Projected Costs). $0
TOTAL. $5,330,000

Sec. 6046. 2025 c 414 s 6230 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF VETERANS AFFAIRS

WVH HVAC Retrofit (40000006)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$5,000~~))
$874,000

Prior Biennia (Expenditures). . . . . ((~~$745,000~~))
$3,676,000
Future Biennia (Projected Costs). $0
TOTAL. . . . . ((~~$750,000~~))
$4,550,000

Sec. 6047. 2025 c 414 s 6235 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF VETERANS AFFAIRS

WSVC - Burial and Columbarium Expansion Grant (40000092)

Reappropriation:

General Fund—Federal. . . . . ((~~$4,839,000~~))
$4,084,000
State Building Construction Account—State. . . . . ((~~$79,000~~))
$502,000
Subtotal Reappropriation. . . . . ((~~$4,918,000~~))
$4,586,000

Prior Biennia (Expenditures). . . . . ((~~$491,000~~))
$823,000
Future Biennia (Projected Costs). $0
TOTAL. $5,409,000

Sec. 6048. 2025 c 414 s 6237 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF VETERANS AFFAIRS

DVA ARPA Federal Funds & State Match (91000013)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 2013, chapter 375, Laws of 2024.

Reappropriation:

General Fund—Federal. $24,515,000
((~~State Building Construction Account—~~
~~State. . . . . $10,055,000~~
~~Subtotal Reappropriation. . . . . $34,570,000~~))

Prior Biennia (Expenditures). $7,639,000
Future Biennia (Projected Costs). $0
TOTAL. . . . . ((~~$42,209,000~~))

$32,154,000

Sec. 6049. 2025 c 414 s 6256 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF CORRECTIONS

WCC: Interim Mental Health Building (40000260)

Reappropriation:

Capital Community Assistance Account—State. . . . . ((~~$625,000~~)) $430,000

State Building Construction Account—State. $1,207,000

Subtotal Reappropriation. . . . . ((~~$1,832,000~~)) $1,637,000

Prior Biennia (Expenditures). $415,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$2,247,000~~)) $2,052,000

Sec. 6050. 2025 c 414 s 6275 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

Skills Centers Minor Works (40000023)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$216,000~~)) $217,000

Prior Biennia (Expenditures). . . . . ((~~$2,784,000~~)) $2,783,000

Future Biennia (Projected Costs). $0

TOTAL. $3,000,000

Sec. 6051. 2025 c 414 s 6285 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

2023-25 Small District and State Tribal Compact Schools Modernization (40000065)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 5003, chapter 375, Laws of 2024, as amended by section 7072 of this act.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$3,630,000~~)) $6,300,000

Common School Construction Fund—State. $128,368,000

State Building Construction Account—State. $10,717,000

Subtotal Reappropriation. . . . . ((~~$142,715,000~~)) $145,385,000

Prior Biennia (Expenditures). . . . . ((~~$69,165,000~~)) $69,495,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$211,880,000~~)) $214,880,000

Sec. 6052. 2025 c 414 s 6292 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

School District Indoor Air Quality & Energy Efficiency (40000104)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 5007, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$30,000,000~~)) $29,934,000

Common School Construction Fund—State. $14,472,000

Subtotal Reappropriation. . . . . ((~~$44,472,000~~)) $44,406,000

Prior Biennia (Expenditures). . . . . ((~~$553,000~~)) $619,000

Future Biennia (Projected Costs). $0

TOTAL. $45,025,000

Sec. 6053. 2025 c 414 s 6297 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

Energy Assessment Grants to School Districts (91000509)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 5008, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$4,900,000~~)) $2,925,000

Common School Construction Fund—State. $50,000

Subtotal Reappropriation. . . . . ((~~$4,950,000~~)) $2,975,000

Prior Biennia (Expenditures). . . . . ((~~$0~~)) $1,975,000

Future Biennia (Projected Costs). $0

TOTAL. $4,950,000

Sec. 6054. 2025 c 414 s 6327 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

UW Clean Energy Testbeds (40000098)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 5015, chapter 296, Laws of 2022.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$2,501,000~~)) $1,239,000

Prior Biennia (Expenditures). . . . . ((~~$4,999,000~~)) $6,261,000

Future Biennia (Projected Costs). $0

TOTAL. $7,500,000

Sec. 6055. 2025 c 414 s 6333 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

Infrastructure Renewal (40000132)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$6,296,000~~)) $2,715,000

University of Washington Building Account—State. . . . $8,499,000

Subtotal Reappropriation. . . . . ((~~$14,795,000~~)) $11,214,000

Prior Biennia (Expenditures). . . . . ((~~$9,380,000~~)) $12,961,000

Future Biennia (Projected Costs). $0

TOTAL. $24,175,000

Sec. 6056. 2025 c 414 s 6344 (uncodified) is amended to read as follows:

FOR WASHINGTON STATE UNIVERSITY

Decarbonization Planning (91000043)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 5021, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$3,000,000~~)) $1,076,000

Prior Biennia (Expenditures). . . . . ((~~$0~~)) $1,924,000

Future Biennia (Projected Costs). $0

TOTAL. $3,000,000

Sec. 6057. 2025 c 414 s 6345 (uncodified) is amended to read as follows:

FOR WASHINGTON STATE UNIVERSITY

Knott Dairy Center Digester (92001132)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 5022, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$10,000,000~~)) $9,256,000

Prior Biennia (Expenditures). . . . . ((~~$0~~)) $744,000

Future Biennia (Projected Costs). $0

TOTAL. $10,000,000

Sec. 6058. 2025 c 414 s 6354 (uncodified) is amended to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

Nutrition Science (30000456)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$210,000~~)) $256,000

Prior Biennia (Expenditures). . . . . ((~~$59,370,000~~)) $59,324,000

Future Biennia (Projected Costs). $0

TOTAL. $59,580,000

Sec. 6059. 2025 c 414 s 5041 (uncodified) is amended to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

Humanities & Social Science Complex (40000081)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$5,139,000~~)) $3,271,000

State Building Construction Account—State. $45,825,000

Subtotal Reappropriation. . . . . ((~~$50,964,000~~)) $49,096,000

Appropriation:

State Building Construction Account—State. $11,158,000

Prior Biennia (Expenditures). . . . . ((~~$46,841,000~~)) $48,709,000

Future Biennia (Projected Costs). $0

TOTAL. $108,963,000

Sec. 6060. 2025 c 414 s 5043 (uncodified) is amended to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

Secondary Geothermal Module (40000161)

The appropriations in this section are subject to the following conditions and limitations: The appropriation in this section is provided solely for Central Washington University to design and construct the smaller-scale geothermal system that was presented to

the governor and the legislature for consideration during the 2024 legislative session.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$11,830,000~~)) $11,747,000

Appropriation:

State Building Construction Account—State. $4,000,000

Prior Biennia (Expenditures). . . . . ((~~$634,000~~)) $717,000

Future Biennia (Projected Costs). $0

TOTAL. $16,464,000

Sec. 6061. 2025 c 414 s 6362 (uncodified) is amended to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

HB 1390 - District Energy Systems (91000024)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$55,000~~)) $1,000

Prior Biennia (Expenditures). . . . . ((~~$745,000~~)) $799,000

Future Biennia (Projected Costs). $0

TOTAL. $800,000

Sec. 6062. 2025 c 414 s 5052 (uncodified) is amended to read as follows:

FOR WESTERN WASHINGTON UNIVERSITY

Heating Conversion Project (40000005)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$8,911,000~~)) $8,596,000

Appropriation:

Climate Commitment Account—State. $41,000,000

Prior Biennia (Expenditures). . . . . ((~~$1,089,000~~)) $1,404,000

Future Biennia (Projected Costs). $164,000,000

TOTAL. $215,000,000

NEW SECTION. **Sec. 6063.** A new section is added to 2025 c 414 (uncodified) to read as follows:

FOR THE EASTERN WASHINGTON STATE HISTORICAL SOCIETY

Minor Works: Preservation 2021-23 (40000041)

Reappropriation:

State Building Construction Account—State. $108,000

Prior Biennia (Expenditures). $670,000

Future Biennia (Projected Costs). $0

TOTAL. $778,000

Sec. 6064. 2025 c 414 s 6416 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2019-21 Columbia River Water Supply Development Program (40000152)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3087, chapter 413, Laws of 2019.

Reappropriation:

Columbia River Basin Water Supply Revenue

Recovery Account—State. . . . . ((~~$1,464,000~~)) $393,000

State Building Construction Account—State. . . . . ((~~$9,371,000~~)) $12,338,000

State Taxable Building Construction Account—

State. $9,990,000

Subtotal Reappropriation. . . . . ((~~$20,825,000~~)) $22,721,000

Prior Biennia (Expenditures). . . . . ((~~$19,175,000~~)) $17,279,000

Future Biennia (Projected Costs). $0

TOTAL. $40,000,000

Sec. 6065. 2025 c 414 s 6463 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2023-25 Floodplains by Design (40000540)

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$16,972,000~~)) $16,817,000

State Building Construction Account—State. $47,320,000

Subtotal Reappropriation. . . . . ((~~$64,292,000~~)) $64,137,000

Prior Biennia (Expenditures). . . . . ((~~$3,100,000~~)) $3,255,000

Future Biennia (Projected Costs). $0

TOTAL. $67,392,000

Sec. 6066. 2025 c 414 s 6475 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

Improving Air Quality in Overburdened Communities Initiative (40000606)

Reappropriation:

Air Quality and Health Disparities Improvement Account—State. . . . . ((~~$20,646,000~~)) $19,374,000

Prior Biennia (Expenditures). . . . . ((~~$754,000~~)) $2,026,000

Future Biennia (Projected Costs). $0

TOTAL. $21,400,000

Sec. 6067. 2025 c 414 s 6476 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

Landfill Methane Capture (40000611)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 7056 of this act.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$9,697,000~~)) $9,476,000

Prior Biennia (Expenditures). . . . . ((~~$403,000~~)) $624,000

Future Biennia (Projected Costs). $0
TOTAL. $10,100,000

Sec. 6068. 2025 c 414 s 6482 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2021-23 Water Banking (91000373)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 6027, chapter 375, Laws of 2024.

Reappropriation:

State Building Construction Account—State. . . . . ((~~$3,707,000~~)) $3,437,000

State Drought Preparedness and Response Account—State. $8,606,000

Subtotal Reappropriation. . . . . ((~~$12,313,000~~)) $12,043,000

Prior Biennia (Expenditures). $1,687,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$14,000,000~~)) $13,730,000

Sec. 6069. 2025 c 414 s 6483 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

PSCAA Ultra-fine Particle Monitoring (91000378)

Reappropriation:

Air Quality and Health Disparities Improvement Account—State. . . . . ((~~$29,000~~)) $20,000

Prior Biennia (Expenditures). . . . . ((~~$371,000~~)) $380,000

Future Biennia (Projected Costs). $0

TOTAL. $400,000

Sec. 6070. 2025 c 414 s 6484 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

DDT Soil Remediation Pilot (91000383)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 3038, chapter 474, Laws of 2023.

Reappropriation:

Model Toxics Control Capital Account—State. . . . ((~~$4,548,000~~)) $301,000

Prior Biennia (Expenditures). $452,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$5,000,000~~)) $753,000

Sec. 6071. 2025 c 414 s 6492 (uncodified) is amended to read as follows:

FOR THE WASHINGTON POLLUTION LIABILITY INSURANCE PROGRAM

Underground Storage Tank Capital Financing Assistance Pgm 2019-21 (30000702)

Reappropriation:

Pollution Liability Insurance Agency Underground Storage Tank Revolving Account—State. . . . . ((~~$10,645,000~~)) $3,645,000

Prior Biennia (Expenditures). $1,855,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$12,500,000~~)) $5,500,000

Sec. 6072. 2025 c 414 s 6495 (uncodified) is amended to read as follows:

FOR THE WASHINGTON POLLUTION LIABILITY INSURANCE PROGRAM

2023-25 Heating Oil Capital Financing Assistance Program (40000003)

Reappropriation:

Pollution Liability Insurance Agency Underground Storage Tank Revolving Account—State. . . . . ((~~$7,465,000~~)) $2,465,000

Prior Biennia (Expenditures). $535,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$8,000,000~~))
$3,000,000

Sec. 6073. 2025 c 414 s 6496 (uncodified) is amended to read as follows:

FOR THE WASHINGTON POLLUTION LIABILITY INSURANCE PROGRAM

Underground Storage Tank Capital Financial Assistance Pgm 2017-19 (92000001)

Reappropriation:

Pollution Liability Insurance Agency Underground Storage Tank Revolving Account—State. . . . . ((~~$7,883,000~~))
$5,883,000

Prior Biennia (Expenditures). $4,817,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$12,700,000~~))
$10,700,000

Sec. 6074. 2025 c 414 s 6506 (uncodified) is amended to read as follows:

FOR THE STATE PARKS AND RECREATION COMMISSION

Preservation Minor Works 2019-21 (40000151)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$271,000~~))
$216,000

Prior Biennia (Expenditures). $4,176,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$4,447,000~~))
$4,392,000

Sec. 6075. 2025 c 414 s 6514 (uncodified) is amended to read as follows:

FOR THE STATE PARKS AND RECREATION COMMISSION

Fort Worden Geothermal Heating (40000457)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$1,000,000~~))
$902,000

Prior Biennia (Expenditures). . . . . ((~~$0~~))

$98,000

Future Biennia (Projected Costs). $0

TOTAL. $1,000,000

Sec. 6076. 2025 c 414 s 6521 (uncodified) is amended to read as follows:

FOR THE STATE PARKS AND RECREATION COMMISSION

2023-25 State Parks Capital Projects Pool (92001128)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3054, chapter 474, Laws of 2023, except that the Lake Sylvia Culvert Replacement project is removed from the list of eligible projects and $2,000,000 of the state building construction account—state appropriation is provided solely for the Palouse to Cascades Rosalia Improvements project.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$975,000~~))
$657,000

State Building Construction Account—State. $19,519,000

Subtotal Reappropriation. . . . . ((~~$20,494,000~~))
$20,176,000

Prior Biennia (Expenditures). . . . . ((~~$4,429,000~~))
$4,747,000

Future Biennia (Projected Costs). $0

TOTAL. $24,923,000

Sec. 6077. 2025 c 414 s 6526 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2017-19 Washington Wildlife Recreation Grants (30000409)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3034, chapter 296, Laws of 2022.

Reappropriation:

Farm and Forest Account—State. . . . . ((~~$3,829,000~~))
$3,809,000

Habitat Conservation Account—State. . . . . ((~~$4,889,000~~))
$3,330,000

Outdoor Recreation Account—State. . . . . ((~~$3,529,000~~))
$3,956,000
Subtotal Reappropriation. . . . . ((~~$12,247,000~~))
$11,095,000
Prior Biennia (Expenditures). . . . . ((~~$67,753,000~~))
$68,905,000
Future Biennia (Projected Costs). $0
TOTAL. $80,000,000

Sec. 6078. 2025 c 414 s 6542 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2019-21 - Puget Sound Acquisition and Restoration (40000009)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$5,240,000~~))
$5,624,000
Prior Biennia (Expenditures). . . . . ((~~$44,267,000~~))
$43,883,000
Future Biennia (Projected Costs). $0
TOTAL. $49,507,000

Sec. 6079. 2025 c 414 s 6544 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2019-21 - Washington Coastal Restoration Initiative (40000011)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 3208, chapter 413, Laws of 2019.

Reappropriation:

State Building Construction Account—State. . . . . ((~~$567,000~~))
$649,000
Prior Biennia (Expenditures). . . . . ((~~$11,519,000~~))
$11,437,000
Future Biennia (Projected Costs). $0
TOTAL. $12,086,000

Sec. 6080. 2025 c 414 s 6553 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2021-23 - Youth Athletic Facilities (40000027)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 3217, chapter 332, Laws of 2021.

Reappropriation:

State Building Construction Account—State. . . . . ((~~$4,376,000~~)) $4,695,000

Prior Biennia (Expenditures). . . . . ((~~$6,851,000~~)) $6,532,000

Future Biennia (Projected Costs). $0

TOTAL. $11,227,000

Sec. 6081. 2025 c 414 s 6564 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2023-25 Washington Wildlife Recreation Program (40000053)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3018, chapter 375, Laws of 2024.

Reappropriation:

Farm and Forest Account—State. . . . . ((~~$8,592,000~~)) $8,635,000

Habitat Conservation Account—State. . . . . ((~~$49,418,000~~)) $44,585,000

Outdoor Recreation Account—State. . . . . ((~~$41,600,000~~)) $38,023,000

Subtotal Reappropriation. . . . . ((~~$99,610,000~~)) $91,243,000

Prior Biennia (Expenditures). . . . . ((~~$20,390,000~~)) $28,757,000

Future Biennia (Projected Costs). $0

TOTAL. $120,000,000

Sec. 6082. 2025 c 414 s 6565 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2023-25 Salmon Recovery Funding Board Grant Programs (40000054)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3012, chapter 375, Laws of 2024.

Reappropriation:

General Fund—Federal. $67,466,000

Natural Climate Solutions Account—State. . . . . ((~~$25,000,000~~)) $23,615,000

State Building Construction Account—State. $14,976,000

Subtotal Reappropriation. . . . . ((~~$107,442,000~~)) $106,057,000

Prior Biennia (Expenditures). . . . . ((~~$12,558,000~~)) $13,943,000

Future Biennia (Projected Costs). $0

TOTAL. $120,000,000

Sec. 6083. 2025 c 414 s 6572 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2023-25 Puget Sound Acquisition and Restoration (40000061)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3063, chapter 474, Laws of 2023.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$10,115,000~~)) $8,008,000

State Building Construction Account—State. . . . ((~~$27,812,000~~)) $31,489,000

Subtotal Reappropriation. . . . . ((~~$37,927,000~~)) $39,497,000

Prior Biennia (Expenditures). . . . . ((~~$21,238,000~~)) $19,668,000

Future Biennia (Projected Costs). $0

TOTAL. $59,165,000

Sec. 6084. 2025 c 414 s 6573 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2023-25 Estuary and Salmon Restoration Program (40000062)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3016, chapter 375, Laws of 2024.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$11,110,000~~)) $11,028,000

State Building Construction Account—State. $9,654,000

Subtotal Reappropriation. . . . . ((~~$20,764,000~~)) $20,682,000

Prior Biennia (Expenditures). . . . . ((~~$4,655,000~~)) $4,737,000

Future Biennia (Projected Costs). $0

TOTAL. $25,419,000

Sec. 6085. 2025 c 414 s 6574 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2023-25 Washington Coastal Restoration and Resiliency Initiative (40000063)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3014, chapter 375, Laws of 2024.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$7,928,000~~)) $7,852,000

State Building Construction Account—State. $7,704,000

Subtotal Reappropriation. . . . . ((~~$15,632,000~~)) $15,556,000

Prior Biennia (Expenditures). . . . . ((~~$2,430,000~~)) $2,506,000

Future Biennia (Projected Costs). $0

TOTAL. $18,062,000

Sec. 6086. 2025 c 414 s 6575 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2023-25 Brian Abbott Fish Barrier Removal Board (40000064)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3015, chapter 375, Laws of 2024.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$36,487,000~~)) $35,298,000

State Building Construction Account—State. $21,023,000

Subtotal Reappropriation. . . . . ((~~$57,510,000~~)) $56,321,000

Prior Biennia (Expenditures). . . . . ((~~$13,095,000~~)) $14,284,000

Future Biennia (Projected Costs). $0

TOTAL. $70,605,000

Sec. 6087. 2025 c 414 s 6579 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2023-25 Family Forest Fish Passage Program (40000068)

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$5,093,000~~)) $4,372,000

Prior Biennia (Expenditures). . . . . ((~~$2,687,000~~)) $3,408,000

Future Biennia (Projected Costs). $0

TOTAL. $7,780,000

Sec. 6088. 2025 c 414 s 6588 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

Salmon Recovery Funding Board: Riparian Grant Program (91001679)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 3074, chapter 474, Laws of 2023.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$24,854,000~~)) $23,496,000

Prior Biennia (Expenditures). . . . . ((~~$146,000~~)) $1,504,000

Future Biennia (Projected Costs). $0

TOTAL. $25,000,000

Sec. 6089. 2025 c 414 s 6609 (uncodified) is amended to read as follows:

FOR THE CONSERVATION COMMISSION

Riparian Restoration with Landowners (91000020)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 7056, chapter 474, Laws of 2023.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$21,938,000~~)) $15,258,000

Salmon Recovery Account—State. $1,294,000

Subtotal Reappropriation. . . . . ((~~$23,232,000~~)) $16,552,000

Prior Biennia (Expenditures). . . . . ((~~$11,768,000~~)) $18,448,000

Future Biennia (Projected Costs). $0

TOTAL. $35,000,000

Sec. 6090. 2025 c 414 s 6664 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

2023-25 Minor Works Preservation (40000154)

Reappropriation:

Model Toxics Control Capital Account—State. . . . . ((~~$433,000~~)) $17,000

State Building Construction Account—State. $4,180,000

Subtotal Reappropriation. . . . . ((~~$4,613,000~~)) $4,197,000

Prior Biennia (Expenditures). . . . . ((~~$1,430,000~~))

$1,516,000

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$6,043,000~~))

$5,713,000

Sec. 6091. 2025 c 414 s 6673 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

Drought Resilience Infrastructure Investments (40000411)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 3031, chapter 375, Laws of 2024.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$500,000~~))

$486,000

State Building Construction Account—State. $247,000

Subtotal Reappropriation. . . . . ((~~$747,000~~))

$733,000

Prior Biennia (Expenditures). . . . . ((~~$3,000~~))

$17,000

Future Biennia (Projected Costs). $0

TOTAL. $750,000

Sec. 6092. 2025 c 414 s 6674 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

Recreational Target Shooting Pilot Sites (40000413)

Reappropriation:

Firearms Range Account—State. . . . . ((~~$900,000~~))

$654,000

State Building Construction Account—State. $900,000

Subtotal Reappropriation. . . . . ((~~$1,800,000~~))

$1,554,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. . . . . ((~~$1,800,000~~))

$1,554,000

Sec. 6093. 2025 c 414 s 6677 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

Encumbered Lands - Acquisition (91000323)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 3034, chapter 375, Laws of 2024.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$15,000,000~~)) $500,000

Prior Biennia (Expenditures). . . . . ((~~$0~~)) $14,500,000

Future Biennia (Projected Costs). $0

TOTAL. $15,000,000

Sec. 6094. 2025 c 414 s 6680 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

Wildfire Reforestation ((~~Grants~~)) (92000063)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 3035, chapter 375, Laws of 2024.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$8,971,000~~)) $7,756,000

Prior Biennia (Expenditures). . . . . ((~~$1,029,000~~)) $2,244,000

Future Biennia (Projected Costs). $0

TOTAL. $10,000,000

Sec. 6095. 2025 c 414 s 6681 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF AGRICULTURE

Agricultural Carbon Storage and Sequestration (40000001)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 3038, chapter 375, Laws of 2024.

Reappropriation:

Natural Climate Solutions Account—State. . . . . ((~~$5,000,000~~)) $2,318,000

Prior Biennia (Expenditures). . . . . ((~~$0~~)) $2,682,000

Future Biennia (Projected Costs). $0

TOTAL. $5,000,000

Sec. 6096. 2023 c 474 s 6495 (uncodified) is amended to read as follows:

FOR THE COMMUNITY AND TECHNICAL COLLEGE SYSTEM

South Seattle: Automotive Technology Renovation and Expansion (30000988)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$1,444,000~~)) $484,000

Prior Biennia (Expenditures). . . . . ((~~$24,433,000~~)) $25,393,000

Future Biennia (Projected Costs). $0

TOTAL. $25,877,000

Sec. 6097. 2025 c 414 s 6688 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Shoreline: Allied Health, Science & Manufacturing Replacement (30000990)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$893,000~~)) $901,000

Prior Biennia (Expenditures). . . . . ((~~$46,547,000~~)) $46,539,000

Future Biennia (Projected Costs). $0

TOTAL. $47,440,000

Sec. 6098. 2025 c 414 s 6693 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Spokane: Apprenticeship Center (40000107)

Reappropriation:

State Building Construction Account—State. . . . . ((~~$2,995,000~~)) $2,996,000

Prior Biennia (Expenditures). . . . . ((~~$373,000~~)) $372,000

Future Biennia (Projected Costs). $0

TOTAL. $3,368,000

Sec. 6099. 2025 c 414 s 6709 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Minor Works - Infrastructure Replacement (23-25) (40000721)

The reappropriations in this section are subject to the following conditions and limitations: The reappropriations are subject to the provisions of section 5033, chapter 375, Laws of 2024.

Reappropriation:

Community and Technical College Capital Projects Account—State. $1,397,000

State Building Construction Account—State. . . . . ((~~$4,130,000~~)) $4,266,000

Subtotal Reappropriation. . . . . ((~~$5,527,000~~)) $5,663,000

Prior Biennia (Expenditures). . . . . ((~~$34,773,000~~)) $34,637,000

Future Biennia (Projected Costs). $0

TOTAL. $40,300,000

Sec. 6100. 2025 c 414 s 6711 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

CBPS SBCTC Statewide: Utility Submeters for Clean Buildings Act (40000878)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$7,822,000~~)) $4,188,000

Prior Biennia (Expenditures). . . . . ((~~$722,000~~))

$4,356,000

Future Biennia (Projected Costs). $0

TOTAL. $8,544,000

Sec. 6101. 2025 c 414 s 6712 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

CTC Energy Efficiency Program (40000880)

The reappropriation in this section is subject to the following conditions and limitations: The reappropriation is subject to the provisions of section 5036, chapter 375, Laws of 2024.

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$2,000,000~~))

$1,958,000

Prior Biennia (Expenditures). . . . . ((~~$0~~))

$42,000

Future Biennia (Projected Costs). $0

TOTAL. $2,000,000

Sec. 6102. 2025 c 414 s 6714 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

HB 1390 - District Energy Systems (91000443)

Reappropriation:

Climate Commitment Account—State. . . . . ((~~$907,000~~))

$367,000

Prior Biennia (Expenditures). . . . . ((~~$0~~))

$540,000

Future Biennia (Projected Costs). $0

TOTAL. $907,000

NEW SECTION. **Sec. 6103.** The following acts or parts of acts are each repealed:

(1) 2025 c 414 s 6067 (uncodified);

(2) 2025 c 414 s 6152 (uncodified);

(3) 2025 c 414 s 6175 (uncodified);

(4) 2025 c 414 s 6238 (uncodified);

(5) 2025 c 414 s 6353 (uncodified);

(6) 2025 c 414 s 6499 (uncodified);

(7) 2025 c 414 s 6505 (uncodified); and

(8) 2025 c 414 s 6617 (uncodified).

(End of part)

PART 7

ACCOUNT CHANGES

Sec. 7001. 2025 c 414 s 1016 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Energy Retrofits for Public Buildings Grants (40000670)

The appropriations in this section are subject to the following conditions and limitations:

(1) ((~~$10,000,000~~)) $11,000,000 of the ((~~climate commitment account state appropriation and $1,000,000 of the state building construction account—state~~)) appropriation in this section is provided solely for grants to local governments, public higher education institutions, school districts, tribal governments, and state agencies for facility improvements and related projects that result in energy and operational cost savings.

(a) At least 20 percent of each competitive grant round is designated for awards to eligible projects in small cities or towns with a population of 5,000 or fewer residents.

(b) In each competitive round, a higher energy savings to investment ratio must result in a higher project ranking. Priority consideration must be given to applicants that have not received grant awards for this purpose in prior biennia.

(c) The department must determine a minimum match ratio to maximize the leverage of nonstate funds.

(2) $5,000,000 of the ((~~state building construction account—state~~)) appropriation in this section is provided solely for energy efficiency and environmental performance improvements to minor works, stand-alone, and emergency projects at facilities owned by state agencies that repair or replace existing building systems and reduce greenhouse gas emissions from state operations, including, but not limited to, HVAC, lighting, insulation, windows, and other mechanical systems. Eligibility for this funding is dependent on an analysis using the office of financial management's life-cycle cost tool that compares project design alternatives for initial and long-term cost-effectiveness. Assuming a reasonable return on investment, the department shall provide grants in the amount required to improve the project's energy efficiency compared to the original project request.

(3) The department shall develop metrics that indicate the performance of energy efficiency efforts.

(4) If a grant is provided in subsection (1) or (2) of this section to purchase heating devices or systems, the agency must, whenever possible and most cost effective, select devices and systems that do not use fossil fuels.

(5) Grants provided in subsections (1) and (2) of this section to state agencies are exempt from the match requirements in this section.

(6) $4,000,000 of the ((~~state building construction account—state~~)) appropriation in this section is provided solely for the Seattle Central College EcoDistrict project.

(7) The ((~~state building construction account—state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Climate Commitment Account—State. . . . . ((~~$10,000,000~~)) $20,000,000

((~~State Building Construction Account—~~

~~State. . . . . $10,000,000~~

~~Subtotal Appropriation. . . . . $20,000,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $80,000,000

TOTAL. $100,000,000

Sec. 7002. 2025 c 414 s 1022 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Clean Energy Fund Program (40000679)

The appropriation in this section is subject to the following conditions and limitations:

(1) $26,000,000 of the ((~~state building construction account—state~~)) appropriation in this section is provided solely for competitive grants to eligible entities for predevelopment, design, and construction of projects that provide a public benefit through research, development, demonstration, or deployment of clean energy technologies that save energy and reduce energy costs, reduce harmful air emissions, or increase energy independence for the state.

Priority must be given to projects that benefit vulnerable populations and overburdened communities, including tribes.

(2) Entities eligible for grant funding under this section include local governments, federally recognized tribal governments and tribes' contracted service providers, public and private utilities that serve retail customers in the state, for-profit entities, research institutions, nonprofit organizations, and state agencies.

(3) To be eligible, a project must be consistent with the state energy strategy adopted under chapter 43.21F RCW and policies under chapter 19.405 RCW. To the extent practicable, the department must prioritize projects that build upon Washington's strengths in aerospace, maritime, information and communications technology, grid modernization, advanced materials, and decarbonizing the built environment.

(4) The department must invite stakeholders to participate in the design and implementation of grant programs funded under this section. The department must consider equity and environmental justice when developing the program structure and opportunities for applicant participation.

(5) When soliciting and evaluating proposals, awarding contracts, and monitoring projects under this section, the department must:

(a) Ensure that competitive processes, rather than sole source contracting processes, are used to select all projects;

(b) Ensure that a public benefit results from the use of public funds through due diligence and monitoring of contracted projects, including ensuring compliance with all applicable laws related to the project selection process, project monitoring, and contracting; and

(c) Prioritize projects for funding that leverage the greatest amount of matching funds, such as local levy funding.

(6)(a) The department must require project applicants to:

(i) Disclose all sources of public funding invested in a project; and

(ii) Identify by name any former or current state of Washington employees employed by the applicant or its governing body in the 24 months preceding the application submittal. The identification must include the person's separation date and job title or position held. If the department determines that a conflict of interest or other violation of chapter 42.52 RCW exists, the application must be disqualified from further consideration.

(b) If, after a grant has been awarded, the department finds that a grantee has violated chapter 42.52 RCW, either in procuring or performing under the grant, the department in its sole discretion may terminate the grant funding by written notice. If the grant is terminated, the department must reserve its right to pursue all available remedies under law to address the violation.

(7) The department must specify the requirements in subsections (5) and (6) of this section in funding contracts entered into by the department under this section.

(8) $5,000,000 of the ((~~state building construction account—state~~)) appropriation in this section is provided solely for grants to tribes for clean energy development projects. Eligible uses of grant funding include planning, predesign, design, construction, project predevelopment, and deployment of clean energy projects that contribute to achieving the state's greenhouse gas emissions reduction goals and related policies. The department must collaborate with tribes in the design and development of this grant program.

(9) $4,000,000 of the climate commitment account—state appropriation in this section is provided solely for the Pacific Northwest national laboratory test bed. The appropriation in this subsection is contingent upon the receipt of federal funding in sufficient amounts to complete the project.

(10) The ((~~state building construction account—state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

((~~State Building Construction Account—State. . . . . $31,000,000~~))

Climate Commitment Account—State. . . . . ((~~$4,000,000~~)) $35,000,000

((~~Subtotal Appropriation. . . . . $35,000,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $140,000,000

TOTAL. $175,000,000

Sec. 7003. 2025 c 414 s 1024 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF COMMERCE

2025-27 Solar and Energy Storage Grants (40000682)

The appropriations in this section are subject to the following conditions and limitations:

(1) ((~~$15,000,000~~)) $20,000,000 of the ((~~climate commitment account state appropriation and $5,000,000 of the state building construction account—state~~)) appropriation in this section ((~~are~~)) is provided for grants to increase the deployment of distributed solar and battery energy storage systems to enhance grid resilience, provide backup power for critical needs, and reduce energy costs. Projects may be solar energy systems, battery energy storage, or solar paired with battery energy storage. Funding may also be used to enable electric utility demand response programs that include customer-sited solar and battery energy storage systems. Eligible uses of the amounts provided in this section include, but are not limited to, planning and predevelopment work with communities.

(2) Entities eligible for grant funding under this section include public higher education institutions, school districts, tribal governments and tribal entities, state and local governments, nonprofit organizations, and entities participating in federally funded solar programs administered by the department.

(3)(a) For energy storage projects, the department must prioritize facilities that serve community members during power outages or provide critical infrastructure; and

(b) Are grid-connected.

(4) The department may:

(a) Provide information to applicants about available clean energy tax credits and incentives, including elective pay, that may be applicable to the project for which state funding is being sought;

(b) Inquire, as part of the application, which tax credits and incentives the applicant plans to seek for the project;

(c) Prioritize projects seeking any applicable clean energy tax credits and incentives when developing and applying competitive criteria for selecting recipients under this section; and

(d) Consider the availability of any federal tax credits or other federal or nonfederal grants or incentives that the applicant may benefit from in review of the application.

(5) Funding awards made under this section may not exceed 100 percent of the cost of the project.

(6) $650,000 of the ((~~state building construction account—state~~)) appropriation in this section is provided solely for the Northshore Senior Center Battery Storage project.

(7) The ((~~state building construction account—state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

((~~State Building Construction Account—~~

~~State. . . . . $5,650,000~~))

Climate Commitment Account—State. . . . . ((~~$15,000,000~~)) $20,650,000

((~~Subtotal Appropriation. . . . . $20,650,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $82,600,000

TOTAL. $103,250,000

Sec. 7004. 2025 c 414 s 2028 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF VETERANS AFFAIRS

Transitional Housing Program Roosevelt Barracks HVAC Replacement (40000114)

Appropriation:

Climate Commitment Account—State. $5,576,000

((~~State Building Construction Account—~~

~~State. . . . . $5,576,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $0

TOTAL. $5,576,000

Sec. 7005. 2025 c 414 s 2029 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF VETERANS AFFAIRS

Transitional Housing Program Betsy Ross Building HVAC Replacement (40000116)

Appropriation:

Climate Commitment Account—State. $4,356,000

((~~State Building Construction Account—~~

~~State. . . . . $4,356,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $4,356,000

Sec. 7006. 2025 c 414 s 2035 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF CHILDREN, YOUTH, AND FAMILIES

Echo Glen Upper Campus Main Boiler HVAC Replacement (40000593)

Appropriation:

Climate Commitment Account—State. $8,200,000

((~~State Building Construction Account—State. . . . . $8,200,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $8,200,000

Sec. 7007. 2025 c 414 s 3019 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2025-27 Floodplains by Design (40000660)

The appropriation((~~s~~)) in this section ((~~are~~)) is subject to the following conditions and limitations: The ((~~state building construction account—state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

((~~State Building Construction Account—State. . . . . $59,629,000~~))

Natural Climate Solutions Account—State. . . . ((~~$16,154,000~~)) $75,783,000

((~~Subtotal Appropriation. . . . . $75,783,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $303,132,000
TOTAL. $378,915,000

Sec. 7008. 2025 c 414 s 3022 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2025-27 Yakima River Basin Water Supply (40000705)

The appropriation in this section is subject to the following conditions and limitations: The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. $52,020,000

((~~State Building Construction Account—State. . . . . $52,020,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $208,080,000

TOTAL. $260,100,000

Sec. 7009. 2025 c 414 s 3026 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

2025-27 Chehalis Basin Strategy (40000724)

The appropriation((~~s~~)) in this section ((~~are~~)) is subject to the following conditions and limitations:

(1) ((~~$67,779,000~~)) $69,779,000 of the ((~~state building construction account—state and $2,000,000 of the natural climate solutions account—state~~)) appropriation in this section ((~~are~~)) is provided solely for Chehalis Basin board-approved projects:

(a) To protect and restore aquatic species habitat, including: Construction and property acquisition; preconstruction and acquisition planning and project development, feasibility, design, environmental review, and permitting; postconstruction and acquisition monitoring and adaptive management; and engagement of state agencies, tribes, conservation partners, landowners, and other parties;

(b) To reduce flood damage, including: Construction and property acquisition; preconstruction and acquisition project planning and development, feasibility, design, environmental review, and permitting; completion of environmental review and endangered species act consultation on the proposed flood protection facility; refinement and evaluation of the local action non-dam alternative; and engagement of state agencies, tribes, project sponsors, landowners, and other parties; and

(c) That advance both the habitat restoration and the flood damage reduction goals of the Chehalis Basin strategy using a multibenefit approach, including: Community outreach and education; construction and property acquisition; preconstruction and acquisition planning and project development, feasibility, design, environmental review, and permitting; postconstruction and acquisition monitoring and adaptive management; and engagement of federal, state, and local agencies, tribes, conservation partners, landowners, and other parties.

(2) $5,250,000 of the ((~~state building construction account—state~~)) appropriation in this section is provided solely for the staffing and operations of the office of Chehalis Basin and Chehalis Basin board to oversee the development, implementation, and amendment of the Chehalis Basin strategy, and this is the maximum amount the board may expend for this purpose. Oversight operations include, but are not limited to: Providing financial accountability, project management, technical assistance of grants and contracts associated with the subprojects funded through this section, and board meeting administration and facilitation.

(3) Specific projects must be approved by at least six of the seven voting members of the Chehalis Basin board. The Chehalis Basin board has the discretion to allocate the funding between subsections (1)(a), (b), and (c) of this section as needed to meet the objectives of this appropriation and if approved by at least six of the seven voting members of the board. However, $5,250,000 is the maximum amount the department may expend for the purposes of subsection (2) of this section.

(4) The ((~~state building construction account—state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. . . . . ((~~$2,000,000~~)) $75,029,000

((~~State Building Construction Account—State. . . . . $73,029,000~~

~~Subtotal Appropriation. . . . . $75,029,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $300,116,000

TOTAL. $375,145,000

Sec. 7010. 2025 c 414 s 3029 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF ECOLOGY

North Shore Levee (92000200)

The appropriations in this section are subject to the following conditions and limitations:

(1) The appropriation in this section is subject to the provisions of section 8018 of this act.

(2) The reappropriation in this section is subject to the provisions of section 7059 of this act.

Reappropriation:

State Building Construction Account—State. $17,467,000

Appropriation:

Natural Climate Solutions Account—State. $17,000,000

((~~State Building Construction Account—State. . . . . $17,000,000~~))

Prior Biennia (Expenditures). $1,033,000

Future Biennia (Projected Costs). $0

TOTAL. $35,500,000

Sec. 7011. 2025 c 414 s 3056 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Washington Wildlife Recreation Program (40000548)

The appropriations in this section are subject to the following conditions and limitations:

(1) The appropriations in this section are provided solely for projects identified in LEAP Capital Document No. RCO-1-2025, developed April 26, 2025.

(2) The appropriations in this section are subject to the provisions of section 8018 of this act.

Appropriation:

Farm and Forest Account—State. . . . . ((~~$12,000,000~~)) $377,000

Habitat Conservation Account—State. . . . . ((~~$54,000,000~~)) $5,000,000

Natural Climate Solutions Account—State. $60,623,000

Outdoor Recreation Account—State. $54,000,000
Subtotal Appropriation. $120,000,000
Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $480,000,000
TOTAL. $600,000,000

Sec. 7012. 2025 c 414 s 3058 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Salmon Recovery Funding Board Riparian Grant Programs (40000552)

The appropriation in this section is subject to the following conditions and limitations:

(1) The recreation and conservation office may retain a portion of the funds appropriated to projects for the administration of grants. The portion of funds retained for administration may not exceed 4.12 percent of the total grant award.

(2) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. $20,000,000

((~~State Building Construction Account—State. . . . . $20,000,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $80,000,000
TOTAL. $100,000,000

Sec. 7013. 2025 c 414 s 3059 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Puget Sound Acquisition and Restoration (40000554)

The appropriation((~~s~~)) in this section ((~~are~~)) is subject to the following conditions and limitations:

(1) The appropriation((~~s~~)) in this section ((~~are~~)) is provided solely for projects identified in LEAP Capital Document No. RCO-2-2025, developed April 26, 2025.

(2) The recreation and conservation office may retain a portion of the funds appropriated to projects for the administration of

grants. The portion of funds retained for administration may not exceed 4.12 percent of the total grant award.

(3) The Puget Sound partnership may retain up to $250,000 of the funds appropriated in this section for program administration.

(4) The ((~~state building construction account state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. . . . . ((~~$10,100,000~~)) $60,538,000

((~~State Building Construction Account—~~

~~State. . . . . $50,438,000~~

~~Subtotal Appropriation. . . . . $60,538,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $242,152,000

TOTAL. $302,690,000

Sec. 7014. 2025 c 414 s 3063 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Brian Abbott Fish Barrier Removal Board (40000564)

The appropriation((~~s~~)) in this section ((~~are~~)) is subject to the following conditions and limitations:

(1) The appropriation((~~s~~)) in this section ((~~are~~)) is provided solely for projects identified in LEAP Capital Document No. RCO-6-2025, developed April 26, 2025.

(2) The recreation and conservation funding board may retain a portion of the funds appropriated in this section for the administration of the grants. The portion of the funds retained for administration may not exceed three percent of the total grant award.

(3) The department of fish and wildlife may retain a portion of the funds appropriated in this section for technical assistance in developing projects for consideration. The portion of the funds retained for technical assistance may not exceed 4.12 percent of the total grant award.

(4) The ((~~state building construction account state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

((~~State Building Construction Account—~~

~~State. . . . . $27,002,000~~))

Natural Climate Solutions Account—State. . . . . ((~~$5,143,000~~)) $32,545,000

((~~State Taxable Building Construction Account—State. . . . . $400,000~~

~~Subtotal Appropriation. . . . . $32,545,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $130,180,000

TOTAL. $162,725,000

Sec. 7015. 2025 c 414 s 3064 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Estuary and Salmon Restoration Program (40000566)

(1) The appropriation((~~s~~)) in this section ((~~are~~)) is subject to the following conditions and limitations: The appropriation((~~s~~)) in this section ((~~are~~)) is provided solely for projects identified in LEAP Capital Document No. ((~~RCO-7-2025~~)) RCO-2-2026, developed ((~~April 26, 2025~~)) March 9, 2026.

(2) The recreation and conservation funding board may retain a portion of the funds appropriated in this section for the administration of the grants. The portion of the funds retained for administration may not exceed three percent of the total grant award.

(3) The department of fish and wildlife may retain a portion of the funds appropriated in this section for technical assistance in developing projects for consideration. The portion of the funds retained for technical assistance may not exceed 4.12 percent of the total grant award.

(4) The ((~~state building construction account state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. . . . . ((~~$8,997,000~~)) $15,665,000

((~~State Building Construction Account—State. . . . . $6,668,000~~

~~Subtotal Appropriation. . . . . $15,665,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $62,660,000
TOTAL. $78,325,000

Sec. 7016. 2025 c 414 s 3065 (uncodified) is amended to read as follows:

FOR THE RECREATION AND CONSERVATION OFFICE

2025-27 Washington Coastal Restoration and Resiliency Initiative (40000568)

The appropriation((~~s~~)) in this section ((~~are~~)) is subject to the following conditions and limitations:

(1) The appropriation((~~s~~)) in this section ((~~are~~)) is provided solely for projects identified in LEAP Capital Document No. RCO-8-2025, developed April 26, 2025.

(2) The recreation and conservation funding board may retain a portion of the funds appropriated in this section for the administration of the grants. The portion of the funding retained for administration may not exceed 4.12 percent of the total grant award.

(3) The ((~~state building construction account state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

((~~State Building Construction Account—~~
~~State. . . . . $5,800,000~~))
Natural Climate Solutions Account—State. . . . . ((~~$3,836,000~~))
$9,636,000
((~~Subtotal Appropriation. . . . . $9,636,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $38,544,000
TOTAL. $48,180,000

Sec. 7017. 2025 c 414 s 3077 (uncodified) is amended to read as follows:

FOR THE CONSERVATION COMMISSION

2025-2027 Water Resource Conservation Irrigation Efficiencies (40000045)

The appropriation in this section is subject to the following conditions and limitations:

(1) The appropriation is provided solely for technical assistance and grants to conservation districts for the purpose of implementing water conservation measures and irrigation efficiencies. The state conservation commission shall give preference to projects prioritized locally or regionally through a planning process that includes public and partner input addressing water resource concerns.

(2) Conservation districts statewide are eligible for grants listed in subsection (1) of this section. A conservation district receiving funds shall manage each grant to ensure that a portion of the water saved by the water conservation measure or irrigation efficiency will be available for other instream and out-of-stream uses and users. The proportion of saved water made available for other uses and users must be equal to the percentage of the public investment in the conservation measure or irrigation efficiency.

(3) The appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. $7,000,000

((~~State Building Construction Account—State. . . . . $7,000,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $28,000,000

TOTAL. $35,000,000

Sec. 7018. 2025 c 414 s 3081 (uncodified) is amended to read as follows:

FOR THE CONSERVATION COMMISSION

2025-2027 Voluntary Riparian Grant Program (40000049)

The appropriation((~~s~~)) in this section ((~~are~~)) is subject to the following conditions and limitations:

(1) The appropriation((~~s~~)) in this section ((~~are~~)) is provided solely for the state conservation commission to provide grants for riparian restoration projects with landowners.

(2)(a) Within funds appropriated in this section, the commission shall develop and implement the voluntary riparian grant program to fund protection and restoration of critical riparian management

zones. The commission is responsible for developing the voluntary grant program criteria to achieve optimal restoration of functioning riparian ecosystems in priority critical riparian management zones.

(b) In adopting program criteria, the commission shall:

(i) Invite federally recognized tribes to be full participants;

(ii) Coordinate with private landowners and other interested stakeholders;

(iii) Coordinate with the department of ecology, the department of fish and wildlife, conservation districts, and the department of agriculture; and

(iv) Consider the best available, locally applicable science that is specific to each region of the state where the program criteria will be applied.

(3) The commission shall prioritize critical riparian management zones at the watershed or subbasin scale where grant funding under the program would be primarily targeted. The prioritization must be informed by, consistent with, and aligned with one or more of the following: Watershed plans developed pursuant to chapter 90.82 RCW; the action agenda developed under RCW 90.71.260; regional recovery plans created under RCW 77.85.090; the habitat project lists developed pursuant to RCW 77.85.050; the prioritization process developed under RCW 77.95.160; and priority projects identified for salmon recovery through agency grant programs.

(4) Conditions for awarding funding for projects under this program include, but are not limited to:

(a) Consistency with the program criteria established under subsection (2) of this section;

(b) Tiered incentive rates tied to improving functionality for riparian areas; and

(c) Other requirements as determined by the commission.

(5) The commission must distribute riparian grant program funding equitably throughout the state, consistent with received grant applications and benefit to salmon habitat. The legislature intends for funding to be primarily for projects located in salmon recovery regions, as defined in RCW 77.85.010, but funding may also be distributed to a project not located in a salmon recovery region upon a determination by the commission that the project will provide a unique benefit to salmon habitat.

(6) Allowable expenses to a grantee receiving funds under this section include, but are not limited to, labor, equipment, fencing,

mulch, seed, seedling trees, manual weed control, and yearly maintenance costs for up to 10 years.

(7) Any native woody trees and shrubs planted with funding provided under this section must be maintained for a minimum of five years or as otherwise set by the commission for each grantee. Vegetation must be chosen to prevent invasive weed populations and ensure survival and successful establishment of plantings.

(8) The commission shall determine appropriate recordkeeping and data collection procedures required for program implementation and shall establish a data management system that allows for coordination between the commission and other state agencies. Any data collected or shared under this section may be used only to assess the success of the riparian grant program in improving the functions of critical riparian habitat.

(9) The commission shall develop and implement a framework that includes monitoring, adaptive management, and metrics in order to ensure consistency with the requirements of the riparian grant program. The monitoring and adaptive management framework may include, but is not limited to, consideration of:

(a) Acres identified as eligible for restoration within a watershed;

(b) Acres planned to be restored;

(c) Acres actually planted and maintained;

(d) Success in targeting and achieving aggregated project implementation resulting in an increase in linear miles restored;

(e) Plan review criteria; and

(f) Other similar factors as identified by the commission.

(10) The commission may use up to two percent of any amounts appropriated in this section for targeted outreach activities that focus on critically identified geographic locations for listed salmon species.

(11) The commission may use up to four percent of amounts appropriated in this section for administrative expenses.

(12) For the purposes of this section, "critical riparian management zone" means the area adjacent to freshwaters, wetlands, and marine waters that has been locally or regionally identified as an area where salmon recovery efforts would significantly benefit from enhanced protection or restoration.

(13) The ((~~state building construction account state~~)) appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

Natural Climate Solutions Account—State. . . . . ((~~$20,000,000~~)) $25,000,000

((~~State Building Construction Account—State. . . . . $5,000,000~~

~~Subtotal Appropriation. . . . . $25,000,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $100,000,000

TOTAL. $125,000,000

Sec. 7019. 2025 c 414 s 3115 (uncodified) is amended to read as follows:

FOR THE DEPARTMENT OF NATURAL RESOURCES

2025-27 Rivers and Habitat Open Space Program (40000601)

Appropriation:

Natural Climate Solutions Account—State. . . . . ((~~$2,305,000~~)) $4,631,000

((~~State Building Construction Account—State. . . . . $2,326,000~~

~~Subtotal Appropriation. . . . . $4,631,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $18,524,000

TOTAL. $23,155,000

Sec. 7020. 2025 c 414 s 5020 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

UW Major Infrastructure (30000808)

Reappropriation:

University of Washington Building Account—State. . . . $6,577,000

Appropriation:

State Building Construction Account—State. $10,300,000

((~~University of Washington Building Account—State. . . . . $10,300,000~~))

Prior Biennia (Expenditures). $50,223,000
Future Biennia (Projected Costs). $42,300,000
TOTAL. $109,400,000

Sec. 7021. 2025 c 414 s 5022 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

Infrastructure Renewal 25-27 (40000159)

Appropriation:

State Building Construction Account—State. $39,350,000

((~~University of Washington Building Account—State. . . . . $39,350,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $39,350,000

Sec. 7022. 2025 c 414 s 5023 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

UW Tacoma - Campus Power Repairs (Phase 3) (40000160)

Appropriation:

State Building Construction Account—State. $3,900,000

((~~University of Washington Building Account—State. . . . . $3,900,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0
TOTAL. $3,900,000

Sec. 7023. 2025 c 414 s 5024 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

UW Bothell - Asset Preservation (Minor Works) 25-27 (40000161)

Appropriation:

State Building Construction Account—State. $4,530,000

((~~University of Washington Building Account—State. . . . . $4,530,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $18,120,000
TOTAL. $22,650,000

Sec. 7024. 2025 c 414 s 5025 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

UW Seattle - Asset Preservation (Minor Works) 25-27 (40000163)

Appropriation:

State Building Construction Account—State. $22,080,000

((~~University of Washington Building Account—State. . . . . $22,080,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $88,320,000
TOTAL. $110,400,000

Sec. 7025. 2025 c 414 s 5026 (uncodified) is amended to read as follows:

FOR THE UNIVERSITY OF WASHINGTON

UW Tacoma - Asset Preservation (Minor Works) 25-27 (40000164)

Appropriation:

State Building Construction Account—State. $5,415,000

((~~University of Washington Building Account—State. . . . . $5,415,000~~))

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $21,660,000
TOTAL. $27,075,000

Sec. 7026. 2025 c 414 s 5045 (uncodified) is amended to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

Institutional Equipment Upgrades (40000166)

Appropriation:

((~~Central Washington University Capital Projects Account—State. . . . . $1,000,000~~))

State Building Construction Account—State. $1,000,000

Prior Biennia (Expenditures). $0
Future Biennia (Projected Costs). $0

TOTAL. $1,000,000

Sec. 7027. 2025 c 414 s 5047 (uncodified) is amended to read as follows:

FOR CENTRAL WASHINGTON UNIVERSITY

2025-27 Minor Works Preservation and Program (91000028)

Appropriation:

((~~Central Washington University Capital Projects Account—State. . . . . $8,000,000~~))

State Building Construction Account—State. $8,000,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $32,000,000

TOTAL. $40,000,000

Sec. 7028. 2025 c 414 s 5050 (uncodified) is amended to read as follows:

FOR THE EVERGREEN STATE COLLEGE

2025-27 Minor Works Preservation and Program (91000042)

Appropriation:

State Building Construction Account—State. . . . . ((~~$6,000,000~~)) $15,144,000

((~~The Evergreen State College Capital Projects Account—State. . . . . $9,144,000~~

~~Subtotal Appropriation. . . . . $15,144,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $60,576,000

TOTAL. $75,720,000

Sec. 7029. 2025 c 414 s 5054 (uncodified) is amended to read as follows:

FOR WESTERN WASHINGTON UNIVERSITY

Academic Facilities Renewal - Phase I - V (40000017)

Appropriation:

State Building Construction Account—State. $5,524,000

((~~Western Washington University Capital Projects Account—State. . . . . $5,524,000~~))

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $22,096,000
TOTAL. $27,620,000

Sec. 7030. 2025 c 414 s 5068 (uncodified) is amended to read as follows:

FOR THE STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Minor Works Preservation and Program (92001125)

Appropriation:

((~~Community and Technical College Capital Projects Account—State. . . . . $71,168,000~~))

Model Toxics Control Capital Account—State. $2,000,000

State Building Construction Account—State. . . . ((~~$96,806,000~~)) $167,974,000

Subtotal Appropriation. $169,974,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $679,896,000

TOTAL. $849,870,000

Sec. 7031. 2025 c 414 s 5004 (uncodified) is amended to read as follows:

FOR THE SUPERINTENDENT OF PUBLIC INSTRUCTION

2025-27 Classroom Indoor Air Quality Projects (40000144)

The appropriations in this section are subject to the following conditions and limitations:

(1)(a) ((~~$5,568,000~~)) $6,439,000 of the climate commitment account—state appropriation and ((~~$2,273,000~~)) $1,402,000 of the state building construction account—state appropriation in this section are provided solely for grants to school districts with enrollments exceeding 3,000 students for indoor air quality assessment, installation, repair, or replacement of HVAC, air filtration enhancements, and general air quality improvements that improve student health and safety.

(b) Grantees under this subsection (1) may: (i) Seek technical assistance from state-funded entities, such as the office of the superintendent of public instruction, the department of commerce, and the department of health; (ii) seek technical assistance from other entities, such as local health jurisdiction school safety programs and the smart buildings center's K-12 ventilation and indoor air

quality resource team; and (iii) use funding awarded to seek guidance and technical assistance from commercial entities that have specialized knowledge of troubleshooting modern HVAC or smart building systems.

(c) Subject to subsection (3) of this section and if applications for assessment grants under this subsection exceed available funding, the office of the superintendent of public instruction must first prioritize grants for school districts: (i) Without existing HVAC systems; (ii) that have documented proof of indoor air quality performance that does not meet current state energy code; (iii) with outdated or underperforming HVAC systems; and (iv) that have the most limited financial capacity. Assessments funded under this subsection (1)(c) must include professional cost estimates for mitigating the indoor air quality deficiencies identified.

(2)(a) $6,932,000 of the climate commitment account—state appropriation and $2,727,000 of the state building construction account—state appropriation in this section are provided solely for grants to school districts with enrollments that are less than or equal to 3,000 students for assessment, installation, repair, or replacement of HVAC, air filtration enhancements, and general air quality improvements that improve student health and safety.

(b) Grantees under this subsection may: (i) Seek technical assistance from state funded entities, such as the office of the superintendent of public instruction, the department of commerce, and the department of health; (ii) seek technical assistance from other entities, such as local health jurisdiction school safety programs and the smart buildings center's K-12 ventilation and indoor air quality resource team; and (iii) use funding awarded to seek guidance and technical assistance from commercial entities that have specialized knowledge of troubleshooting modern HVAC or smart building systems.

(c) Subject to subsection (3) of this section and if applications grants under this subsection exceed available funding, the office of the superintendent of public instruction must first prioritize grants for school districts: (i) Without existing HVAC systems; (ii) that have documented proof of indoor air quality performance that does not meet current state energy code; (iii) with outdated or underperforming HVAC systems; and (iv) that have the most limited financial capacity.

(3) The office of the superintendent of public instruction must first allocate, to the maximum extent feasible, the funding appropriated under this section to grants prioritized under subsections (1) and (2) of this section. However, as necessary to award grants using the climate commitment account—state appropriation in this section, the superintendent of public instruction may also prioritize grants under this section that will improve compliance with the state's energy-related building standards in chapter 19.27A RCW by reducing energy use intensity.

(4) The state building construction account—state appropriation in this section is subject to the provisions of section 8018 of this act.

Appropriation:

State Building Construction Account—State. . . . . ((~~$5,000,000~~)) $4,129,000

Climate Commitment Account—State. . . . . ((~~$12,500,000~~)) $13,371,000

Subtotal Appropriation. $17,500,000

Prior Biennia (Expenditures). $0

Future Biennia (Projected Costs). $70,000,000

TOTAL. $87,500,000

(End of part)

PART 8
MISCELLANEOUS PROVISIONS

Sec. 8001. 2025 c 414 s 8001 (uncodified) is amended to read as follows:

RCW 43.88.031 requires the disclosure of the estimated debt service costs associated with new capital bond appropriations. The estimated debt service costs for the appropriations contained in this act are ((~~$73,258,483~~)) $21,032,107 for the 2025-2027 biennium, ((~~$410,061,655~~)) $402,516,180 for the 2027-2029 biennium, and ((~~$631,176,449~~)) $712,192,926 for the 2029-2031 biennium.

Sec. 8002. 2025 c 414 s 8002 (uncodified) is amended to read as follows:

(1) The following agencies may enter into financial contracts, paid from any funds of an agency, appropriated or nonappropriated, for the purposes indicated and in not more than the principal amounts indicated, plus financing expenses and required reserves pursuant to chapter 39.94 RCW. When securing properties under this section, agencies shall use the most economical financial contract option available, including long-term leases, lease-purchase agreements, lease-development with option to purchase agreements or financial contracts using certificates of participation. Expenditures made by an agency for one of the indicated purposes before the issue date of the authorized financial contract and any certificates of participation therein are intended to be reimbursed from proceeds of the financial contract and any certificates of participation therein to the extent provided in the agency's financing plan approved by the state finance committee.

(2) Those noninstructional facilities of higher education institutions authorized in this section to enter into financial contracts are not eligible for state funded maintenance and operations. Instructional space that is available for regularly scheduled classes for academic transfer, basic skills, and workforce training programs may be eligible for state funded maintenance and operations.

(3) Western Washington University: Enter into a financing contract for up to $3,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to construct a parking lot replacement.

(4) Community and technical colleges:

(a) Enter into a financing contract on behalf of Columbia Basin College for up to $18,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to construct student housing.

(b) Enter into a financing contract on behalf of Edmonds College for up to $9,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to acquire student housing.

(c) Enter into a financing contract on behalf of Clover Park Technical College for up to $15,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to acquire and renovate an eastside training facility.

(d) Enter into a financing contract on behalf of Renton Technical College for up to $8,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to continue renovations in Building J.

(e) Enter into a financing contract on behalf of South Puget Sound Community College for up to $5,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to construct an athletic field and related support amenities.

(f) Enter into a financing contract on behalf of Lower Columbia College for up to $3,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to make necessary targeted improvements to field lighting, grandstands, and support facilities at the David Story field.

(g) Enter into a financing contract on behalf of Spokane Community College for up to $15,000,000 plus financing expenses, required reserves, and capitalized interest pursuant to chapter 39.94 RCW to renovate the east wing of the main building.

Sec. 8003. 2025 c 414 s 8003 (uncodified) is amended to read as follows:

(1) To ensure that major construction projects are carried out in accordance with legislative and executive intent, agencies must complete a predesign for state construction projects with a total anticipated cost in excess of (($~~$10,000,000~~$)) $15,000,000. For purposes of this section, "total anticipated cost" means the sum of the anticipated cost of the predesign, design, and construction phases of the project.

(2) Appropriations for design may not be expended or encumbered until the office of financial management has reviewed and approved the agency's predesign.

(3) The predesign must explore at least three project alternatives. These alternatives must be both distinctly different and viable solutions to the issue being addressed. The chosen alternative should be the most reasonable and cost-effective solution. The predesign document must include, but not be limited to, program, site, and cost analysis, and an analysis of the life-cycle costs of the alternatives explored, in accordance with the predesign manual adopted by the office of financial management.

(4) For projects exceeding the ((~~$10,000,000~~)) $15,000,000 predesign threshold established in this section, the office of financial management may make an exception to some or all of the predesign requirements in this section. The office of financial management shall report any exception to the fiscal committees of the legislature:

(a) A description of the major capital project for which the predesign waiver is made;

(b) An explanation of the reason for the waiver; and

(c) A rough order of magnitude cost estimate for the project's design and construction.

(5) In deliberations related to submitting an exception under this section, the office of financial management shall consider the following factors:

(a) Whether there is any determination to be made regarding the site of the project;

(b) Whether there is any determination to be made regarding whether the project will involve renovation, new construction, or both;

(c) Whether, within six years of submitting the request for funding, the agency has completed, or initiated the construction of, a substantially similar project;

(d) Whether there is any anticipated change to the project's program or the services to be delivered at the facility;

(e) Whether the requesting agency indicates that the project may not require some or all of the predesign requirements in this section due to a lack of complexity; and

(f) Whether any other factors related to project complexity or risk, as determined by the office of financial management, could reduce the need for, or scope of, a predesign.

(6) If under this section, some or all predesign requirements are waived, the office of financial management may instead propose a professional project cost estimate instead of a request for predesign funding.

Sec. 8004. 2025 c 414 s 8004 (uncodified) is amended to read as follows:

(1) The legislature finds that use of life-cycle cost analysis will aid public entities, architects, engineers, and contractors in making design and construction decisions that positively impact both the initial construction cost and the ongoing operating and maintenance cost of a project. To ensure that the total cost of a project is accounted for and the most reasonable and cost efficient design is used, agencies shall develop life-cycle costs for any construction project over $10,000,000. The life-cycle costs must represent the present value sum of capital costs, installation costs, operating costs, and maintenance costs over the life expectancy of the project. The legislature further finds the most effective approach to the life-cycle cost analysis is to integrate it into the early part of the design process.

(2) Agencies must develop a minimum of three project alternatives for use in the life-cycle cost analysis. These alternatives must be both distinctly different and viable solutions to the issue being addressed. Agencies must choose the most reasonable and cost-effective solution, as supported by the life-cycle cost analysis. A brief description of each project alternative and why it was chosen must be included in the life-cycle cost analysis section of the predesign.

(3) ((~~The office of financial management~~)) The department of commerce shall: (a) Make available a life-cycle cost model to be used for analysis; (b) in consultation with the department of enterprise services, provide assistance in using the life-cycle cost model; and (c) update the life-cycle cost model annually including assumptions for inflation rates, discount rates, and energy rates.

(4) Agencies shall consider architectural and engineering firms' and general contractors' experience using life-cycle costs, operating costs, and energy efficiency measures when selecting an architectural

and engineering firm, or when selecting contractors using alternative contracting methods.

Sec. 8005. 2025 c 414 s 8016 (uncodified) is amended to read as follows:

(1) For the 2025-2027 fiscal biennium, unless otherwise specified for a single purpose in this act or chapter 414, Laws of 2025, agencies are appropriated one lump sum for minor works projects. It is the intent of the legislature that appropriated funds be spent in the biennium for which they are appropriated.

(2) Minor works projects may not exceed $4,000,000 for institutions of higher education and $2,000,000 for all other agencies. Administrative fees may not exceed four percent for each project.

(3) Except as provided by the legislature, agencies are encouraged to prioritize minor works projects based on:

(a) Health and safety of employees or clients served;

(b) The amount of use of a given facility or system;

(c) The avoidance of future increased costs of repair or maintenance; and

(d) The avoidance of increased operating costs.

(4) Minor works appropriations may not be used for:

(a) Projects that are a phase of a larger project, and that if combined over a continuous period of time, would exceed the amounts provided in subsection (2) of this section;

(b) Studies, planning, or design, except for technical or engineering reviews or designs that lead directly to and support a minor works project;

(c) Movable, temporary, and traditionally funded operating equipment not in compliance with the equipment criteria established by the office of financial management, including rolling stock and computers;

(d) Software not dedicated to control of a specialized system;

(e) Moving expenses;

(f) Land or facility acquisition; or

(g) Funding for projects with funding shortfalls unless expressly authorized by the office of financial management for exigent circumstances with notice to the legislative fiscal committees.

(5) If a minor works appropriation does not specify it is to be used for preservation or program improvements, up to 25 percent of

the appropriation may be used for program improvements. Improvements for accessibility in compliance with the Americans with disabilities act qualify as preservation improvements.

(6) Agencies must use reappropriations before newly appropriated amounts without regard to lists or projects that were submitted at the time the funds were appropriated.

(7) No later than ((~~December 15th~~)) October 1st of each even numbered year, agencies must submit to the governor, house capital budget committee, and senate ways and means committee, a list of minor works projects completed or in progress for the current biennium including: Project status, project cost, amount expended, and amount encumbered for projects not yet complete.

(8) Requests for minor works appropriations for ((~~the next biennium~~)) the 2027-2029 fiscal biennium and future biennia must take into account minor works amounts to be reappropriated and the amount of minor works projects that can reasonably be completed in the next biennium.

Sec. 8006. 2025 c 414 s 8018 (uncodified) is amended to read as follows:

(1) The legislature intends that appropriations for grant programs and community projects be spent in a timely manner in order to accomplish the goal for which they were appropriated. In furtherance of this goal, the legislature does not intend to reappropriate moneys for projects for which a contract has not been executed within four years from the date of appropriation or for which appropriations have not been spent within six years of appropriation:

(a) For grant programs and community projects appropriated from the state building construction account; or

(b) For other programs for which this act specifies the appropriation is subject to the provisions of this section.

(2) Nothing in this section operates as a guarantee of reappropriation.

NEW SECTION. **Sec. 8007.** A new section is added to 2025 c 414 (uncodified) to read as follows:

The legislature finds that local and community projects, as well as other direct appropriations, are a vital means of responding directly to pressing and emergent community needs across the state.

Therefore, it is the intent of the legislature to provide the department of commerce with direction regarding the implementation of these projects, including changes to their scope and location, so as to facilitate their timely completion and in a manner that is consistent with legislative intent. Capital grants that are appropriated on a line item basis and administered by the department of commerce must meet the conditions in this section.

(1) Grants may be used to pay for the following construction-related expenses:

(a) Design, architectural, and engineering work;

(b) Building permits and fees;

(c) Archaeological and historical review;

(d) Construction labor and materials;

(e) Demolition and site preparation;

(f) Capitalized equipment;

(g) Information technology infrastructure (cables and wiring);

(h) Construction management from external sources only;

(i) Initial furnishings;

(j) Landscaping; and

(k) Real property when purchased specifically for the project, and associated costs.

(2) Grants may not be used for the following purposes:

(a) Internal administrative activities;

(b) Mortgage or loan payments;

(c) Labor or project/construction management from internal sources;

(d) Fundraising activities;

(e) Feasibility studies;

(f) Computers or office equipment;

(g) Rolling stock (such as vehicles);

(h) Lease payments for rental of equipment or facilities;

(i) Any maintenance or operating costs;

(j) Property leases (including long-term);

(k) The moving of equipment, furniture, etc., between facilities; and

(l) Any in-kind labor.

(3) The department may not expend appropriations unless and until the nonstate share of project costs have been either expended or firmly committed, or both, in an amount sufficient to complete the project or a distinct phase of the project that is useable to the

public for the purpose intended by the legislature. This requirement does not apply to projects where a share of the appropriation is for design costs only.

(4) Before receiving funds, the grantee must demonstrate the project site is or will be under control for a minimum of 10 years, either through ownership or a long-term lease. This requirement does not apply to appropriations for preconstruction activities.

(5) Projects may be required to comply with Washington's high performance building standards under chapter 39.35D RCW.

(6) Project funds are available on a reimbursement basis only and may not be advanced under any circumstances.

(7) The department shall include provisions that require capital improvements be held by the grantee for a specified period of time appropriate to the amount of the grant and that facilities be used for the express purpose of the grant. If the grantee is found to be out of compliance with provisions of the contract, the grantee shall repay to the state general fund the principal amount of the grant plus interest calculated at the rate of interest on state of Washington general obligation bonds issued most closely to the date of authorization of the grant.

(8) Projects, including those that are owned and operated by nonprofit organizations, are generally required to pay state prevailing wages.

(9) The department must comply with the requirements set forth in executive order 21-02 and must consult with the department of archaeology and historic preservation and affected tribes on the potential effects of these projects on cultural resources and historic properties. Consultation with the department of archaeology and historic preservation and affected tribes must be initiated before project funds are made available.

(10) The department may authorize scope changes if:

(a) The change request maintains the same scope, purpose, and recipient of the project, but changes the project's location within the same legislative district;

(b) The change request is due to the project receiving funding at a lower level than requested and the grantee is requesting to use the appropriated amount for one or more, but fewer than all, of the project's components as outlined in the member request form;

(c) The change request is to move funding between the project's listed components, but the requested change will still meet the overall project goals, as determined by the department of commerce;

(d) The change request is due to the project experiencing higher than estimated bids and the grantee is requesting to use the funding for one or more, but fewer than all, of the project's listed components; or

(e) The change request would result in a different entity administering the appropriated funding, if the new entity has the capacity to administer the funding and there is a documented agreement between the grantee and the new entity.

(11) The following scope changes may not be authorized and must be submitted for legislative approval in a subsequent capital appropriations bill:

(a) A change that would move the project location outside the intended legislative district.

(b) A change that does not meet the criteria set forth in subsection (1) of this section.

(c) A change that would replace the originally funded project with an unrelated project that does not advance the original purpose.

(12) If it becomes apparent that the department is unable to enter into a contract for a project as originally intended due to a change request that falls under subsection (11) of this section, the department must submit a list of those projects to the legislature and the office of financial management by November 1st of each fiscal year following the determination, including the following information:

(a) The project title and grantee;

(b) The act and section under which the project was appropriated;

(c) The legislative district of the project;

(d) A summary of the original project; and

(e) A summary of the change request.

(13) In the event of a conflict between the general provisions set forth in this section and the provisions set forth for a specific program administered by the department, whether such provisions are established in statute or in a budget appropriation, the provisions for the specific program shall control. Any project funded on a line item basis within a program administered by the department must comply with the department's guidelines for that program unless such

guidelines conflict with requirements established in statute, in a budget appropriation, or in this section.

Sec. 8008. 2025 c 414 s 8019 (uncodified) is amended to read as follows:

FOR THE STATE TREASURER—TRANSFERS

(1) Public Works Assistance Account: For transfer to the water pollution control revolving account—state, up to $20,500,000 for fiscal year 2026 ((~~and up to $20,500,000 for fiscal year 2027. . . . $41,000,000~~)). $20,500,000

(2) Public Works Assistance Account: For transfer to the drinking water assistance account—state, up to ((~~$12,500,000~~)) $15,522,000 for fiscal year 2026 and up to ((~~$12,500,000~~)) $16,398,000 for fiscal year 2027. . . . . ((~~$25,000,000~~)) $31,920,000

(3) Model Toxics Control Stormwater Account—State: For transfer to the model toxics control capital account—state, up to $15,000,000 for fiscal year 2026 and up to ((~~$15,000,0000~~)) $15,000,000 for fiscal year 2027. . . . . $30,000,000

Sec. 8009. 2025 c 414 s 8023 (uncodified) is amended to read as follows:

Any agency receiving appropriations in this act from climate commitment act accounts created in RCW 70A.65.240 through 70A.65.280 must report to and coordinate with the department of ecology to track expenditures as described in RCW 70A.65.300 and chapter 173-446B WAC. If an expenditure is expected to result in greenhouse gas emission reductions, the agency must use a department of ecology approved calculator tool or methodology.

Sec. 8010. RCW 43.79.565 and 2022 c 297 s 946 are each amended to read as follows:

The capital community assistance account is created in the state treasury. Revenues to the account shall consist of appropriations and transfers by the legislature and all other moneys directed for deposit into the account. Moneys in the account may be spent only after appropriation. Moneys in the account may be used for capital costs to provide community support services, and for infrastructure and other capital expenditures to support the well-being of communities. For the 2025-2027 fiscal biennium, moneys in the account

may be used for the capital projects advisory review board to complete a prevailing wage study.

Sec. 8011. RCW 43.330.483 and 2023 c 380 s 3 are each amended to read as follows:

(1) Subject to availability of amounts appropriated for this specific purpose, the low-income home rehabilitation grant program is created within the department.

(2) The program must include the following elements:

(a) Eligible homeowners must be low-income and live in rural areas.

(b) Homeowners who are senior citizens, persons with disabilities, families with children five years old and younger, and veterans must receive priority for grants.

(c) The cost of the home rehabilitation must be the lesser of:

(i) 80 percent of the assessed or appraised value of the property post rehabilitation, whichever is greater; or

(ii) $50,000.

(d) The maximum amount that may be granted under this program may not exceed the cost of the home rehabilitation as provided in (c) of this subsection.

(3) The department must adopt rules for implementation of this grant program.

(4) Notwithstanding RCW 43.330.480(2) and subsection (2)(a) of this section, for the 2025-2027 fiscal biennium, amounts appropriated for low-income home rehabilitation projects impacted by the weather event described in emergency proclamation 25-07.2 are not limited to homeowners in rural areas.

Sec. 8012. RCW 77.12.037 and 2025 c 414 s 8037 are each amended to read as follows:

The commission may acquire by gift, easement, purchase, lease, or condemnation lands, buildings, water rights, rights-of-way, or other necessary property, and construct and maintain necessary facilities for purposes consistent with this title. The commission may authorize the director to acquire property under this section, but the power of condemnation may only be exercised by the director when an appropriation has been made by the legislature for the acquisition of a specific property, except to clear title and acquire access rights-of-way.

The commission may sell, lease, convey, or grant concessions upon real or personal property under the control of the department.

During the 2025-2027 fiscal biennium, this section does not apply to the sale of land pursuant to section 3102, chapter 414, Laws of 2025 or section 3017 or 3019, chapter . . ., Laws of 2026 (section 3017 or 3019 of this act).

Sec. 8013. RCW 77.12.210 and 2025 c 414 s 8038 are each amended to read as follows:

The director shall maintain and manage real or personal property owned, leased, or held by the department and shall control the construction of buildings, structures, and improvements in or on the property. The director may adopt rules for the operation and maintenance of the property.

The commission may authorize the director to sell, lease, convey, or grant concessions upon real or personal property under the control of the department. This includes the authority to sell timber, gravel, sand, and other materials or products from real property held by the department, and to sell or lease the department's real or personal property or grant concessions or rights-of-way for roads or utilities in the property. Oil and gas resources owned by the state which lie below lands owned, leased, or held by the department shall be offered for lease by the commissioner of public lands pursuant to chapter 79.14 RCW with the proceeds being deposited in the fish, wildlife, and conservation account created in RCW 77.12.170(3): PROVIDED, That the commissioner of public lands shall condition such leases at the request of the department to protect wildlife and its habitat.

If the commission determines that real or personal property held by the department cannot be used advantageously by the department, the director may dispose of that property if it is in the public interest.

If the state acquired real property with use limited to specific purposes, the director may negotiate terms for the return of the property to the donor or grantor. Other real property shall be sold to the highest bidder at public auction. After appraisal, notice of the auction shall be published at least once a week for two successive weeks in a newspaper of general circulation within the county where the property is located at least 20 days prior to sale.

Proceeds from the sales shall be deposited in the fish, wildlife, and conservation account created in RCW 77.12.170(3).

During the 2025-2027 fiscal biennium, this section does not apply to the sale of land pursuant to section 3102, chapter 414, Laws of 2025 or section 3017 or 3019, chapter . . ., Laws of 2026 (section 3017 or 3019 of this act).

Sec. 8014. RCW 77.12.220 and 2025 c 414 s 8039 are each amended to read as follows:

For purposes of this title, the commission may make agreements to obtain real or personal property or to transfer or convey property held by the state to the United States or its agencies or instrumentalities, units of local government of this state, public service companies, or other persons, if in the judgment of the commission and the attorney general the transfer and conveyance is consistent with public interest. For purposes of this section, "local government" means any city, town, county, special district, municipal corporation, or quasi-municipal corporation.

If the commission agrees to a transfer or conveyance under this section or to a sale or return of real property under RCW 77.12.210, the director shall certify, with the attorney general, to the governor that the agreement has been made. The certification shall describe the real property. The governor then may execute and the secretary of state attest and deliver to the appropriate entity or person the instrument necessary to fulfill the agreement.

During the 2025-2027 fiscal biennium, this section does not apply to the sale of land pursuant to section 3102, chapter 414, Laws of 2025 or section 3017 or 3019, chapter . . ., Laws of 2026 (section 3017 or 3019 of this act).

Sec. 8015. RCW 43.99N.060 and 2025 c 414 s 8048 are each amended to read as follows:

(1) The stadium and exhibition center account is created in the custody of the state treasurer. All receipts from the taxes imposed under RCW 82.14.0494 and distributions under RCW 67.70.240(1)(d) shall be deposited into the account. Only the director of the office of financial management or the director's designee may authorize expenditures from the account. The account is subject to allotment procedures under chapter 43.88 RCW. An appropriation is not required for expenditures from this account.

(2) Until bonds are issued under RCW 43.99N.020, up to $5,000,000 per year beginning January 1, 1999, shall be used for the purposes of subsection (3)(b) of this section, all remaining moneys in the account shall be transferred to the public stadium authority, created under RCW 36.102.020, to be used for public stadium authority operations and development of the stadium and exhibition center.

(3) After bonds are issued under RCW 43.99N.020, all moneys in the stadium and exhibition center account shall be used exclusively for the following purposes in the following priority:

(a) On or before June 30th of each year, the office of financial management shall accumulate in the stadium and exhibition center account an amount at least equal to the amount required in the next succeeding twelve months for the payment of principal of and interest on the bonds issued under RCW 43.99N.020;

(b) An additional reserve amount not in excess of the expected average annual principal and interest requirements of bonds issued under RCW 43.99N.020 shall be accumulated and maintained in the account, subject to withdrawal by the state treasurer at any time if necessary to meet the requirements of (a) of this subsection, and, following any withdrawal, reaccumulated from the first tax revenues and other amounts deposited in the account after meeting the requirements of (a) of this subsection; and

(c) The balance, if any, shall be transferred to the youth athletic facility account under subsection (4) of this section.

Any revenues derived from the taxes authorized by RCW 36.38.010(5) and 36.38.040 or other amounts that if used as provided under (a) and (b) of this subsection would cause the loss of any tax exemption under federal law for interest on bonds issued under RCW 43.99N.020 shall be deposited in and used exclusively for the purposes of the youth athletic facility account and shall not be used, directly or indirectly, as a source of payment of principal of or interest on bonds issued under RCW 43.99N.020, or to replace or reimburse other funds used for that purpose.

(4) Any moneys in the stadium and exhibition center account not required or permitted to be used for the purposes described in subsection (3)(a) and (b) of this section shall be deposited in the youth athletic facility account hereby created in the state treasury. Expenditures from the account may be used only for purposes of grants or loans to cities, counties, and qualified nonprofit organizations for community outdoor athletic facilities. Only the director of the

recreation and conservation office or the director's designee may authorize expenditures from the account. The account is subject to allotment procedures under chapter 43.88 RCW, but an appropriation is not required for expenditures. The athletic facility grants or loans may be used for acquiring, developing, equipping, maintaining, and improving community outdoor athletic facilities. Funds shall be divided equally between the development of new community outdoor athletic facilities, the improvement of existing community outdoor athletic facilities, and the maintenance of existing community outdoor athletic facilities. Cities, counties, and qualified nonprofit organizations must submit proposals for grants or loans from the account. To the extent that funds are available, cities, counties, and qualified nonprofit organizations must meet eligibility criteria as established by the director of the recreation and conservation office. The grants and loans shall be awarded on a competitive application process and the amount of the grant or loan shall be in proportion to the population of the city or county for where the community outdoor athletic facility is located. Grants or loans awarded in any one year need not be distributed in that year. The director of the recreation and conservation office may expend up to one and one-half percent of the moneys deposited in the account created in this subsection for administrative purposes. During the 2021-2023 fiscal biennium, the legislature may appropriate moneys from the youth athletic facility account to support a task force to consider ways to improve equitable access to K-12 schools' fields and athletic facilities and local parks agency facilities with the goal of increasing physical activity for youth and families. A portion of the appropriation must be used to inventory K-12 school fields and athletic facilities and park agency facilities.

(5) During the 2023-2025 and 2025-2027 fiscal biennia, subsection (4) of this section applies to expenditures from the youth athletic facility account except as provided in this subsection.

(a) During the 2023-2025 and 2025-2027 fiscal biennia, the recreation and conservation office may spend appropriations made from the youth athletic facility account for grants and loans to political subdivisions of the state other than cities and counties as well as federally recognized Indian tribes for community outdoor athletic facilities. The office is not required to divide the expenditures equally between development, improvement, and maintenance of facilities. The office's authority to retain 1.5 percent of amounts

deposited in the account for administration is suspended, and the office's administrative overhead is instead specified in the appropriations for this purpose.

(b) During the 2023-2025 and 2025-2027 fiscal ((~~biennium~~)) biennia, the legislature may also appropriate moneys in the youth athletic facility account for the following:

(i) To the department of commerce for the public facility improvement fund as provided in section 1038, chapter 474, Laws of 2023; and

(ii) To the recreation and conservation office for the purpose of the youth athletic facilities program as provided in section 3060, chapter 474, Laws of 2023.

NEW SECTION. **Sec. 8016.** A new section is added to 2025 c 414 (uncodified) to read as follows:

(1) The office of the superintendent of public instruction must develop requests for omnibus capital appropriations for the 2027-2029 fiscal biennium for implementation of the school construction assistance program (SCAP) revision planning study proposals specified in this section.

(2) The legislature finds that the school construction assistance program must continue to develop in support of school districts' diverse and complex facility needs. Further, the legislature deeply values school districts' engagement in the SCAP revision planning study process and finds that this study represents a critical step in the continuing efforts to improve the program. Therefore, it is the intent of the legislature to prepare for the school construction assistance program's revision through the initial implementation steps outlined in this section.

(3) Except as provided for in subsection (4) of this section, the office of the superintendent of public instruction must perform the planning and analysis, including fiscal estimates, that would be necessary for the office, pending funding and rule making, to implement the following proposals of the SCAP revision planning study, as published on the "Reports to the legislature" website, dated November 18, 2025:

(a) Proposal 1: Improved planning framework with education and outreach support;

(b) Proposal 4: Develop an education specification prototype;

(c) Proposal 7: Allow phased modernizations;

(d) Proposal 8: Streamline and enhance D-Form process; and

(e) The grade band configuration and enrollment projection elements of proposal 9 (update SCAP calculation methodologies).

(4) In the planning and analysis performed under subsection (3) of this section, the office of the superintendent of public instruction must be faithful to the spirit and framework of the specified SCAP revision planning study's proposals, but may adapt or modify the proposals for the purpose of improving their integration into the school construction assistance program's administrative rules and for the purpose of compliance with the program's governing statutes. Further, to the extent that the office adapts or modifies any of the SCAP revision proposals pursuant to this section, it must describe these changes in the biennial appropriations request submitted under subsection (5) of this section.

(5) The office of the superintendent of public instruction shall request any funding required for implementation of the SCAP revision proposals listed in this section, including for any related rule making, as part of the office's request for omnibus capital appropriations in the 2027-2029 fiscal biennium.

NEW SECTION. **Sec. 8017.** 2025 c 414 s 8020 (uncodified) is repealed.

NEW SECTION. **Sec. 8018.** If any part of this act is found to be in conflict with federal requirements that are a prescribed condition to the allocation of federal funds to the state, the conflicting part of this act is inoperative solely to the extent of the conflict and with respect to the agencies directly affected, and this finding does not affect the operation of the remainder of this act in its application to the agencies concerned. Rules adopted under this act must meet federal requirements that are a necessary condition to the receipt of federal funds by the state.

NEW SECTION. **Sec. 8019.** If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

NEW SECTION. **Sec. 8020.** This act is necessary for the immediate preservation of the public peace, health, or safety, or support of

the state government and its existing public institutions, and takes effect immediately.

(End of part)

(End of Bill)

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--- END ---

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: Hold Joint Public Hearing with Department of Commerce Related to their Audit of the City of Bainbridge Island Through the Housing Accountability Act

Department: Planning & Community Development

Agenda Section: Public Hearing(s) - 7:00 pm

Estimated Time: 60 Minutes

Recommendation:

Hold public hearing.

Narrative:

About the Housing Accountability Act
In 2025, the Washington Legislature adopted Engrossed Second Substitute Senate Bill 5148 (Chapter 269, Laws of 2025) — known as the Housing Accountability Act (HAA) — to support robust and accountable housing planning statewide. The law establishes both voluntary and selected review processes for local housing elements and housing-related development regulations, with the goal of improving alignment with the GMA and ensuring jurisdictions plan for and accommodate countywide housing allocations.

Under the GMA, cities and counties must include a housing element that plans for housing affordable to all economic segments of the population, encourages a variety of housing types and densities, and supports preservation of existing housing stock. In 2021, House Bill 1220 strengthened the state's housing planning

requirements by directing jurisdictions to “plan for and accommodate” housing affordable to all income levels. The state also directed Commerce to project future housing needs by income level and provided new requirements for local housing elements.

City Response to HAA Selection

In a letter dated January 13, 2026, the City of Bainbridge Island was informed by the Washington Department of Commerce (Commerce) that it was selected for review under the HAA. At the February 17, 2026, City Council meeting, the Dept. of Commerce Housing Section Manager provided an overview presentation of the Housing Accountability Act and what can be expected as a selected jurisdiction, and the City Council had an opportunity to ask clarifying questions. In early March, City staff provided information to Commerce. On April 23, Commerce provided a HAA compliance review and response. Some of the items identified by Commerce in the April report have been addressed through further edits to the draft updated Comprehensive Plan, Winslow Subarea Plan, or the draft implementing regulations (Ordinance No. 2026-05).

The City Council has been discussing the updates to the Comprehensive Plan and implementing regulations since May, and Commerce staff attended the June 16 City Council meeting to serve as a resource to the City Council. Under the HAA, Commerce must hold a joint public hearing with the local government prior to adoption to accept public testimony.

The most up-to-date versions of the Comprehensive Plan materials referenced by the HAA comment letter and Ordinance No. 2026-05 are included. Both work items show City Council edits highlighted in yellow, and recommendations from agency comment letters are highlighted in aqua. Note that Ordinance No. 2026-05 will be further updated with additional changes related to more recent updates to the Growth Management Act (GMA) and any additional City Council changes to development standards. The supporting Land Capacity Analysis is not included; it is being updated to reflect the City Council's July 14, 2026, direction on development standards. A Final Environmental Impact Statement (FEIS) will be completed once the total of population, dwelling units and jobs of the City Council's final alternative have been calculated.

For the joint public hearing, Laura Hodgson will be joined by Anne Fritzel, Commerce Housing Section Manager.

More information about the HAA can be found on the City's website: https://bainbridgewa.gov/1698/Housing-Accountability-Act

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Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Bainbridge Island_2026_HAA_Presentation_Joint_Hearings_260728
2. Bainbridge Island_HAA Preliminary Report_final_260423
3. Summary of City Compliance with HAA Preliminary Report
4. Final Commerce Comment Letter_BI_2026-S-12820
5. Ordinance No 2026-04 updating the Comprhensive Plan and Winslow Subarea Plan
6. Draft Updated LAND USE Element
7. Draft Updated HOUSING Element
8. Draft Updated CAPITAL FACILITIES ELEMENT Memo and Ref Materials
9. Draft Updated UTILITIES ELEMENT
10. Comp Plan App A DRAFT Future Land Use Map
11. Comp Plan App F CoBI HAA Adequate provisions checklist
12. App G Eval of Racially Disparate Impacts June July update
13. Ordinance No 2026-05 Updates to BIMC
14. Ord No 2026-05 Exhibits A B and C

Housing Accountability Review

City of Bainbridge Island, Joint Public Hearing

Laura Hodgson

HOUSING PLANNING AND DATA MANAGER

JULY 28, 2026

Washington State Department of Commerce

Agenda

What is the Housing Accountability Act?
Review and approval process
Review of Bainbridge Island's plan
Current status and next steps
Questions
Public hearing

Housing Accountability Act (HAA)

- SB 5148 passed in 2025
- The law requires Commerce to select up to 10 jurisdictions per year and “audit” local housing plans, policies, and regulations
- Goal: Support jurisdictions in complying with state housing law
- Scope: Comprehensive plan housing element and housing development regulations

RCW 36.70A.835

Selection for HAA

- The city of Bainbridge Island was selected for review in Jan. 2026
- Statute sets criteria for selection
- Bainbridge Island was selected because its comprehensive plan periodic update was overdue
  - Selection criteria RCW 36.70A.835(9)(A): The jurisdiction has not planned for and accommodated its portion of the countywide housing need



Timeline and next steps

Materials submitted for HAA review	**HAA preliminary report**	**Notice of intent to adopt submitted**	**Comments provided on 60-day notice materials**	**Joint public hearing**	**Adoption**	**Commerce HAA review**
Jan. – April 2026	*April 23, 2026*	*May 14, 2026*	*July 13, 2026*	*July 28, 2026*	*Within 120 days of preliminary report*	*Within 90 days of notice of adoption*
Commerce completed HAA review of comp plan and development regulations.	Commerce notified the city of needed amendments in preliminary report. City has 120 days to make amendments.	City submitted updated materials to Commerce for 60-day review.	Commerce provided written feedback on 60-day notice of intent to adopt.	To accept local feedback on review and identified amendments.	City adopts updated plans and regulations and submits to Commerce OR Builder's Remedy applies.	Commerce reviews updated materials and makes a determination of compliance within 90 days.

If adoption is more than 120 days after letter or HAA results in non-compliance decision

- Jurisdictions are subject to the Builder's Remedy in RCW 36.70A.835(11)
  - Under the builder's remedy, a jurisdiction cannot deny, condition or restrict an affordable or moderate-income housing development that has a substantial adverse impact on the viability of a project or degree of affordability,
    - Unless in specific conditions:
      - When critical area regulations are not met,
      - Project is in areas where housing development is not allowed, or
      - When development is precluded by state or federal law.
- May not be eligible for certain state grants and loans, including those in WAC 365-196-585(6)

For HAA approval, the local comprehensive plan housing element must be consistent with:

- The **housing planning goal** in the Growth Management Act (RCW 36.70A.020(4))
  - "Plan for and accommodate housing affordable 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."
- **Housing element requirements** in RCW 36.70A.070(2);
  - Identify existing and projected housing needs
  - Identify sufficient land capacity for housing needs
  - Identify barriers to affordable housing and actions to address (adequate provisions)
  - Identify policies and regulations that result in racially disparate impacts and policies to begin to undo these impacts
  - Identify areas at risk of displacement and anti-displacement policies

For HAA approval, local development regulations must be consistent with:

- Emergency shelter, transitional housing, emergency housing, and permanent supportive housing **(STEP) requirements** in RCW 35.21.683 and 35A.21.430;
- **Co-living requirements** in RCW 36.70A.535;
- **Density bonuses** required in RCW 36.70A.545;
- **Parking requirements** in RCW 36.70A.620 (repealed) and 36.70A.622;
- Housing **land capacity** requirements in RCW 36.70A.115;

Not applicable to Bainbridge Island:

- Accessory dwelling unit (ADU) requirements in RCW 36.70A.680 & 36.70A.681
- Middle housing requirements in RCW 36.70A.635

For HAA approval, local plans and regulations must be consistent with:

- **Rules adopted by Commerce** (Washington Administrative Code 365-196)
- **State Environmental Policy Act (SEPA)** procedural requirements
- Comprehensive plan is **internally consistent**

Highlights of preliminary report: Bainbridge Island must

- Complete updates to **land capacity analysis**
  - Identify sufficient capacity for housing needs at each income level
  - Update land capacity analysis methodology to be consistent with guidance
  - Show emergency housing capacity in the form of beds, not units
- Make **adequate provisions for housing needs** at all income levels
  - Identify local barriers and actions to achieving housing availability
  - Identify gaps in local funding needed to achieve housing needs
- Identify local policies and regulations that result in **racially disparate impacts (RDI) in housing**
  - Document how policies were evaluated for contribution to RDI, and implement changes identified through policy evaluation if necessary

Highlights of preliminary report: Bainbridge Island must

- Identify **areas at risk of displacement**
  - Include displacement risk map of the city or discuss areas at risk
- Complete **State Environmental Policy Act (SEPA) procedures** for the comprehensive plan and development regulations
- **Ensure internal consistency in the comprehensive plan**
  - Incorporate an updated future land use map in the land use element
  - Update the capital facilities element to include a forecast of future needs and proposed locations and capacities of new or expanded facilities for growth
  - Update the utilities element to include information about the capacity of utilities to accommodate growth

Highlights of preliminary report: Bainbridge Island must

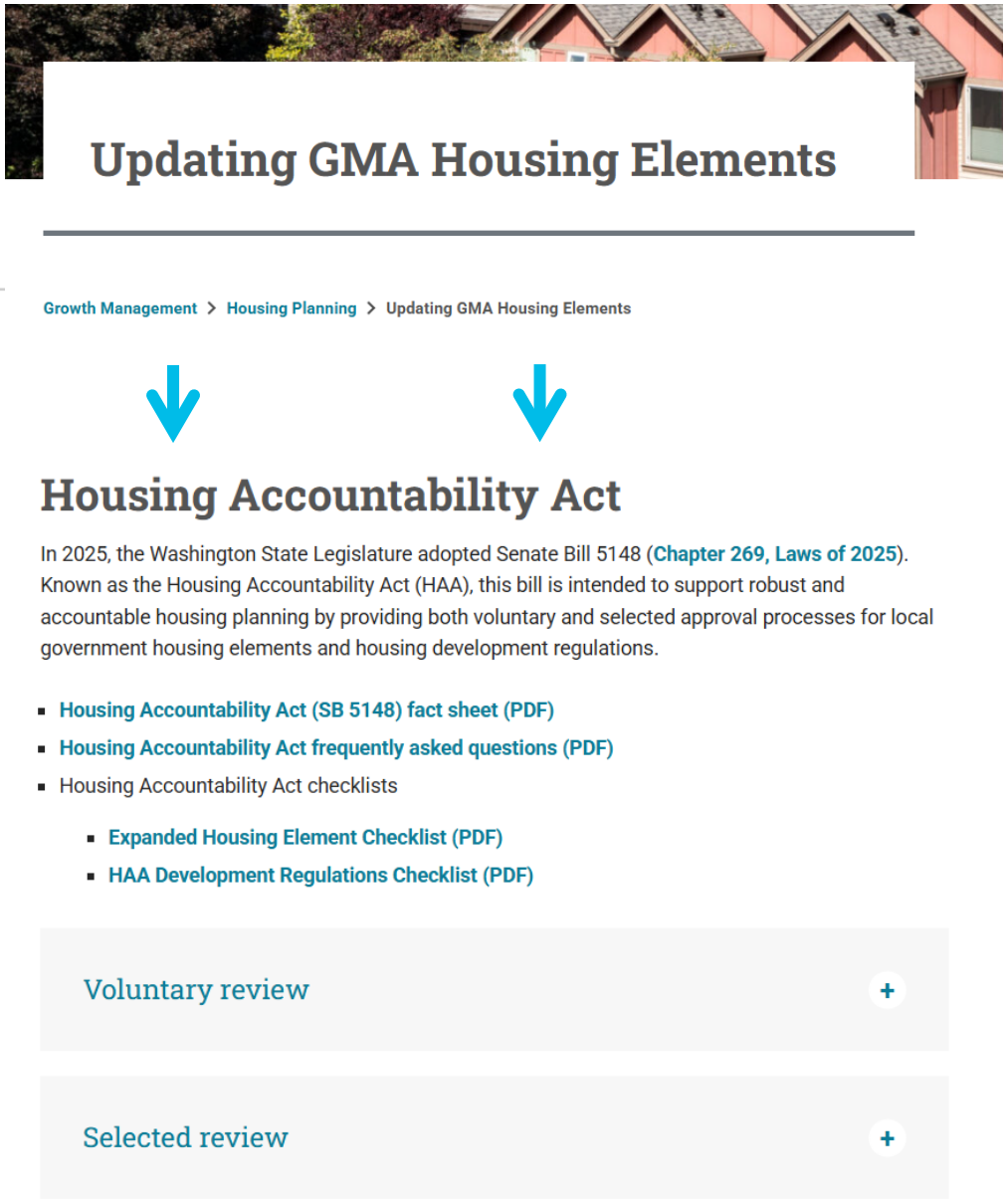
- Regulate **supportive and emergency housing** in line with state law requirements
  - Allow emergency housing and shelter in all zones that allow hotels
  - Allow permanent supportive housing and transitional housing in all zones that allow residential uses or hotels
- Regulate **co-living housing** in line with state law requirements
  - Define co-living consistent with state statute
  - Allow co-living on lots that allow at least 6 multi-family residential units or mixed use
  - Ensure additional regulations are consistent with RCW 35.70A.835
- Regulate **residential parking** in line with state law requirements
  - Revise code to allow tandem paring for all residential development and revise some parking space dimensions
  - Allow specified pavement types for parking
  - Allow parking waivers in certain cases for tree retention
- **Provide sufficient land capacity** to accommodate siting of allocated housing

Current status

- Received updated materials for 60-day review on May 14th
- Commerce 60-day review completed on July 13th
- **Bainbridge Island must adopt by August 21st OR Builder's Remedy applies**
- Once Commerce receives adopted materials, we will issue compliance decision within 90 days

Resources

- See “Housing Accountability Act” on Updating GMA Housing Elements webpage
  - www.commerce.wa.gov/growth-management/housing-planning/housing-guidance/
- Factsheets
  - Housing Accountability Act
- RCW 36.70A.835



Updating GMA Housing Elements

Growth Management > Housing Planning > Updating GMA Housing Elements

Housing Accountability Act

In 2025, the Washington State Legislature adopted Senate Bill 5148 (**Chapter 269, Laws of 2025**). Known as the Housing Accountability Act (HAA), this bill is intended to support robust and accountable housing planning by providing both voluntary and selected approval processes for local government housing elements and housing development regulations.

- **Housing Accountability Act (SB 5148) fact sheet (PDF)**
- **Housing Accountability Act frequently asked questions (PDF)**
- Housing Accountability Act checklists
  - **Expanded Housing Element Checklist (PDF)**
  - **HAA Development Regulations Checklist (PDF)**

Voluntary review +

Selected review +

Thank you!

Laura Hodgson

HOUSING PLANNING AND DATA MANGER

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Anne Fritzel

HOUSING SECTION MANAGER

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Washington State Department of Commerce

www.commerce.wa.gov

Questions from Council

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1500 Jefferson Street SE | PO Box 42525 | Olympia, Washington 98501 | 360-725-4000
www.commerce.wa.gov

April 23, 2026

The Honorable Clarence Moriwaki and Ellen Schroer
Mayor of Bainbridge Island and Interim City Manager
c/o Patricia Charnas, Planning Director

Sent via electronic mail: pcharnas@bainbridgewa.gov

Re: Housing Accountability Act review of city of Bainbridge Island's housing element and development regulations

Dear Mayor Moriwaki and Ellen Schroer,

Thank you for your assistance in our review of the city of Bainbridge Island's comprehensive plan housing element and development regulations under the Housing Accountability Act (HAA). The Growth Management Housing Policy Team ("Commerce") has completed review of the city's submitted materials under the evaluation framework provided by RCW 36.70A.835.

The enclosed preliminary report describes our review of the city's housing element and development regulations and whether we found them to be consistent with the requirements in RCW 36.70A.835(7).

Commerce found some of the city's materials to be inconsistent with the requirements. Please see the report for explanation of Commerce's review and detailed descriptions of needed changes. The identified changes must be made and submitted to Commerce within 120 days of the date of this letter to receive a determination of compliance. Information on the process for submitting amended materials and information on other HAA requirements can be found in the introduction to the enclosed report.

If you have any questions about the information presented in this report, please contact us by email at gmshaa@commerce.wa.gov. The HAA team is available for technical assistance, questions, and, if requested, can attend upcoming meetings with your planning commission and/or council. We appreciate your continued collaboration and aim to be a resource in supporting the city of Bainbridge Island's efforts to plan for and accommodate housing for all members of the community.

Sincerely,

Laura K Hodgson

Laura Hodgson
Housing Planning and Data Manager
Growth Management Services

cc: Darron Buchanan, Planning Manager, city of Bainbridge Island
Jennifer Sutton, Senior Planner, city of Bainbridge Island
Dave Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Carol Holman, MUP, Western Regional Manager, Growth Management Services
Ben Serr, AICP, Eastern Regional Manager, Growth Management Services
Anne Fritzel, AICP, Housing Section Manager, Growth Management Services
Ted Vanegas, Senior Planner, Growth Management Services

Housing Accountability Act: Preliminary Report
City of Bainbridge Island
April 23, 2026

Executive Summary

The city of Bainbridge Island's comprehensive plan housing element and housing development regulations have been selected for review under RCW 36.70A.835(9). Department of Commerce's Growth Management Housing Policy Team ("Commerce") has reviewed the city's housing element and housing related regulations for consistency with the following laws and regulations listed in RCW 36.70A.835(7)(a):

1. Growth Management Act (GMA) housing planning goal (RCW 36.70A.020(4))
2. Housing element requirements in the GMA (RCW 36.70A.070(2))
3. Relevant rules in the Washington Administrative Code
4. State Environmental Policy Act requirements (chapter 43.21C RCW)
5. The city's comprehensive plan
6. Requirements for siting emergency shelters, transitional housing, emergency housing and permanent supportive housing (STEP) (RCW 35A.21.430)
7. Co-living housing requirements (RCW 36.70A.535)
8. Requirements for density bonuses on religious organization property (RCW 36.70A.545)
9. Requirements for residential parking area standards (RCW 36.70A.622)
10. Requirements for sufficient land capacity, middle housing siting and accessory dwelling unit siting (RCW 36.70A.115, 36.70A.635, 36.70A.636, 36.70A.637, 36.70A.638, 36.70A.680, 36.70A.681, 36.70A.682, 36.70A.696, 36.70A.697, 36.70A.698 and 36.70A.699)

The Department of Commerce finds that the city of Bainbridge Island's comprehensive plan housing element and housing development regulations are inconsistent with the following requirements. The city must take the following actions to resolve the identified inconsistencies by August 21, 2026, to receive a determination of consistency from Commerce**.**

1. **Requirement:** Consistency with housing goal in the Growth Management Act (RCW 36.70A.020(4)), **Action:** Address items 2 and 3 below. See Analysis 1.
2. **Requirement:** Identify sufficient capacity of land for housing in the housing element (RCW 36.70A.070(2)(c)). **Action:** Include a summary of sufficient land capacity in the housing element including a table identifying housing capacity at each income level; make adjustments to the land capacity methodology documentation to be consistent with Commerce guidance (Draft Urban Growth Area Guidebook); and show documentation of emergency housing capacity in the form of beds not units. See Analysis 2(C).
3. **Requirement:** Make adequate provisions for housing needs of all income levels (RCW 36.70A.070(2)(d)). **Action:** Identify barriers to achieving housing availability of all income levels which are within the jurisdiction's control and local actions to address these in the housing element, including identification of shortfalls in local funding. See Analysis 2(D).
4. **Requirement**: Identify policies and regulations impacting racially disparate impacts, displacement and exclusion in housing (RCW 36.70A.070(2)(e)). **Action**: Document the city's review of its policies and regulations for racially disparate impacts, displacement and exclusion and its findings in the housing element. See Analysis 2(E).

5. **Requirement:** Identify areas at risk of displacement (RCW 36.70A.070(2)(g)). **Action:** Include a displacement risk map of the city or a discussion of areas that may be at risk of displacement in the housing element. See Analysis 2(G).
6. **Requirement:** Consistency with the procedural requirements of the State Environmental Policy Act (SEPA) in chapter 43.21C RCW. **Action**: Complete the SEPA procedures for the comprehensive plan and the city's updates to its housing development regulations. See Analysis 4.
7. **Requirement**: Internal consistency with the comprehensive plan. **Action**: Incorporate an updated future land use map in the land use element, update the capital facilities element to include a forecast of future needs and propose locations and capacities of new or expanded facilities consistent with future housing growth, and update the utilities element to include information about the capacity of utilities to accommodate future housing growth. See Analysis 5.
8. **Requirement:** Emergency shelters, transitional housing, emergency housing and permanent supportive housing (STEP) requirements (RCW 35A.21.430). **Action**: Allow emergency housing and emergency shelter in all zones that allow hotels and allow permanent supportive housing and transitional housing in all zones that allow residential dwelling units and hotels. See Analysis 6.
9. **Requirement:** Co-living housing requirements (RCW 36.70A.535). **Action**: Define co-living consistent with state statute, allow co-living as a permitted use on any lot that allows at least six multi-family residential units or is zoned for mixed-use development, define density of co-living consistent with state statute, and ensure additional regulations on co-living are consistent with requirements in RCW 36.70A.535. See Analysis 7.
10. **Requirement**: Density bonus for affordable housing on religious organization property (RCW 36.70A.545). **Action**: Allow the provisions of Bainbridge Island Municipal Code (BIMC) 18.21.050 to apply to all property owned or controlled by religious organizations now. See Analysis 8.
11. **Requirement**: Residential parking requirements (RCW 36.70A.622). **Action**: Revise the city's municipal code to allow tandem parking for all residential development without a separate approval, revise some dimensional parking space requirements, clearly state grass block pavers are allowed and count towards some parking minimums, add provisions for some existing gravel parking to count towards minimum parking, and allow on-street parking waivers in certain cases for residential projects with tree retention requirements. See Analysis 9.
12. **Requirement**: Provide sufficient capacity of land to accommodate siting of allocated housing and employment growth (RCW 36.70A.115). **Action**: Identify specific zoning changes that are proposed with the comprehensive plan to ensure sufficient capacity for the city's allocated housing growth and update the city's zoning map and development regulations to be consistent with the proposed zoning changes. See Analysis 10(A).

If Commerce determines that the city's amended housing element or housing development regulations are inconsistent with the requirements in RCW 36.70A.835(7) listed above, the city is subject to the following:

- Ineligibility for certain state infrastructure grants and loans which use GMA compliance as a basis for awarding funding (RCW 36.70A.130(7)(b)), as detailed in WAC 365-196-585.
- Conditions and limitations set forth in RCW 36.70A.835(11).

Introduction

The Washington State Legislature passed the Housing Accountability Act (HAA) in 2025, primarily codified in RCW 36.70A.835. This law establishes voluntary and selected processes for Commerce to review and approve the comprehensive plan housing element and housing development regulations of local governments fully planning under the Growth Management Act (GMA).

The city of Bainbridge Island was notified of being chosen for selected review on January 13, 2026. After notification, the city of Bainbridge Island submitted its latest draft comprehensive plan and appendices, housing development regulations and completed HAA checklists to Commerce for review by March 19, 2026.

This report summarizes Commerce's review of the city of Bainbridge Island's submitted housing element and housing development regulations under the Housing Accountability Act. The city's materials were reviewed for consistency with the requirements in RCW 36.70A.835(7)(a). For each requirement, this report includes:

- A scope of review to provide information on how consistency was evaluated. These review requirements are derived from the Revised Code of Washington (RCW), Washington Administrative Code (WAC) and Commerce guidance.
- An analysis of how the city's plan and regulations respond to the requirement and if they are consistent.
- Where the city's plans, policies or regulations are inconsistent with the requirement, recommended actions to resolve the inconsistency.

Based on the requirements in RCW 36.70A.835(9)(b)(i), the city must amend its housing element and/or any relevant housing development regulations to address the inconsistent items within 120 days of the date on this report to receive a determination of compliance. Commerce may extend the 120-day correction period with written agreement of the city, however such a decision is at the discretion of Commerce. Before adoption of changes, Commerce will hold a joint public hearing on the final materials with the local government prior to adoption to accept public testimony on the jurisdiction's HAA selected review materials.[1]

After amendments are made, the city of Bainbridge Island must submit its adopted materials to Commerce along with the materials listed in RCW 36.70A.835(5)(a). Please submit all required items in PlanView and email the Housing Accountability Act team at gmshaa@commerce.wa.gov to notify them that material has been submitted for review. Per RCW 36.70A.835(4), the jurisdiction's housing element and housing development regulations subject to review under HAA shall not take effect until Commerce issues a final decision of compliance.

If compliance is not achieved

If Commerce determines that the city's amended housing element or housing development regulations are still inconsistent with the requirements in RCW 36.70A.835(7), the city is subject to the following:

- Ineligibility for certain state infrastructure grants and loans which use GMA compliance as a basis for awarding funding (RCW 36.70A.130(7)(b)), as detailed in WAC 365-196-585.

[1] See more information on the joint hearing in the HAA fact sheet.

- Conditions and limitations in RCW 36.70A.835(11)(a), which states the jurisdiction may not deny any affordable or moderate-income housing development.

The jurisdiction will remain out of compliance until it amends its housing element and/or housing development regulations to be consistent with the requirements in RCW 36.70A.835(7) and Commerce issues a decision of compliance.

As the city of Bainbridge Island works through the HAA process, housing planning resources can be found online on Commerce's Housing Planning webpage. Commerce's Housing Accountability Act team is also available for technical assistance and to answer questions; the team can be reached at gmshaa@commerce.wa.gov.

Analysis

1. GMA housing planning goal

Scope of review
The housing element must be consistent with the housing goal in the GMA (RCW 36.70A.020(4)), including:

- Plan for and accommodate housing affordable 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.

Findings
Commerce has found the city of Bainbridge Island's housing element promotes a variety of residential densities and housing types through multiple goals and policies (Goal HO-1, HO-3, HO-4 and HO-6, and Policies HO 1.3, 1.4, 1.7, 3.1, 3.11, 3.12, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 6.4 and 6.9). In addition, several implementation actions promote a variety of residential densities and housing types including HO Action #2.

The city's housing element also encourages preservation of existing housing stock through multiple goals and policies (Goal HO-2, HO-3, HO-5 and HO-11, and Policies HO 2.1, 2.2, 3.6, 3.7, 3.8, 3.9, 5.1, 5.2, 7.2, 8.3, 9.6 and 11.2).

However, we have found that the city's housing element does not plan for and accommodate housing affordable to all economic segments of the population because it does not clearly demonstrate how the city has identified sufficient capacity and adequate provisions for housing affordable to all economic segments.

Changes needed
To fully address the housing goal in RCW 36.70A.020(4) and "plan for and accommodate housing affordable to all economic segments," we have determined that the city of Bainbridge Island will need to complete the actions noted in sections 2C and 2D below, related to the requirements in RCW 36.70A.070(2)(c) and (d).

2. Housing element requirements

Scope of review
The housing element must be consistent with all housing element requirements in the GMA (RCW 36.70A.070(2)), including:

a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth as provided by the department of commerce,
b) Includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing, including moderate density housing options within an Urban Growth Area (UGA),
c) Identifies sufficient capacity of land for housing as provided in RCW 36.70A.070(2)(c),
d) Makes adequate provisions for existing and projected needs of all economic segments of the community,
e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions,
g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments,
h) Establishes anti-displacement policies.

2(A): Inventory and analysis of housing needs, RCW 36.70A.070(2)(a)

RCW 36.70A.070(2)(a) states that the housing element must include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the Department of Commerce, including units for moderate, low, very low and extremely low-income households; and emergency housing, emergency shelters and permanent supportive housing.

Findings
Commerce has found that figures for existing and projected housing needs, including projected needs for moderate, low, very low and extremely low-income households, emergency shelters and permanent supportive housing, are included in Table HO-1 (pg. HO-6). These are consistent with projections of housing need established by Commerce for Kitsap County, and were allocated by Kitsap County to each jurisdiction. The housing element also includes an inventory of existing housing, including amount of various housing types, information on cost-burdening, and recent housing construction trends (pg. HO 2-5). Affordability of housing types in the city is also included in the land capacity analysis.

We have determined that no changes are needed to be consistent with the housing element requirements in RCW 36.70A.070(2)(a).

2(B): Goals and policies for housing development and preservation, RCW 36.70A.070(2)(b)

RCW 36.70A.070(2)(b) states that the housing element must include goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes and townhomes.

Findings
Commerce has found that the city's housing element includes a variety of goals and policies which directly address the preservation, improvement and development of housing, including moderate density housing types. It includes a broad and comprehensive list of policy approaches, and specific policies focused on additional possible funding sources which are critical to realizing the creation of new affordable housing.

1. Preservation and/ or improvement are addressed in the following goals and many of the associated policies: Goal HO-2, Goal HO-3, Goal HO-5 and Goal HO-11.
2. Development of housing is addresses in the following goals and many of the associated policies: Goal HO-1, Goal HO-3, Goal HO-4, Goal HO-6, Goal HO-8, Goal HO-9 and Goal HO-10.
3. Moderate density housing development is addressed in the following goals or policies: Goal HO-3, Policies HO-3.1, 3.11, 3.12 and 6.9.

We have determined that no changes are needed to be consistent with the housing element requirements in RCW 36.70A.070(2)(b).

2(C): Sufficient capacity of land for housing, RCW 36.70A.070(2)(c)

RCW 36.70A.070(2)(c) states that the housing element must identify sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes and townhomes.

Findings
Commerce has found that the city's housing element includes no mention of sufficient capacity for housing needs at all income levels. While the city submitted additional documentation in the form of two land capacity analyses which seem to indicate sufficient capacity for housing needs at all income levels in the *Winslow Land Capacity Analysis for Draft Preferred Alternative Updated 3-19* (pg. 6-7), the information was difficult to follow. The total likely net dwelling units in the land capacity were counted in multiple capacity columns. Additionally, the city evaluated housing capacity for emergency housing with other housing needs at various income levels, which did not account for the fact that emergency housing is not allowed in all of the zones where capacity was evaluated and emergency housing capacity should be calculated as number of beds per acre, not units per acre.

Changes needed
In order for Commerce to determine that the city's land capacity analysis (LCA) is consistent with the housing element requirements in RCW 36.70A.070(2)(c), the city will need to:

1) Include a summary of the land capacity findings in the housing element and include any additional supporting information in an appendix. This should include a table comparing total development capacity at each income level to allocated housing needs, showing capacity at each income level.
2) For consistency with Commerce guidance, if market factors greater than 25% are utilized, Commerce recommends providing data or supporting local information to support these factors (see Commerce's *Draft Urban Growth Area Guidebook*, page 36).
3) Emergency housing needs should be evaluated separately from other housing because the calculation is not based on dwelling unit capacity, it is based on the number of beds. Additionally, the capacity should be based on just those zones that allow or are proposed to allow emergency housing and emergency shelter. See Commerce's *Guidance for Updating your Housing Element*, pages 46-53.

2(D): Adequate provisions for housing needs, RCW 36.70A.070(2)(d)

RCW 36.70A.070(2)(d) states that the housing element must make adequate provisions for existing and projected needs of all economic segments of the community, including:

1. Incorporating consideration for low, very low, extremely low and moderate-income households;
2. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
3. Consideration of housing locations in relation to employment location; and
4. Consideration of the role of accessory dwelling units in meeting housing needs.

Findings

Commerce has found that the city's housing element incorporates consideration for low and moderate income households throughout, including through policies to encourage housing development, moderate-density housing options and affordable housing (see above in Analysis 2B). The housing element also considers housing needs of all income levels by evaluating capacity for housing for low-, very low, extremely low and moderate-income households in the land capacity analysis appendices.

However, based on our review, it is not clear that the city identified barriers to achieving housing availability in the housing element, consistent with RCW 36.70A.070(2)(d)(ii). Per Commerce guidance (pg. 59 of Commerce's *Guidance for Updating Your Housing Element*), jurisdictions must document local barriers that limit or effectively prohibit the production of housing needed to serve all economic segments, including development regulations, process obstacles, limited land availability and funding gaps. From this list of barriers, jurisdictions must then identify programs and actions needed to achieve housing availability. While the city did identify actions to achieve the city's housing policies (pages HO-17-21), we recommend the city update this list based on the barriers evaluation.

In the identification of barriers and actions, based on recent Growth Management Hearings Board cases,[2] Commerce recommends that jurisdictions also provide additional information on barriers. Jurisdictions should identify the number of housing units that require subsidies to be constructed and the gaps in local funding needed to achieve these affordable housing needs,

[2] Futurewise et al. v. City of Mercer Island, Final Decision and Order, Case No. 25-3-0003

information on which available local funding tools or incentives are already being used, and which local tools can be implemented to help close the funding gap.

Consideration of housing locations in relation to employment location is evident in the future land use map included in the Winslow land capacity analysis which shows accommodation of higher density housing and residential mixed-use development near the commercial core. The housing element also includes a number of policies to support co-location of housing and employment or services, as well as policies to encourage better connectivity of workers and housing to services, commercial uses and employment centers (Policies HO-3.3 and 4.2).

Consideration of the role of accessory dwelling units (ADUs) in meeting housing needs is achieved through policies to encourage development of ADUs in residential zoning districts (Policies HO-3.1 and 4.6). The land capacity analysis also includes ADU capacity, using an assumed participation rate consistent with existing trends, which is consistent with Commerce guidance.

Changes needed
To meet the requirement in RCW 36.70A.070(2)(d), Commerce has determined that the city of Bainbridge Island must identify barriers to achieving housing availability which are within the jurisdiction's control and local actions to address these (e.g., building height restrictions). See WAC 365-196-410(2)(e)(iii) and (iv), Commerce's *Guidance for Updating Your Housing Element* pages 59-73 and associated Appendix B: Adequate provisions checklist. The barriers analysis should include identification of "gaps in local funding" (RCW 36.70A.070(2)(d)(ii)) to achieve these affordable housing needs. It should also include information on which available local funding tools or incentives are already being used, and which local tools can be implemented to help close the funding gap. Guidance on this can be found in chapter 4 of Commerce's *Guidance for Updating Your Housing Element* (pg. 43-44, 63-65).

2(E): Identifies policies and regulations impacting racially disparate impacts, displacement and exclusion in housing, RCW 36.70A.070(2)(e)

RCW 36.70A.070(2)(e) states that the housing element must identify local policies and regulations that result in racially disparate impacts, displacement and exclusion in housing, including:

1. Zoning that may have a discriminatory effect,
2. Disinvestment, and
3. Infrastructure availability.

Findings
In our review of the housing element, we did not find identification of policies and regulations that result in racially disparate impacts, displacement and exclusion in housing, as required by RCW 36.70A.070(2)(e). The city's housing element does not "analyze data to assess racially disparate impacts, displacement, and exclusion in housing" (WAC 365-196-410(2)(f)(i)(B)) or "evaluate policies" and identify current or past city policies and regulations which may have inequitable impacts (WAC 365-196-410(2)(f)(i)(C)).

Changes needed
To meet the requirement in RCW 36.70A.070(2)(e), Commerce has determined the city must identify local policies or regulations which may contribute to racially disparate impacts (RDI),

displacement or exclusion in housing. Per Commerce guidance, the city should complete an evaluation of existing comprehensive plan policies and goals and examine whether previous policies contribute to RDI, exclusion or displacement.

To document completion of this requirement, the city must document how it reviewed its policies and regulations for racially disparate impacts, displacement and exclusion in the housing element and its findings. Commerce recommends the city include the policy review in an appendix. See chapter 3: "Evaluate policies" in *Guidance to Address Racially Disparate Impacts* for detailed guidance on completing a policy evaluation. The city may choose to use an evaluation matrix like the one included as an example in that chapter.

If after the policy review, the city finds that further policy updates are needed to address racially disparate impacts, displacement and exclusion, Commerce recommends the city update the housing element policies to be consistent with RCW 36.70A.070(2)(f), listed below.

2(F): Policies to address racially disparate impacts, displacement and exclusion, RCW 36.70A.070(2)(f)

RCW 36.70A.070(2)(f) states that the housing element must identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement and exclusion in housing caused by local policies, plans and actions.

Findings
We have found that the city has addressed this requirement with the following goals and policies which encourage the development of more affordable housing, preservation of existing affordable housing, and protection of existing households:

1. Goals HO-2, HO-3, HO-5, HO-6 and HO-11
2. Policies HO-2.1, 2.2, 3.6, 3.10, 3.11, 4.3, 4.6, 6.7, 6.9, 11.2 and 11.5

We have determined that no changes are needed to be consistent with the housing element requirements in RCW 36.70A.070(2)(f), unless further policy revisions are required as a result of the city's work to address the requirements in RCW 36.70A.070(2)(e).

2(G): Identifies areas at risk of displacement, RCW 36.70A.070(2)(g)

RCW 36.70A.070(2)(g) states that the housing element must identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.

Findings
Based on our review, we have found the housing element does not include identification of areas at risk of residential displacement. If this material was included in an appendix, we recommend providing a summary of the displacement risk findings in the housing element and linking to the appendix for more details.

Changes needed
To meet the requirement in RCW 36.70A.070(2)(g), Commerce has determined that the city must include a displacement risk map – such as Commerce Draft Displacement Risk Map – or a discussion of areas within the city that may be at risk of displacement.

2(H): Establishes anti-displacement policies, RCW 36.70A.070(2)(h)

RCW 36.70A.070(2)(h) states that the housing element must establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

Findings
Based on our review, we have found that policies under goal HO-2, HO-3 and HO-5 support anti-displacement efforts (Policy HO 2.1, 2.2, 3.6, 3.8, 3.9, 5.1, 5.2, 7.3). These policies direct the city to track affordable housing and housing where residents are more likely to be displaced, explore avenues to support existing households to stay in their current homes, and maintain existing stock of affordable and rent-assisted living.

We have determined that no changes are needed to be consistent with the housing element requirements in RCW 36.70A.070(2)(h).

3. Relevant rules adopted by the department

Scope of review
The housing element and development regulations must be consistent with relevant rules adopted by Commerce, including those in section 365-196 of the Washington Administrative Code (WAC). Specifically, Commerce has reviewed the following sections:

- WAC 365-196-300: Urban density
- WAC 365-196-325: Providing sufficient land capacity suitable for development
- WAC 365-196-410: Housing element
- WAC 365-196-500: Internal consistency

The Washington Administrative Code (WAC) 365-196 includes procedural criteria that provides guidance for how local governments should implement the legislative requirements of the GMA.

Findings
Commerce reviewed the city of Bainbridge Island's comprehensive plan and development regulations against the housing requirements in WAC 365-196. Unless stated otherwise in other sections of this report, Commerce has found that the city's comprehensive plan and development regulations were consistent with the requirements reviewed.

We have determined that no changes are needed to be consistent with the housing requirements in WAC 365-196 unless stated in other sections of this report.

4. State environmental policy act (SEPA) requirements

Scope of review
The housing element and development regulations must be consistent with the procedural requirements of SEPA (chapter 43.21C RCW).

Findings
Commerce has found that the city is currently in the process of completing the procedural requirements of SEPA for the comprehensive plan based on material on the city of Bainbridge Island's comprehensive plan website.

Changes needed
To be consistent with the procedural requirements of SEPA (chapter 43.21C RCW), Commerce has determined the city will need to complete the SEPA procedures for the comprehensive plan and conduct the appropriate SEPA review and procedures for the city's updates to its housing development regulations.

5. Internal consistency

Scope of review
The housing element must be internally consistent with the jurisdiction's comprehensive plan. This means that the land use, capital facilities, utilities and transportation element plan for the same number and type of housing units as the housing element and land use element.

The preamble within RCW 36.70A.070 states that: "The [comprehensive] plan shall be an internally consistent document and all elements shall be consistent with the future land use map." In order for the elements within the comprehensive plan to be consistent, each element must plan for its relevant components to adequately serve the proposed growth.

Findings
In Commerce's review of the comprehensive plan, we found there were several places where there were evident inconsistencies between the housing element and the other elements:

1) In the land use element, the city's future land use map on pg. LU-8 was not readable and did not match the preferred alternative land uses and housing densities analyzed in the city's land capacity analysis;
2) In the capital facilities element, the city did not provide a forecast of the future needs for capital facilities and the proposed locations and capacities of expanded or new capital facilities consistent with the housing element growth forecasts (RCW 36.70A.070(3)(b) and (c)); and

3) In the utilities element, the city did not provide information about the capacity of all existing and proposed utilities to accommodate future housing growth identified in the housing element (RCW 36.70A.070(4)(a)).

Changes needed
To show internal consistency of the housing element with the city's comprehensive plan, Commerce has determined the city must:

1) Incorporate a readable future land use map in the land use element that is consistent with projected growth in the housing element;
2) Update the capital facilities element to include a forecast of future needs for capital facilities and proposed locations and capacities of expanded or new capital facilities consistent with the housing element growth forecasts; and
3) Update the utilities element to include information about the capacity of all existing and proposed utilities to accommodate future housing growth identified in the housing element.

6. Emergency and supportive housing regulations

Scope of review
The housing development regulations must be consistent with requirements for emergency shelters, transitional housing, emergency housing and permanent supportive housing (STEP) requirements in RCW 35A.21.430.

RCW 35A.21.430 states that the city must allow transitional housing and permanent supportive housing (PSH) in any zones in which residential dwelling units or hotels are allowed. The city must allow indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit. Reasonable occupancy, spacing and intensity of use requirements may be imposed by ordinance on PSH, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety. Any such requirements on occupancy, spacing and intensity of use may not prevent the siting of a sufficient number of PSH, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each city's projected need for such housing and shelter (under RCW 36.70A.070(2)(a)(ii)).

Findings
We have found that emergency housing and emergency shelter are not currently listed as allowed uses in the required zones. PSH and transitional housing are also not currently listed as allowed uses in the required zones.

In addition to the requirements in RCW 35A.21.430 listed above, this section of statute has been updated by Engrossed Substitute House Bill (ESHB) 2266 (Chapter 232, Laws of 2026). Except as provided in the bill, this bill states that a city may not require any standards, conditions or requirements for STEP that are more restrictive than those required for other types of lodging or residential development within the same zone. The city will be required to adopt standards consistent with these requirements within two years of the effective date or its next

comprehensive plan update, whichever occurs first. This bill will become effective June 11, 2026, and pre-empt any local regulations that are inconsistent starting on that date.

Changes needed
To be consistent with the requirements in RCW 35A.21.430, Commerce has determined the city must:

1. Add emergency housing and emergency shelter as allowed uses in zones that allow hotels, which are HSR I and II.
2. Add PSH and transitional housing as an allowed use in zones that allow residential dwelling units or hotels, which is all zones except B/I and WD-I.

If any requirements on occupancy, spacing and intensity of use are proposed for emergency housing or emergency shelters or PSH, they may not prevent the city from accommodating its projected housing needs.

7. Co-living housing regulations

Scope of review
The housing development regulations must be consistent with requirements for co-living housing in RCW 36.70A.535.

RCW 36.70A.535 states that jurisdictions must adopt land use regulations for co-living housing as follows:

a. Co-living housing must be defined consistent with a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.
b. Co-living housing must be allowed as a permitted use on any lot within an urban growth area that allows at least six multifamily residential units. This includes lots zoned for mixed-use development.
c. Sleeping units in co-living housing must be treated as less than or equal to one-quarter of a dwelling unit for purposes of calculating dwelling unit density.
d. Co-living housing may not be required to contain room dimensional standards larger than those required by the state building code. This includes dwelling unit size, sleeping unit size, room area and habitable space.
e. Co-living housing may not be required to provide a mix of unit sizes or number of bedrooms.
f. Co-living housing may not be required to include other uses.
g. Development regulations for co-living housing may not be more restrictive than those required for other types of multifamily housing in the same zone.
h. Only those review, notice or public meeting requirements which are required for other types of residential uses in the same location may be required for co-living housing, unless otherwise required by state law.
i. Co-living may not be excluded from participating in affordable housing incentive programs under RCW 36.70A.540.
j. A sleeping unit in co-living housing must be treated as no more than one-half of a dwelling unit for purposes of calculating fees for sewer connections.

k. Parking requirements for co-living must be consistent with the following: 1. No off-street parking may be required within one-half mile walking distance of a major transit stop, 2. No more than 0.25 off-street parking spaces may be required per sleeping unit.

Findings
Commerce has found that the city's current development regulations:

1. Do not define co-living housing consistent with the statutory definition in RCW 36.70A.535(11)(a).
2. Do not allow co-living housing as a permitted use on any lot that allows at least six multifamily residential units or is zoned for mixed-use development consistent with RCW 36.70A.535(1).
3. Do not define other parameters for regulating co-living such as density limits, parking requirements or sewer connection fees for co-living units, that when added to the city's municipal code, may or may not be consistent with provisions in RCW 36.70A.535.

Changes needed
To be consistent with the requirements in RCW 36.70A.535, Commerce has determined the city must:

1. Define co-living housing consistent with the statutory definition in RCW 36.70A.535(11)(a),
2. Allow co-living housing as a permitted use on any lot that allows at least six multifamily residential units or is zoned for mixed-use development consistent with RCW 36.70A.535(1),
3. Define a sleeping unit in co-living housing as no more than one-quarter of a dwelling unit for purposes of calculating dwelling unit density consistent with RCW 36.70A.535(7),
4. Not require off-street parking within one-half mile walking distance of a major transit stop and not require more than 0.25 off-street parking spaces per sleeping unit consistent with RCW 36.70A.535(3),
5. Treat a sleeping unit in co-living housing as no more than one-half of a dwelling unit for purposes of calculating fees for sewer connections consistent with RCW 36.70A.535(8), and
6. Not require other standards that are inconsistent with those in RCW 36.70A.535, including development regulation requirements for co-living that are more restrictive than those required for other types of multifamily housing in the same zone (RCW 36.70A.535(4)).

8. Density bonus for affordable housing regulations

Scope of review
The housing development regulations must be consistent with requirements for density bonus for affordable housing on religious organization property in RCW 36.70A.545, which changed in the 2026 legislative session.

RCW 36.70A.545 states that jurisdictions must provide an increased density bonus consistent with local needs for any affordable housing development located on real property owned or controlled by a religious organization, provided that it is consistent with the conditions laid out in RCW 36.70A.545(1).

Findings
Commerce has found that “religious facility” is defined in BIMC 18.36.036 and consistent with the definition in RCW 36.01.290, which allows the city to administer an increased density bonus on property owned or controlled by a religious organization. The city’s development regulations in BIMC 18.21.050 include provisions to allow density bonuses for affordable housing on land owned or controlled by a religious organization. However, the city’s code limits the provision to one facility as part of a pilot program until January 2028. Because of these limitations, the city’s existing development regulations are inconsistent with RCW 36.70A.545.

Changes needed
To be consistent with the requirements in RCW 36.70A.545, Commerce has determined the city must allow the provisions of BIMC 18.21.050 to apply to all property owned or controlled by religious organizations now.

9. Residential parking regulations

Scope of review
The housing development regulations should be consistent with requirements for regulating residential parking in RCW 36.70A.622.

RCW 36.70A.622 states that jurisdictions must adopt land use regulations for required parking for residential development as follows:

a. Garages and carports may not be required as a way to meet minimum parking requirements for residential development;
b. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed;
c. Parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. "Tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress;
d. Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces;
e. Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities;
f. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.

Findings
Commerce has found that the following prohibited standards are not imposed by the city’s draft development regulations: required garages and the requirement that parking spaces be

enclosed or unenclosed. The city is consistent with requirements in RCW 36.70A.622(a) and (b) in not imposing the prohibited conditions.

The city's current development regulations have provisions to allow tandem parking for a single residence or individual dwelling units of a multifamily structure if approved (BIMC 18.15.020(B)(9)). However, the requirements for tandem parking in RCW 36.70A.622(1)(c) are to apply to all residential development without approval. Furthermore, additional details are needed in the city's municipal code to be consistent with the specific provisions of this requirement including the dimensions of tandem parking spaces. Additionally, revisions to BIMC 18.15.020(B)(8) would be necessary as this provision limits tandem parking.

The city's current development regulations specify dimensions for parking spaces in BIMC 18.15.020(J). Some of these dimensions exceed the maximum eight feet by 20 feet parking space dimensions in RCW 36.70A.622(1)(e).

In BIMC 18.15.020(B)(4), the city's current development regulations states that all driveways and parking areas, except those serving single-family residences, shall be surfaced with permanent materials acceptable to the public works department, and shall be designated to manage stormwater runoff in accordance with BIMC 15.20. It is not clear that grass block pavers would be an acceptable material consistent with RCW 36.70A.622(1)(g).

The city's current draft development regulations do not have provisions for any of the following requirements:

1. Allow for existing designated parking areas with legally nonconforming gravel surfacing to be used to meet parking standards, up to a maximum of six parking spaces (RCW 36.70A.622(1)(d))
2. Allow waivers for off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible (RCW 36.70A.622(1)(f))
3. Allow for parking spaces that consist of grass block pavers to count toward minimum parking requirements (RCW 36.70A.622(1)(g)).

Changes needed

To be consistent with requirements for residential parking in RCW 36.70A.622, Commerce has determined the city of Bainbridge Island will need to:

1. Revise BIMC 18.15.020(B)(8) and (9) to allow for tandem parking for all residential development without a separate approval consistent with RCW 36.70A.622(1)(c).
2. Revise dimensional space requirements BIMC 18.15.020(J) to be consistent with those in RCW 36.70A.622(1)(e).
3. Revise BIMC 18.15.020(B)(4) to clearly state that grass block pavers are an acceptable surface material that may count towards the minimum parking spaces for residential development consistent with RCW 36.70A.622(1)(g).
4. Add provisions in the city's municipal code for allow for existing designated parking areas with legally nonconforming gravel surfacing to be used to meet parking standards (RCW 36.70A.622(1)(d)) and allow waivers for on-street parking for residential projects if tree retention requirements would make the development infeasible (RCW 36.70A.622(1)(f)).

10(A) Implementing regulations

Scope of review
Regulations must allow for sufficient capacity of land to accommodate siting of allocated housing and population growth, per RCW 36.70A.115.

RCW 36.70A.115 states that fully planning jurisdictions are required to adopt and amend their comprehensive plans and/or development regulations to provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth.

Findings
Commerce has found the preferred alternative analyzed in the city's land capacity analysis includes changes in zoning designations for multiple zones in the Winslow subarea to accommodate the city's planned housing growth. The city's development regulations have not yet been updated to reflect the changes in zoning proposed in the comprehensive plan.

Changes needed
To be consistent with RCW 36.70A.115, Commerce has determined the city will need to:

1. Identify specific zoning changes that are proposed with the comprehensive plan to ensure sufficient capacity for the city's allocated housing growth, and
2. Update the city's zoning map and development regulations to be consistent the proposed zoning changes identified in the city's land capacity analysis within the comprehensive plan.

10(B) Middle housing regulations

Scope of review
The housing development regulations must be consistent with requirements for regulating middle housing in RCW 36.70A.635, 36.70A.636, 36.70A.637, and 36.70A.638.

Findings
RCW 36.70A.635(8)(b) provides an exception from the middle housing requirements in areas designated as sole-source aquifers by the United States Environmental Protection Agency on islands in the Puget Sound. Commerce has found that the entire city of Bainbridge Island is a sole source aquifer based on maps from the US Environmental Protection Agency (EPA). Therefore, the middle housing requirements in RCW 36.70A.635, 36.70A.636, 36.70A.637 and 36.70A.638 are not applicable to the city of Bainbridge Island.

We have determined that no changes are needed to be consistent with requirements for middle housing in RCW 36.70A.635, 36.70A.636, 36.70A.637, and 36.70A.638.

10(C) Accessory dwelling unit (ADU) regulations

Scope of review
The housing development regulations must be consistent with requirements for regulating accessory dwelling units in RCW 36.70A.680, 36.70A.681, 36.70A.682, 36.70A.696, 36.70A.697, 36.70A.698 and 36.70A.699.

Findings
Commerce has found that the entire city of Bainbridge Island is a critical aquifer recharge area (CARA) based on Bainbridge Island Municipal Code 16.20.100(A). Therefore, based on RCW 36.70A.681(4), the accessory dwelling unit requirements in the Growth Management Act are not applicable to the city of Bainbridge Island. However, the city of Bainbridge Island may choose to allow ADUs as part of accommodating local housing needs for all incomes.

We have determined that no changes are needed to be consistent with requirements for accessory dwelling units in RCW 36.70A.680, 36.70A.681, 36.70A.682, 36.70A.696, 36.70A.697, 36.70A.698 and 36.70A.699.

Summary of City Compliance with GMA Requirements Identified by 4/23/26 Dept. of Commerce Preliminary Report

HAA assessment based upon materials submitted to the Department of Commerce for Review in early March 2026, which did not include any changes to the BIMC

HAA Preliminary Report Section	Topic	Updated City Compliance Reference
1	GMA Housing Planning Goal	Added housing capacity to Draft Housing Element (Table HO-2, page HO-7)
2(A)	Inventory and analysis of housing needs	Prior submittal complied with requirements, no changes needed.
2(B)	Goals and policies for housing development and preservation	Prior submittal complied with requirements, no changes needed.
2(C)	Sufficient capacity of land for housing	Prior submittal partially complied. 1) Added housing capacity to Draft Housing Element (Table HO-2, page HO-7) & added City Land Capacity Analysis documentation to Draft Comprehensive Plan as Appendix E. 2) Added additional narrative to describe market factor to LCA (pending update with 7/14/26 Council direction). 3) Evaluated capacity for emergency housing needs per state Guidance and added this information to Draft Housing Element (Table HO-3, page HO-8)
2(D)	Adequate provisions for housing needs	The City has completed the referenced Commerce Housing Element Guidance *Appendix B: Adequate provisions checklist* and gap analysis and that information has been added as Draft Comprehensive Plan as Appendix F.
2(E)	Evaluate policies and regulations impacting racially disparate impacts, displacement and exclusion in housing	The City has utilized Dept. of Commerce Guidance to evaluate policies, and included relevant demographic and socioeconomic data, added as Draft Comprehensive Plan Appendix G. As directed by the City Council on 4/21/26, city staff worked with a few members of the Race Equity Advisory Committee on the final draft of Appendix G.
2(F)	Policies to address racially disparate impacts, displacement and exclusion	Prior submittal complied with requirements, no changes needed, unless identified through the work on Appendix G.
2(G)	Identifies areas at risk of displacement	The City has added language to the GMA section at the beginning of the Draft Housing Element to add this information (page HO-5)

Summary of City Compliance with GMA Requirements Identified by 4/23/26 Dept. of Commerce Preliminary Report

HAA assessment based upon materials submitted to the Department of Commerce for Review in early March 2026, which did not include any changes to the BIMC

HAA Preliminary Report Section	Topic	Updated City Compliance Reference
2(H)	Establishes anti-displacement policies	Prior submittal complied with requirements, no changes needed.
3	Relevant rules adopted by the department	Prior submittal complied with requirements, no changes needed.
4	State environmental policy act (SEPA) requirements	The City will need to complete the integrated GMA SEPA process that began in 2024 with the issuance of a Draft Environmental Impact Statement (DEIS) with the completion of a Final EIS that analyzes the final land use alternative and implementing development regulations.
5	Internal consistency	1) To ensure that the Draft Future Land Use Map (FLUM) remains legible, city staff propose removing it from the body of the Draft Land Use Element, and instead, will only include the Draft FLUM as Appendix A to the Draft Comprehensive Plan. 2) Additional documentation about future needs and capacity for capital facilities and utilities has been added to the end of the Draft Capital Facilities Element. System plans will continue to be adopted by reference in the draft Capital Facilities Element (page CF-13). 3) Documentation described above in 2). The City will communicate with other utility providers about the development capacity of the final land use alternative.
6	Emergency and supportive housing regulations	1) The City has proposed adding emergency shelter and emergency housing as permitted uses in relevant zones, see Ord. No. 2026-05 Exhibit B, BIMC Table 18.09.020. 2) The City has proposed adding permanent supporting housing and transitional housing as permitted uses in all residential and mixed use zones, see Ord. No. 2026-05 Exhibit B, BIMC Table 18.09.020. 3) The City has proposed adding definitions for STEP housing types consistent with state guidance, see Ord. No. 2026-05 Exhibit B, BIMC 18.36.030.

HAA Preliminary Report Section	Topic	Updated City Compliance Reference
7	Co-living housing regulations	1) The City is proposing to define a new use to address the co-living housing type- "micro-unit multifamily" consistent with state guidance, see Ord. No. 2026-05 Exhibit B, BIMC 18.36.030. The city is proposing a different term than "co-living" so as to not confuse the public with the Winslow Cohousing development, which is not a type of "co-living" pursuant to state guidance. 2) The City has proposed adding "micro-unit multifamily" as permitted uses in the zones required by state guidance, R-8 and all mixed use zones, see Ord. No. 2026-05 Exhibit B, BIMC Table 18.09.020. 3) The City has proposed adding the required density provisions to *Use Specific Standards* for "micro-unit multifamily", and additional standards for the R-8, Neighborhood Center and Winslow Town Center zones, see Ord. No. 2026-05 Exhibit B, BIMC Section 18.09.030.B.3 and Sections 18.12.030.A, B & C. 4) The City does not have a "major transit stop"(RCW36.70A.525(3)(b)(i), and has proposed adding the 0.25 parking spaces/sleeping unit provision to City parking requirements see Ord. No. 2026-05 Exhibit B, BIMC Tables 18.15.020-1 and 18.15.020-2. 5) The City is proposing to add a provision related to calculating sewer connections, see Ord. No. 2026-05 Section 6, modifying BIMC 13.16.040. 6) The City's proposed updated municipal code does not propose any additional zoning standards for micro-unit multifamily that are different that other development within the same zone
8	Density bonus for affordable housing regulations	The City has proposed to eliminate the "pilot phase" for the program for affordable housing development on property owned or controlled by a religious organization, see Ord. No. 2026-05 Exhibit B, BIMC Section 18.21.050

HAA Preliminary Report Section	Topic	Updated City Compliance Reference
9	Residential parking regulations	1) The City is proposing to amend existing tandem parking standards to ensure consistency with state guidance, see Ord. No. 2026-05 Exhibit B, BIMC Section 18.15.020.B.8 &9. 2) The City is proposing to amend existing parking dimension standards to ensure consistency with state guidance, see Ord. No. 2026-05 Exhibit B, BIMC Section 18.15.020.J. 3) City Development Engineering staff have confirmed that grass block or permeable pavers are an approved stormwater best management practice (BMP) for pavement surfaces, therefore no change is needed to BIMC Section 18.15.020.B.4. 4) The City is proposing to amend existing parking standards to ensure consistency with state guidance regarding existing gravel surfacing, see Ord. No. 2026-05 Exhibit B, BIMC Section 18.15.020.B.4.
10(A)	Implementing regulations	1) The City Council has reviewed implementing regulations in June and July 14, 2026. The City Council's current direction on City development standards for base and bonus FAR, building height and lot coverage(see Ord. No. 2026-05 Exhibit B, BIMC Table 18.12.020-3), The City's land capacity analysis for the Winslow Subarea will need to be updated to evaluate the most recent City Council direction on development standards. 2) The draft updated zoning map (see Ord. No. 2026-05) is consistent with the City's updated land use districts and boundaries.
10(B)	Middle housing regulations	The City is currently exempt from state middle housing regulations, no changes needed.
10(C)	Accessory dwelling unit regulations	The City is currently exempt from the newer state ADU regulations, no changes needed.

STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1500 Jefferson Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • 360-725-4000
www.commerce.wa.gov

July 13, 2026

The Honorable Mayor Moriwaki
City of Bainbridge Island
c/o Jennifer Sutton, Senior Planner
280 Madison Avenue North
Bainbridge Island, WA 98110

Sent via electronic mail: jsutton@bainbridgewa.gov

Re: 60-Day Notice of Intent to Adopt – Comprehensive Plan

Dear Mayor Moriwaki,

Thank you for the opportunity to comment on the City of Bainbridge Island's draft comprehensive plan. We appreciate the ongoing coordination with our agency as you work to achieve the community's vision consistent with the goals and requirements of the Growth Management Act (GMA). Growth Management Services received the proposed amendment on May 14, 2026, and processed it with material identification number 2026-S-12820. Your submission represents a great deal of work towards the 2024 periodic update of your comprehensive plan, which was due December 31, 2024.

We have reviewed your submittal using Commerce's Periodic Update Checklist (July 2024) and the Expanded Housing Checklist. Since the city has also been identified for selected review under the Housing Accountability Act (HAA) program in RCW 36.70A.835, we have also reviewed your submittal using Commerce's HAA Development Regulations Checklist. We encourage you and your community to consider the following as you finalize your drafts:

Comprehensive Plan:

1. Land Use Element

    a. During our review, we did not find consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state, as required in RCW 36.70A.070(1). We recommend including this information as part of the comprehensive plan, whether in the land use element, an appendix or other document adopted by reference.

    b. During our review, we did not find goals or policies addressing the reduction and mitigation of the risk to lives and property posed by wildfires using land use planning tools and through

wildfire preparedness and fire adaptation measures, as required in (RCW 36.70A.070(1). We recommend including these goals and policies as part of the comprehensive plan and within the land use element.

2. Capital Facilities Element

During our review, we did not find a description of impact fees and an identification of public facilities on which money is to be spent (RCW 82.02.050(5) and WAC 365-196-850(3)). We recommend including this information as part of the comprehensive plan, whether in the capital facilities element, an appendix, or other document adopted by reference.

3. Housing Element

a. The city indicates that it does not have sufficient land capacity for housing needs for moderate, low, very-low, and extremely low-income households on pages HO-6 and HO-7. To demonstrate sufficient land capacity for housing needs at all income levels, consistent with RCW 36.70A.070(2)(c), we recommend the city evaluate zoning changes that will accommodate more moderate density housing typologies such as mid-rise multi-family housing and document what zoning changes are needed to accommodate the deficit of housing capacity. The final analysis should demonstrate that, with proposed zoning changes, the city will have sufficient capacity for its housing needs at all income levels. Please see chapter 3 of Guidance for Updating Your Housing Element for additional information on meeting this requirement, specifically pages 39-43 (Steps 5 and 6).

b. The city includes material to address the requirement of RCW 36.70A.070(2)(d)(ii) in Appendix F: Barriers to Housing Availability and Adequate Provisions Checklist. Commerce recommends the city incorporate high-level findings from this material into the housing element for greater consistency with this requirement and increased transparency for the public.

4. Development Regulations

a. The city's proposed zoning does not provide sufficient capacity for the city's housing needs consistent with the requirements in RCW 36.70A.115. We recommend the city adopt development regulations with the periodic update to provide sufficient capacity of land to accommodate the city's allocated housing needs by income level. See item 3.a. under the housing element section above.

b. The city identifies development regulation barriers to housing affordability in zones above R-8 (e.g., high minimum lot sizes, low maximum densities, large setbacks, and conditional use permits). Based on our review, we did not see these development regulation changes implemented in the city's May 14, 2026, submission. For consistency with RCW 36.70A.070(2)(d), RCW 36.70A.130(1)(a), and WAC 365-196-500, as well as recent Growth

Management Hearings Board cases,[1] we recommend implementing these changes with the periodic update.

5. Housing Accountability Act

   a. For consistency with the requirement in RCW 36.70A.835(7)(a)(iv) to complete the procedural requirements of SEPA (chapter 43.21C RCW), Commerce recommends the city complete the SEPA procedures for the comprehensive plan and its housing development regulations.

   b. All items identified in 1-5 will be required for a determination of HAA compliance.

As a friendly reminder, copies of adopted amendments shall be submitted to Commerce within ten days after final adoption (RCW 36.70A.106(2)).

Again, we appreciate the opportunity to work with the city and provide comments on the proposed amendments. We are available for technical assistance and, if requested, can attend upcoming meetings with your Planning Commission and/or Council. If you wish to discuss any of the comments presented in this letter, you may reach me at ted.vanegas@commerce.wa.gov or 360-280-0320.

Sincerely,

Ted Vanegas

Ted Vanegas
Senior Planner
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Carol Holman, MUP, Western Regional Manager, Growth Management Services
Ben Serr, AICP, Eastern Regional Manager, Growth Management Services
Anne Fritzel, AICP, Housing Section Manager, Growth Management Services
Laura Hodgson, Housing Planning and Data Manager, Growth Management Services

[1] Futurewise et al. v. City of Mercer Island, Final Decision and Order, Case No. 25-3-0003

ORDINANCE NO. 2026-04

AN ORDINANCE of the City of Bainbridge Island, Washington, adopting the 2024 Comprehensive Plan Periodic Update, including the Winslow Subarea Plan update.

WHEREAS, the City of Bainbridge Island Comprehensive Plan was first adopted in 1994 with subsequent updates in 2004 and 2016; and

WHEREAS, the Washington State Growth Management Act (GMA) requires cities and counties to complete a periodic update of the Comprehensive Plan every ten years; and

WHEREAS, the City is required to take final legislative action to complete the periodic update process per WAC 365-196-610(1)(c); and

WHEREAS, since the City's last Comprehensive Plan periodic update in 2016, the GMA was amended in numerous ways to address housing, including enacting new housing and land capacity requirements for cities and counties; and

WHEREAS, the City is a voting member of the Puget Sound Regional Council (PSRC) and is required by RCW 36.70A.210 to adopt a Comprehensive Plan consistent with the Multi-County Planning Policies contained in the VISION 2050 regional growth plan adopted by PSRC; and

WHEREAS, the City is a voting member of the Kitsap Regional Coordinating Council (KRCC) and is required by RCW 36.70A.210 to adopt a Comprehensive Plan consistent with the Countywide Planning Policies which were approved by KRCC, adopted by Kitsap County, and ratified by the City of Bainbridge Island; and

WHEREAS, the City Council has identified affordable housing as a City priority and is committed to expanding the supply of housing on the Island that serves lower income households, particularly families with children, employees of Bainbridge Island businesses and public agencies, and seniors who might otherwise be displaced from the community; and

WHEREAS, in order to focus the majority of growth targets in the Winslow Subarea and not where low-density residential zoning exists and in order to accommodate the new affordable housing targets in the Winslow Subarea, additional housing capacity in the form of land use zoning changes would be necessary; and

WHEREAS, Countywide Planning Policy UGA-5 defines the process by which growth targets are allocated among the County and Cities which are then used as the growth targets for periodic updates; and

WHEREAS, the adopted City growth targets for the years 2020 to 2044 are as follows, with the affordable housing targets being a new GMA requirement for this periodic update and added to the Countywide Planning Policies as Appendix F in June 2023; and

ADOPTED GROWTH TARGETS

	2020 (actual)	Adopted Growth Target	2044 (anticipated)	Annual Growth (anticipated)
Population	24,825	**4,524**	29,349	0.8 %
Employment	9,176	**1,927**	11,103	0.9 %

Housing Needs by Income Level (% of AMI)		2020 (housing supply)	Adopted Housing Needs
High	>120%	6,578	**560**
Middle	>100-120%	2,073	**138**
Moderate	>80-100%	1,150	**140**
Low	>50-80%	788	**272**
Very Low	>30-50%	331	**324**
Extremely Low	0-30% Non-PSH	331	**377**
	0-30% PSH	0	**166**
Total		11,251	**1,977**
Temporary Emergency Housing		0	**83**

AMI = Kitsap County Area Median Income *PSH = Permanent Supportive Housing*

WHEREAS, in 2023 the City adopted a Housing Action Plan to address significant housing affordability problems and to identify ways that the City and other public and private partners can address housing affordability and diversify housing options; and

WHEREAS, in June 2022, the City initiated its work on updating the Comprehensive Plan and preparing a public participation plan focusing initial efforts on updates to the Winslow Subarea Plan; and

WHEREAS, in order to conduct a comprehensive environmental review of plan updates, the Planning Director made a State Environmental Policy Act (SEPA) determination of significance regarding the Winslow Subarea Plan update which began a formal scoping effort for drafting an Environmental Impact Statement (EIS) on the plan adoption; and

WHEREAS, the EIS scoping process was originally initiated for the Winslow Subarea Plan update which occurred from January 27,2023 to March 8, 2023 and a Public EIS scoping meeting was held on February 8, 2023; and

WHEREAS, on April 25, 2023, the City Council adopted Resolution 2023-03 establishing a Steering Committee made up of three City Council members and three members of the Planning Commission to provide oversight on the Winslow Subarea Plan update and on the Comprehensive Plan periodic update with the following purposes and roles:

- Review and provide feedback on public engagement plans;
- Provide recommendations on planned public outreach and community
- engagement events;
- Provide recommendations concerning deliverables, work plan, and schedule;
- Assist staff and consultant team in maintaining community perspective and identify priority issues and outcomes;
- Assist staff with monitoring budget and cost containment;
- Report meeting summaries and project activities to respective council or commission, including periodically to advisory boards and committees ;
- Provide periodic reports to the broader community on steering committee work; and
- Apply an equity lens consistent with the Government Alliance for Race Equity's racial equity assessment as well as a climate lens to all project work, activities, and outcomes.

WHEREAS, the City of Bainbridge Island subsequently determined it was best to combine the SEPA environmental review for the Comprehensive Plan periodic update with the Winslow Subarea Plan update, with an EIS scoping process from September 27, 2023 to October 29, 2023; and

WHEREAS, throughout spring and summer 2023, in accordance with an approved public participation plan, the City carried out numerous in-person and online public outreach events, documenting feedback from public and private groups and individuals on community priorities, community vision, and options for accommodating growth and broadly sharing community engagement results online and with email listservs established during outreach events; and

WHEREAS, after synthesizing public feedback on EIS Scoping and with consideration to the new housing mandates in the GMA, on July 26, 2024, a Draft Environmental Impact Statement (DEIS) was published and released for public review and comments for a seventy-six (76) day comment period; and

WHEREAS, the DEIS analyzed one baseline No Action alternative (Alternative 1) and two action alternatives namely, Alternative 2 (Dense Centers) and Alternative 3 (Distributed Density); and

WHEREAS, the DEIS Fact Sheet listed the proposed actions by the City to include adoption of the updated Winslow Subarea Plan and the adoption of the Comprehensive

Plan and determination of whether one of the development alternatives or a hybrid alternatives derived from the development alternatives or the No Action Alternative is the preferred alternative; and

WHEREAS, a total of 461 people attended six public open houses on the Draft EIS; and

WHEREAS, during the seventy-six-day comment period 567 comment submittals – totaling 1,310 pages and over 2,700 individually indexed comments; and

WHEREAS, on December 4, 2024, a DEIS Comment Summary and Response report on the Draft EIS was published; and

WHEREAS, on DATE, a Final EIS was issued consistent with applicable requirements; and

WHEREAS, on November 18, 2025, the Bainbridge City Council, in recognition of the periodic update being overdue, adopted Resolution 2025-18 outlining key milestones, clarifying roles for staff and the Planning Commission, and prioritizing only the amendments necessary to comply with the Growth Management Act for the Comprehensive Plan Update process; and

WHEREAS, throughout 2025 and 2026 the Planning Commission met over two dozen times to review and provide recommendations on updates to zoning maps and districts, how to meet housing affordability targets, and textual updates to the Winslow Subarea Plan and the Comprehensive Plan; and

WHEREAS, on January 13, 2026, the City of Bainbridge Island received notice from the Washington Department of Commerce that it has been selected for the Housing Accountability Act (HAA) Selected Review Process; and

WHEREAS, on February 17, 2026, representatives from the Washington Department of Commerce gave a presentation during a Bainbridge City Council meeting that reviewed the requirements of the HAA process and established a schedule; and

WHEREAS, on May 4, 2026, public notice was issued regarding the Planning Commission public hearing and associated comment period consistent with applicable requirements; and

WHEREAS, on May 14, 2026, notice was given to the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

WHEREAS, on May 14 and 21, 2026, a public hearing was held before the Planning Commission, and after completing its discussion on May 21, recommended approval of the proposed updates to the Comprehensive Plan, WSP and the corresponding development regulations (Ordinance No 2026-05); and

WHEREAS, beginning on May 12, 2026, the City Council held study sessions on both Ordinance No. 2026-04 and Ordinance No. 2026-05; and

WHEREAS, on July 28, 2026, the City Council held a joint public hearing with the Department of Commerce housing staff regarding the City's progress under the Housing Accountability Act; and

WHEREAS, in early 2025, the City accepted proposed amendments to the Comprehensive Plan and processed a proposed textual amendments to goals and policies regarding a Cultural and Civic Overlay in the downtown area of Winslow; and

WHEREAS, on March 12, 2026, the Planning Commission recommended amendments to the Comprehensive Plan and to the Winslow Subarea Plan that established goals and policies regarding a Civic and Cultural Connection Overlay; and

WHEREAS, RCW 36.70A.210 requires cities and counties to establish Countywide Planning Policies (CPPs) to act consistently regarding regional long-range planning issues and on DATE, the Planning Commission reviewed the requirements of Appendix C and D of the adopted Kitsap Countywide Planning Policies regarding the designation of a countywide growth center in a defined area of portions of the mixed-use zones in the Winslow Subarea; and

WHEREAS, the Planning Commission recommended to the City Council that the area consisting of the Winslow Town Center mixed use districts and Washington State Ferries maintenance property should be designated a countywide growth center in accordance with Appendix C and D of the Kitsap Countywide Planning Policies; and

WHEREAS, Ordinance No. 2026-05 adopts the amendments to the Bainbridge Island Municipal Code to maintain consistency with and implement the updates to the Winslow Subarea Plan and the Comprehensive Plan and is being processed concurrently with this Ordinance; and

WHEREAS, on DATE, public notice was issued regarding the City Council public hearing and associated comment period consistent with applicable requirements; and

WHEREAS, on DATE, a public hearing was held before the City Council; and

WHEREAS, the adoption of the 2024 Comprehensive Plan periodic update and the updates to the Winslow Subarea Plan incorporate by reference other adopted plans including but not limited to the Climate Action Plan, Housing Needs Assessment & Housing Action Plan, Island-wide Mobility Plan, Groundwater Management Plan, and the Sea Level Rise Flood Vulnerability and Risk Assessment; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DO ORDAIN, AS FOLLOWS:

Section 1. Findings and Conclusions. In support of this ordinance, the City Council adopts the recitals set forth above, the recommendations of the Planning Commission, and the following findings:

A. The proposed Comprehensive Plan amendments are consistent with the GMA and other applicable state laws;

B. The proposed Comprehensive Plan amendments are consistent with applicable countywide planning policies;

C. The proposed Comprehensive Plan amendments are beneficial to the City as a whole, and to the health, safety, and welfare of its community members;

D. The proposed Comprehensive Plan amendments have been processed in material compliance with all applicable procedural requirements;

E. The City Council has considered, as has been guided by, the GMA Planning Goals enumerated at RCW 36.70A.020, as well as all other applicable provisions of the GMA;

F. The City Council has considered, and the proposed Comprehensive Plan amendments satisfy, the requirements set forth in chapter 2.16 BIMC, as applicable;

G. All relevant requirements of SEPA have been satisfied in relation to this ordinance; and

H. All of the proposed Comprehensive Plan amendments have been considered concurrently so that their cumulative effect has been appropriately ascertained.

Section 2. **Bainbridge Island Comprehensive Plan Repealed.** The 2016 Bainbridge Island Comprehensive Plan adopted by Ordinance No. 2017-01 is hereby repealed in its entirety.

Section 3. Bainbridge Island Comprehensive Plan Adopted. Based on the requirements of the Growth Management Act (chapter 36.70A RCW), the State Environmental Policy Act (chapter 43.21C RCW), the Kitsap County Countywide Planning Policies, the Puget Sound Regional Council Multicounty Planning Policies and the Bainbridge Island Municipal Code, the 2024 Comprehensive Plan and Winslow Subarea Plan is hereby amended as provided in Exhibits A and B, which is attached hereto and incorporated herein by reference.

Section 4. Final Legislative Action. This ordinance, along with companion Ordinance 2026-05 (Consistency Update to the Bainbridge Island Municipal Code), is the City's final legislative action as required by WAC 365-196-610(1)(c) for the City's 2024 Periodic Update required by RCW 36.70A.130.

Section 5. Transmittal to Department of Commerce. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Washington State Department of Commerce, as required by law.

Section 6. Corrections. The City Clerk, as codified to this ordinance, is authorized to make necessary corrections to this ordinance, including, but not limited to, the corrections of scrivener and clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 7. **Severability**. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 8. **Effective Date**. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this ____ day of _____, 2026.

APPROVED by the Mayor this ____ day of _____, 2026.

_____
Clarence Moriwaki, Mayor

ATTEST/AUTHENTICATE:

_____
Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK:	_____, 2026
PASSED BY THE CITY COUNCIL:	_____, 2026
PUBLISHED:	_____, 2026
EFFECTIVE DATE:	_____, 2026
ORDINANCE NUMBER:	2026-04

LAND USE ELEMENT

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LAND USE INTRODUCTION

The Land Use Element is one of the mandatory elements of the *Comprehensive Plan* under the *Growth Management Act* (*GMA*). It addresses the general location and distribution of *land uses* within the City and, in combination with other Plan Elements, guides the use of land on Bainbridge Island. These other Elements include:

- The Environment and Water Resources Elements that address the protection and conservation of natural systems including the Island's *sole source aquifer*, the quality and quantity of water, habitat, vegetation and air.
- The Housing Element that identifies strategies to increase the diversity of *housing types* and the supply of *affordable housing* on the Island.
- The Economic Element that encourages programs and policies to support economic vitality and opportunity for Island residents.
- The Transportation Element to provide mobility and safety for all users while respecting neighborhood character and climate resilience.
- The Capital Facilities and Utilities Elements to address the infrastructure needed to serve the planned land uses.

Taken together, these Elements balance the Island's highly held values of environmental stewardship with the needs of its people for housing, health, safety, economic opportunity and access to goods, services, recreation and cultural amenities. All of these Elements are guided by the ~~eight~~ nine[1] *Guiding Principles* set forth in the Introduction Chapter of this *Comprehensive Plan*. These Principles emphasize the importance of shaping future growth and redevelopment in a way that retains the Island's character and quality of life that its residents so highly value. Future growth on Bainbridge will be accommodated in a manner that is consistent with the responsible stewardship of its finite natural resources and the requirements of the *GMA*. With that overall goal in mind, this C*omprehensive Plan* goes beyond the *GMA's* minimum requirements. For example, it exceeds the *GMA*'s minimal requirement to address water resources as a component of the Land Use Element by instead devoting an entire additional Element to Water Resources. The *GMA* requires plans to be based on a twenty-year horizon, but this plan uses a fifty-year/one hundred-year horizon to better account for the implications of *climate change* and the much longer-term cycles of natural systems and public infrastructure investments.

The Kitsap County ~~2014~~ 2021 Buildable Lands Report showed that the Island has sufficiently zoned land in ~~2016~~ 2020 to accommodate the anticipated population and employment growth through the year ~~2036~~ 2044. However, the bulk of the existing residential capacity is in the *Conservation* Area, and is forecasted to produce primarily housing affordable only to households with above middle incomes. Therefore, the City is planning to increase affordable housing programs and allowed densities in *designated centers* to produce more affordable housing, a goal that has always been supported by the City's Comprehensive Plan. Other ~~any~~ localized increase in *density* over current zoning *should* further one or more of these public purposes:

1. Shift *density* from *critical areas* or farmland to Winslow or other *designated centers*.
2. Increase the range and supply of *housing types and affordable housing.*
3. Contribute to public *infrastructure* or public amenities in excess of what is needed to mitigate the impacts of an individual project's development.
4. Reduce *greenhouse gas* emissions.
5. Plan for the effects of *climate change* to avoid or ameliorate the impacts.

[1] Council June 2, 2026. I move revise the second sentence of the second paragraph of the Land Use Introduction to replace the word "eight" with "nine."

Another important component of the Plan's implementation are benchmarks and targets against which to assess progress. For example, the Housing Element sets aspirational targets to increase the diversity of *housing types* and supply of *affordable housing* and establish benchmarks, a monitoring program and a schedule for progress reports. A monitoring program must be created to track progress in achieving other aspects of the Plan's *vision* and *goals*.

LAND USE VISION ~~2036~~ 2044

The environment, values and culture of our Island community have been protected, conserved and enhanced by managing growth according to the *Comprehensive Plan*'s *Guiding Principles*, *Goals and Policies*.



Fig. LU-1 Typical Island Designated Center



Fig. LU-2 Typical Island Conservation Area

Most of the preceding two decades of growth have been attracted to the high quality of life in the Island's thriving ***Designated Centers*** where cultural amenities, employment and housing opportunities abound and *public services*, utilities and *infrastructure* are efficiently provided.

These ***Designated Centers*** are compact, human-scaled and pedestrian-oriented, promoting a healthy lifestyle and are linked to each other and the region by a network of trails and *transit*. (See Fig. LU-1.)

Outside of the ***Designated Centers***, almost 90% of the Island is a green and open landscape. The residential *land use* pattern in this ***Conservation Area*** minimizes the footprint of the built environment and embodies design principles that protect the Island's *aquifers*, surface waters and *fish and wildlife habitat*.

This broad landscape of canopied woodlots, parks and saltwater shorelines is dotted with working *farms*, historic structures, freestanding residences and co*nservation villages*. (See Fig. LU-2.)

The evolving ***Designated Centers*** and ***Conservation Areas*** on Bainbridge Island embody the successful implementation of the Island Land Use Concept. (See Fig. LU-3.)

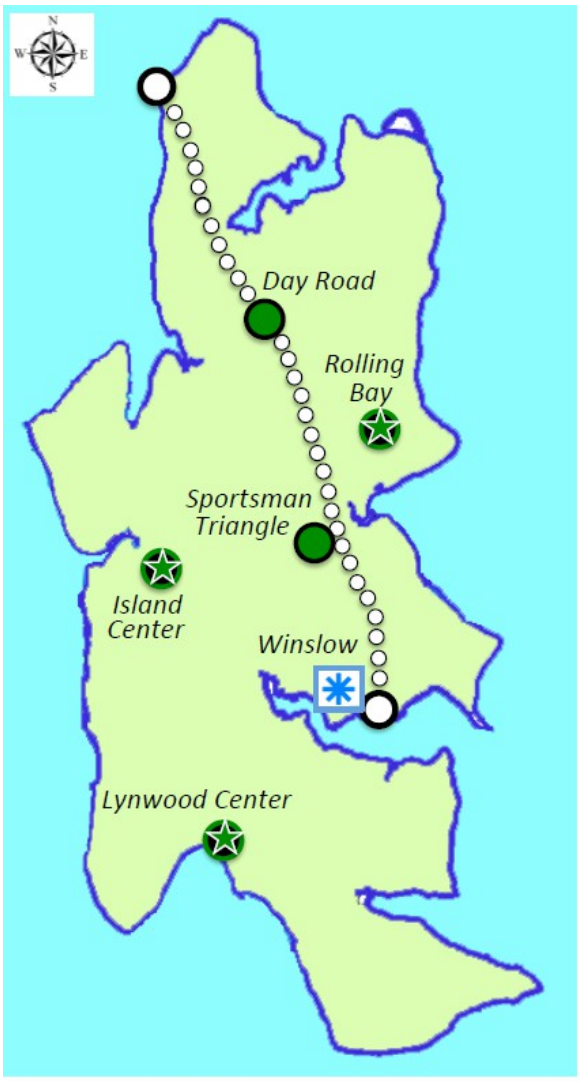


Fig. LU-3. Island-wide Land Use Concept

Shorelines

Gateways

305 Corridor

Designated Centers

Winslow

Lynwood Center

Rolling Bay

Island Center

Industrial Centers

Day Road

Sportsman Triangle

Conservation Area

GOALS & POLICIES

GOAL LU-1

Plan for growth based on the growth targets established by the *Kitsap Regional Coordinating Council*: ~~5,635~~ 4,524 additional residents and ~~2,808~~ 1,927 additional jobs from ~~2010-2036~~ 2020- 2044 and at the same time promote and sustain high standards that will enhance the quality of life and improve the environment of the Island.

Policy LU 1.1

The City accepts the *Kitsap Regional Coordinating Council* (*KRCC*) population allocation and will continue to analyze the impacts of these allocations as the Comprehensive Plan is implemented. With an allocation of ~~28,660~~ 29,349, the Island must plan for an increase in population of ~~5,635~~ 4,524 persons and ~~2,808~~ 1,927 jobs by the year ~~2036~~ 2044.

Policy LU 1.2

The Winslow Town Center is designated a Countywide Growth Center as shown on the Future Land Use Map (Appendix A), consistent with Kitsap Countywide Planning Policies.

Policy LU 1.3~~2~~

Outside of Winslow and the *Designated Centers*, the Island has a rural appearance with forested areas, meadows, *farms* and winding, narrow, heavily vegetated roadways. These characteristics represent an important part of the Island's special character that is so highly valued by its residents.

As important as preserving Island character is to its residents, of equal importance is the protection of the Island's *environmentally sensitive areas*. These outlying areas contain much of the Island's sensitive areas – the major *recharge* areas for the Island's *aquifers*, *wetlands* and *streams* that serve a variety of important functions. Much of the area serves as *fish and wildlife habitat*. There is strong public support to encourage a pattern of development that preserves and protects this portion of the Island.

GOAL LU-2

This *Comprehensive Plan* recognizes and affirms that as an Island, the city has natural constraints based on the *carrying capacity* of its natural systems. The plan strives to establish a development pattern that is consistent with the *Goals* of the community and compatible with the Island's natural systems.

Policy LU 2.1

Recognizing that the *carrying capacity* of the Island is not known, the citizens of Bainbridge Island should strive to conserve and protect its natural systems within the parameters of existing data. Revisions to the Plan *should* be made as new information becomes available.

The *carrying capacity* of Bainbridge Island is determined by many factors including the supply of limited resources (particularly water), changes in patterns of consumption and technological advances. This Plan acknowledges that with current information, the *carrying capacity* of the Island is unknown. During the timeframe of this Plan, additional information on the *carrying capacity* of the Island should be developed.

The plan takes a balanced and responsible approach to future development. As our understanding of the Island's capacity changes, the recommendations of this Plan should be reconsidered to ensure they continue to represent a responsible path for the long-range future of the Island.

Policy LU 2.2

Establish a public education program to foster the community's understanding of the natural systems on the Island and their *carrying capacity*.

Policy LU 2.3

This Plan recognizes that stewardship of the land is a responsibility of individual citizens and the community as a whole. Through its status as an employer and landowner, the City sets an example of environmental stewardship so that others will be encouraged to do so.

Policy LU 2.4

Develop a City program that recognizes and rewards stewardship so that others will be encouraged to follow suit.

Policy LU 2.5

Continue implementation of the City's Climate Action Plan and Groundwater Management Plan. ~~Prepare a Bainbridge Island Climate Change Strategy and Water Conservation Plan.~~

Policy LU 2.6

Establish development regulations that incorporate best practices for reducing the risk of wildfire, extreme heat, flooding, and other climate-exacerbated hazards.

GOAL LU-3



Develop a meaningful process for citizen participation that includes participation from all segments of the Island community.

Fig. LU-4 ~~Listening sessions~~ In person and virtual open houses were held to engage with citizens and ~~helped~~ kick off the ~~2016~~ 2024 *Comprehensive Plan* update.

Policy LU 3.1 Create a standard operating procedure which states that public workshop and planning events will take place in neighborhoods which are historically under-invested or marginalized on the Island.

ISLAND-WIDE CONSERVATION AND DEVELOPMENT STRATEGY

GOAL LU-4

As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in *designated centers*, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

Policy LU 4.1

Focus development and redevelopment on the Island over the next fifty years in *designated centers* that have or will have urban levels of services and *infrastructure* while increasing conservation, protection and restoration on the Island, including shorelines, especially where there is interaction between the fresh and saltwater environments.

Policy LU 4.2
Adopt a multi-year work program to undertake the subarea planning for the *designated centers* of Island Center, Rolling Bay, Sportsman Triangle and Day Road. The product will be *Subarea Plans* for each of the *designated centers* that will be adopted as part of the *Comprehensive Plan*.

Policy LU 4.3
Continued implementation of ~~Updating~~ the Winslow ~~Master~~ Subarea Plan (Appendix C) is a high work program priority because the greatest potential for achieving many of the City's development priorities is focused there including increasing the diversity of *housing types* and the supply of *affordable housing* while helping to reduce the development pressures in the Island's conservation areas.

Policy LU 4.4
Subarea planning for each *designated center shall* be informed by surface water and aquifer data in the respective watershed and appropriate provision made to limit permitted uses or require specific measures to protect the water resource.

Policy LU 4.5
Subarea planning for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix and the desired and required services and *infrastructure* to serve the selected use mix and intensity.

Policy LU 4.6
The Future Land Use Map ~~in~~ (see Appendix A) ~~Fig. LU-5~~ establishes the future distribution, extent and location of generalized *land uses* on the Island.

Policy LU 4.7
Continue to utilize the *goals*, *policies* and use regulations of the Shoreline Master Program to protect the environmental quality of and public access to the Island's saltwater shoreline.

Policy LU 4.8
The SR 305 corridor with its gateways at the Washington State Ferry landing in Winslow and the Agate Pass Bridge, is a major regional facility managed by the Washington State Department of Transportation. Actively work with the State and others to minimize the traffic impacts of SR 305 on mobility, safety, air quality, noise and the visual character of Bainbridge Island while also serving both the motorized and non-motorized needs of Island residents and businesses.

Policy LU 4.9 Coordinate the City's planning programs and *development regulations* concerning *open space* preservation with the efforts of appropriate organizations to identify and prioritize conservation and *open space* opportunities, and to acquire and administer *conservation easements*.



~~Fig. LU-5 Future Land Use Map~~



Fig. LU-5 ~~6~~ The scenic highway SR 305 corridor is a major part of the Island's functional mobility and visual character.

Policy LU 4.10
Lands shown on Fig. LU-3 as "Conservation Areas" are appropriate for residential, recreational, agricultural, habitat and *open space* uses. The City will use a variety of conservation tools, including public acquisition of certain properties, regulatory protection of *critical areas* and innovative tools such as aquifer conservation zoning and conservation villages to minimize the development footprint within these Conservation Areas.

Policy LU 4.11
To the greatest degree practical, prohibit clearcutting and grading of the natural landscape.

Policy LU 4.12 Study implementing a form-based code to make future development more predictable.

DESIGNATED CENTERS

GOAL LU-5

Focus Urban Development in *Designated Centers*

The Plan focuses residential, commercial, and industrial growth in Winslow and other *designated centers* with urban services such as the Neighborhood Centers, and the industrial centers at Day Road, and Sportsman Triangle. Collectively, Winslow, the Neighborhood Centers, and the two industrial centers constitute Bainbridge Island's *designated centers*.

In the 2016 Comprehensive Plan update, this growth strategy was modified ~~This is a change~~ from the 1994 and 2004 Plans both of which specified a numeric growth strategy as follows: accommodate 50% of the population growth in Winslow through the year 2012 and accommodate 5% of population growth in the Neighborhood Centers. The balance of the growth was to be absorbed throughout the remainder of the Island.

Policy LU 5.1
Winslow is the urban core of the Island while the Neighborhood Centers are smaller-scale mixed-use centers. In order to achieve the *goals* of the *GMA* this Plan:

- Encourages development in areas where *public facilities* and services exist or can be provided in an efficient and effective manner.
- Provides a vibrant, pedestrian-oriented core.

- Reduces sprawl.
- Provides choice of housing location and lifestyle.
- Maintains and protects environmentally sensitive and resource lands.
- Encourages the retention of open space.
- Maintains and enhances fish and wildlife habitat.

Policy LU 5.2

Increased density over and above the existing zoning in the Neighborhood Centers *should* only occur through a shift in *density* from areas identified in the Island-wide Conservation Strategy through *PDRs*, *TDR*s or other mechanisms and through the use of *density bonuses* for *affordable housing*.

Policy LU 5.3

Encourage *residential uses* in a variety of forms and *densities* as part of the use mix in Winslow and neighborhood centers.

Policy LU 5.4

Sustainable development and redevelopment will be focused in the *designated centers* through a combination of intergovernmental and public-private partnerships, *affordable housing* programs, "green" capital projects and *low impact development* standards.

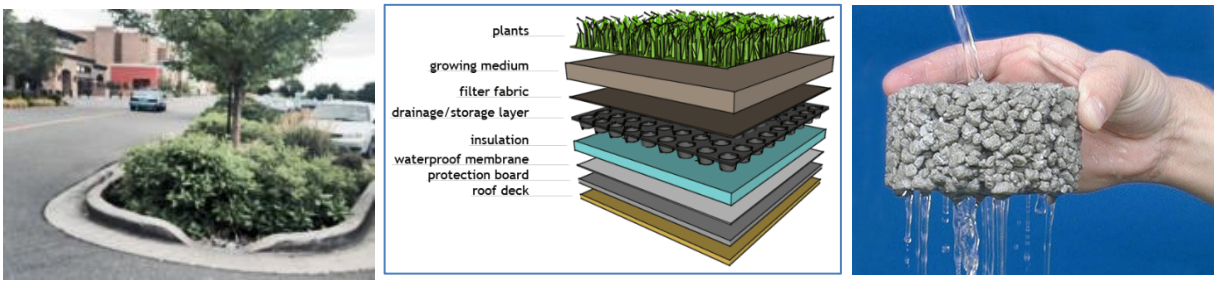


Fig. LU-6 ~~7~~ *Low Impact Development* methods mimic natural drainage processes

Policy LU 5.5

~~Implement a *green building* code.~~ Adopt green building practices and standards for all new municipal, commercial, industrial and residential buildings and all renovations or additions of a certain size in accordance with Strategy 5.A.1 in the Climate Action Plan.

Policy LU 5.6

Create mechanisms for retaining and preserving *open space* near *designated centers.*

Policy LU 5.7

Encourage the design of buildings in *designated centers* for a long life and adaptability to successive uses over time.

Policy LU 5.8

Adopt *development standards* and program public improvements to encourage walkability and increase physical activity overall within each *designated center* and to the surrounding areas.

Policy LU 5.9

Design and locate development to avoid or minimize potential conflicts with agricultural activities and recognize right-to-farm regulations in developments located adjacent to agricultural uses.

Policy LU 5.10
Improve transportation facilities between *designated centers* to reduce *vehicle miles traveled* and *greenhouse gas* emissions.

Policy LU 5.11
Commercial and residential *density* within *designated centers* may be increased through the use of:

- *Affordable housing*.
- *TDRs (transferable development rights*).
- ~~Contributions to public *infrastructure* and public amenities in excess of what is required to mitigate the impacts of development.~~
- Transfer of residential *density* within the ~~MUTC and the High School Road~~ Winslow Town Center Districts or within neighborhood centers.
- Preservation of on-site of historic structures eligible for inclusion on a local, state or federal register of historic places.
- Locating ~~ferry-related~~ parking under building.

GOAL LU-6

Ensure a development pattern that is true to the *Vision* for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.

Policy LU 6.1
Land use designations reflect the priority of Bainbridge Island to remain primarily residential and agricultural with nonresidential development concentrated in the *designated centers*.

Policy LU 6.2
Promote dense residential and commercial development and encourage human activity within Winslow, the heart of Bainbridge Island. In order to create a vibrant city center direct growth where *infrastructure* exists, reduce reliance on the automobile, provide opportunities for *affordable housing* and absorb growth that would otherwise be scattered in outlying areas. Plan for adequate parking in Winslow to accommodate residents and visitors who drive downtown for shopping, participation in local government, attendance at cultural events and centers, and to use other resources in Winslow.

Policy LU 6.3
Island Center, Rolling Bay, and Lynwood Center offer housing and small-scale, commercial and service activity outside of Winslow. These Neighborhood Centers are allowed to develop at higher *densities* to reinforce their roles as centers.

Policy LU 6.4
The industrial *designated centers* at Day Road and Sportsman Club are intended to augment the Winslow, Lynwood, Island Center and Rolling Bay *designated centers* and allow a diverse economy with business retention, growth and innovation on the Island.

Policy LU 6.5
Process applications for development approval on Bainbridge Island within the timelines established in the City's land *development regulations* in order to ensure affordability, fairness, citizen notification and predictability in the land development process.

~~**Policy LU 6.6**~~

~~*Accessory dwelling units* are considered allowed uses in all residential zoning districts except R-6 to reflect the policies in the Housing Element to provide for a variety of housing options, especially affordable housing, in areas designated for residential development.~~

Policy LU 6.6~~7~~

Water or wastewater *infrastructure* which may contribute to system capacity exceeding local need, *shall* not be used to justify development counter to the City-wide *land use* policies.

~~**Policy LU 6.8**~~

~~Review and specify the authority and the role of the Design Review Board, Hearing Examiner, Planning Commission and City Council in the land use development review and decision-making process.~~

Policy LU 6.7

Prioritize improvement of infrastructure in previously underinvested neighborhood centers.

~~**Winslow Town Center**~~

~~The Winslow Master Plan (Appendix D) encourages development of a *neighborhood* that contains a strong, vital downtown where people want to live, shop and work. Outside the mixed use, higher *density* center, there would be a variety of housing choices, from higher *density multifamily* areas immediately adjacent to the downtown to single-family residential *neighborhoods*.~~



Fig. LU-8 Winslow Way buildings and uses create human scale, pedestrian orientation and character

~~**GOAL LU-7**~~

~~**The Winslow mixed use and commercial districts are designed to strengthen the vitality of downtown Winslow as a place for people to live, shop and work. The Winslow Mixed Use Town Center (MUTC) is intended to have a strong residential component to encourage a lively community during the day and at night. The high residential *density* of Winslow requires the Central Core Overlay District to provide services and products that meet the needs of residents as well as visitors.**~~

~~**Policy LU 7.1**~~

~~The Island's major center for new commercial development is the Mixed Use Town Center (MUTC) and the other commercial districts in Winslow.~~

Development within the MUTC and High School Road Districts shall be consistent with the Winslow Master Plan. The level of development is determined using Floor Area Ratio (FAR) rather than *dwelling units* per acre. The use of FAR may result in an increase in the base level of development (*density*) over the existing zoning, but will provide greater flexibility in type and size of housing units that will further the *goals* of this Plan.





Fig. LU-9 Winslow Residential, Commercial and Civic Uses are inter-connected

Policy LU 7.2

Phasing mechanisms and incentives *should* be developed to promote the timely and logical progression of commercial and residential development.

Policy LU 7.3 Central Core Overlay District

The Central Core is the most densely developed district within the Mixed Use Town Center. Within this Overlay District, residential uses are encouraged, but exclusive office and/or retail uses are permitted. *Mixed-use development* within the Central Core Overlay District that includes a residential component may be exempt from requirements to provide off-street parking for the residential component of the project.

Policy LU 7.4 Ericksen Avenue Overlay District

The purpose of this Overlay District is to preserve the unique and historical features of the *neighborhood* and to provide for a mix of residential and small-scale non-residential development. Retail development is permitted only on the ground floor, while residential and office development is permitted on the upper floors. Historic (pre-1920) single-family residential structures on Ericksen may be converted to non-residential use, provided that the structure is preserved. However, any additions to the structure must be added to the rear and must becompatible with the character of the original structure. New buildings shall employ traditional building forms, roof shapes, and relationship of building to street to be compatible with the historic structures on Ericksen Avenue.

Policy LU 7.5 Madison Avenue Overlay District

The purpose of this Overlay District is to provide for a mix of residential and small-scale non-residential development. All retail and office development greater than one story above grade shall include a residential component. Retail development is permitted only on the ground floor.

Policy LU 7.6 Gateway Overlay District

The corridor along SR 305 from Winslow Way to the parcel north of Vineyard Lane is the gateway to Bainbridge Island, and new uses should enhance its role as the gateway while also protecting the Winslow Ravine.

Policy LU 7.7 Ferry Terminal Overlay District

This District is intended to provide an attractive setting for ferry and associated transportation-oriented uses, and to serve as the entry point for Winslow. This District is also a new mixed-use neighborhood that complements the character and vitality of the Core District, serving both neighborhood residents and commuters.

High School Road District

GOAL LU-8

The High School Road District is intended to provide mixed use and commercial development in a pedestrian-friendly retail area.

Policy LU 8.1

The High School Road District includes a diversity of types of shopping and employment. A variety of *commercial uses* are allowed which offer goods and services for the convenience of Island residents.

Policy LU 8.2

Promote *pedestrian-oriented* mixed use and residential development to offer a variety of housing types and sizes



Fig. LU-10 High School Road Area

Policy LU 8.3

Auto-oriented uses and drive-through businesses that benefit from access to SR 305 shall be limited to the yellow dashed area shown in Fig. LU-10.

Policy LU 8.4

To visually screen development year-round, properties with frontages along SR 305 shall provide a vegetated buffer along the highway that includes the preservation and protection of existing vegetation. Access to these properties should not be directly from SR 305.

Policy LU 8.5

The properties designated on the Land Use Map as High School Road District II are each limited to no more than 14,400 square feet of retail use. Retail use between 5,000 and 14,400 square feet requires a conditional use permit. This portion of High School Road is immediately adjacent to a semi-urban, residential area of 2.9 to 3.5 units per acre and *should* have less intense uses than the remainder of the High School Road district.

Since existing businesses are located in this area and infrastructure is in place, this Plan recommends the area for the High School Road designation, but with a limitation on the size of retail uses.



Fig. LU-11 High School Road Area Mid and Low Rise Buildings

Policy LU 8.6

To ensure visual appeal and pedestrian and bicycle safety, the land *development regulations* include design standards for:

- Building height, bulk and placement.
- Landscaping including screening of parking lots and development of *pedestrian-oriented* streetscape with building and landscaping (including trees) located at the street edge.
- Lot coverage.

- ~~*Open space*.~~
- ~~Road access and internal circulation including pedestrian connections, developing more pedestrian crossings and requiring parking in the rear wherever possible.~~
- ~~Signage.~~
- ~~Additional *transit* stops on both sides of SR 305.~~

NEIGHBORHOOD CENTERS

The Neighborhood Centers provide Island-wide commercial and service activity outside Winslow. These areas are to be developed at higher *densities* to reinforce their roles as community centers. The neighborhood centers will help reduce traffic congestion by providing an alternative to shopping in Winslow.

GOAL LU-~~9~~ 7

Encourage the development of the Neighborhood Centers at Rolling Bay, Lynwood Center, and Island Center as areas with small-scale commercial, mixed use and residential development outside Winslow.

Policy LU ~~9~~7.1

The Neighborhood Centers provide Island-wide small-scale commercial and service activity and *mixed-use development* outside Winslow.

Policy LU ~~9~~7.2

Orient development toward the pedestrian. Retail uses are encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses are encouraged above ground floor retail.

Policy LU ~~9~~7.3

Allow development of Neighborhood Centers in areas designated on the Future Land Use Map (Appendix A).

Policy LU 7.4[2] Land use and transportation planning and development should include safe pedestrian and bicycle routes to increase physical activity ~~and site porosity~~ with multiple connections, paths, entrances and shortcuts to and within the Neighborhood Centers , when feasible.

Lynwood Center

Policy LU ~~9.4~~ 7.5[3]

Any new development or expansion of existing development in Lynwood Center will be required to connect to *public sewer* when available or meet other Health District requirements when appropriate. Where applicable, new connections must also adhere to policies specific to the South Island Sewer.

A subarea plan has been completed for Lynwood Center. Appendix E is the "Lynwood Center Special Planning Area Report and Final Recommendations" adopted as a *subarea plan* in 1997.

[2] Council June 2, 2026. Change Policy LU 7.4 to: Land use and transportation planning and development should include safe pedestrian and bicycle routes with multiple connections, paths, entrances and shortcuts to and within the Neighborhood Centers, when feasible.

[3] Council June 2, 2026. I move that staff add language consistent with the City Manager's approach to LU 7.5 that new connections must also adhere to policies specific to the South Island Sewer connections.

Policy LU ~~9.5~~ 7.6

The City may allow floor area ratio (FAR) based zoning in the Lynwood Center Subarea for parcels zoned Neighborhood Center (NC) and NC/R-12 only if used to promote housing affordability.



Fig. LU-~~12~~ 7 Lynwood Center is a thriving mixed-use pedestrian neighborhood center

Island Center

Policy LU ~~9.6~~ 7.7

The boundaries for Island Center are as shown on ~~Fig. LU-5,~~ the Future Land Use Map (Appendix A). Any changes to the boundaries may be considered during the subarea planning process.

~~Contract Zone: Miller Road/Battle Point Drive~~

Policy LU ~~9.7~~ 7.8

Increase the Island Center Neighborhood Center at its northern end to add the properties ~~The~~ (totalling16.7-acres) ~~site~~ on Miller Road, ~~is~~ previously designated a contract zone, in ~~to~~ recognition~~ze~~ of the historic and ongoing commercial use of the properties ~~the activities currently occurring on-site under the provisions of an Unclassified Use Permit and to consider some expansion of those activities~~.

Rolling Bay

Policy LU ~~9.8~~ 7.9

The boundaries for Rolling Bay are as shown on ~~Fig. LU-5,~~ the Future Land Use Map (Appendix A). Any changes to the boundaries may be considered during the subarea planning process.



Fig. LU-~~13~~ 8 Rolling Bay Center is a cluster of primarily retail and civic uses

Standards for all *Neighborhood Centers*

The following standards ensure that development will be designed to fit into the scale and character of the existing centers and the adjacent residential *neighborhoods*. The City developed design prototypes or illustrated design guidelines for each of the three Neighborhood Centers to serve as a visual reference for the future development of the community. These design guidelines can be crafted to recognize the distinct qualities of each *designated center*.

Policy LU ~~9.9~~ 7.10
The Neighborhood Centers achieve a mix of neighborhood-scale businesses, public uses and housing which are compatible with the scale and intensity of the surrounding residential *neighborhood* and which minimize the impact of noise, odor, lighting, fire safety and transportation on the *neighborhood*.

Policy LU ~~9.10~~ 7.11
Mixed use development is encouraged.

Policy LU ~~9.11~~ 7.12
Proposed uses must consider the impact on water quality, stormwater *runoff* and *environmentally sensitive areas* such as *wetlands*, *streams* and *aquifer recharge areas*.

Policy LU ~~9.12~~ 7.13
The *development regulations should* include design standards for:

- Building height, bulk, massing and articulation to promote a pedestrian scale.
- Parking requirements including location of parking to the rear or side yards unless otherwise provided for in a *Subarea Plan*.
- Landscaping including parking lots and buffer areas between higher and lower intensity uses and consideration of trees that allow solar access.
- Lighting standards that prevent unnecessary glare and light trespass on neighboring residential properties.
- Noise level limits appropriate for *mixed use development*.
- Location and screening of service areas such as dumpsters.
- *Open space*.
- Pedestrian linkages.

Policy LU ~~9.13~~ 7.14
Encourage *neighborhood* participation in defining the design standards for each Neighborhood Center.

Policy LU ~~9.14~~ 7.15
Establish and implement a street tree plan and planting program for major roadways at the Neighborhood Centers.

Policy LU ~~9.15~~ 7.16
Develop a parking plan for each Neighborhood Center if appropriate.

Policy LU ~~9.16~~ 7.17[4]
Consider opportunities for providing a *neighborhood* commons, green space, or meeting place with any proposal for major redevelopment of an existing Neighborhood Center or as part of development of a new Neighborhood Center to encourage the use of the Neighborhood Center by surrounding residents.

Policy LU ~~9. 17~~ 7.18
To minimize visual and environmental impacts, encourage parking in the rear or side yards or underground of *multifamily*, commercial and *mixed use developments*. Design parking lots to be *pedestrian-oriented* and provide pedestrian and bicycle routes between the street, parking area and main entrance. Consider solar access when planning size and type of trees within a parking lot.

Policy LU ~~9.18~~ 7.19
Infill within the boundaries of Neighborhood Centers may be achieved through the *transfer of development rights* from the *Conservation Areas* of the Island (See Fig. LU-3) or through an *affordable housing density bonus*.

Policy LU 7.20
Ensure that land uses consider environmental justice and meet development regulations that limit adverse impacts, such as noise, spillover lighting, glare, vibration, smoke, and fumes.

BUSINESS/INDUSTRIAL

GOAL LU-~~10~~ 8

Provide appropriate Business/Industrial (B/I) zoned land to create opportunities for new businesses and expansion of existing Island businesses for diversity of jobs and for low-impact industrial activity that contributes to well-paying and new employment opportunities, where traffic congestion, visual, and other impacts on the surrounding *neighborhood* can be minimized.

Policy LU ~~10~~ 8.1[5]
The Business/Industrial (B/I) District is for light manufacturing development as well as other creative uses that add to the diversity of economic activity on the Island.

Policy LU ~~10~~ 8.2
New manufacturing businesses that plan to utilize toxic/hazardous substances must list these substances and quantities projected for annual usage and demonstrate compliance with all Federal, State and Kitsap Public Health District requirements for their handling. Development proposals are evaluated using performance standards for the B/I district. Uses of certain toxic/hazardous substances can disqualify the application from approval because of potential

[4] Council June 2, 2026. Add "green space" after "neighborhood commons"
[5] Council June 2, 2026. Add "creative" before "uses"

environmental impact, however the City would consider factors such as quantity used, adequacy of storage, containment, spill management and waste disposal plans in reviewing such a proposal.

Policy ~~10~~ 8.3
Coordinate with the Bainbridge Island Fire Department when reviewing development proposals concerning hazardous materials.

Policy LU ~~10~~ 8.4
Applications for development approval within the B/I district must show that adequate water, wastewater, transportation, fire and storm drainage services are available to serve the development.

Policy LU ~~10~~ 8.5
Ensure the adequate monitoring and enforcement of hazardous material regulations.

Policy LU ~~10~~ 8.6
Performance standards for the B/I district address odor, lighting, noise, vibration, signage, traffic volumes, ingress and egress, parking, delivery and loading areas, and pedestrian and vehicle circulation, to create safe, efficient, compatible conditions among a variety of on-site uses and to protect adjacent residential *neighborhoods*.

Policy LU ~~10~~ 8.7
B/I uses must be visually screened year-round from adjacent non-industrial properties and roadways, especially scenic highway SR 305. The visual screening could be achieved through a combination of vegetation and building setback that would add depth to the buffer.

Policy LU ~~10~~ 8.8
Discourage the inappropriate designation of isolated Business/Industrial Districts.

Policy LU ~~10~~ 8.9
Isolated B/I activities are designated to reflect historical use and the designation shall not be expanded.

WATER-DEPENDENT INDUSTRIAL DISTRICT

GOAL LU-~~11~~ 9

Allow for the continuation of water-dependent, industrial uses on Bainbridge Island in order to preserve elements of a working waterfront within the urban shoreline area. Water-dependent uses require direct contact with the water and cannot exist at a non- water location due to the intrinsic nature of the operation.

Policy LU ~~11~~ 9.1
The Water-dependent Industrial District is intended primarily to provide for ship and boat building and boat repair yards. Preference *should* be given to small, local, boat haul-out and repair facilities, and water-oriented industry which serves boating needs.

Policy LU ~~11~~ 9.2
Water-dependent industrial development *shall* not be located on sensitive and ecologically valuable shorelines such as natural accretion shore forms, marshes, bogs, swamps, salt marshes and tidal flats, and wildlife habitat areas, nor on shores inherently hazardous to such development, such as flood and erosion prone areas and steep and unstable slopes.

Policy LU ~~11~~ 9.3
Industrial uses *shall* employ best management practices (BMPs) and best available facilities practices and procedures concerning the various services and activities performed and their impacts on the surrounding water quality.

Policy LU ~~11~~ 9.4
Carefully consider regional and statewide needs for industrial facilities in reviewing new proposals, as well as in allocating shorelines for such development. Coordinate such reviews or allocations with port districts, adjacent counties and cities, and the State in order to minimize new industrial development that would duplicate under-utilized facilities elsewhere in the region, or result in unnecessary adverse impacts.

Policy LU ~~11~~ 9.5
Encourage expansion or redevelopment of existing, legally established industrial areas, facilities, and services with the possibility of incorporating *mixed use development* over the addition or location of new or single-purpose industrial facilities.

Policy LU ~~11~~ 9.6
Encourage or require the joint use of piers, cargo handling, storage, parking, and other accessory facilities among private or public entities in waterfront industrial areas.

Policy LU ~~11~~ 9.7
Require new or expanded industrial development to provide physical access to shorelines when such public access does not cause significant interference with operations or hazards to life and property. Require as much visual access to the shoreline as possible.

ISLAND-WIDE CONSERVATION ~~AREA~~

GOAL LU-~~12~~ 10

Conserve ecosystems and the Island's green, natural, open character.

Policy LU ~~12~~ 10.1
Preserve the conservation area outside *designated centers* through a *land use* pattern which will enhance the character of the area – forested areas, meadows, *farms*, scenic and winding roads that support all forms of transportation and increase physical activity overall – and the valuable functions the conservation area serves on the Island (i.e., *aquifer recharge, fish and wildlife habitat*, recreation).





Fig. LU-~~14~~ 9 Typical views from the road on much of the Island is of green, leafy countryside

Policy LU ~~12~~ 10.2
Protect *open space*, *critical areas* and agricultural uses through public and private initiatives such as open space tax incentives, *conservation villages*, *PUDs, transfer* and purchase *of development rights*, public land acquisition, greenways, *conservation easements*, landowner compacts or limiting the amount of lot coverage.

Policy LU ~~12~~ 10.3
Encourage the aggregation of nonconforming lots of record and undeveloped subdivisions and short plats in order to achieve a development pattern that is consistent with *goals* of the Plan to preserve *open space*, provide greenways through the Island, protect *environmentally sensitive areas* and protect water resources.

Policy LU ~~12~~ 10.4
Protect *aquifer recharge* functions throughout the Island, all of which is ~~an~~ critical[6] *aquifer recharge area*, through the application of *critical areas development regulations*, Shoreline Master Program use regulations, *low impact development* regulations, ~~and~~ the wellhead protection regulations administered by the Kitsap Public Health District, and guidance from the Groundwater Management Plan[7].

Policy LU ~~12~~ 10.5
Establish appropriate procedures to monitor the effect of water drawdowns within and between *aquifers* and adopt programs and *development regulations* to preclude *groundwater* contamination and to encourage water conservation and enhanced *aquifer recharge.*

Policy LU ~~12~~ 10.6
Work with Kitsap Public Health District to allow innovative solutions for on-site sewage treatment including community septic and grey water systems.

Policy LU ~~12~~ 10.7
Consider allowing a *density bonus* in exchange for dedicating a portion of property into conservation as *open space,* farmland or public access. Priority should be given to conserving these lands near more densely developed areas.

GOAL LU-~~13~~ 11

Adopt landscape design standards and identify and protect public vantage points, view corridors and scenic vistas to support the Island's sense of place, identity and orientation.

Policy LU ~~13~~ 11.1
Manage existing vegetated buffers to preserve the Island's character and the forested view from the road. Remove invasive species in order to keep the *native vegetation* healthy.

Policy LU ~~13~~ 11.2
Design and site new development to cause the least visual and environmental impact on the Island landscape. Encourage the retention of features that enhance the Island's character such as barns, fences, fruit and vegetable stands.

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[6] Council June 2, 2026. Revise Policy LU 10.4 to add "critical" before "aquifer recharge area" so it would read "Protect aquifer recharge functions throughout the Island, all of which is a critical aquifer recharge area, …."
[7] Council June 2, 2026. Change Policy LU 10.4 to add "and guidance from the Groundwater Management Plan" at the end.

Policy LU ~~13~~ 11.3
Map tree-covered hillsides and hilltops, particularly the ridgelines so valued by the community. Adopt *development regulations* and programs to protect them for their visual and aesthetic benefits as well as their functions as wildlife habitat and erosion and runoff retardation.

Policy LU ~~13~~ 11.4
Properties with frontage along SR 305 will provide and maintain a vegetated buffer along the highway, preserving and augmenting existing vegetation, providing a year-round visual screen between development and the highway. Access to these properties from SR 305 is discouraged, and must follow the Highway Access Management provisions of WAC 468-51 and WAC 468-52.

~~RESIDENTIAL DISTRICT~~ CONSERVATION AREA

GOAL LU-~~14~~ 12

Develop *context-sensitive* regulations for residential development in areas designated R-2, R-1 or R-0.4, in order to limit clearing, soil disturbance, promote *low impact development* and reconcile development and conservation.

Policy LU ~~14~~ 12.1
The ~~Residential District~~ Conservation A~~a~~rea is designated for less intensive residential development and a variety of agricultural and forestry uses.

Policy LU ~~14~~ 12.2
Encourage residential development that is compatible with the preservation of *open space*, forestry, agricultural activities, and natural systems. Accessory *farm* buildings and uses are allowable.

Policy LU ~~14~~ 12.3
Maintain the natural and scenic qualities of the Island by limiting residential *density.*

Policy LU ~~14~~ 12.4
Permit *home occupations* that provide employment opportunities where they are compatible with surrounding *neighborhoods* and the environment.

Policy LU ~~14~~ 12.5
Consider subarea planning for *neighborhoods* that request it. Establish *land use policies* and *development standards* through the development of subarea plans tailored to the individual communities. *Neighborhood* participation in development of *subarea plans* should be encouraged.

LAND USE STANDARDS FOR PARKS

GOAL LU-13

Establish an overlay for existing and future parks that gives special consideration to land use standards for parks, open spaces and outdoor recreation.

Policy LU-13.1
Add a park overlay district for existing parks that implement use specific standards to recognize and prioritize passive and active park and outdoor recreational uses.

Policy LU-13.2[8]

Collaborate with the Bainbridge Island Metro Park and Recreation District (BIMPRD) and other community partners on the drafting, community engagement and adoption processes for a Park Overlay district.

Policy LU-13.3

Reference in a park overlay district the adopted BIMPRD Comprehensive Plan and its goals and policies for public recreation, open spaces and parks.

LOCAL FOOD PRODUCTION

GOAL LU-~~15~~ 14

Promote food security and public health through support for local food production, awareness of farming practices. Encourage locally-based food production, distribution and choice through commercial and urban *agriculture*, community gardens, farmers' markets, *farm* stands and food access initiatives.

Policy LU-~~15~~ 14.1

Encourage community gardening and/or *agriculture* on public land where appropriate.





Fig. LU-~~15~~ 10 Farmland - *Agriculture* is part of Bainbridge Island's landscape, history, economy and culture

Policy LU ~~15~~ 14.2

Encourage the development of neighborhood community gardens or small-scale commercial *agriculture* where appropriate.

Policy LU ~~15~~ 14.3

Promote interagency and intergovernmental cooperation and resource-sharing to expand community gardening opportunities.

Policy LU-~~15~~ 14.4

Promote the dedication of land for community gardens in new housing developments.

Policy LU ~~15~~ 14.5

Support the local farmers market and the connection between consumers and farmers.

[8] Council June 2, 2026. Amend Policy LU-13.2 to add "and other community partners" after "Bainbridge Island Metro Park and Recreation District"

PURCHASE AND TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

GOAL LU-~~16~~ 15

Prioritize program *goals* and establish and maintain a *purchase* and *transfer of development rights* program, to allow transferring development rights from areas intended for conservation and promoting development in areas suitable for denser development.

Policy LU ~~16~~ 15.1

Maintain and improve the City's *Purchase of Development Rights* (PDR) and *Transfer of Development Rights* (TDR) programs to enable transferring development rights from the *Conservation Areas* of the Island into *Designated Centers*. See Fig. LU-3.

Policy LU ~~16~~ 15.2

The City recognizes the need to take a proactive role in the *purchase* and *transfer of development rights* and such a program should include:

1. Designating appropriate staff resources to promote the program;
2. Providing for the outright *purchase of development rights* by the City and potentially establish~~ing~~ a fund for banking development rights;
3. Creating a process that coordinates the *purchase* and *transfer of development rights;* and
4. Initiating an outreach program to educate property owners and potential buyers about the use of the *Purchase and Transfer of Development Rights program*.
5. Engage and involve community partners such as the BI Land Trust, in the exploration and potential implementation of a density transfer program.

Policy LU 15.3

Encourage utilization of the the City's *Purchase of Development Rights* (PDR) and *Transfer of Development Rights* (TDR) programs as a tool to conserve and manage the City's *groundwater* resources.

PROPERTY RIGHTS

GOAL LU-~~17~~ 16

Strive to ensure that basic community values and aspirations are reflected in the City's planning program while recognizing the rights of individuals to use and develop private property in a manner that is consistent with City regulations. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners *shall* be protected from arbitrary and discriminatory actions.

INTERGOVERNMENTAL COOPERATION AND COORDINATION

GOAL LU-~~18~~ 17

The citizens expect all government entities to cooperate and serve their constituents in a fiscally sound manner.

Policy LU ~~18~~ 17.1

It is the policy of the City to cooperate and coordinate with all other governmental entities which serve the people of Bainbridge Island.

Policy LU 17.2
Coordinate with Bainbridge Island Fire Department to continue implementation of the an Comprehensive Emergency Management Plan to improve community resilience during emergencies.

Policy LU 17.3
Establish Memorandums of Agreement to work closely with Suquamish Tribe during review process to ensure to cultural, historical, and archaeological sites are not disturbed.

HISTORIC PRESERVATION

GOAL LU-~~19~~ 18

Maintain and support an *Historic Preservation* Program – A successful *historic preservation* program requires on-going support of the community as well as the City government and its designated department.

Policy LU ~~19~~ 18.1
Maintain the City's status as a Certified Local Government (CLG) thereby promoting collaboration among City departments, boards and commissions.

Policy LU ~~19~~ 18.2
The City and its Historic Preservation Commission (HPC) will regularly review the local *historic preservation* ordinance and update where necessary to assure that it achieves the *Comprehensive Plan's goals* and *policies*.

Policy LU ~~19~~ 18.3
Develop the City's preferred method of project compliance review and reporting consistent with state laws and local ordinances.

Policy LU ~~19~~ 18.4
Coordinate with Tribes and other interested stakeholders to promote awareness, respect for and celebration of the Island's historic resources.

GOAL LU-~~20~~ 19

Identification and Evaluation of Historic Resources – Historic property inventory and context statements inform planning efforts by identifying areas where resources worthy of preservation exist or are likely to occur.

Policy LU ~~20~~ 19.1
Recognize historic resources listed on or eligible for the local registry as significant historic properties.

Policy LU ~~20~~ 19.2
Maintain an updated inventory of historic resources using the latest affordable technologies available.

Policy LU ~~20~~ 19.3
Support and expand the Local Historic Register program.

Policy LU ~~20~~ 19.4
Develop protocols for the consistent evaluation of historic resources on the Island.

Policy LU ~~20~~ 19.5
Define and identify "iconic" structures and sites (those intended for permanent preservation) which are deemed essential elements of the community's character, history and identity.

GOAL LU-~~21~~ 20

Preservation and Enhancement of Historic Resources – An effective *historic preservation* program provides meaningful practical incentives and policies for property owners and developers to preserve historic resources.

Policy LU ~~21~~ 20.1
Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.

Policy LU ~~21~~ 20.2
Encourage the preservation, rehabilitation and restoration of existing structures through the adoption and implementation of the International Existing Building Code (IEBC).

Policy LU ~~21~~ 20.3
Develop design guidelines for projects within or adjacent to significant historic properties and/or *neighborhoods* to ensure compatible development.

Policy LU ~~21~~ 20.4
Develop guidelines to ensure review of potential direct and indirect impacts to significant historic properties when planning and/or permitting projects.

Policy LU ~~21~~ 20.5
Identify and support practical owner/operator economic incentives and *policies* to encourage the rehabilitation and preservation of significant historic resources.

Policy LU ~~21~~ 20.6
Engage in cooperative efforts with owners to encourage the preservation of historic resources.

GOAL LU-~~22~~ 21

Public Participation – Establishing a broad base of support from citizens and their city government will strengthen the community's commitment to *historic preservation*.

Policy LU ~~22~~ 21.1
Support on-going education programs to increase awareness of the Island's historic resources.

Policy LU ~~22~~ 21.2
Support efforts to publicly recognize preservation efforts within the Island community.

Policy LU ~~22~~ 21.3
Collaborate with interested stakeholders to promote historic preservation on the Island.

Policy LU ~~22~~ 21.4
Identify and give public access to an appropriate repository for curating historic preservation records and documentation.

Policy LU ~~22~~ 21.5
Maintain and enhance the unique character of Fort Ward Study Area to recognize the history and natural landscape of the area and the sense of community that exists including an *open space* system made up of *wetlands,* a *neighborhood* park, the historic marching fields, unbuildable slopes and the Fort Ward Park.

Policy LU ~~22~~ 21.6
Where possible, create tax incentives and encourage private purchase and renovation of historic structures. Transfer *density* within the Fort Ward Study Area as incentives for the preservation of historic structures.





Fig. LU-~~16~~ 11 Ford Ward history and structures help create unique local character and identity

CONTAMINATED SITES

GOAL LU-~~23~~ 22

Incorporate awareness of known contaminated sites such as former lumber treatment facilities, former fueling stations and other pollutant-generating *land uses* into all water resources management, *land use* planning and *capital facility* management in order to remediate or clean-up sites as effectively as possible while preventing further impacts to the environment.

Policy LU ~~23~~ 22.1
Assemble and maintain an inventory of contaminated sites on the Island to track site location, contaminant(s) of concern, cleanup status and potential to impact nearby surface or *groundwater*.

Policy LU ~~23~~ 22.2
Collaborate with the U.S. Environmental Protection Agency, Washington State Department of Ecology, Tribes and the Kitsap Public Health District to address contaminated site assessment and cleanup efforts within the purview of those agencies to achieve remediation/cleanup as quickly as reasonably possible.

Policy LU ~~23~~ 22.3
Clean-up and remediate City-owned contaminated sites.

Policy LU ~~23~~ 22.4
Consult the contaminated site inventory:

- Prior to property acquisition and weigh the cost/benefit of acquiring such a property;
- As part of development or redevelopment site plan review and take potential impacts into consideration when making *land use* decisions;
- As part of capital *infrastructure* construction or maintenance;
- As part of emergency management preparedness and response.

ESSENTIAL PUBLIC FACILITIES

GOAL LU-~~24~~ 23

Meet the needs of the community by providing *essential public facilities* and services that are equitably distributed throughout the community; that are located and designed to be safe and convenient to the people they serve; that provide flexibility of use and maximum efficiency; and that are compatible with adjacent uses, the environment, and preservation of public health and safety.

The *GMA* requires that all jurisdictions planning under the Act must provide a process for siting *essential public facilities* such as airports, correctional facilities and sewage treatment plants. These *goals* and *policies* are intended to guide the siting process and therefore, in accordance with RCW 36.70A.200(2), they do not preclude the siting of *essential public facilities*. Site specific consideration of a proposed *essential public facility* would occur during the development application review process.

Policy LU ~~24~~ 23.1
Develop a list of *essential public facilities* of a local nature that may potentially be sited on Bainbridge Island and coordinate with the *Kitsap Regional Coordinating Council* in the development of a list of state and countywide *public facilities*.

Policy LU ~~24~~ 23.2
New *essential public facilities shall* not be located in designated resource lands and *critical areas*.

Policy LU 23.3
Create an environmental justice map to ensure essential public facilities are not located at sites which disproportionately impact marginalized communities.

GOAL LU-~~25~~ 24

The process for siting *essential public facilities* is designed to create an environment of cooperation and include adequate and early public review to promote trust between government agencies and the community.

Policy LU ~~25~~ 24.1
When an *essential public facility* as defined in RCW 36.70A.200 is proposed for Bainbridge Island, and is greater than 3,000 square feet, the City will create a Facility Analysis and Site Evaluation Committee composed of citizens, City Staff, elected officials and appropriate technical experts. The Committee should consider, at a minimum, the following in determining a recommendation to City Council:

- Analysis of the need for such facility;
- The development of specific siting criteria for the proposed project;

- Identification, analysis and ranking of potential sites;
- Consistency with the *goals* and *policies* of the City's *Comprehensive Plan*;
- Identification of potential physical and environmental justice impacts including but not limited to those relating to land use, the environment, transportation, utilities, noise, odor and public safety;
- Identification of potential cumulative impacts including the likelihood of a related development locating in proximity to the proposed *essential public facility*;
- Identification of potential fiscal impacts to the local economy; and
- Measures to minimize and/or mitigate such impacts.

Policy LU ~~25~~ 24.2

Develop a community notification and communications plan that will ensure ongoing contact with the community during the planning and construction phase of an *essential public facility* project.

Identify of all departments that will play a role in the planning or construction of an *essential public facility.* Identify other governmental regulatory requirements, strategies for coordinating interdepartmental and interagency activities and strategies for responding to emergency or problem situations and identify a conflict resolution process.

LAND USE IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions including adopting or amending *development regulations*, creating partnerships and educational programs and staffing or other budgetary decisions. Listed following each action are several of the Comprehensive Plan's policies that support that action.

NOTE: THIS SECTION WILL BE UPDATED WITH FINAL APPROVED GOALS/POLICIES

HIGH PRIORITY ACTIONS

LU Action #1 Complete a thorough review of all Bainbridge Island codes to ensure that they implement and are consistent with the Comprehensive Plan.

Policy LU 4.9 Coordinate the City's planning programs and *development regulations* concerning *open space* preservation with the efforts of appropriate organizations to identify and prioritize conservation and *open space* opportunities, and to acquire and administer *conservation easements*.

Policy LU 5.7 Encourage the design of buildings in *designated centers* for a long life and adaptability to successive uses over time.

Policy LU 5.8 Adopt *development standards* and program public improvements to encourage walkability within each *designated center* and to the surrounding areas.

Policy LU 6.8 Review and specify the authority and the role of the Design Review Board, Hearing Examiner, Planning Commission and City Council in the land use development review and decision-making process. Land use actions can be ministerial, quasi-judicial and legislative in nature. As part of this review, consider a role for the Planning Commission and/or Design Review Board in reviewing preliminary long subdivisions.

LU Action #2 Review and update the Lynwood Center Subarea Plan.

Policy LU 9.4 Any new development or expansion of existing development in Lynwood Center will be required to connect to *public sewer* when available or meet other Health District requirements when appropriate.

A subarea plan has been completed for Lynwood Center. Appendix E is the "Lynwood Center Special Planning Area Report and Final Recommendations" adopted as a *subarea plan* in 1997.

LU Action #3 Amend the City's development code to implement green building codes. Utilize lessons learned from communities of comparable environmental and socio-economic characteristics to implement green building codes which address issues such as site sustainability, water use efficiency, energy use efficiency, indoor environmental quality, and the impact on the atmosphere, materials and resources by buildings.

Policy LU 5.5 Implement a *green building* code.

LU Action #4 Encourage development of adequate parking to support Winslow facilities and services.

Policy LU 6.2 Promote dense residential and commercial development and encourage human activity within Winslow, the heart of Bainbridge Island. In order to create a vibrant city center direct growth where *infrastructure* exists, reduce reliance on the automobile, provide opportunities for *affordable housing* and absorb growth that would otherwise be scattered in outlying areas. Plan for adequate parking in Winslow to accommodate residents and visitors who drive downtown for shopping, participation in local government, attendance at cultural events and centers, and to use other resources in Winslow.

LU Action #5 Adopt a multi-year planning work program for adopting the subarea plans for Island Center, Rolling Bay, Sportsman Triangle and Day Road.

GOAL LU-4 As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in *designated centers*, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

Policy LU 4.2 Adopt a multi-year work program to undertake the subarea planning for the *designated centers* of Island Center, Rolling Bay, Sportsman Triangle and Day Road. The product will be *Subarea Plans* for each of the *designated centers* that will be adopted as part of the *Comprehensive Plan*.

Policy LU 4.5 Subarea planning for each designated center shall engage residents, landowners, businesses and other stakeholders in envisioning the appropriate extent, scale, use mix and the desired and required services and *infrastructure* to serve the selected use mix and intensity.

GOAL LU-6 Ensure a development pattern that is true to the *Vision* for Bainbridge Island by reducing the conversion of undeveloped land into sprawling development. Encourage improvement of aging or underutilized developments over development of previously undeveloped property.

Policy LU 6.3 Island Center, Rolling Bay, and Lynwood Center offer housing and small-scale, commercial and service activity outside of Winslow. These Neighborhood Centers are allowed to develop at higher *densities* to reinforce their roles as centers.

GOAL LU-9 Encourage the development of the Neighborhood Centers at Rolling Bay, Lynwood Center, and Island Center as areas with small-scale commercial, mixed use and residential development outside Winslow.

GOAL EC-6 As the city's *designated centers* evolve, balance their functions as places of commerce and employment with their roles helping to meet housing needs and provide focal points for civic engagement and cultural enrichment.

~~**LU Action #6 Update the Winslow Mixed Use Town Center Master Plan in order to facilitate progress on the Housing Priorities that can best be accommodated in an area with an existing urban character, urban facilities, services and multi-modal transportation options.**~~

GOAL LU-4 As part of a long-term Island-wide Conservation and Development Strategy, focus residential and commercial development in *designated centers*, increase a network of conservation lands, maximize public access while protecting the shoreline, minimize impacts from the SR 305 corridor and conserve the Island's ecosystems and the green and open character of its landscape.

Policy LU 4.3 Updating the Winslow ~~Master~~ Subarea Plan is a high work program priority because the greatest potential for achieving many of the City's development priorities is focused there, including increasing the diversity of *housing types* and the supply of *affordable housing* while helping to reduce the development pressures in the Island's conservation areas

GOAL LU-5 Focus Urban Development in *Designated Centers.*

Policy LU 5.3 Encourage *residential uses* in a variety of forms and d*ensities* as part of the use mix in Winslow and neighborhood centers.

GOAL LU-7 The Winslow mixed use and commercial districts are designed to strengthen the vitality of downtown Winslow as a place for people to live, shop and work. The Winslow Mixed Use Town Center (MUTC) is intended to have a strong residential component to encourage a lively community during the day and at night. The high residential density of Winslow requires the Central Core Overlay District to provide services and products that meet the needs of residents as well as visitors.

GOAL LU-8 The High School Road District is intended to provide mixed use and commercial development in a pedestrian-friendly retail area.

GOAL EC-5 Provide a variety of *affordable housing* choices so that more people who work on Bainbridge Island can live here.

LU Action #6 ~~7~~ Consider development of a new *Conservation Village* land use regulation to incentivize creation of a new housing pattern that consolidates and dedicates open space.

Policy LU 4.10 Lands shown on Fig. LU-3 as "Conservation Areas" are appropriate for residential, recreational, agricultural, habitat and *open space* uses. The City will use a variety

of conservation tools including public acquisition of certain properties, regulatory protection of *critical areas* and innovative tools such as *aquifer* conservation zoning and *conservation villages* to minimize the development footprint within these Conservation Areas.

Policy HO 3.1 Encourage innovative zoning regulations that increase the variety of *housing types* and choices suitable to a range of household sizes and incomes in a way that is compatible with character of existing neighborhoods.

LU Action #7 ~~8~~ Identify discrete sections of the Land Use Code and land use approval process, that can be enhanced to improve the quality of development, eliminate confusion, and reduce redundancy and delays in the permitting process.

Policy LU 6.8 Review and specify the authority and the role of the Design Review Board, Hearing Examiner, Planning Commission and City Council in the land use development review and decision-making process. Land use actions can be ministerial, quasi-judicial and legislative in nature. As part of this review, consider a role for the Planning Commission and/or Design Review Board in reviewing preliminary long subdivisions.

LU Action #8 ~~9~~ Create more efficient and effective review processes, including the roles and best practices and procedures for the Planning Commission, Design Review Board and Hearing Examiner.

Policy LU 6.5 Process applications for development approval on Bainbridge Island within the timelines established in the City's land *development regulations* in order to ensure affordability, fairness, citizen notification and predictability in the land development process.

Action #9 ~~10~~ Evaluate the reasons why the City's PDR and TDR programs have not been successful and explore ways to make them functional to meet City objectives.

Policy LU 17.1 Maintain and improve the City's *Purchase of Development Rights* (PDR) and *Transfer of Development Rights* (TDR) programs to enable transferring development rights from the Conser*vation Areas* of the Island into *designated centers*. See Fig. LU-3.

LU Action #10 Prepare development of specific zoning standards in cooperation with the Bainbridge Island Metropolitan Park and Recreation District (BIMPRD), with Planning Commission recommendations, for public park properties which were identified for park zoning on the Future Land Use Map, during the Comprehensive Plan Update's Determination of Environmental Impact Statement (DEIS) public review.

MEDIUM PRIORITY ACTIONS

LU Action #11 (Policy LU 2.5)
Prepare a Bainbridge Island Climate Change Strategy and Water Conservation Plan.

OTHER PRIORITY ACTIONS

LU Action #12 Review and update design standards and guidelines for the *neighborhood centers*.

Policy LU 5.4 Sustainable development and redevelopment will be focused in the *designated centers* through a combination of intergovernmental and public-private partnerships, *affordable housing* programs, "green" capital projects and *low impact development* standards.

Policy LU 5.6 Create mechanisms for retaining and preserving *open space* in the vicinity of *designated centers.*

Policy LU 5.7 Encourage the design of buildings in *designated centers* for a long life and adaptability to successive uses over time.

Policy LU 8.6 To ensure visual appeal and pedestrian and bicycle safety, the land *development regulations* include design standards for:

- Building height, bulk and placement.
- Landscaping, including screening of parking lots, and development of *pedestrian-oriented* streetscape with building and landscaping (including trees) located at the street edge.
- Lot coverage.
- *Open space*.
- Road access and internal circulation including pedestrian connections developing more pedestrian crossings and requiring parking in the rear wherever possible.
- Signage.
- Additional *transit* stops on both sides of SR 305.

Policy LU 9.2 Orient development toward the pedestrian. Retail uses are encouraged on the ground-floor to prevent blank walls with little visual interest for the pedestrian. Offices and/or residential uses are encouraged above ground floor retail.

Policy LU 9.16 To minimize visual and environmental impacts, encourage parking in the rear or side yards of *multifamily*, commercial and *mixed use developments*. Design parking lots = to be *pedestrian-oriented* and provide pedestrian and bicycle routes between the street, parking area and main entrance. Integrate trees in a parking lot to allow solar access.

HOUSING ELEMENT

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HOUSING ELEMENT INTRODUCTION

Decent and safe housing is a basic human need increasingly unavailable to many Americans, including many Bainbridge Island residents and workers. The Washington State *Growth Management Act (GMA)* provides direction for cities to address these needs in the Housing Element of the Comprehensive Plan. Many of the Plan's Guiding Principles and Policies carry this direction forward to be addressed in various Elements, including Housing.

The City's Housing Needs Assessment (HNA) and Housing Action Plan (HAP) documents current housing conditions and demographics on the Island and identifies trends and specific needs; some of that information is described below. The HNA is Appendix B to this Plan and adopted as a part of this Element. Many of the statistics below are excerpted from the HAP or HNA ~~or the City's Economic Profile (Appendix A).~~

BAINBRIDGE ISLAND SNAPSHOT: PEOPLE AND HOUSING

Bainbridge Island's ~~2015~~ 2020 population of ~~23,390~~ 24,825 is predominantly white (~~91%~~85%)[1], well-educated and relatively affluent. In 2022, t~~T~~he median household income (~~$92,558~~ $151,291) is ~~1.5~~ 1.6 times the Kitsap County average. ~~Almost~~ Approximately 60% of households are now earning over $100,000. ~~of residents have occupations with relatively high incomes~~. On Bainbridge Island, the share of households earning over $150,000 increased from 27 percent in 2010 to 40 percent in 2020. During this same period, the share of households earning less than $50,000 decreased from 28 percent to 20 percent. ~~For example, the median wage for financial analysts, lawyers and marketing managers ranges between $100,457 and $122,618. Another third of Island residents work in~~ In 2021, a little over half, or approximately 51 percent, of Bainbridge Island's covered employment was comprised of service jobs. ~~the service sector, such as retail clerks, waiters and bank tellers have median wages between $27,703 and $30,972.~~ There is a wide array of occupational roles that exist within the broad sector of service-based jobs. In 2024[2], the service sector occupations with a lower annual average wage in Kitsap County are hotel desk clerks ($38,940, Accommodation) and nursing assistants ($47,700, Healthcare and Social Assistance), while higher wage occupations can include IT systems ($186,300) and lawyers ($141,370) which are both in the Professional, Scientific, and Technical Services category.

Over the past decade the population has experienced shifts in the age cohorts. Between ~~2000~~ 2010 and ~~2010~~ 2020 the Island's senior population (60+ years old) increased from ~~17%~~ 22% to ~~26%~~ 35%, while the share aged 44 and younger decreased from 54% to 43%. The ~~"young adult" cohort (between 18 and 34 years old) has declined from 15% of the Island's population in 1990 to less than 10% in 2016.~~ Another indication[3] that ~~of the~~ Bainbridge Island has an aging population ~~"greying"~~ is the decrease in Bainbridge Island School District enrollment, down 12% from 2010-2024, from 3,920 to 3,445 students.

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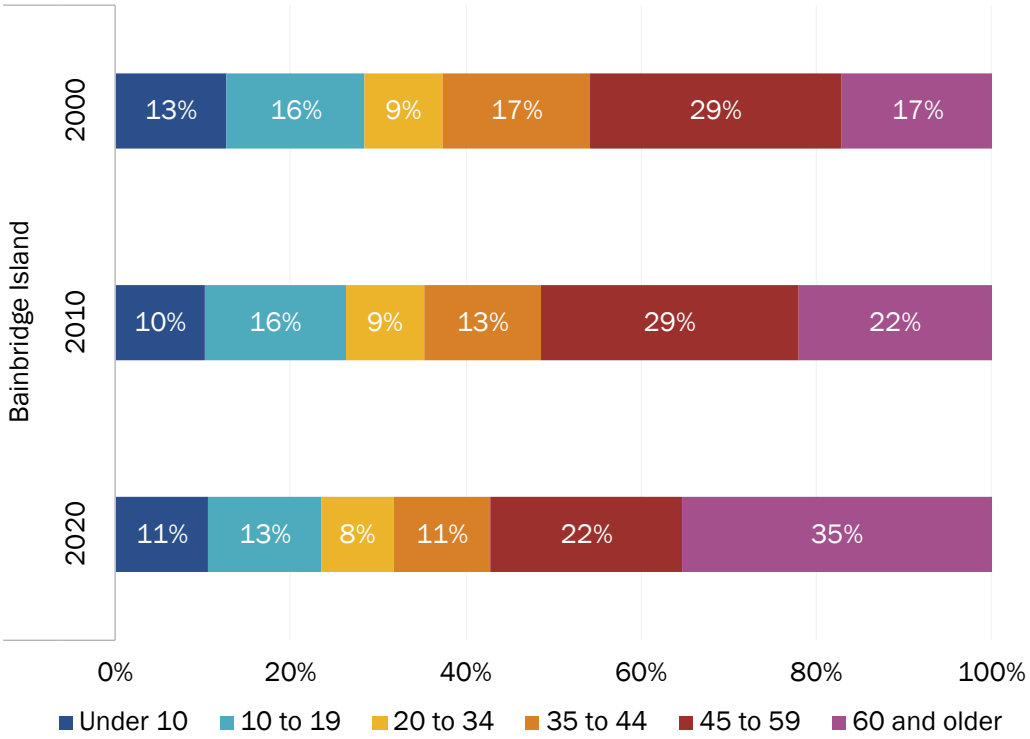
[1] 2020 US Census

[2] The full list of occupations and their associated data for 2024 (e.g., employment count per occupation and average annual wage) can be accessed via the Bureau of Labor Statistics' Occupational Employment Statistics (OES) database at the following web address: https://www.bls.gov/oes/current/oes_14740.htm

[3] Council June 2, 2026. Revise the last sentence on Page HO-2 to read as follows: "Another indication that of the Bainbridge Island has an aging population "greying" is the decrease in Bainbridge Island School District enrollment, down 12% from 2010-2024, from 3,920 to 3,445 students."

Figure HO-1. Bainbridge Population Distribution by Age Category, 2000–2020

Source: U.S. Census Bureau, 2000 Decennial Census (Summary File 2 – Table DP1) and ACS 5-year data, 2006-10 and 2016-20 estimates (Table DP05).



Bainbridge Island's housing stock is predominantly detached single-family homes (8~~0~~1% of all units) in a very low-density land use pattern that occupies about 90% of the Island's land area. In 2022, t~~T~~he ~~average~~ median single-family home price is $1.5 million, compared to $600,000 in Kitsap County ~~just under $700,000~~.

As of April 2024, m~~M~~ulti-family units (5+ units) that constitute 14.6% ~~16%~~ of the housing stock are ~~now~~ concentrated in Winslow and Lynwood Center. While the *designated centers* total about 10% of the Island's land area, a significant portion of that area is occupied by commercial uses and open space with no residential component.

Bainbridge Island's share of rental households was low early on in 2000, with only 22% renting. This share declined further to comprise only 19% of all Bainbridge households in 2020. This is a much lower share of renter households in comparison to Kitsap County's 32% and the state's 37% of renter households. ~~Rental apartments make up less than 7% of total housing units on the Island. Very few rental units have been built on the Island in the last decade which partly accounts for a vacancy rate of 1.5%, well below the 5% rate typical of well-functioning rental markets.~~ Between 2012-2022[4], ~~40~~60% of housing units constructed were ~~not~~ single-family detached housing units and 40% were (~~e.g.~~ apartments, townhomes, accessory dwelling units (ADUs).

[4] Council June 2, 2026. Update this sentence to: Between 2012 – 2022, 60% of housing units constructed were single family detached housing units and 40% were apartments, townhomes and accessory dwelling units (ADUs.)

GMA GOAL AND REQUIREMENTS FOR HOUSING

The *GMA* recognizes the importance of planning for adequate housing by requiring it as an element in Comprehensive Plans. Housing is addressed in one of the 14 major goals, and since 2021, the state legislature has approved a number of bills to address the state's housing crisis, including HB 1220, which amended the *GMA* to say:

> "Housing. ~~Encourage the availability of *affordable*~~ *Plan for and accommodate housing affordable* to all economic segments of the population of this state, promote a variety of densities and *housing types*, and encourage preservation of existing housing stock."

RCW 36.70A.020(4)The requirements for a housing element mandated by the GMA include:

> "~~A housing element recognizing the vitality and character of established *neighborhoods* that: a) includes an inventory and analysis of existing and projected housing needs; b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; c) identifies sufficient land for housing, and group homes and foster care facilities; and d) makes adequate provisions for existing and projected needs of all economic segments of the community~~ A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including: (i) Units for moderate, low, very low, and extremely low-income households; and (ii) Emergency housing, emergency shelters, and permanent supportive housing; (b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes; (c) Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes; (d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including: (i) Incorporating consideration for low, very low, extremely low, and moderate-income households; (ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations; (iii) Consideration of housing locations in relation to employment location; and (iv) Consideration of the role of accessory dwelling units in meeting housing needs; (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: (i) Zoning that may have a discriminatory effect; (ii) Disinvestment; and (iii) Infrastructure availability; (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions; (g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and (h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing."

RCW 36.70A.070(2)

Other recent updates to the *GMA* require that the City review and analyze its policies and regulations to identify any items that contribute to racial disparate impacts, displacement, or exclusion in housing. City staff utilized the Dept. of Commerce *GMA* Periodic Update Checklists to assist in this review. Additional information about the City's review of its policies and regulations can be found in Appendix G Evaluation of Racially Disparate Impacts, Displacement and Exclusion.

The Displacement Risk Maps published by PSRC and later the Dept. of Commerce both show the City of Bainbridge Island as "Low-risk" for displacement. Even though the City is identified as "low-risk", the City's Planning Commission acknowledged the risk of displacement throughout its consideration of zoning changes during the 2024 periodic update process, particularly in the Winslow area. This led the Commission to recommend not upzoning areas on the east and west sides of the High School Road zone, where older multifamily developments exist.

HOUSING NEEDS



The City's updated Housing Needs Assessment (HNA) was completed in 2022 as the first component of the Housing Action Plan ~~and for Bainbridge Island~~ includes an inventory of the amount, location and condition of the Island's housing stock and demographic and economic information about its population. It also includes an in-depth analysis of *affordable housing* needs on Bainbridge Island. It should be noted that the housing needs identified in the City's HNA include underproduction, and were completed prior to the City working with Kitsap County and other Kitsap cities on housing allocations by affordability income range, as required by House Bill 1220 (see Kitsap Countywide Planning Policies (CPPs) Appendix F, approved June 2023).

In 2020, ~~Almost 34%~~ 25% of individuals and families at all income levels who live in owner-occupied housing units are cost burdened meaning they spend over 30% of their income on housing. Severely cost burdened means a household pays more than 50% of their gross household income for housing, and 10% of the owner-occupied housing units are severely cost-burdened. Almost ~~40%~~ 37% of individuals and families at all income levels who live in renter-occupied housing units are cost burdened (25% severely cost-burdened). ~~The majority (around 28%) of these residents have an annual income between zero and $34,999.~~

~~This means that as of 2012, 569 renters on the Island that have an income of $34,999 or less are housing cost burdened.~~ Low-income households are more likely to be cost-burdened and ~~This is concerning as lower income cost burdened households~~ are more likely to have to choose between housing costs and other necessities.

The HNA analysis of Workforce Housing Affordability indicates that there is a gap in housing affordable for the Island's workforce in service professions (e.g., restaurant workers, bank tellers, retail clerks, school bus drivers). Many of these workers are obliged therefore to commute from less-expensive off-Island housing, which increases their transportation costs, congestion on SR 305 and greenhouse gas emissions.

Bainbridge Island's jobs/housing balance in 2021 is was 0.61 ~~0.59~~ jobs for every housing unit, making it a "bedroom community." The Puget Sound Regional Council suggests that housing-rich neighborhoods add employment in order to increase economic opportunities for current residents.

Market forces alone will not address the urgent housing needs facing Bainbridge Island. In the face of daunting circumstances, the City aspires to an ambitious Vision of its future and commits

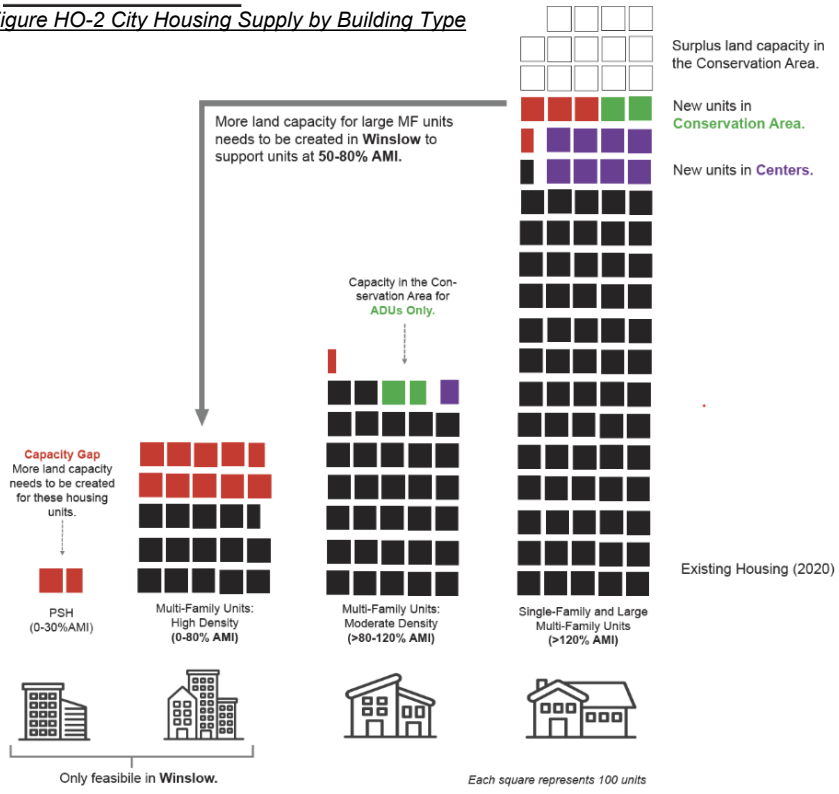
to an innovative, aggressive and multi-faceted housing strategy. The City's success in achieving the housing Vision will also depend upon achieving the policy objectives identified in the Land Use, Transportation, Economic and Environmental Elements of this Plan.

The City of Bainbridge Island inventoried all of the existing housing units and the needed housing units to meet growth to 2044. The 2020 supply and allocated growth was categorized by income band and emergency housing, and added as Appendix F to the Kitsap CPPs, excerpted as Table HO-1 below.

Table HO-1. Appendix F Kitsap CPP (excerpt)		Permanent Housing Needs (Units) by Income Level (% of Area Median Income, AMI)							
		0-30%							
	Total Housing Units	Non-PSH*	PSH*	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing
Estimated Housing Supply (2020)	***11,251***	331	0	331	788	1,150	2,073	6,578	0
Allocation 2020-2044	***1,977***	377	166	324	272	140	138	560	83

*"Permanent supportive housing" (PSH) is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be

Figure HO-2 City Housing Supply by Building Type



- Winslow currently lacks the capacity for nearly every housing affordability target, especially units <80% AMI. Building types more affordable to low-income households are more feasible in the Winslow area due to the availability of infrastructure like public sewer.
- The Conservation Area currently has significantly more capacity than needed to accommodate the >120% AMI housing target.
- Most of the existing capacity for the >80-120% AMI housing target is limited to accessory dwelling units (ADUs) in the Conservation Area, which will not meet the needs of all[5] ~~for many~~ households in this income bracket. There are a few

[5] Council June 2, 2026. Revise the first sentence of the third bullet point on Page HO-6-7 to read as follows: "Most of the existing capacity for the >80-120% AMI housing target is limited to accessory dwelling units (ADUs) in the Conservation Area, which will not meet the needs of all for many households in this income bracket."

Each square represents 100 units

development projects in the early planning and building stages that will provide some units between 50%-80% AMI in the near term.

The updates to the *GMA* made through House Bill 1220 (2021) now requires jurisdictions to create a matrix of programs that have demonstrable effect on affordable housing production for low-income bands. Through this periodic update and implementing regulations, the City reviewed how its development standards have functioned to produced multifamily and affordable housing is increasing both base and bonus floor area ratio, and revising its inclusionary zoning programs, in order to spur additional multifamily and affordable housing development. There are multiple programs that are available to the City that will fund the necessary provisions to reach the housing vision of this Comprehensive Plan. These include Federal, State, Local, and Community partner funds. These are the important financial mechanisms to be utilized to maintain production of housing for all. The City has already adopted most locally available funding mechanisms, and recent development that included affordable housing units have been successful at securing both federal and state monies.

NOTE: UPDATED LCA CAPACITY INFORMATION IS TBD. JULY 14, 2026, CITY COUNCIL MOTION MODIFIED DEVELOPMENT STANDARDS FOR DRAFT PREFERRED ALTERNATIVE, AND THEREFORE AN UPDATED LCA FOR WINSLOW WILL BE COMPLETED

Table HO-2. City Permanent Housing Needs & Estimated Capacity

Income Level (% AMI)	Projected Housing Needs 2020-2044	Zone Categories/ Building Types Serving	Aggregated Housing Needs	Land Use Alternative Capacity	Surplus or Deficit DU (see App E)
0-30% PSH	166 DU	Low & Mid-rise Multifamily & all pipeline DU ≤ 80% AMI	1,139 DU	**TBD**	**TBD**
0-30%	377 DU				
31-50%	324 DU				
51-80%	272 DU				
81-100%	140 DU	Mid-rise Multifamily & ADUs	278 DU	**TBD**	**TBD**
101-120%	138 DU				
Above 120%	560 DU	Lower density attached or detached housing	560 DU	**TBD**	**TBD**
NOTE: The +XXXX capacity for 0-80% AMI includes 174 pipline DU designated planned to serve at or below 80% AMI, including the 22 Finch Green units in R-0.4 zone.					

The Dept. of Commerce has indicated that the City should calculate its capacity to provide emergency housing separate from its dwelling unit capacity, and account for this use as part of available commercial space. Under the requirements of the GMA, and as described in Countywide Planning Policy Appendix F, the City is required to accommodate 83 emergency housing beds. This recognizes that emergency housing is more likely to be constructed under congregate living building codes as opposed to the residential building code. The City is planning to allow emergency housing as a permitted use in all four of the Winslow Town Center mixed use zones, but not the Business/Industrial zones (see draft Ordinance No. 2026-05- updated Section BIMC 18.09 and 18.36). The City is utilizing WAC 388-76-10690 to estimate capacity for emergency beds, which requires:

- Existing Facilities: At least 80 sq. ft. per bed in multibed rooms.
- New Buildings/Additions: 110 sq. ft. per bed in multibed rooms.

- For congregant living areas it is an occupancy classification per 2021 International Building Code (IBC) as: 310.2: R-1 if the occupants are transient with more than 10 occupants.

Using the larger 110 sq. ft. requirement, **83 emergency housing beds require the City to demonstrate at least 9,130 sq. ft. of available space.** The City has enough job capacity in the City's Business/Industrial and Neighborhood Center zones that it could utilize all of its Winslow mixed use commercial capacity for providing emergency housing and still be able to accommodate employment targets. This scenario described in Table HO-3, while unlikely, is a demonstration the City is making land available to provide this crucial need.

Table HO-3 Emergency Housing Estimate			
Mixed-Use	Zoning District	Total Likely Net Commercial Gross sq.ft.	Total Capacity for Emergency Beds at 110 sq. ft. per occupant
	Core	TBD	TBD
	FTD	TBD	TBD
	Connection	TBD	TBD
	Total:	TBD	TBD

Table HO-4: List of Federal, State, and Local Housing Funding Programs

Source	Program	Program Description
Federal	Community Development Block Grants (CDBG)	Grants for a variety of community needs, including decent housing.
	HOME Investment Partnerships Program	Federal block grants used exclusively for affordable housing initiatives.
	Low Income Housing Tax Credit (LIHTC)	A federal program administered by the Washington State Housing Finance Commission, provides private owners with incentives to construct and maintain affordable rental housing.
	USDA Section 502 Homeownership Direct Loan Program	This program assists low- and very-low-income applicants obtain housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.
Washington State	WA State Housing Trust Fund (HTF)	The Washington State Department of Commerce offers competitive loans and grants for affordable housing projects that can be used by local governments and housing authorities.
	Connecting Housing to Infrastructure Program (CHIP)	This state program provides grants to local governments to reduce the cost of infrastructure for new affordable housing development.
	Tax Increment Financing (TIF)	TIF is a tool that can be used to facilitate private investment in a local area. Updates to the Washington State TIF law has significantly

Source	Program	Program Description
		improved local area infrastructure funding for local governments, adding affordable housing production (chapter 39.114 RCW). Tax increment financing captures property taxes generated from the increased assessed valuation that results from private development following infrastructure investment.
Local (City of Bainbridge Island)	Housing Trust Fund (HTF)	The Washington State Department of Commerce offers competitive loans and grants for affordable housing projects that can be used by local governments and housing authorities.
	Real Estate Excise Tax	Some jurisdictions use a portion of their real estate excise taxes to finance affordable housing projects.
	Sales Tax	Cities and counties can impose an optional 0.1% sales and use tax, with at least 60% of the revenue dedicated to affordable housing and related services for people with incomes up to 60% of the county median.
	Property Tax – Housing Levy	A potential funding source for affordable housing on Bainbridge Island, either through a voter-approved levy..
	Lodging Tax (COBI)	Washington state law provides a path for lodging tax revenue to support affordable workforce housing under specific circumstances.
	In-lieu Fees (COBI)	If mandatory inclusionary zoning was adopted, in-lieu fees would allow developers to pay a fee to the city's housing trust fund instead of providing the required number of affordable units within their projects.
Other	Private or Public Grants	A likely source of funding for affordable housing projects may combine local, regional, and state-level foundations, as well as community development financial institutions (CDFIs).

HOUSING VISION ~~2036~~ 2044

Bainbridge Island in the year ~~2036~~ 2044 provides a broad diversity of housing. The broadest variety of *housing types* including rental homes, exists within the compact, walkable, transit-served, mixed-use *designated centers*. These include small detached homes on small lots, attached and detached *accessory dwelling units*, *cottage housing*, common-wall duplexes, triplexes and row houses, and stacked units on the upper floors of mixed-use, mid-rise buildings.

The residential *land use* pattern outside of *designated centers* remains at much lower densities and constitutes almost 90% of the Island's area. Houses built in the previous twenty years in the vicinity of designated centers and elsewhere in the Open Space Residential zones are compact, energy-efficient and well-integrated in their landscape. Typical *housing types* in these

areas include detached houses on lots of various sizes, attached and detached *accessory dwelling units* and *conservation villages.*

Some combination of appropriately zoned land, regulatory incentives, financial subsidies and innovative planning techniques will be necessary to make adequate provisions for the needs of all segments of the population, but particularly middle and lower income persons.

GOALS & POLICIES

GOAL HO-1

Make steady progress toward the following aspirational[6] targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

Policy HO 1.1
Decrease to ~~20%~~ 15% or less the number of cost burdened families living in rental housing (down from ~~40~~ 37%).

Policy HO 1.2
Decrease to 18% or less the number of cost burdened families owning homes (down from 25 ~~34~~%).

Policy HO 1.3
Increase rental housing units to at least ~~11~~35% of total housing units (up from ~~7~~ 19%).

Policy HO 1.4
Increase the Island's percentage of *multifamily* homes to ~~18~~23% or more of all homes (up from ~~16~~11%).

Policy HO 1.5
Increase the number of *senior housing units* to 600 or more (up from 344.)

~~**Policy HO 1.6**~~
~~Change today's 89/11% housing split between the Mixed Use Town Center and Neighborhood Centers to 80/20% by 2036.~~

Policy HO ~~1.7~~ 1.6
Achieve a jobs-housing balance of .8 (up from 0.61 ~~0.59~~).

Policy HO 1.7
In addition to making affordable housing progress described in policies HO 1.1-1.6, make steady progress towards meeting the City's income-based housing unit requirements, including construction of permanent supportive housing units and emergency shelter(s).

Policy HO 1.8
Include actions identified in the 2023 Housing Action Plan (HAP) in the City's annual workplan and budget process to ensure progress on HAP actions continues.

[6] Council June 2, 2026. Restore the word "aspirational" in Goal HO-1.

Policy HO 1.9[7]

Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards. Where shortfalls are identified, consider modification to restore progress towards those targets.

Policy HO 1.10[8]

~~Evaluate whether the creation of~~ Consider establishing a City Housing Authority ~~is necessary to ensure continued~~ with the staffing and financial resources needed to make measurable progress ~~on~~ toward City affordable housing goals and targets.

OR

Consider supporting the development of an independent Bainbridge Island Housing Authority equipped to receive funding and effectively advance the City's affordable housing agenda.

~~**GOAL HO-2**~~

~~**Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island. the report shall describe progress toward achieving the City's housing targets and set forth in Policies HO 1.1 through HO 1.7.**~~

~~**Policy HO 2.1**~~

~~The Housing report shall address the following aspects of housing:~~

1. ~~Housing trends in general both regionally and on Bainbridge Island.~~
2. ~~The number and location of *housing types* constructed or active applications in the permit process in the preceding two years.~~
3. ~~An evaluation of the effectiveness of the City's measures and identification of additional or revised measures or targets.~~
4. ~~The vacancy rate for rental apartments.~~
5. ~~The number of cost burdened and extremely cost burdened households.~~
6. ~~The status of efforts to address housing needs at the regional level.~~
7. ~~The housing availability for special needs or difficult to serve populations.~~
8. ~~The condition of the local housing market and the number of new housing units publicly and privately funded.~~
9. ~~The use of density bonuses and the number of for-purchase *affordable housing* units provided in new developments.~~
10. ~~A description of the various initiatives supporting *affordable housing* including activities of community non-profit organizations and local and regional entities.~~
11. ~~Programs of housing repair and renovation that improve accessibility.~~
12. ~~An analysis of how property taxes impact housing affordability.~~

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[7] Council June 2, 2026 I move to change Policy HO 1.9 to: Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards. Where shortfalls are identified, consider modification to restore progress towards those targets.

[8] Council June 2, 2026. Two options for changing Policy HO 1.10 to: 1) Consider establishing a City Housing Authority with the staffing and financial resources needed to make measurable progress toward affordable housing goals and targets, or 2) consider supporting the development of an independent Bainbridge Island Housing Authority equipped to receive funding and effectively advance the City's affordable housing agenda.

~~13. If insufficient progress is made toward meeting the targets in Policies HO 1.1 through HO 1.7, determine what actions are not working and make adjustments.~~

~~Policy HO 2.2~~
~~Make the Biennial Housing Reports available to the public in various ways such as notice in the local newspaper, on the City's web page and on local media outlets. This Biennial Housing Report will be part of a comprehensive update of the Housing Needs Assessment in order to inform the next state-mandated update of the Comprehensive Plan in 2024.~~

GOAL HO-2
Identify anti-displacement policies and programs suitable to reduce the displacement of existing low to moderate income households.

Policy HO 2.1
Track the supply of regulated and naturally occurring affordable housing (NOAH) to develop strategies to preserve and maintain their long-term affordability, through collaboration ~~and engage~~ with property owners and ~~current~~ operators, and real estate professionals, particularly in multifamily housing whenever possible ~~to support continued affordability~~.

Policy HO 2.2
Continue to monitor the amount of short-term rentals on Bainbridge Island, and consider limitations to prevent reductions in the number of long-term rentals.

Policy HO 2.3[9]
Consider the risk of displacement when evaluating new or increased taxes, recognizing the significant burden that such increases can have on low-income Islanders, and on Islanders that are retired or on a fixed income.

Policy HO 2.4
Consider developing policies and programs to assist residents displaced by redevelopment, increasing property taxes, or the loss of affordable housing, with the goal of helping affected households remain in the community, whenever possible.

Policy HO 2.5[10]
Consider policies limiting rent increases for month-to-month rental agreements as allowed by state law, similar to regulations enacted by the City of Seattle for multi-family units, to reduce the risk of displacement of low to moderate income households.

GOAL HO-3
Promote and maintain a variety of *housing types* to meet the needs of present and future Bainbridge Island residents at all economic segments in a way that is compatible with the character of the Island and encourages more ~~socio-economic~~[11] **diversity. Partner with community non-profit organizations and local and regional private and public entities in carrying out the following policies.**

Policy HO 3.1
Encourage ~~innovative~~ zoning regulations that increase the variety of *housing types* and choices

[9] Council June 2, 2026. Create a new Policy HO 2.3, which reads as follows: "Consider the risk of displacement when evaluating new or increased taxes recognizing the significant burden that such increases can have on low-income Islanders, and on Islanders that are retired or on a fixed income."
[10] Council June 30, 2026 Create new Policy HO 2.5, to reduce the risk of displacement of low to moderate income households, consider polices limiting rent increases for month-to-month rental agreements.
[11] Council June 2, 2026. For Goal HO-3, take out "socio-economic" before "diversity"

suitable to a range of household sizes and incomes in a way that is compatible with the character of existing neighborhoods. Some e~~E~~xamples of housing types that such regulations would promote ~~innovative approaches~~ are *cottage housing* development, *conservation villages*, stacked or common-wall housing, *tiny houses* and *accessory dwelling units*.

Housing types are illustrated in: Figs. HO-~~1~~3 through HO-~~3~~5 (*detached housing*); Figs. HO-4~~6~~ through HO-~~6~~8 (*attached housing*); and Figs. HO-~~7~~9 through HO-~~9~~11 (*stacked housing*).



Fig. HO-~~3~~1 Single-family Home



Fig. HO-~~4~~2 Cottage Housing



Fig. HO-~~5~~3 Tiny House/ADU



Fig. HO-~~6~~4 Duplex



Fig. HO-~~7~~5 Row House



Fig. HO-~~8~~6 Zero Lot Line



Fig. HO-~~9~~7 ~~Garden~~ Courtyard Apartments



Fig. HO-~~10~~8 Mixed-use, Mid-rise



Fig. HO-~~11~~9 Micro Units



Fig. HO-~~12~~ 10 Live-aboard Unit

Policy HO 3.2

Streamline the administrative permitting review process for development that include designated affordable housing units.

Policy HO 3.~~3~~2
Recognize that the City shares a housing and employment market as well as a transportation network with the larger region. Therefore, the City should work with the *Kitsap Regional Coordinating Council* and other regional entities to develop an equitable and effective county-wide planning policies and other strategies to locate, finance and build *affordable housing* in Neighborhood Centers with well-connected transportation networks.

Policy HO 3.~~4~~3
Designate the appropriate staff or organizational entity to assist and advise the community, landowners and private and public entities about options for *affordable housing*, financing strategies and funding sources.

Policy HO 3.~~5~~4~~12~~
Partner with non-profit ~~housing~~ organizations, churches, other taxing districts, the development community, local lending institutions, elected officials and the community at large to assist in meeting *affordable housing goals* and implementing strategies.

Policy HO 3.6
Partner with nonprofits and regional services to support broader access to home rehabilitation, repair, weatherization, and accessibility improvement programs, especially for low-income, elderly and disabled individuals.

Policy HO 3.~~7~~5
Support the efforts of community non-profit housing organizations and local and regional public and private entities in developing and managing *affordable housing* on Bainbridge Island.

Policy HO 3.8[13]
~~Consider e~~Expand~~ing~~ the City's human services funding program and consider including adjustments for cost of living, to predictably fund emergency rental/utility support to alleviate impacts for seniors and low-income residents ~~homeowners~~.

Policy HO 3.9
Expand direct resources supporting housing stability for tenants, landlords, and low-income homeowners.

Policy HO 3.~~10~~6
Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses, micro units* and *cottage housing*.

Policy HO 3.11[14]
~~Consider a~~Adopt~~ing~~ a specific "middle housing code" to encourage small to mid-size housing types, and include~~ing~~ programs that provide additional density for deed-restricted, limited-equity ~~workforce~~ housing~~, such as units~~ serving households below 150% AMI.

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[12] Council June 2, 2026. Change Policy HO 3.5 to: Partner with non-profit organizations, churches, other taxing districts, the development community, local lending institutions, elected officials and the community at large to assist in meeting affordable housing goals and implementing strategies.
[13] Council June 2, 2026. Change Policy HO 3.8 to :Expand the City's human services funding program and consider including adjustments for cost of living, to predictably fund emergency rental/utility support to alleviate impacts for seniors and low-income residents.
[14] Council June 2, 2026. Amend Policy HO 3.11 to read as follows: Adopt a specific "middle housing code" to encourage small to mid-size housing types, and include programs that provide additional density for deed-restricted, limited-equity housing serving households below 150% AMI.

Policy HO 3.12~~7~~
Expand opportunities for infill in the residential neighborhoods of the Winslow ~~Master~~ Subarea ~~Plan study area~~ and the Neighborhood Centers. Allow the creation of small lots (e.g., in the 3,000 square foot range) as well as smaller footprint homes (e.g., under 1,200 square feet).

Policy HO 3.13[15]
Adopt a community benefits incentive program providing additional height and FAR above Base and below Maximum Bonus levels for residential developments when including one or more of the following:

- Rental units, with a smaller bonus for market-rate and a larger bonus for deed-restricted and affordable units;
- Smaller unit sizes;
- Innovative housing solutions making use of co-housing, land trusts, modular construction, missing-middle prototypes, or other innovations approved by the Director;
- Income-qualified affordability, with bonuses starting at <120% AMI and larger bonuses for serving lower AMI levels;
- Higher percentages of affordable units, with larger bonuses for projects that dedicate a greater share of units to affordable housing.

Bonuses for each benefit accumulate to determine final incentives.

GOAL HO-4

Increase the supply of permanently affordable *multifamily* housing each year through the year ~~2036~~ 2044 with goals based on data provided by the Housing Needs Assessment and the City's income-based housing targets ~~housing reports~~ .

Policy HO 4.1
Encourage new *multifamily* housing in a variety of sizes and forms in *designated centers.*

Policy HO 4.2
Increase the efficiency of the review process and continue to consider revise~~e~~ing development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow Town Center ~~Area Master Plan~~ to encourage the transformation of these areas from auto-oriented, low-rise, homogeneous commercial land use districts into walkable, transit-served, mid-rise, mixed-use areas with *affordable housing.*

Policy HO 4.3
Partner with non-profit or for-profit housing sectors to create new *multifamily* housing in *designated centers* including a significant percentage of *affordable housing.* Explore ~~through~~ the joint or exclusive use of surplus publicly owned property or air space.

[15] Council June 2, 2026. Add Policy HO 3.13 to adopt a community benefits incentive program providing additional height and FAR above Base and below Maximum Bonus levels for residential developments when including one or more of the following: • Rental units, with a smaller bonus for market-rate and a larger bonus for deed-restricted and affordable units; • Smaller unit sizes;• Innovative housing solutions making use of co-housing, land trusts, modular construction, missing-middle prototypes, or other innovations approved by the Director;• Income-qualified affordability, with bonuses starting at <120% AMI and larger bonuses for serving lower AMI levels;• Higher percentages of affordable units, with larger bonuses for projects that dedicate a greater share of units to affordable housing. Bonuses for each benefit accumulate to determine final incentives.

Policy HO 4.4
Partner with the for-profit sector to create *affordable housing* through the targeted use of the *multifamily* property tax exemptions in *designated centers.*

Policy HO 4.5
Remove barriers to the creation of new *multifamily* housing, particularly *affordable housing* through a variety of actions such as the adoption of regulations that "right-size" parking requirements, reduce certain *impact fees* and encourage the use of parking management programs to enable the more efficient use of parking.

Policy HO 4.6
Allow *accessory dwelling units* in all residential zones, except at Point Monroe, the Sandspit (R-6). Review and revise regulations as appropriate to create reasonable flexibility regarding development standards including lot coverage, setbacks, parking requirements and Health District requirements for water and sewage.

Policy HO 4.7
Encourage agencies whose mission is to develop *affordable housing* to create new subsidized *multifamily* rental housing by aggressively pursuing Kitsap County *Community Development Block Grant Funds*, state funds, donations from private individuals and organizations, public revenue sources and other available funding.

Policy HO 4.8
Evaluate the efficacy of existing regulations in facilitating the provision of assisted and independent living *senior housing* and take action to amend *development regulations* as needed.

Policy HO 4.9
The City may allow floor area ratio (FAR) based zoning in the Lynwood Center Subarea for parcels zoned Neighborhood Center (NC) and NC/R-12 only if used to promote housing affordability.

Policy HO 4.10
Encourage private development in the Winslow Subarea that supports diverse housing, including affordable, workforce, and aging-in-place housing by adopting flexible development standards, including the use of overlays that encourage a diversity of housing types, expanded pedestrian connections, expanded community gathering, public open spaces, and below-grade parking.

GOAL HO-5

Maintain the existing stock of affordable and rent-assisted housing, in partnership with community non-profit organizations and local and regional public and private entities.

Policy HO 5.1
Develop a continuing strategy to maintain the Rural Development Agency and HUD subsidies on existing rent-assisted housing. The primary strategy shall be to support Housing Kitsap and non-profit organizations such as Housing Resources Bainbridge to purchase the units through the provisions of the 1990 Housing Act.

Policy HO 5.2
In the event of the potential loss of privately-owned subsidized housing, work with the appropriate public agencies and local non-profits to pursue the preservation of the subsidized units or relocation assistance for the residents.

Policy HO 5.3
Support water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

Policy HO 5.4[16]
Advocate for State recognition of water-based (live-aboard) housing as a legitimate component of the community's housing stock, with units counted toward local housing inventory and affordability targets at the appropriate Area Median Income (AMI) levels.

GOAL HO-6

Facilitate the provision of a diverse *affordable housing* stock in all geographic areas of the community.

Policy HO 6.1
Encourage housing created by agencies such as a community land trust.

Policy HO 6.2
In order to provide for permanently *affordable housing* pursue effective strategies to reduce the land cost component of *affordable housing* which may include alternative land use zoning, *density bonuses* and other incentives.

Policy HO 6.3
Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity and access to housing including accessible housing and *affordable housing.*

Policy HO 6.4
Create a new *conservation villages* and tiny home permit processes to apply outside of *designated centers* to increase housing choices including *affordable housing* and ~~requiring~~ encouraging *green building* practices while better conserving *open space*.

Policy HO 6.5
Develop regulations and provide incentives to construct *affordable housing* for farm workers on or near farmlands.

Policy HO 6.6
Encourage development and conservation programs that co-locate housing and land conservation or dually promote those goals in related projects.

Policy HO 6.~~7~~6
Consider the merits of programs and regulations pioneered by other communities to discourage the land, energy and natural resource consumptive pattern of large single-family homes. Adopt amendments to City programs and *development regulations* as appropriate.

Policy HO 6.~~8~~7
Support the development of *livable neighborhoods*.

[16] Council June 2, 2026. Create new Policy HO 5.4: Advocate for State recognition of water-based (live-aboard) housing as a legitimate component of the community's housing stock, with units counted toward local housing inventory and affordability targets at the appropriate Area Median Income (AMI) levels.

Policy HO 6.9
Study creating a program to allow for two mid-sized units, smaller than the standard single-family home and larger than an ADU, in lieu of a standard-sized home and ADU. Also consider options for converting existing single-family homes to two units within the same building footprint.

GOAL HO-7

Promote and facilitate the provision of rental and for-purchase housing that is affordable to *income-qualified* households with a variety of income levels.

Policy HO 7.1
Continue to e~~E~~xempt from City *impact fees* and other administrative development fees housing developments where all units are limited to residents in specified income groups.

Policy HO 7.2
All income-qualified rental housing units created as a result of the policies of this Housing Element shall remain affordable to *income-qualified households* for a period of not less than 50 years from the time of first occupancy.

Policy HO 7.3
Explore measures and the merits of source-of-income discrimination controls.

GOAL HO-8

Facilitate the siting and development of housing opportunities for *special needs populations* by removing barriers to creating this much needed housing.

Policy HO 8.1
Support the services of community non-profit organizations and local and regional public or private entities in providing shelter for temporarily homeless persons and/or households of all ages and sizes, ~~singles and families with children, adolescents and victims of domestic violence~~ on Bainbridge Island by removing any identified barrier to the creation of such shelter.

Policy HO 8.2
Support the development of programs to meet the housing needs of the developmentally, physically and emotionally disabled within the community.

Policy HO 8.3
Support programs that provide assistance to low-income, elderly and disabled persons to repair, rehabilitate or retrofit homes to be more accessible and safe.

Policy HO 8.4
Support improved housing accessibility through design, such as through incentives encouraging "visitability" design features for a portion of a housing development project.

Policy HO 8.5
Reduce housing barriers for essential workers on Bainbridge Island.

GOAL HO-9

Explore the use of the City's bonding capacity and pursue other resources to support the creation of *affordable housing*.

Policy HO 9.1
The City recognizes the need to provide financing assistance for *affordable housing*. Accordingly, the City will actively pursue public and private funds that may include but are not limited to, ~~real estate excise tax,~~ grants and other available resources, including maintaining real estate excise tax and other recent state taxes to support affordable housing.

Policy HO 9.2
The City in partnership with local agencies producing *affordable housing*, may issue a General Obligation Bond to increase the production of housing affordable to *households* at or below 80% of median income for Kitsap County.

Policy HO 9.3
Consider the issuance of Limited Tax General Obligation Bonds (also called councilmanic bonds or non-voted debt) or voting on an affordable housing levy to support the development of housing affordable to *households* at or below 80% of median income ~~for Kitsap County~~.

Policy HO 9.4
Increase City support of the Housing Trust Fund and explore new sources of funding for the development and preservation of *affordable housing*.

Policy HO 9.5
Consider the options for making City-owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing and support other public entities that wish to use publicly-owned land for this purpose. Take into consideration however, the full range of uses that City-owned properties may serve over the long-term.

Policy HO 9.6
Explore and utilize Federal and State funding opportunities that are available to fund new and maintain existing affordable housing stock. The programs include:

1. Community Development Block Grants (CDBG)
2. HOME Investment Partnerships Program
3. Low Income Housing Tax Credit (LIHTC)
4. WA State Housing Trust Fund (HTF)
5. WA State Connecting Housing to Infrastructure Program (CHIP)
6. WA State Tax Increment Financing

Policy HO 9.7
Consider expanding the City's to the Multifamily Tax Exemption 12-year program to include moderate income level households, pursuant to state law.

Policy HO 9.8
Improve communication of City Affordable Housing resources and application timeframes.

Goal HO-10
Increase housing development opportunities in *Designated Centers.*

Policy HO-10.1:
Consider increasing residential density in Designated Centers with sewer infrastructure (existing or planned).

Policy HO-10.2
Use tax increment financing in Designated Centers to fund infrastructure upgrades and affordable housing.

Policy HO-10.3
Consider reducing parking requirements to support workforce and affordable housing in the greater Winslow area, and Neighborhood Center areas.

Goal HO-11
Promote reinvestment in existing neighborhoods, while identifying and removing barriers that result in racially disparate impacts, displacement, and exclusion in housing.

Policy HO-11.1
Promote investments in infrastructure through City-initiated neighborhood enhancement activities.

Policy HO-11.2
Promote the maintenance, repair, and rehabilitation of the City's existing housing stock by pursuing funding and creating financial incentives for housing improvement programs, especially for low-income households.

Policy HO-11.3
Ensure all higher density residential development is accommodated by reliable infrastructure.

Policy HO-11.4
Conduct a review of zoning codes, development regulations, and permit procedures to identify and remove regulatory barriers that disproportionately affect marginalized communities, low-income households, and other historically excluded groups.

Policy HO-11.5
Ensure equitable infrastructure investments across all neighborhoods, with attention to areas that have experienced disinvestment or exclusion.

HOUSING IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the plan's goals and policies that support that action.

HIGH PRIORITY ACTIONS

HO Action #1 Set targets for increasing the supply of moderately priced and *affordable housing*, measure progress, and if insufficient progress is being made toward meeting the housing targets, determine what actions are not working and make appropriate adjustments.

GOAL HO-1
Make steady progress toward the following aspirational targets for increasing the diversity of *housing types* and the supply of *affordable housing*.

~~**GOAL HO-2**~~
~~**Beginning in 2019, prepare biennial reports on the status of housing on Bainbridge Island. The report shall describe progress toward achieving the City's housing targets and set forth in Policies HO 1.1 through HO 1.7.**~~
GOAL HO-10
Increase housing development opportunities in *Designated Centers*.

GOAL HO-11
Promote reinvestment in existing neighborhoods, while identifying and removing barriers that result in racially disparate impacts, displacement, and exclusion in housing.

HO Action #2 Amend the City's development code to facilitate an increase in the diversity of housing types and supply of affordable housing.

Policy HO 3.10~~6~~
Develop standards to encourage development of small to mid-size single-family housing units. These provisions may include a framework to permit small-unit housing development such as *tiny houses, micro units and cottage housing*.

Policy HO 3.11
Consider adopting a specific "middle housing code" to encourage small to mid-size housing types, including programs that provide additional density for deed-restricted, limited-equity workforce housing, such as units serving households below 150% AMI.

Policy HO 4.2
Increase the efficiency of the review process and continue to consider revise~~e~~ing development standards for the High School Road and Ferry Terminal districts and other portions of the Winslow Town Center~~Area Master Plan~~ to encourage the transformation of these areas from auto-oriented, low-rise, homogeneous commercial land use districts into walkable, transit-served, mid-rise, mixed-use neighborhood with *affordable housing.*

Policy HO 6.3
Maintain an innovative housing program and clarify or adopt new flexible permit processes in all *designated centers* to promote an increase in the supply, diversity, and access to housing, including accessible housing and *affordable housing.*

Policy HO 6.4
Create a new *conservation villages* and tiny home permit processes to apply outside of *designated centers* to increase housing choices including *affordable housing* and ~~requiring~~ encouraging *green building* practices while better conserving *open space*.

HO Action #3 Partner with other jurisdictions, the development community, and non-profit organizations to increase the diversity of housing types and supply of affordable housing.

Policy HO 3.5~~4~~
Partner with non-profit housing organizations, churches, the development community, local lending institutions, elected officials and the community at large to assist in meeting *affordable housing goals* and implementing strategies.

Policy HO 3.6

Partner with nonprofits and regional services to support broader access to home rehabilitation, repair, weatherization, and accessibility improvement programs, especially for low-income, elderly and disabled individuals

Policy HO 4.3
Partner with non-profit or for-profit housing sectors to create new *multifamily* housing in *designated centers* including a significant percentage of *affordable housing.* Explore ~~through~~ the joint or exclusive use of surplus publicly owned property or air space.

Policy HO 4.4
Partner with the for-profit sector to create *affordable housing* through the targeted use of the multifamily property tax exemptions in *designated centers.*

Policy HO 9.5
Consider the options for making City- owned land or air-space available through long-term leases or other mechanisms for the purpose of creating income-qualified housing and support other public entities that wish to use publicly-owned land for this purpose. Take into consideration however, the full range of uses that City-owned properties may serve over the long-term.

HO Action #4 Consider actions that can be taken to reduce financial barriers that inhibit the desired increase in diverse and affordable housing.

Policy HO 5.2
In the event of the potential loss of privately-owned subsidized housing, work with the appropriate public agencies and local non-profits to pursue the preservation of the subsidized units or relocation assistance for the residents.

Policy HO 7.1
Continue to e~~E~~xempt from City *impact fees* and other administrative development fees housing developments where all units are limited to residents in specified income groups.

Policy HO 9.2
The City in partnership with local agencies producing *affordable housing*, may issue a General Obligation Bond to increase the production of housing affordable to *households* at or below 80% of median income for Kitsap County.

Policy HO 9.3

Consider the issuance of Limited Tax General Obligation Bonds (also called councilmanic bonds or non-voted debt) or voting on an affordable housing levy to support the development of housing affordable to *households* at or below 80% of median income for Kitsap County.

~~**HO Action #5 Create a short-term (60-90 days) citizen *affordable housing* task force to consider the revised Housing Element and provide specific recommendation for near-term action.**~~

~~**Policy HO 3.3**~~

~~Designate the appropriate staff or organizational entity to assist and advise the community, landowners and private and public entities about options for *affordable housing*, financing strategies and funding sources.~~

HO Action #~~5~~6 Review and revise City regulations related to permissible live-aboard

capacity in City marinas.

Policy HO 5.3
Support Water-based (live-aboard) housing as a viable component of the present and future housing stock of Bainbridge Island, subject to applicable environmental protection, seaworthiness, sanitation and safety standards, and authorized moorage.

~~MEDIUM PRIORITY ACTIONS~~[17]

HO Action #~~6~~7 Focus additional city and other financial resources to help increase the supply of affordable housing.

Policy HO 9.4
Increase City support of the Housing Trust Fund and explore new sources of funding for the development and preservation of *affordable housing.*

Policy HO 7.1
Continue to e~~E~~xempt xempt from City *impact fees* and other administrative development fees housing developments where all units are limited to applicants of specified income groups.

HO Action #~~7~~8 Look for ways to reduce the cost of multifamily housing, particularly affordable housing.

Policy HO 4.5
Remove barriers to the creation of new *multi-family housing*, particularly *affordable housing* through a variety of actions such as the adoption of regulations that "right-size" parking requirements, reduce certain impact fees, and the encourage the use of parking management programs to enable the more efficient use of parking.

OTHER PRIORITY ACTIONS

HO Action #9 Identify ways to achieve local results with and through regional actions.

Policy HO 3.~~2~~3
Recognize that the City shares a housing and employment market, as well as a transportation network, with the larger region. Therefore, the City should work with the Kitsap Regional Coordinating Council and other regional entities to develop equitable and effective county-wide planning policies and other strategies to locate, finance and build *affordable housing.*

[17] Council June 2, 2026. I move that the following "Medium Priority Actions" and related Policies be added to "High Priority Actions" (with staff to re-number as appropriate): HO Action #7 , Policy HO 9.4, Policy HO 7.1, HO Action #8, and Policy HO 4.5

CAPITAL FACILITIES ELEMENT

NOTE: PAGE NUMBERS TO BE UPDATED AT LATER DATE

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CAPITAL FACILITIES INTRODUCTION

What Are *Capital Facilities* and Why Do We Need to Plan for Them?

Capital facilities are all around us. They are the *public facilities* we all use on a daily basis. They are our public streets and sidewalks, our City park and agriculture properties, our public buildings such as City Hall, the library, fire and police stations, our public water systems that bring us pure drinking water, and the sanitary sewer systems that collect our wastewater for treatment and safe disposal. Even if you don't reside within the City, you use *capital facilities* every time you drive, eat, shop, work, or play here.

While a *Capital Facilities Plan (CFP)* does not cover routine maintenance, it does include renovation and major repair or reconstruction of damaged or deteriorating facilities. *Capital facilities* do not usually include furniture and equipment. However, a capital project may include the furniture and equipment clearly associated with a newly constructed or renovated facility.

The planning period for a *Capital Improvement Plan (CIP)* is six years. Expenditures proposed for years one and two of the program are incorporated into the City's Biennial Budget as the Capital Budget.

The *CIP* process is an important ongoing part of the City's overall management process. New information, grant-making and evolving priorities require continual review. Each time the review is carried out, it must be done comprehensively.

All of these facilities should be planned for years in advance to assure they will be available and adequate to serve all who need or desire to utilize them. Such planning involves determining not only where facilities will be needed, but when, and not only how much they will cost, but how they will be paid for. It is important to note that the *CFP* is a planning document that includes timeline estimates based on changing dynamics related to growth projections, project schedules, or other assumptions.

Capital Facilities Plans are required under State law to identify *capital facility* deficiencies needed to serve our existing population, plan for capital facility improvements to meet the needs of our future population, and ensure that local governments have the fiscal capacity to afford to construct and maintain those capital facilities.

The *Capital Facilities Plan* includes summary details of the major capital projects of the City and a financial capacity analysis. As the general purpose government on Bainbridge Island, the City is required to analyze and integrate the *capital facilities plans* from special purpose districts (Schools, Parks, Fire, etc) into its *Capital Facilities Plan*. The City and the special purpose districts shall work together to integrate their capital planning efforts to provide a more even tax impact and to prioritize their projects while still providing quality facilities and services for the

citizens they serve. This is consistent with *Guiding Principle* #~~8~~ 9 and its supporting policies ~~8~~9.1, ~~8~~9.2, 9.3, ~~8~~9.4, ~~8~~9.5, ~~8~~9.6.

Growth Management Act Requires a Capital Facilities Plan

This *Capital Facilities Element* update has been developed in accordance with the RCW 36.70A.070, the *Growth Management Act (GMA),* and WAC 365-196, the Procedural Criteria. This *Capital Facilities Plan*, and other City plans adopted by reference, support the Land Use, Housing, and Economic Elements by utilizing the same ~~2036~~ 2044 population and employment forecasts.

This *Capital Facilities Plan* is the product of many separate but coordinated planning documents and planning bodies. Each special purpose district (Schools, Parks, Fire, etc.) has its own Capital Facility Plan, Strategic Plan, and/or budget. In this *Capital Facilities Plan*, the City adopts these special purpose district planning documents by reference. The City's adopted functional plans are adopted by reference in this *Capital Facilities Element*, including an Island-wide ~~Transportation~~ Mobility Plan, Water System Plan, a Groundwater Management Plan, a Sewer System Plan, a Storm and Surface Water Management Program, and a Pavement Management System Plan – each operational plan providing an inventory of existing facilities, an analysis of deficiencies and future demand, and recommendations for capital improvements.

The *GMA* requires that the *Capital Facilities Element* contain a six-year financing plan, known as a *Capital Improvement Plan (CIP)* that identifies the type and location of expanded or new *capital facilities* and the sources of funding that will be used to pay for them.

Relationship of Capital Facilities Plan to the Budget

The *Capital Facilities Plan* and the City's budget serve different but related purposes. The budget authorizes the amount to be spent during the coming biennium; whereas the *Capital Facilities Plan* identifies needed capital facilities over a six-year period. A requirement of the *Capital Facilities Plan* is that it show how the needed facilities will be paid for during at least a six-year period (*Capital Improvement Plan*). Because State law requires that no money can be spent on capital projects which are not shown in the *Capital Facilities Plan*, it is important that the budget authorize spending only on *capital facilities* in the Plan.

Concurrency and *Levels of Service (LOS)*

The *Growth Management Act* requires jurisdictions to have *capital facilities* in place and readily available when new development occurs. This concept is known as concurrency. Specifically, this means that:

1. All public facilities needed to serve new development and/or a growing service area population must be in place at the time of initial need. If the facilities are not in place, a financial commitment must have been made to provide the facilities within six years of the time of the initial need; and

2. Such facilities must be of sufficient capacity to serve the service area population and/or new development without decreasing service levels below locally established minimum standards, known as *level of service*.

3. In the allocation of funds for *capital facilities*, choices will be made. The *CFP* may facilitate some forms of development while constraining other forms.

Levels of service (LOS) are usually quantifiable measures of the amount and/or quality of public facilities or services that are provided to the community and are usually expressed as a ratio of amount of service to a selected demand unit. For example, sewer *LOS* is expressed as 100 gallons per capita per day, public school *LOS* may be expressed as the number of square feet available per student or as the number of students per classroom. Police or Fire protection may be expressed as the average response time for emergency calls. Factors that influence local standards are citizen and City Council recommendations, national standards, federal and state mandates, and the standards of neighboring jurisdictions.

CAPITAL FACILITIES VISION ~~2036~~ 2044

Capital facilities planning has kept up with changes in the natural and built environments, meeting the needs of a population that expects a high level of service. The City's *Capital Improvement Plans* were coordinated with the strategic plans and budgets of the special purpose districts (e. g., Schools, Parks and Fire).

Planning and budgeting for facilities has been concurrent with subarea planning for the *designated centers*, and to a large extent, recent population growth and commerce have been concentrated in and near those centers. Planning and budgeting has kept pace with maintenance and expansion of recreational facilities and public lands preserved for agriculture or conservation.

Over the past twenty years, Capital Improvement Plans have responded to anticipated impacts of climate change and sea level rise. New construction and retrofits have made public buildings energy efficient and models of low impact design.

GOALS & POLICIES

GOAL CF-1

The Capital Facilities Element and *Capital Improvement Plan (CIP)* provides the public facilities needed to support orderly compact urban growth, protect and support public and private investments, maximize use of existing facilities, promote economic development and redevelopment, increase public well-being and safety, and implement the *Comprehensive Plan*.

Policy CF 1.1
Biennially review, update and amend a six-year *CIP* that:

- Is subject to review and adoption by the City Council.
- Is consistent with the *Comprehensive Plan*, functional plans and adopted capital and operating budgets.
- Defines the scope and location of capital projects or equipment;
- States why each project is needed and its relationship to established *levels of service*.
- Includes costs of property acquisition, if any, project construction costs, timing, funding sources, and projected operations and maintenance impacts.

Policy CF 1.2
Coordinate with other *capital facilities* service providers to keep each entity current, maximize cost savings, and schedule and upgrade facilities efficiently. In general, it is the policy of the City to transfer parklands to the Park District whenever desirable and practical.

Policy CF 1.3
Evaluate and prioritize proposed *capital improvement* projects using the following long-term financial strategy principles and guidelines:

- Preserve and maintain physical infrastructure.
- Use an asset management approach to the City's capital facilities.
- Use unexpected one-time revenues for one-time costs or reserves.
- Pursue innovative approaches.
- Maintain capacity to respond to emerging community needs.
- Address unfunded mandates.
- Selectively recover costs.
- Recognize the connection between the operating and capital budgets.
- Utilize partnerships wherever possible.
- Remain committed to City *goals* over the long run.
- Anticipate and respond to the impacts of *climate change*, including sea level rise.

Policy CF 1.4
Ensure that capital improvement projects are:

- Financially feasible.
- Consistent with planned growth patterns provided in the *Comprehensive Plan*
- Consistent with State and Federal law.
- Compatible with plans of state agencies.
- Sustainable within the operating budget.
- Affordable and equitably accessible to all residents.

Policy CF 1.5
Give priority consideration to projects that:

- Are required to comply with State or Federal law.
- Implement the *Comprehensive Plan*.
- Are needed to meet concurrency requirements for growth management.
- Are already initiated and to be completed in subsequent phases.
- Renovate existing facilities to remove deficiencies or allow their full use, and preserve the community's prior investment or reduce maintenance and operating costs.

- Replace worn-out or obsolete facilities.
- Are substantially funded through grants or other outside funding.
- Address public hazards.

Policy CF 1.6
Adopt each update of the *Capital Facilities Plan* as part of the *Comprehensive Plan*.

Policy CF 1.7
Recognize that the year in which a project is carried out, or the exact amounts of expenditures by year for individual facilities, may vary from amounts stated in the *Capital Facilities Plan* due to:

- Unanticipated revenues or revenues that become available to the City with conditions about when they may be used,
- Change in the timing of a facility to serve new development that occurs in an earlier or later year than had been anticipated in the *Capital Facilities Plan*,
- The nature of the *Capital Facilities Plan* as a multi-year planning document. The first year or years of the Plan are consistent with the budget adopted for that financial period. Projections for remaining years in the Plan may be changed before being adopted into a future budget.

GOAL CF-2

Provide the *capital facilities* needed to direct and serve future development and redevelopment.

Policy CF 2.1
When planning for public facilities, consider expected future land use activity.

Policy CF 2.2
Capital facilities planning is an essential component of subarea planning and promoting development in *designated centers*.

Policy CF 2.3
Require new development to fund the *capital facilities* needed to serve the development.

GOAL CF-3

Prudently manage fiscal resources to provide needed *capital facilities.*

Policy CF 3.1
Ensure a balanced approach to allocating financial resources among:

- Maintaining existing facilities and eliminating existing *capital facility* deficiencies, and
- Providing new or expanding facilities to serve development and encourage redevelopment.

Policy CF 3.2
Use the *CIP* to integrate all of the community's capital project resources (grants, bonds, city funds, donations, *impact fees*, and any other available funding).

Policy CF 3.3
Allow developers who install infrastructure with excess capacity to use *latecomer's agreements* wherever reasonable.

Policy CF 3.4
Assess the additional operations and maintenance costs associated with acquisition or development of new *capital facilities*. If accommodating these costs places a financial burden on the operating budget, consider adjusting the capital plans.

Policy CF 3.5
Achieve more efficient use of capital funds through joint use of facilities and services by utilizing measures such as interlocal agreements, regional authorities, and negotiated use of privately and publicly owned land.

Policy CF 3.6
Consider potential new revenue sources for funding capital facilities, such as:

- Growth-induced tax revenues.
- Additional voter-approved revenue.
- Impact Fees.
- Benefit Districts.
- Local Improvement Districts.

Policy CF 3.7
Choose among the following available contingency strategies should the City be faced with capital facility funding shortfalls:

- Increase general revenues, rates, or user fees; change funding source(s).
- Decrease level of service standards in the Comprehensive Plan and reprioritize projects to focus on those related to concurrency.
- Change project scope to decrease the cost of selected facilities or delay construction.
- Decrease the demand for the public services or facilities by placing a moratorium on development, developing only in served areas until funding is available, or changing project timing and/or phasing.
- Use Local Improvement Districts; or surplus City-owned assets.

Policy CF 3.8
Secure grants or private funds, when available, to finance capital facility projects when consistent with the Comprehensive Plan.

GOAL CF-4

Public facilities **constructed on Bainbridge Island meet appropriate safety, construction, energy conservation, durability and** ***sustainability*** **standards.**

Policy CF 4.1
Adhere to the City's Engineering Development and Design Standards when constructing utility and transportation related facilities.

Policy CF 4.2
Regularly update the Engineering Development and Design Standards, and ensure that the Standards are consistent with the *Comprehensive Plan*.

Policy CF 4.3
Apply value engineering approaches on major projects in order to use resources efficiently and meet community needs.

Policy CF 4.4
Require public facilities to incorporate energy generation when and where possible.

CAPITAL FACILITIES INVENTORY

The following is the City's *capital facilities* property inventory. The inventory is organized by category and includes a current inventory of facilities, a narrative providing a general background of the planning activities and some discussion of future plans, and a discussion of *level of service (LOS),* if applicable. Inventories of public roads, water utility, and sewer utility *infrastructure* are found in the following functional plans (hyperlinked):

- Island-wide ~~Transportation~~ Mobility Plan
- City General Sewer Plan
- City Water System Plan
- City Stormwater Management Program Plan
- City Stormwater System Plan

City Offices, Facilities, and Undeveloped Land

City offices are located at several sites due to space constraints at City Hall. Additional City buildings and facilities provide a variety of functions, including public works operations, police and municipal court, and ~~house~~ cultural and social services.

Table CF-1: City Land and Office Facility Inventory

Building and Location	Land Area		Building Area		Owned or Leased	Uses
City Hall 280 Madison Ave. N	1.92	Ac	24,107	Sq Ft	Owned	Administration, Finance, Planning, & Engineering
~~Police Station~~ ~~625 Winslow Way E~~	~~0.82~~	~~Ac~~	~~7,000~~	~~Sq Ft~~	~~Owned~~	~~Police~~
~~Municipal Court~~ ~~10255 NE Valley Rd.~~	~~**NA**~~		~~2,289~~	~~Sq Ft~~	~~Leased~~	~~Municipal Court~~
Ted Spearman Justice Center 8804 Madison Avenue N.	2.95	Ac	19,007	Sq Ft	Owned	Police and Municipal Court
Subtotal Staff Office Space	**~~2.74~~ 4.87**	**Ac**	**~~33,396~~ 43,114**	**Sq Ft**		
Bainbridge Island Commons 223 Bjune Ave.	0.38	Ac	4,975	Sq Ft	Owned	Social Services & Public Meetings
Bainbridge Performing Arts (land only) 200 Madison Ave N	2.45	Ac	NA		Owned	Land leased to BPA for $1/yr through May 2081
Bainbridge History Museum (land only) 215 Ericksen Ave NE	0.6	Ac	3,643	Sq Ft	Owned	Land leased to BHM for 1% of gross income/yr through 2031
Public Works Facility 7305 NE Hidden Cove Rd	12.62	Ac	22,712	Sq Ft	Owned	O&M Offices, Shop, Covered Equipment Storage
Public Works Facility 7305 NE Hidden Cove Rd	Included Above		1,524	Sq Ft	Owned	Covered Storage
Public Works Facility 7305 NE Hidden Cove Rd	Included Above		NA		Owned	Fueling Facility
Land with City-owned utilities	15.42	Ac	NA		Owned	Wells, pump stations, etc.
180 Olympic Drive	0.11	Ac	1,125	Sq Ft	Owned	Building rented to tenant for $4,156.25 per month through October 2026.
Stan Pocock Rowing Center (land only) 281 Brien Drive SE	Included in Table CF-3		11,660	Sq Ft	Owned	Within Waterfront Park; Land leased to BI Rowing for in kind services through August 2044.
Share #48 in Islander Mobile Home Park	0.05	Ac	1,073	Sq Ft	Owned	City owned mobile home to be rented to City employee.
Share #1 in Islander Mobile Home Park (land only)	0.1	Ac	NA		Owned	Mobile home to be removed when current tenant vacates.
908 Cannery Ln NW	0.58	Ac	NA	Sq Ft	Owned	Land leased to HRB through April 2055, where HRB placed 2 donated homes.
Total	**~~34.68~~ 37.18**	**Ac**	**~~67,007~~ 89,826**	**Sq Ft**		

Table CF-2: City Public Works Facilities Inventory

Facility	Floor Area		Function
Portable office trailers (3)	2,520	Sq Ft*	Storage, safety & future parks buildings
Steel shop building	2,400	Sq Ft	Storage - holds telemetry
PW Facility - Wood Building	100	Sq Ft	Wellhouse
PW Facility - Shop	7,776	Sq Ft*	Mechanics Shop/Equipment Maintenance
PW Facility - Covered Equipment Storage	11,520	Sq Ft*	Covered Equipment Storage
PW Facility - Office Trailer	1,792	Sq Ft*	O & M Office
Fueling Facility			Vehicle Fueling inside covered equipment storage building
Total	**26,108**	Sq Ft	

*These facilities are also counted in the main office inventory above.

Table CF-3: City Undeveloped/Open Space Land Inventory

Location / Description	Land Area		Owned or Leased	Uses
High School Rd. near Madison	1.42	Ac	Owned	Proposed surplus property
Head of the Bay Wellhead	31.82	Ac	Owned	Wellhead protection
Head of the Bay	2.00	Ac	Owned	Proposed surplus property
Head of the Bay	6.00	Ac	Owned	Proposed surplus property
Suzuki Property	13.83	Ac	Owned	Potential Surplus property
Johnson Farm	14.51	Ac	Owned	Agricultural/Open space
Suyematsu Farm	15.00	Ac	Owned	Agricultural land
Lovgreen Pit	15.54	Ac	Owned	Land Reclamation/Spoils Disposal
Vincent Road Landfill	34.15	Ac	Owned	Public Works Facility
Manitou Beach Property	*1.36	Ac	Owned	Transferring to Park District
M & E Tree Farm	13.00	Ac	Owned	Open space/Agricultural
Morales Property	4.74	Ac	Owned	Agricultural land
Crawford Property	2.30	Ac	Owned	Agricultural land
Ft. Ward Wetlands – 8 lots	2.63	Ac	Owned	Open space
Lot Next to Parade Ground Ave.	0.04	Ac	Owned	Adjacent to Right-of-way
Lost Valley	13.57	Ac	Owned	Open space
Waypoint Park	1.03	Ac	Owned	Open space
Waterfront Park	5.76	Ac	Owned	Shoreline park
Strawberry Plant	4.20	Ac	Owned	Shoreline restoration and park
Bentryn Property	11.50	Ac	Owned	Agricultural land
Pritchard Park	27.18	Ac	Owned	Transferring to Park District (except Point area)
625 Winslow Way East	0.82	Ac	Owned	Vacant
Misc. unimproved land	2.24	Ac	Owned	No use specified
Total	**~~223.82~~ 224.64**	**Acres**		
City Open Space/Park Land (including transfer to BIMPRD)	**83.24**	**Acres**		

***Not including tidelands

Parks & Trails

Most of the parks and recreational trails on Bainbridge Island are owned and managed by the Bainbridge Island Metropolitan Park and Recreation District. The City has a few parks which are generally maintained (with the exception of Waterfront Park) by the Park District under contract to the City. ~~During the past 10-15 years, the City has acquired or helped the Park District acquire a large amount of *open space* and park lands. A number of these parcels are being transferred to the Park District based on Resolution Number 2011-16.~~ The City adopts by reference the ~~2014-2020~~ 2026 Bainbridge Island Park and Recreation District Comprehensive Plan (and any subsequent update), which establishes *levels of service* for park and recreation facilities for the Island.

Transportation Facilities (Roads, Bike Lanes, Sidewalks, Trails)

Of the many types of *capital facilities* that are constructed, operated and maintained by the City, the most familiar to citizens are the transportation facilities. Where there are facility needs that involve SR305 or the ferries, the Washington State Department of Transportation (WSDOT) is responsible for planning and improvements. For non-motorized and other desired facilities, the City may elect to plan and implement additional improvements. This may be accomplished by participating/funding elements in WSDOT projects or by undertaking City projects and obtaining the necessary permits and approvals from WSDOT. Kitsap Transit pays for facilities that support transit service.

A complete inventory of the Island's transportation facilities is contained in the Island-wide ~~Transportation~~ Mobility Plan.

Drinking Water

Domestic drinking water is supplied by the City of Bainbridge Island, Kitsap County P.U.D. No. 1, numerous smaller public water systems (2 or more hookups), and ~~over 1,000~~ approximately 1,700 private single-dwelling wells. The *levels of service* for water systems on Bainbridge Island are the minimum design standards and performance specifications provided in the 2005 Kitsap County Coordinated Water System Plan. Fire flow requirements are regularly updated by the City, in coordination with the Bainbridge Island Fire Department, most recently adopted by Ordinance 2016-13 and are tiered based on zoning and type of construction. Residences can satisfy deficiencies by installing individual sprinkler systems. *Levels of service* for the City water system are identified in the City Water System Plan Update.

The Kitsap Public Health District records indicate approximately 170 water systems on the Island that have 2 or more households connected. The number of Group A & B systems are listed below and following is a summary of systems with more than 100 connections.

Table CF-4: Group A & B Water Systems

Group A systems	(15 or more connections)	~~39~~ 32
Group B systems	(under 15 connections)	~~145~~ 126

Table CF-5: Water Systems with over 100 Connections (2016)

System	# Connections	Capacity		Storage
		(ERU)	(MGD)	Volumes (gal)
~~PUD #1 Island Utility (Eagledale)~~	~~197~~	~~455~~	~~0.43~~	~~400,000~~
~~PUD #1 North Island~~	~~1767~~	~~2,028~~	~~0.365~~	~~825,105~~
~~PUD #1 Fletcher Bay~~	~~102~~	~~Unspecified~~	~~Unspecified~~	~~0~~
Meadowmeer (MWSA)	306	335	.45	225,000
North Bainbridge Water Sys.	1,842	Unspecified	Unspecified	842,400
~~PUD #1~~ South Bainbridge Water Sys.	~~1,241~~ 1,595	~~1,416~~ Unspecified	~~0.90~~ Unspecified	~~807,000~~ 1,275,000
Winslow (City)	~~2,428~~ 2,787	Unspecified	Unspecified	2,800,000
Total	**~~6,041~~ 6,530**	Unspecified	Unspecified	**~~5,107105~~ 5,142,400**

Most existing water systems were established under state and local guidelines and generally provide high quality water at an adequate pressure and flow rate for residential use. However, because of the number of systems on the Island, there are systems that may not be in compliance with Department of Health water quality requirements and may not meet minimum requirements of pressure and reliability. It is also likely that most of the smaller systems have poor or nonexistent fire protection designed into their systems due to the cost of providing large diameter pipes and storage tanks.

Winslow Water System

The Winslow Water System is owned and operated by the City of Bainbridge Island under the direction and control of the Department of Public Works. It serves an area similar to the historic Winslow city limits plus Fletcher Bay and Rockaway Beach. The system gets all of its water from the eleven wells owned by the City. Water is pumped into the distribution system both directly from the well pumps and by booster pump stations. A detailed inventory and capacity analysis is provided in the City of Bainbridge Island Water System Plan, which was accepted by the City Council in ~~2016~~ 2017, and updated in 2019 and 2023.

Sanitary Sewage Disposal

The City of Bainbridge Island provides for the collection, treatment, and disposal of effluent in the Winslow service area. The ~~Kitsap County Sewer District #7~~ Kitsap County Public Utility District treatment plant north of Fort Ward Park serving customers within the District's service area in Fort Ward and the City's sewer service areas in the Emerald Heights, Point White, North Pleasant Beach, and Rockaway Beach neighborhoods and Blakely School. All other residents not within the service areas of the above districts rely upon on-site septic systems that require approval from the Kitsap Public Health District.

Levels of service for wastewater treatment systems are typically expressed as the number of gallons of flow per capita per day and the level of treatment provided by the treatment plant. The current and proposed level of service for the Winslow service area follow the Department of Ecology guidelines of 100 gallons per capita per day (flow) and secondary treatment. In areas

not served by treatment plants, on-site septic systems must be built to Kitsap Public Health District standards that consider combinations of lot size, soil type, infiltration capacity, depth to hardpan, and proximity to surface water among others.

The Winslow sanitary sewer system consists of two separate parts: the collection system, and the treatment plant. The City completed the update to the General Sewer Plan in 2015. The updated plan documents the inventory of the existing system and needs for new facilities and replacement or upgrading existing facilities during the coming decade.

The Winslow Wastewater Treatment Plant reached 85% of its loading treatment capacity in the period between late 2021 and early 2022 prompting the construction of a treatment plant capacity upgrade project. The upgrade project started in 2026 and is scheduled for completion in the summer of 2027. The project provides capacity to treat an additional estimated 817 Equivalent Residential Units (ERUs) and a total population of 10,500 people. Future growth will require a second capacity upgrade to the plant within the existing footprint and it is estimated the site can accommodate up to 1,008 more ERUs of capacity to meet demand for a population of 13,000 people some time in 2038 or 2040. The second capacity project is estimated to cost $12 to $15 million. ~~Planning for the second upgrade will follow in the next decade informed by monitoring of the plant's loading as residential and commercial connections expand.~~ This Capital Facilities Element will be reassessed if monitoring indicates that actual growth or loading patterns require an acceleration of the second upgrade or if projected funding sources prove inadequate to meet identified needs.

Storm and Surface Water Management

In the Winslow urban area and a few smaller areas, stormwater is managed by a combination of piped collectors, roadside ditches and natural stream channels. All other watersheds and sub-basins on the Island are drained by natural streams and roadside ditches only. The existing natural drainage system consists of wetlands, streams, springs, ditches, and culverts under roadways. Storm and surface water is managed by the City as a utility. Ongoing surface and stormwater system evaluations are used to identify future capital projects. In addition, the City places priority on the improvement and restoration of stream channels, particularly undersized or perched culverts, for the improvement of fish passage and fish habitat.

CITY FUNCTIONAL PLANS ADOPTED BY REFERENCE

In planning for future *capital facilities*, several factors have to be considered. Many are unique to the type of facility being planned. The process used to determine the location of a new water line is very different from the process used to determine the location of a new bike lane. Many sources of financing can only be used for certain types of projects. Therefore, this Capital Facilities Element and Plan is actually the product of many separate but coordinated functional planning documents, each focusing on a specific type of facility. These plans utilize the same year ~~2036~~ 2044 population forecast that the Land Use Element of this *Comprehensive Plan* accommodates. These functional plans are therefore adopted by referenced. They are listed (and hyperlinked) below.

- Island-wide ~~Transportation~~ Mobility Plan
- City General Sewer Plan
- City Water System Plan
- City Stormwater Management Program Plan
- City Stormwater System Plan
- City Groundwater Management Plan
- March 2026 Capital Facilities Plan Update Memo and Reference Materials

SPECIAL PURPOSE DISTRICT PLANS ADOPTED BY REFERENCE

In addition to planning for capital facilities and projects such as public buildings, bike lanes and sewer infrastructure, the GMA requires that jurisdictions plan public capital projects, such as for parks, fire and schools. The City has several special districts that serve the entire Island (e.g. B.I. Fire Department) and some that serve certain geographical areas, but not the entire Island (e.g. Kitsap County Sewer District 7). The City coordinates with these other special districts to ensure that they are using the same land use designations and population forecasts. These special district plans are therefore adopted by reference. They are listed (and hyperlinked) below.

- Bainbridge Island Municipal Parks & Recreation District ~~2014~~ 2026 Comprehensive Plan
- Bainbridge Island School District ~~2014-2020 Capital Facilities Plan~~ 2024 Long-Range Strategic Facilities Plan and Sustainability Framework
- Bainbridge Island Fire Department ~~2013-2022~~ 2026-2028 Strategic Plan
- Kitsap Public Utility District 2011 Water System Plan
- ~~Kitsap County Sewer District #7~~
- Washington State Ferries 2040 Long Range Plan
- Kitsap Regional Library ~~Vision 2020~~ 2024-2029 Strategic Direction ~~Plan~~

SIX-YEAR CAPITAL IMPROVEMENT PLAN

The Six-Year Financial Capacity Analysis and *Capital Improvement Plan (CIP)* for the City of Bainbridge Island is updated each year as part of the City's biennial budget process. This *CIP* list shows the anticipated expense and timing of each project and contains a project description, if available and *level of service (LOS*) deficiency analysis. The *CIP* lists for the special districts on Bainbridge Island are adopted by reference. The City conducts a financial capacity analysis in order to evaluate the City's ability to fund capital expenditures along with general operations. The financial capacity analysis is integrated into the *CIP*. Funding for the projects needed to meet LOS standards will come from a combination of local, State, and federal sources. ~~The Wyatt Way Reconstruction project will be funded with significant support from a State grant. In the next six years, given the past history of federal grant funding, it can be reasonably anticipated that grant funding can be secured for the Sportsman's Club/New Brooklyn Intersection Improvement project. In summary, t~~The City is well positioned to address projects to maintain LOS standards over the next six years, well before the 20-year planning horizon of this Comprehensive Plan.

CAPITAL FACILITIES IMPLEMENTATION

To implement the goals and policies in this Element, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and staffing or other budgetary decisions. Listed following each action are several of the comprehensive plans policies that support that action.

HIGH PRIORITY ACTIONS

CFE Action #1 Implement the priorities in the Capital Facilities Element through the adopted Capital Improvement Program

GOAL CF-1 The Capital Facilities Element and Capital Improvement Plan (CIP) provide the public facilities needed to promote orderly compact urban growth, protect investments, maximize use of existing facilities, encourage economic development and redevelopment, promote private investment, increase public wellbeing and safety, and implement the Comprehensive Plan.

Policy CF 1.1

Biennially review, update and amend a six-year Capital Improvement Program that:

- Is subject to review and adoption by the City Council.
- Is consistent with the *Comprehensive Plan*, functional plans and adopted capital and operating budgets.
- Defines the scope and location of capital projects or equipment;
- States why each project is needed and its relationship to established levels of service.
- Includes costs for property acquisition, if any, project construction costs, timing, funding sources, and projected operations and maintenance impacts.

CFE Action #2 Coordinate the City's plans and capital investment programs with those of other jurisdictions responsible for providing and maintaining capital facilities on the Island.

Policy CF 1.2 Coordinate with other capital facilities service providers to keep each other current, maximize cost savings, and schedule and upgrade facilities efficiently. In general, it is the policy of the City to transfer parklands to the Park District whenever desirable and practical.

GOAL CF-2 As growth occurs, provide the capital facilities needed to direct and serve future development and redevelopment.

MEDIUM PRIORITY ACTIONS

CFE Action #3 During the review of the Land Use Code, identify and adopt amendments that will facilitate achieving the objectives of both the City and the utility service providers.

GOAL CF-4 Public facilities constructed on Bainbridge Island meet appropriate safety, construction, durability and sustainability standards.

Policy CF 4.2 Regularly update the Engineering Development and Design Standards, and ensure that the Standards are consistent with the Comprehensive Plan.

CITY OF
BAINBRIDGE ISLAND

DEPARTMENT OF PUBLIC WORKS MEMORANDUM

Date: March 20, 2026

To: Comprehensive Plan Update File

From: Christopher Wierzbicki, PE, Public Works Director

Subject: 2024-2044 Water and Sewer Utility Capital Facilities Plan Summary

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Purpose

The purpose of this memo is to supplement the 2024-2044 Capital Facilities Element of the updated Comprehensive Plan with references and supporting materials for the City's Water and Sewer Utility Infrastructure.

Background

The Water System Plan (2017, updated 2019) and the General Sewer Plan (2015) serve as the primary references for water and sewer utility infrastructure analysis in the current Capital Facilities Element of the Comprehensive Plan. Both plans evaluate the need for infrastructure through the year 2035. The Public Works Department plans to formally update both plans in the 2027-28 biennium following the completion and the performance evaluation of the two major system capacity upgrades currently under construction, the Winslow Water Tank and the Wastewater Treatment Plan Capacity Upgrades.

In the interim, a Capital Facilities Plan for the Water and Sewer Utility (Attachment A) was developed through 2044 using materials and analysis recently developed as part of ongoing system planning, as well as utility analysis performed for the Environmental Impact Statement (EIS) and other planning work associated with the Comprehensive Plan update.

The following list of reference materials is appended to this memo:

- Attachment A – 2031-2044 Water and Sewer Capital Facilities Plan
- Attachment B – Sewer Utility Technical Memo Prepared by BHC (2024)
- Attachment C – Winslow Sub-Area Water and Sewer Analysis Memo (2023)
- Attachment D – Wastewater Treatment Plant Population Projection Memo (2023)

Water Utility Summary

With the ongoing and planned improvements and upgrades, the Winslow Water System is adequate to serve the future projected population of the Winslow area. As identified in the Winslow Sub-Area Water and Sewer Analysis Memo, the demand for water service has not been growing as rapidly as anticipated in the 2017 Water System Plan. With the construction of the new Winslow

Water Tank, which will correct existing system deficiencies related to water pressure and storage, the water system is expected to be able to serve an increase in population of 6,600 people, which is almost double the projected Winslow area population (3,352) included in the Planning Commission's expected recommendation. Additionally, in 2025, the City was exercising less than half of the water rights currently allocated to the primary well sources. The surplus in capacity and supply is sufficient to also address the increases in commercial uses, the impact from which are less predictable than the impacts from residential uses. The draft Groundwater Management Plan is expected to recommend that exploring intertie connections with Kitsap Public Utility District Water System will allow for access to existing and new production wells that will relieve pressure and extend the life of aquifer systems. The 2031-2044 Water and Sewer Capital Facilities Plan identifies projects associated with those improvements.

Sewer Utility Summary

With the ongoing and planned improvements and upgrades, the Winslow Sewer Collection System is adequate to serve the future projected population of the Winslow area. As part of the preparation of the Environmental Impact Statement for the 2024 Winslow Subarea Plan Update, the City contracted with BHC Consultants to model the impacts of future population growth on the sewer collection system. The resulting technical memo analyzed a maximum Winslow population of 6,397 people by 2044, almost double the projected Winslow area population (3,352) included in the Planning Commission's expected recommendation. The surplus in capacity and supply is sufficient to also address the increases in commercial uses, the impacts from which are less predictable than the impacts from residential uses. The planned improvements and upgrades identified in the memo have been included in the 2031-2044 Water and Sewer Capital Facilities Plan, although depending on the rate of population growth, not all of the projects will be required within the 20-year timeframe.

Wastewater Treatment Plant Capacity Summary

The Winslow Wastewater Treatment Plant can be upgraded within the existing plant footprint to meet future population demand, but the timing of the upgrades are dependent on the pace of growth and the balance of uses (single family, multi-family, commercial). As identified in the Wastewater Treatment Plan Population Projection Memo, there are at least two capacity upgrade projects that could be implemented within the footprint of the existing plant, providing an ultimate capacity of 2,110 equivalent residential units (ERUS), which translates to a conservative residential population of 5,064 (using 2.4 people per unit). This is approximately 1.5 times the projected Winslow area population (3,352) included in the Planning Commission's expected recommendation. The surplus in capacity and supply is sufficient to also address the increases in commercial uses, the impacts from which are less predictable than the increases from residential uses. The first capacity upgrade is expected to be completed in 2027. The second upgrade is planned in the 2031-2044 Water and Sewer Capital Facilities Plan for implementation in 2040, in alignment with the population projection memo. Depending on the pace of growth, particularly the rate and types of commercial growth, the second capacity upgrade project may need to be implemented sooner than planned.

Attachment A - 2031-2044 Water and Sewer Capital Facilities Plan

2031-2044 Water/Sewer Utility Capital Facilities Plan

Project / Location	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total
Sewer Projects															
Village Pump Station Upgrades(0)	900	2,400													**3,300**
Hawley Pump Station Upgrades*	250		800												**1,050**
Ferry Terminal Pump Station Relocation*		250		1,200											**1,450**
Ferncliff Avenue Conveyance Upgrades*						1,285									**1,285**
Hildebrand Sewer Main Upgrade*	250		800												**1,050**
Wallace Sewer Main Upgrade (1)									1,100						**1,100**
WWTP Misc. Upgrades*		320		340		360		380		400		420		440	**2,660**
WWTP Capacity Upgrades**								800		3,250	3,250				**7,300**
Rockaway Pump Station Rehabilitiation (1.1)							750								**750**
Sakai Village Pump Station Rehabilitation (2)											800				**800**
Lynwood Center Pump Station Rehabilitation (3)									775						**775**
Old Treatment Plant Pump Station Upgrade (4)												3,000			**3,000**
Sunday Cove PS Pump Station Upgrade (5)													800	2,450	**3,250**
Sunday Cove Force Main Upgrade (5.1)														494	**494**
I/I Source Reduction***							500			500			500		**1,500**
South Island Sewer Force Main Upgrades***					1,000										**1,000**
Lynwood Center Sewer Pump Station Rehabilitation (6)					423										**423**
WWTP Inflow Pipe Upgrade (7)										282					**282**
	1,400	**2,970**	**1,600**	**1,540**	**1,423**	**1,645**	**1,250**	**1,180**	**1,875**	**4,432**	**4,050**	**3,420**	**1,300**	**3,384**	**31,469**
Water Projects															
Public Water System Coordination Projects - Moran (8)	800		1,000												**1,800**
Public Water System Coordination Projects - Mandus Olsen (9)		800		1,000											**1,800**
Private Water System Main Extension Projects***	1,000				1,100				1,200				1,400		**4,700**
Head of the Bay Well Site Main Replacement***		200	750												**950**
Head of the Bay Well Site Variable Frequency Drive (VFD) Upgrade***				150	600										**750**
Sands Well Site VFD Upgrade***					150	600									**750**
Water Main Replacement/Upgrade Projects - Grow Avenue (10)						528									**528**
Water Main Replacement/Upgrade Projects - Shephard Way (11)		430													**430**
Water Main Replacement/Upgrade Projects - Winslow Way West (12)		100													**100**
Water Main Replacement/Upgrade Projects - Ericksen Avenue (13)					150	500									**650**
Water Main Replacement/Upgrade Projects - Cave Avenue and Hawley Way (14)								524							**524**
Byron Water Main Extension (15)		250													**250**
Fletcher Bay Main Extension (16)				1,100											**1,100**
Fletcher Bay Storage/Upgrade Improvements***							4,000								**4,000**
Rockaway Storage/Fireflow Improvements***											1,000	3,000			**4,000**
High School Tank 2 Demolition***										450				500	**950**
TOTALS	**1,800**	**1,780**	**1,750**	**2,250**	**2,000**	**1,628**	**4,000**	**524**	**1,200**	**450**	**1,000**	**3,000**	**1,400**	**500**	**23,282**

*CIP Out Years (Beyond 6 Year Planning Horizon)
** Per WWTP Capacity Analysis Memo
***Staff Recommendation
(0, 1, 4, 5, 5.1, 7) - Per BHC Memo
(1.1) - Rockaway Pump Station Rehabilitation: Long-Term Recommendation from General Sewer Plan (GSP
(2) - Sakai Pump Station Rehabilitation: Long-Term Recommendation from GSP
(3) - Lynwood Center Pump Station Upgrades: Long-Term Recommendation from GSP
(6) - Lynwood Center Pump Station Rehabilitation: Long-Term Recommendation from GSP
(8) - Draft Water System Business Plan
(9) - Draft Water System Business Plan
(10) - Grow Avenue (Water System Plan (WSP) Projects P1-A & B
(11) - Shephard Way (WSP Projects P1-D & P-3)
(12) - Winslow Way West (WSP Project P4-A)
(13) - Ericksen Avenue (WSP Project P4-C)
(14) - Cave Avenue and Hawley Way (WSP Projects P1-G & F
(15) - Byron Main Extension (WSP Project P-2C)
(16) - Fletcher Bay Main Extension (WSP Project P-2B

Attachment B - Sewer Utility Technical Memo Prepared by BHC Consultants

TECHNICAL MEMORANDUM

Date: July 2, 2024

To: Peter Corelis, P.E., City of Bainbridge Island

From: Kevin Cook, P.E.; Sudip Gautam, PHD, EIT., BHC Consultants, LLC

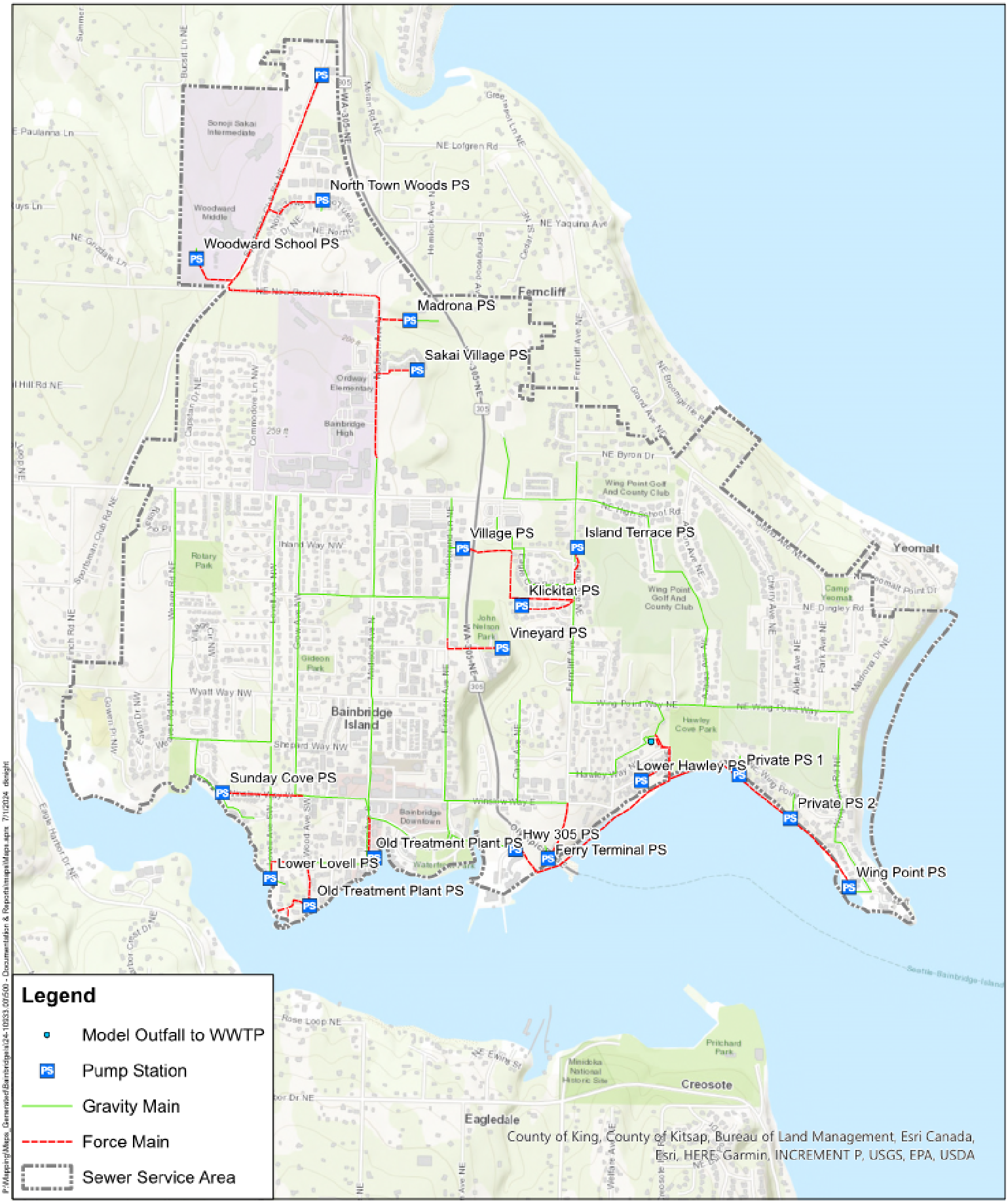
Subject: Capacity Analysis and Capital Improvement Project Identification

1. Introduction and Purpose

The City of Bainbridge Island (City) is conducting a sewer collection capacity analysis to support the City's Winslow Subarea Plan and Comprehensive Plan. This update to the Winslow Subarea Plan will incorporate subsequent planning efforts including the Sustainable Transportation Plan, the Housing Action Plan, and the Climate Action Plan with additional land use and transportation policy recommendations in coordination with the 2024 update to the Comprehensive Plan.

The last general sewer plan (GSP) for the City was prepared in 2015 to document the status of the City's sewer system and analyze the capacity of the system to accommodate future demands. The City has been using the GSP as a guide for operation, maintenance, and expansion of the sewer system since then. Since the 2015 GSP, the City has seen an increase in development activities creating capacity issues in pump stations and straining the capacity of the wastewater treatment plant. In response, the City conducted the New Brooklyn Sewer Basin Study in 2021, which provided four pump station design alternatives to improve the sewer capacity in the basin.

The purpose of this analysis is to gather information on the existing sewer collection system for the Winslow Subarea Plan Update 2024 to study a "no-action" alternative and compare the "no-action" alternative to two "action" alternatives that are anticipated to provide capacity for increased residential and commercial development within the existing service area. This analysis will focus on the "no-action" and "action" alternatives and identity potential capacity deficiencies within the City's collection system as well as develop recommendations for improvements, including sewer main extensions and upgrades, pump station capacity improvements, additional pumping systems, and other improvements. This analysis will help identify the impacts of increased flows, due to increased development, to the City's wastewater treatment plant via hydraulic modeling analysis. Figure 1 shows the Winslow Subarea and sewer collection system.



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Study Area
Winslow SubArea Plan
City of Bainbridge Island
July 2024

Figure
1

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2. Model Development

As a part of the 2015 GSP, hydraulic models of the sewer collection system within the City's sewer service area were developed. The 2015 models, created using InfoSWMM, were converted into the PCSWMM modeling software for update and further analysis. The model scenarios included in the 2015 GSP included the baseline/existing year (2013), short-term planning year (2025), and long-term planning year (2035). All these model scenarios were converted to PCSWMM models, and the model performance was validated to the previously simulated results. The baseline model was updated to reflect the current (2024) conditions to incorporate the hydraulic changes since the 2015 GSP. The following information was obtained and used to perform the hydraulic updates and update the model to reflect existing conditions:

- New Brooklyn Sewer Basin Study – Preliminary Design Report (2021)
- Coppertop North Addition Grinder Pump Station (2015)
- Madison Avenue Nonmotorized Improvements – SR 305 to Winslow Way (2023)
- West Eagle Harbor Pump Station Improvements (2024)
- Wintergreen Lane – Visconsi Masterplan (2014)
- Model hydraulic features validation with the City staff – updates to pipe GIS data (2024)

3. Flow Development

Flow assumptions from the 2015 GSP were used as a reference to ensure that similar assumptions were used such that flow projections were consistent and suitable for this analysis. Table 1 shows the flows from the 2015 GSP as a point of comparison.

Table 1
2015 GSP Table of Flows

Scenario	Dry Weather Flow (MGD)	Wet Weather Flow (MGD)	Peak Flow (MGD)
Existing (2013)	0.43	1.47	1.90
Short-term Planning Year (2025)	0.58	1.81	2.39
Long-term Planning Year (2035)	0.70	1.87	2.57

After incorporating and updating the model hydraulics and updating flows to represent current conditions (2024), the peak flow calculated in the system was computed to be 2.29 million gallons per day (MGD), which consists of 0.48 MGD of the dry weather flow and 1.81 MGD of the wet weather flow. This is similar to the 2015 GSP published values corresponding to the 2025 planning year.

For the alternatives, the "no-action" alternative (Alternative 1 – no action) and two additional land-use "action" alternatives (Alternative 2 – dense centers, and Alternative 3 – distributed density) from the Winslow Subarea Plan Update 2024 were used to develop estimated flows through the system.

Population, land use, and employment data for the alternatives were obtained from the City and projected flows for the alternatives were calculated based on the assumptions below.

- Alternative 1 is projected to add 592 dwelling units and 86 jobs,
- Alternative 2 is projected to add 2,868 dwelling units and 927 jobs, and
- Alternative 3 is projected to add 2,386 dwelling units and 689 jobs in the Winslow Subarea over current conditions.

Using this data, additional flows were computed and were distributed over the collection system that lies within the study area based on their assumed connection into the collection system based on the respective alternative. The Washington State Department of Ecology Orange Book (Publication # 98-37 WQ) was used to estimate the unit flows (including normal infiltration) and compute total flows corresponding to the additional population and jobs associated with the alternatives.

Wet weather flows were calculated for the 2044 planning horizon, consistent with the methodology outlined by the 2015 GSP. This included degradation of existing infrastructure contributing to increases in wet weather inflow and infiltration (I/I) as well as additional I/I due to development. Flows for the alternatives are higher given the additional degradation due to I/I, the assumptions regarding development for the alternatives, as well as inclusion of additional data and studies. The calculated flows as part of this analysis are higher than the 2015 GSP flows. A summary of flows simulated for the three alternatives is provided in Table 2.

Table 2
Summary of Flows for Alternatives Analysis

Alternative	Dry Weather Flow (MGD)[1]	Wet Weather Flow (MGD)[2]	New Development Wet Weather Flow (MGD)[3]	Peak Flow (MGD)[4]
Alternative 1 – no action	0.62	1.95	1.58	4.15
Alternative 2 – dense centers	1.17	1.95	1.58	4.70
Alternative 3 – distributed density	1.04	1.95	1.58	4.57

Notes:

1) Represents average use over the course of a single day and does not consider diurnal pattern peaking factors based on usage through the course of a day.
2) Inflow and infiltration projections for future planning years consistent with previous degradation factors from 2015 General Sewer Plan. Representative of instantaneous peak I/I rate for existing areas.
3) Considers additional I/I from new developments, which are dependent on development size and intensity. Distribution of new development wet weather flow is dependent on locations where development is expected to occur for this analysis. A consistent value of the new development wet weather flow expected from development was used for all the alternatives to provide a conservative assumption for the analyses. In practical application, it is possible that existing Wet Weather flows due to I/I may be reduced due to infrastructure improvement and more or less New Development Wet Weather Flow is observed based on development type.
4) Peak flows representative of the sum of average daily dry weather, peak hourly wet weather inflow for existing areas, and peak hourly wet weather flow due to development. This is intended for relative comparison and peak flows may be slightly higher or lower due to timing of peaks and diurnal usage.

4. Capacity Analysis - Deficiencies

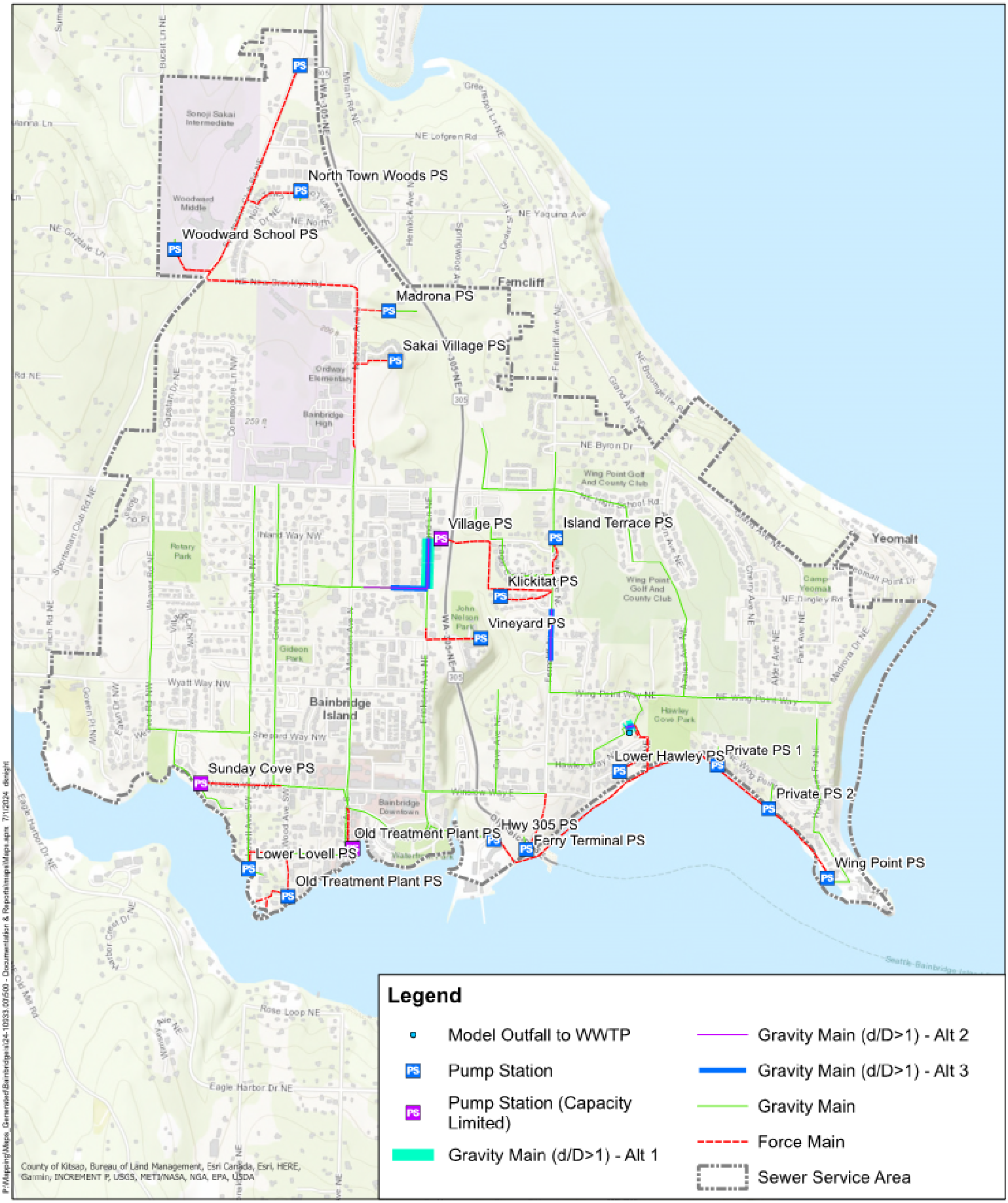
Model simulations representing the "no-action" alternative (Alternative 1 – no action) and two additional "action" alternatives (Alternative 2 – dense centers and Alternative 3 – distributed density) were run and the conveyance system deficiencies were identified based on further analysis of model results. To determine the location of capacity issues within the collection systems for each alternative, the following guidelines were observed:

- Gravity Pipe Segments: the flow depth is equal to or greater than the pipe diameter (d/D > 1).
- Manholes: the manhole is flooding, leading to sewer overflow.
- Pump Stations: the rated capacity is exceeded.

A comparative summary of the sewer deficiencies in the three alternatives modeled is provided in Table 3. Alternative 1 has four unique deficiency areas, whereas Alternative 2 and Alternative 3 both exhibit six unique deficiency areas, which include both pipe capacity and pump capacity issues. Alternative 2 has the longest length of pipes exceeding d/D>1, indicating more extensive collection system deficienicies compared to Alternative 3, which has a slightly lower total length. Figure 2 shows the comparison and spatial distribution of deficiencies identified for the three alternatives modeled. In general, deficiences between the alternatives are consistent with location and distributed density amongst the alternatives.

Table 3
Comparison of Deficiencies Between Alternatives

Alternative	Count of Unique Deficiency Areas	Length of Pipe Exceeding d/D>1, ft	Count of Pump Stations Over Capacity
Alternative 1 – no action	4	724	3
Alternative 2 – dense centers	6	2,280	3
Alternative 3 – distributed density	6	1,890	3



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Sewer Deficiencies
Winslow SubArea Plan
City of Bainbridge Island
July 2024

Figure **2**

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Deficiencies for the alternatives were disaggregated into individual project areas to further differentiate simulated capacity issues between alternatives. Table 4 provides a summary of the identified project areas, including a brief description of the issues identified and their status under the three alternatives. In summary, five pipe capacity projects and three pump capacity projects have been identified.

While all alternatives demonstrate deficiencies in pipe capacity and pump station capacity in the future, the nature and extent of these deficiencies vary. For example, Alternative 2 (Dense Centers) shows the most extensive pipe capacity issues, particularly in terms of length, while Alternative 3 (Distributed Density) shows a slightly reduced length of pipe issues but similar pump station deficiencies. Alternative 1 (No Action) shows fewer deficiencies overall but still suffers from critical pump station capacity problems, similar to Alternatives 2 and 3.

Table 4
Summary and Comparison of Deficiencies for Alternatives

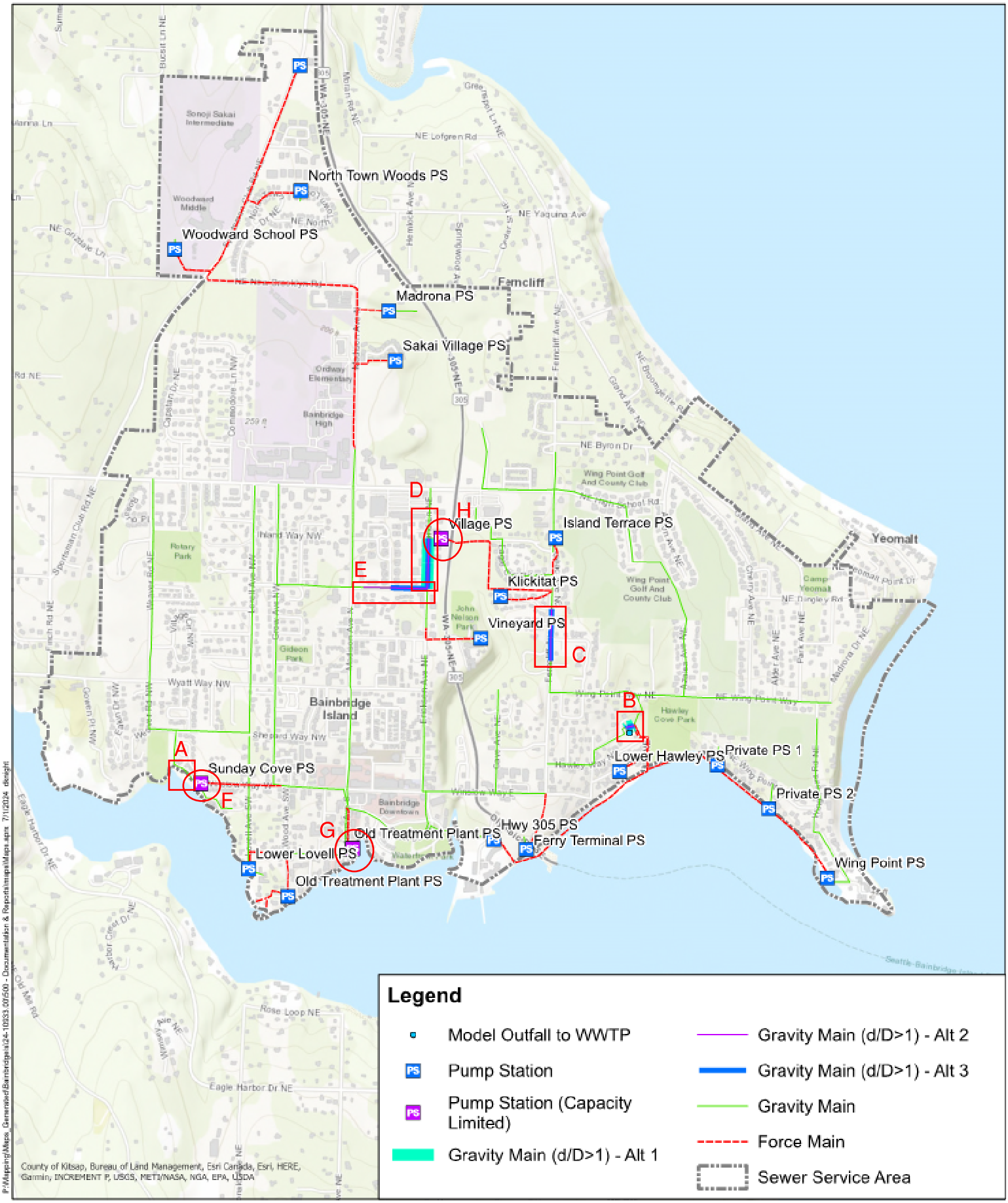
Project Area	Description	Alternative 1 – No Action	Alternative 2 – Dense Centers	Alternative 3 – Distributed Density
A	Pipe capacity limited due to small diameter/shallow slope	No Deficiency	Surcharging	No Deficiency
B	Pipe capacity limited due to small diameter	Surcharging	Surcharging	Surcharging
C	Pipe capacity limited due to small diameter/shallow slope	No Deficiency	Surcharging	Surcharging
D	Pipe capacity limited due to small diameter/shallow slope	Surcharging	Surcharging gets worse in depth of surcharge	Surcharging
E	Pipe capacity limited due to small diameter	No Deficiency	Surcharging gets worse in depth of surcharge and extent	Surcharging
F	Sunday Cove PS over capacity	Pump over capacity	Pump over capacity and backwater issue	Pump over capacity
G	Old Treatment Plant PS over capacity	Pump over capacity	Pump over capacity	Pump over capacity
H	Village PS over capacity	Pump over capacity	Pump over capacity	Pump over capacity

5. Capacity Analysis – Improvements

The deficiency modeling effort identified areas in the model where capacity issues were simulated under each of the alternatives. Additional modeling was completed to identify improvements to resolve existing deficiencies, as well as identify new potential deficiencies that could be simulated because of removing upstream restrictions. This was done in an iterative fashion, by increasing the pipe diameter in conformance to industry standard pipe diameters, as well as increasing lift station capacity, as necessary. This helped to identify the minimum required capacity improvements to alleviate the deficiency in the model, with the understanding that the purpose of this analysis was to compare relative differences between alternatives, and that final recommendations from pre-design through construction activities may warrant changes to the improvements. Table 5 provides a summary of the sewer improvements identified for the project areas for all the alternatives, and Figure 3 shows the location of the improvements.

Table 5
Summary and Comparison of Capacity Improvements for Alternatives

Project Area	Description	Alternative 1 – No Action	Alternative 2 – Dense Centers	Alternative 3 – Distributed Density
A	Pipe capacity limited due to small diameter/shallow slope	No Improvement	Upsize/replace 260-ft of pipe from 10-in to 12-in	No Improvement
B	Pipe capacity limited due to small diameter	Upsize/replace 107-ft of pipe from 16-in to 18-in	Upsize/replace 107-ft of pipe from 16-in to 18-in	Upsize/replace 107-ft of pipe from 16-in to 18-in
C	Pipe capacity limited due to small diameter/shallow slope	No Improvement	Upsize/replace 926-ft of pipe from 10-in to 12-in	Upsize/replace 926-ft of pipe from 10-in to 12-in
D	Pipe capacity limited due to small diameter/shallow slope	Upsize/replace 794-ft of pipe from 10-in to 12-in	Upsize/replace 794-ft of pipe from 10-in to 15-in	Upsize/replace 794-ft of pipe from 10-in to 15-in
E	Pipe capacity limited due to small diameter	No Improvement	Upsize/replace 838-ft of pipe from 8-in to 10-in	Upsize/replace 482-ft of pipe from 8-in to 10-in
F	Sunday Cove PS over capacity	Increase the firm capacity of the pump from 484-gpm to 650-gpm	Increase the firm capacity of the pump from 484-gpm to 650-gpm	Increase the firm capacity of the pump from 484-gpm to 650-gpm
G	Old Treatment Plant PS over capacity	Increase the firm capacity from 256-gpm to 400-gpm	Increase the firm capacity from 256-gpm to 400-gpm	Increase the firm capacity from 256-gpm to 400-gpm
H	Village PS over capacity	Increase the firm capacity from 614-gpm to 870-gpm	Increase the firm capacity from 614-gpm to 870-gpm	Increase the firm capacity from 614-gpm to 870-gpm



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Sewer Improvements
Winslow SubArea Plan
City of Bainbridge Island
July 2024

Figure **3**

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6. Discussion

The comparative capacity analysis simulated deficiencies across all alternatives, primarily in pipe and pump station capacities. Both Alternatives 2 and 3 pose higher risks of service disruptions due to additional pipe capacity issues, with Alternative 2 facing additional challenges likely due to high-density urban development. Alternative 2 emerged with the most extensive simulated pipe capacity issues, evidenced by the longest length of pipes exceeding critical surcharge thresholds (d/D > 1). Alternative 3, while showing slightly reduced pipe capacity stresses compared to Alternative 2, presents similar challenges in pump station capacities. This was consistent with the simulated improvements, where Alternatives 2 and 3 would likely require more substantial investments in pipe capacity upgrades and operational improvements compared to Alternative 1.

Alternative 1, despite fewer identified deficiencies overall, simulated critical pump station capacity problems similar to Alternatives 2 and 3. This underscores the potential need for proactive measures to avoid service disruptions and maintain system integrity, regardless of changes to future population and land use.

7. Limitations and Sources of Uncertainty

The baseline hydraulic model was updated to reflect the current sewer collection in the Winslow Subarea based on the previously constructed model and newly available data. Judgment was used to fill in data gaps and make assumptions where necessary. Performance of the physical system for both existing and future conditions may differ than simulated results due to limitations and uncertainty, such as distribution and timing of dry weather flows within the system, distribution of inflow and infiltration within the system, etc. Industry standard efforts were made through internal quality assurance and quality control (QA/QC) of results to ensure that the model provided reliable information for use in deficiency identification and capital improvement project (CIP) development.

The model was used in conjunction with engineering practices and understanding of the system to review simulated results and qualify areas in the system as either CIP or Watch List project areas based on the deficiency criteria. The identification of CIP and Watch List areas is intended to provide planning level information to support City's efforts, such as financial outlay planning and areas of investigation for City staff. Planning year horizons are intended to provide a relative comparison based on the land use alternatives and potential degradation of the system and do not represent a deadline for planning purposes.

The identified CIPs were developed to provide preliminary opinions of probable construction costs, and their use in pre-design efforts should be supplemented with further field investigation and analysis.

TECHNICAL MEMORANDUM

Date: October 9, 2024

To: Peter Corelis, PE, City of Bainbridge Island

From: Kevin Cook, PE and Sudip Gautam, PHD, EIT, BHC Consultants, LLC

Subject: Addendum to Capacity Analysis and Capital Improvement Project Identification Technical Memorandum

1. Introduction and Purpose

This Technical Memorandum (TM) serves as an addendum to the Capacity Analysis and Capital Improvement Project Identification TM for the capacity analysis and capital improvement project identification conducted to support the City of Bainbridge Island's (City) Winslow Subarea Plan and Comprehensive Plan update. This addendum covers the cost estimate for the capacity improvement projects (CIP) identified in the TM corresponding to the "no-action" alternative (Alternative 1 – No Action) and two additional land-use "action" alternatives (Alternative 2 – Dense Centers, and Alternative 3 – Distributed Density) from the Winslow Subarea Plan Update 2024. Details regarding the model development and capacity analysis can be found in the TM. Additionally, this TM also includes discussion on how these three alternatives differ from the current (baseline) conditions.

2. Model Results for the Baseline Conditions

The baseline (current) conditions model was run to identify any conveyance system deficiencies. Dry weather flow of magnitude 0.48 million gallons per day (MGD) and wet weather flow of magnitude 1.81 MGD were distributed over the collection system following the same methodology as the alternative scenarios models.

The baseline model showed two unique deficiency areas, both related to pipe capacity. The total length of pipes exceeding d/D>1 for the baseline condition is 724 feet (ft), which is the same as Alternative 1. This suggest that the additional pipe deficiencies seen in Alternatives 2 and 3 might be due to the increased flow from additional development. Figure 1 shows the spatial distribution of deficiencies identified for the baseline condition modeled. It is to be noted that the pump station over-capacity issues observed in the three altervatives were not present in the baseline conditions.



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Sewer Deficiencies - Baseline
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July 2024

Figure 1

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3. Cost Estimate for the CIPs

Opinions of Probable Project Costs (OPPC) were prepared for all the CIPs identified in the TM. Documentation for these OPPCs can be found in the Attachment A. The level of analysis performed is assumed to be sufficient to support developing planning level OPPCs. These projects will require further definition and design refinement as part of the design process. Each OPPC includes 9.2% Washington State sales tax (WSST) for Kitsap County, 30% construction contingency, and allied costs of 5% for planning, 15% for design and permitting, and 15% for engineering services during construction including inspection and observation services. Several unit price items were used to determine the cost estimates. Quantities were estimated for each item and unit prices were estimated from recent bid results in the Puget Sound area and Means "Estimating Guide." Certain assumptions needed to be made in terms of quantities and unit prices. Those assumptions are presented below in Table 1.

Table 1
Basis of Project Cost Estimates

Construction Estimate Category	Cost	Notes
Mobilization	10% of Construction Costs	-
Traffic Control	4% of Construction Costs of Mainline Sewer	-
Trench Dewatering	$15/LF	-
Sheeting, Shoring, Bracing	$10/LF	-
Saw Cutting	Included in Pavement Removal Cost	Required for the entire length of the mainline sewer.
Pavement Removal	$250/Ton	Limited to a trench width of 60 inches, plus 12 inches on both sides, total width of 84 inches.
Temporary Sewer Bypass	$5,000/Week	For all open cut installations.
Import Trench Backfill	Included in Pipe Costs	100% of all excavation will require imported material. Maximum width 60 inches, average depth of 10.67 feet.
Crushed Surfacing, Base Course	$50/Ton	Assumed to be 6 inches deep and a maximum pay width of 84 inches.
Crushed Surfacing, Top Course	$50/Ton	Assumed to be 6 inches deep and a maximum pay width of 84 inches.
Hot Mix Asphalt (HMA)	$250/Ton	Maximum thickness of 3 inches applied over a width of 84 inches for the entire length of all mainline sewers or where patching is required.

Construction Estimate Category	Cost	Notes
Restoration	2% of Construction Costs	-
Lift Station Rehabilitation	Assumed in Construction Costs	Assumes no excavation needed and the needed increase in capacity can be accomplished with pump and motor changes, and electrical revisions.
Allied and Other Costs – Assumptions		
Construction Contingency	30% of Estimated Construction Costs	-
State Sales Tax	9.2% of Estimated Costs	-
Engineering Design, Survey, Geotechnical Investigation, Permits	15% of Estimated Costs	-
Construction Services	15% of Estimated Costs	-
Planning	5% of Estimated Costs	-

Project costs are calculated based on current dollars and do not reflect future considerations for inflation with respect to the applicable future planning alternatives. Each project was considered equal with regards to complexity with no adjustments made for site specific constructability or other mitigating factors that would impact a project construction, design, or permitting costs for this level of planning. Table 2 provides a summary of the costs associated with linear improvements for all the individual CIP projects.

Table 2
Summary of Linear Improvement OPCC

Project Area	CIP Name	Description	Existing Diameter (in)	Proposed diameter (in)	Length (ft)	Total Opinion of Probable Construction Cost	Total Opinion of Probable Allied Cost	Total Estimated Project Cost
A	PR-A-2	Project Area A, Alternative 2	10	12	260	$ 294,000	$ 200,000	$ 494,000
B	PR-B-123	Project Area B, All Alternatives	16	18	107	$ 182,000	$ 100,000	$ 282,000
C	PR-C-23	Project Area C, Alternatives 2 and 3	10	12	926	$ 885,000	$ 400,000	$ 1,285,000
D	PR-D-1	Project Area D, Alternative 1	10	12	794	$ 752,000	$ 300,000	$ 1,052,000
D	PR-D-23	Project Area D, Alternatives 2 and 3	10	15	794	$ 770,000	$ 300,000	$ 1,070,000
E	PR-E-2	Project Area E, Alternative 2	8	10	838	$ 782,000	$ 300,000	$ 1,082,000
E	PR-E-3	Project Area E, Alternative 3	8	10	482	$ 459,000	$ 200,000	$ 659,000

Detailed project cost estimates were not provided for lift station improvements given the uncertainty related to the need for large scale upgrades including but no limited to firm capacity, mechanical, electrical, force main, and site-specific details. The total estimated project cost shown in Table 3 represents a planning level comparative estimate based on firm capacity.

Table 3
Summary of Lift Station Improvement OPCC

Project Area	Lift Station Name	Existing Firm Capacity (gpm)	Increased Firm Capacity (gpm)	Total Estimated Project Cost
F	Sunday Cove PS	484	650	$3,250,000
G	Old Treatment Plant PS	256	400	$3,000,000
H	Village PS	614	870	$3,500,000

Table 4 provides a summary of the estimated costs for the three future alternative conditions and the baseline condition.

Table 4
Comparison of the Estimated Costs Between Alternatives

Alternative	Count of Linear Projects	Count of Lift Station Projects	Sum of Linear Projects Cost	Sum of Lift Station Projects Cost	Sum of Total Estimated Costs
Baseline Condition	2	0	$ 1,334,000	$ 0	$ 1,334,000
Alternative 1 – No Action	2	3	$ 1,334,000	$ 9,750,000	$ 11,084,000
Alternative 2 – Dense Centers	5	3	$ 4,213,000	$ 9,750,000	$ 13,963,000
Alternative 3 – Distributed Density	4	3	$ 3,296,000	$ 9,750,000	$ 13,046,000

4. Discussion

Alternative 1, while showing fewer deficiencies overall compared to the other future options, simulated capacity issues at critical pump stations, likely requiring major investments in operational upgrades. Alternatives 2 and 3 carry a greater risk of service disruptions due to problems related to additional pipe capacity. Alternative 2, in particular, faces extra challenges stemming from high-density urban development. Overall, both Alternatives 2 and 3 would likely require additional investments for improvements compared to Alternative 1.

ATTACHMENT A

Opinion of Probable Project Costs

City of Bainbridge Island, WA
Capital Improvement Project Identification
Planning Level Opinion of Probable Project Costs
PR-A-2
Prepared by: SG
Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	$17,300	1	LS	$17,300
2	Temporary Erosion & Sediment Control	$7,000	1	LS	$7,000
3	Dewatering	$3,900	1	LS	$3,900
4	12-inch PVC Gravity Sewer	$367	260	LF	$95,420
5	48-inch Manhole	$12,000	3	EA	$36,000
6	HMA Trench Patch	$250	50	TN	$12,500
7	HMA Grind & Overlay	$350	30	TN	$10,500
8	HMA Sawcut and Seal	$30	260	LF	$7,800
9	Crushed Surfacing	$50	50	TN	$2,500
10	Sheeting, Shoring, Bracing	$10	260	LF	$2,600
11	Bypass	$1,300	1	LS	$1,300
12	Traffic Control	$7,000	1	LS	$7,000
13	General Restoration	$3,500	1	LS	$3,500
	Construction Costs Subtotal				**$207,320**
	Construction Contingency	30%			$62,196
	Sales Tax	9.2%			$24,795
	Total Opinion of Probable Construction Cost				**$294,000**
	Allied Costs				
	Planning	5%			$14,700
	Design and Permitting	15%			$44,100
	Services During Construction	15%			$44,100
	Total Opinion of Probable Allied Cost				**$200,000**
	TOTAL ESTIMATED PROJECT COST				**$494,000**

Assumptions, Notes

1. Import backfill assumed to be 100%
2. Foundation Gravel assumed to be 100%
3. Mobilization assumed to be 10% of construction costs
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs
5. Traffic Control assumed to be 4% of construction costs
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul
7. Costs are in 2024 dollars

The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.

City of Bainbridge Island, WA
Capital Improvement Project Identification
Planning Level Opinion of Probable Project Costs
PR-B-123
Prepared by: SG
Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	$10,700	1	LS	$10,700
2	Temporary Erosion & Sediment Control	$4,300	1	LS	$4,300
3	Dewatering	$1,605	1	LS	$1,605
4	18-inch PVC Gravity Sewer	$398	107	LF	$42,586
5	48-inch Manhole	$12,000	4	EA	$48,000
6	HMA Trench Patch	$250	20	TN	$5,000
7	HMA Grind & Overlay	$350	10	TN	$3,500
8	HMA Sawcut and Seal	$30	107	LF	$3,210
9	Crushed Surfacing	$50	20	TN	$1,000
10	Sheeting, Shoring, Bracing	$10	107	LF	$1,070
11	Bypass	$535	1	LS	$535
12	Traffic Control	$4,300	1	LS	$4,300
13	General Restoration	$2,200	1	LS	$2,200
	Construction Costs Subtotal				**$128,006**
	Construction Contingency	30%			$38,402
	Sales Tax	9.2%			$15,310
	Total Opinion of Probable Construction Cost				**$182,000**
	Allied Costs				
	Planning	5%			$9,100
	Design and Permitting	15%			$27,300
	Services During Construction	15%			$27,300
	Total Opinion of Probable Allied Cost				**$100,000**
	TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST $1,000)				**$282,000**

Assumptions, Notes

1. Import backfill assumed to be 100%
2. Foundation Gravel assumed to be 100%
3. Mobilization assumed to be 10% of construction costs
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs
5. Traffic Control assumed to be 4% of construction costs
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul
7. Costs are in 2024 dollars

The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.

City of Bainbridge Island, WA
Capital Improvement Project Identification
Planning Level Opinion of Probable Project Costs
PR-C-23
Prepared by: SG
Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	$52,000	1	LS	$52,000
2	Temporary Erosion & Sediment Control	$20,800	1	LS	$20,800
3	Dewatering	$13,890	1	LS	$13,890
4	12-inch PVC Gravity Sewer	$367	926	LF	$339,842
5	48-inch Manhole	$12,000	4	EA	$48,000
6	HMA Trench Patch	$250	160	TN	$40,000
7	HMA Grind & Overlay	$350	80	TN	$28,000
8	HMA Sawcut and Seal	$30	926	LF	$27,780
9	Crushed Surfacing	$50	160	TN	$8,000
10	Sheeting, Shoring, Bracing	$10	926	LF	$9,260
11	Bypass	$4,630	1	LS	$4,630
12	Traffic Control	$20,800	1	LS	$20,800
13	General Restoration	$10,400	1	LS	$10,400
	Construction Costs Subtotal				**$623,402**
	Construction Contingency	30%			$187,021
	Sales Tax	9.2%			$74,559
	Total Opinion of Probable Construction Cost				**$885,000**
	Allied Costs				
	Planning	5%			$44,300
	Design and Permitting	15%			$132,800
	Services During Construction	15%			$132,800
	Total Opinion of Probable Allied Cost				**$400,000**
	TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST $1,000)				**$1,285,000**

Assumptions, Notes

1. Import backfill assumed to be 100%
2. Foundation Gravel assumed to be 100%
3. Mobilization assumed to be 10% of construction costs
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs
5. Traffic Control assumed to be 4% of construction costs
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul
7. Costs are in 2024 dollars

The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.

City of Bainbridge Island, WA
Capital Improvement Project Identification
Planning Level Opinion of Probable Project Costs
PR-D-1
Prepared by: SG
Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	$44,200	1	LS	$44,200
2	Temporary Erosion & Sediment Control	$17,700	1	LS	$17,700
3	Dewatering	$11,910	1	LS	$11,910
4	12-inch PVC Gravity Sewer	$367	794	LF	$291,398
5	48-inch Manhole	$12,000	3	EA	$36,000
6	HMA Trench Patch	$250	140	TN	$35,000
7	HMA Grind & Overlay	$350	70	TN	$24,500
8	HMA Sawcut and Seal	$30	794	LF	$23,820
9	Crushed Surfacing	$50	140	TN	$7,000
10	Sheeting, Shoring, Bracing	$10	794	LF	$7,940
11	Bypass	$3,970	1	LS	$3,970
12	Traffic Control	$17,700	1	LS	$17,700
13	General Restoration	$8,900	1	LS	$8,900
	Construction Costs Subtotal				**$530,038**
	Construction Contingency	30%			$159,011
	Sales Tax	9.2%			$63,393
	Total Opinion of Probable Construction Cost				**$752,000**
	Allied Costs				
	Planning	5%			$37,600
	Design and Permitting	15%			$112,800
	Services During Construction	15%			$112,800
	Total Opinion of Probable Allied Cost				**$300,000**
	TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST $1,000)				**$1,052,000**

Assumptions, Notes

1. Import backfill assumed to be 100%
2. Foundation Gravel assumed to be 100%
3. Mobilization assumed to be 10% of construction costs
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs
5. Traffic Control assumed to be 4% of construction costs
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul
7. Costs are in 2024 dollars

The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.

City of Bainbridge Island, WA
Capital Improvement Project Identification
Planning Level Opinion of Probable Project Costs
PR-D-23
Prepared by: SG
Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	$45,200	1	LS	$45,200
2	Temporary Erosion & Sediment Control	$18,100	1	LS	$18,100
3	Dewatering	$11,910	1	LS	$11,910
4	15-inch PVC Gravity Sewer	$380	794	LF	$301,720
5	48-inch Manhole	$12,000	3	EA	$36,000
6	HMA Trench Patch	$250	140	TN	$35,000
7	HMA Grind & Overlay	$350	70	TN	$24,500
8	HMA Sawcut and Seal	$30	794	LF	$23,820
9	Crushed Surfacing	$50	140	TN	$7,000
10	Sheeting, Shoring, Bracing	$10	794	LF	$7,940
11	Bypass	$3,970	1	LS	$3,970
12	Traffic Control	$18,100	1	LS	$18,100
13	General Restoration	$9,100	1	LS	$9,100
	Construction Costs Subtotal				**$542,360**
	Construction Contingency	30%			$162,708
	Sales Tax	9.2%			$64,866
	Total Opinion of Probable Construction Cost				**$770,000**
	Allied Costs				
	Planning	5%			$38,500
	Design and Permitting	15%			$115,500
	Services During Construction	15%			$115,500
	Total Opinion of Probable Allied Cost				**$300,000**
	TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST $1,000)				**$1,070,000**

Assumptions, Notes

1. Import backfill assumed to be 100%
2. Foundation Gravel assumed to be 100%
3. Mobilization assumed to be 10% of construction costs
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs
5. Traffic Control assumed to be 4% of construction costs
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul
7. Costs are in 2024 dollars

The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.

City of Bainbridge Island, WA
Capital Improvement Project Identification
Planning Level Opinion of Probable Project Costs
PR-E-2
Prepared by: SG
Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	$45,900	1	LS	$45,900
2	Temporary Erosion & Sediment Control	$18,400	1	LS	$18,400
3	Dewatering	$12,570	1	LS	$12,570
4	10-inch PVC Gravity Sewer	$358	838	LF	$300,004
5	48-inch Manhole	$12,000	3	EA	$36,000
6	HMA Trench Patch	$250	150	TN	$37,500
7	HMA Grind & Overlay	$350	80	TN	$28,000
8	HMA Sawcut and Seal	$30	838	LF	$25,140
9	Crushed Surfacing	$50	140	TN	$7,000
10	Sheeting, Shoring, Bracing	$10	838	LF	$8,380
11	Bypass	$4,190	1	LS	$4,190
12	Traffic Control	$18,400	1	LS	$18,400
13	General Restoration	$9,200	1	LS	$9,200
	Construction Costs Subtotal				**$550,684**
	Construction Contingency	30%			$165,205
	Sales Tax	9.2%			$65,862
	Total Opinion of Probable Construction Cost				**$782,000**
	Allied Costs				
	Planning	5%			$39,100
	Design and Permitting	15%			$117,300
	Services During Construction	15%			$117,300
	Total Opinion of Probable Allied Cost				**$300,000**
	TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST $1,000)				**$1,082,000**

Assumptions, Notes

1. Import backfill assumed to be 100%
2. Foundation Gravel assumed to be 100%
3. Mobilization assumed to be 10% of construction costs
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs
5. Traffic Control assumed to be 4% of construction costs
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul
7. Costs are in 2024 dollars

The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.

City of Bainbridge Island, WA
Capital Improvement Project Identification
Planning Level Opinion of Probable Project Costs
PR-E-3
Prepared by: SG
Reviewed by: KC

Bid Item No.	Bid Item Description	Unit Bid Price	Quantity	Unit	Total
1	Mobilization	$27,000	1	LS	$27,000
2	Temporary Erosion & Sediment Control	$10,800	1	LS	$10,800
3	Dewatering	$7,230	1	LS	$7,230
4	10-inch PVC Gravity Sewer	$358	482	LF	$172,556
5	48-inch Manhole	$12,000	2	EA	$24,000
6	HMA Trench Patch	$250	90	TN	$22,500
7	HMA Grind & Overlay	$350	50	TN	$17,500
8	HMA Sawcut and Seal	$30	482	LF	$14,460
9	Crushed Surfacing	$50	80	TN	$4,000
10	Sheeting, Shoring, Bracing	$10	482	LF	$4,820
11	Bypass	$2,410	1	LS	$2,410
12	Traffic Control	$10,800	1	LS	$10,800
13	General Restoration	$5,400	1	LS	$5,400
	Construction Costs Subtotal				**$323,476**
	Construction Contingency	30%			$97,043
	Sales Tax	9.2%			$38,688
	Total Opinion of Probable Construction Cost				**$459,000**
	Allied Costs				
	Planning	5%			$23,000
	Design and Permitting	15%			$68,900
	Services During Construction	15%			$68,900
	Total Opinion of Probable Allied Cost				**$200,000**
	TOTAL ESTIMATED PROJECT COST (ROUNDED UP TO NEAREST $1,000)				**$659,000**

Assumptions, Notes

1. Import backfill assumed to be 100%
2. Foundation Gravel assumed to be 100%
3. Mobilization assumed to be 10% of construction costs
4. Temporary Erosion Control and General Restoration assumed to be 2% of construction costs
5. Traffic Control assumed to be 4% of construction costs
6. Pipe costs includes all excavation, pipe, fittings, bedding, imported backfill, and haul
7. Costs are in 2024 dollars

The opinion of probable cost herein is based on our perception of current conditions at the project location. This opinion reflects our professional opinion of costs at this time and is subject to change as the project design progresses. BHC Consultants has no control over variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means and methods of executing the work or of determining prices, competitive bidding or market conditions, practices or bidding strategies. BHC Consultants cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the costs presented as shown.

Attachment C - Winslow Sub-area Water and Sewer Analysis Memo

CITY OF
BAINBRIDGE ISLAND

DEPARTMENT OF PUBLIC WORKS MEMORANDUM

Date: March 14, 2023

To: Winslow Sub-Area Plan Team; File

From: Christopher Wierzbicki, Public Works Director
Peter Corelis, City Engineer

CC: Paul Nylund, Development Manager

Subject: Winslow Sub-Area Plan Sewer and Water Capacity Analysis

---

Executive Summary

This memo provides an analysis of the city's sewer and water service capacity for the purpose of informing the Winslow Sub-Area Plan process. In summary:

- With the planned upgrades to the wastewater treatment plan (WWTP), the city's sewer utility will have the capacity to serve a residential population of approximately 10,500 (an increase of approximately 2,700) in or around the Winslow sewer service area if carefully balanced out by commercial growth. The planned upgrades, which are currently underway, will allow the WWTP to meet existing regulations, and must be completed independent of planned future growth.

  Additionally, within the existing footprint of the WWTP, the facility could be further upgraded to serve a greater population, the details of which will be determined later this year.

- With the planned upgrades to the Winslow Water Tank, the city's water utility will have the capacity to serve a population of approximately 17,600 (an increase of approximately 6,600) inside the Winslow water service area boundary, an area that includes the Winslow subarea, and in addition, the New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff. The planned tank upgrades, which are currently underway, will allow the utility to meet both existing and future system requirements and standards.

Population/Development Background Information

The following population background information was used to inform the sewer and water service area capacity analysis:

- In 2005, the city documented residential population growth in a study titled "Population Allocation Study for Year 2005 Preliminary Report" which estimated the Winslow Study Area at approximately 5,800 residents. The study predicted a 20-year average annual residential growth rate of 2.4%.
- The 2020 census population numbers for greater Winslow (census tracts 909.01 and 909.02, which combined is slightly larger than the Winslow Study area) add up to 7,967 people, which represents an actual average annual residential growth rate between 2005 and 2020 of 2.2%.
- Assuming the actual 2.2% average annual growth rate, the 2022 population of the Winslow Study Area is approximately 8,321 people. The sewered population – which is less than the overall population due to some houses still being served by septic systems - is approximately 7,769.
- The 2021 Buildable Lands Report (BLR) estimated that the maximum residential population capacity in Winslow in 2020 - under the current development regulations - was an additional approximately 1,000 residents (144 single-family units, and 258 multi-family units.) Therefore, assuming the 2019 population was 7,795 (7,967 in 2020 minus 2.2%), then the current maximum population in Winslow according to the BLR would be approximately 8,795, or an additional 474 residents.
- The 2005 population study referenced earlier estimated a 1.4% annual increase in commercial growth between 2005 and 2025. An analysis using commercial sewer and water usage rates indicates that the actual increase in commercial growth since 2005 was close to zero. Estimating the capacity for commercial growth in the future is a challenging exercise, as many commercial zoning districts allow mixed-uses and therefore need to be analyzed for capacity on a parcel-by-parcel basis to effectively measure capacity. However, the BLR estimated that there are currently 36 acres of commercial development remaining, which equates to about 14% of the total acreage (261) that allows commercial uses. Therefore, this analysis assumes a relatively low rate of commercial growth in the future, absent significant zoning changes.
- The Winslow water service area is larger than the sewer service area – the latter of which largely mimics the Winslow Study Area – and includes the New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff. The number of Equivalent Residential Units (ERU) currently served (an approximation of single-family, multi-family, and commercial water connections in terms of single-family households) is approximately 4,775 ERUs, which equates to approximately 11,000 residents currently being served with water (assuming an average of 2.3 people per household/ERU.)

Sewer Service Analysis

The following analysis of the sewer system is based on a technical memo prepared by Tetra Tech entitled "TM1 – Analysis of Treatment Plant Flows and Loads" dated October 3, 2022.

The city's sewer service area mostly mimics the Winslow Study area, despite being slightly smaller, and includes some residences that are still served by septic systems. As mentioned previously, the system serves approximately 7,769 residents and also commercial establishments. The Tetra Tech report analyzed the sewer service area using the capacity of the wastewater treatment plant as the limiting factor on serving new growth. The plant capacity was analyzed from the perspective of both flows (volume) and loads (concentration). The plant loading is considered to be the limiting factor for serving new growth.

From a *flow* perspective, based on the trending data from 2017 to 2022, the annual average flow is projected to remain steady, with limited increases. This is due to larger commercial service areas being largely built-out – as mentioned previously, only about 14% of commercially zoned land is available for new development. Additionally, residential water consumption per capita flows are likely dropping as older fixtures and appliances are upgraded with new low-flow fixtures.

From a *loading* perspective, despite low commercial growth (commercial development contributes to higher loads than residential,) loads measured at the plant have been steadily increasing. Some of this increase is likely the result of discharges to the sewer system from commercial winery and brewery establishments. The Tetra Tech report projects that based on current trends, the plant loading will likely reach capacity by mid-year 2026 (2,642 lbs/day of biological oxygen demand (BOD). To meet current state regulations and best serve the existing customer base, the city is currently planning near-term operational and capital upgrades that will likely increase the plant capacity by about 25% (to 3,200 lbs/day BOD). These upgrades will also serve a 25% increase in the customer base.

In terms of population growth, at current trends, the current configuration of the WWTP can be expected to serve a sewered population of 8,475 (a population increase of 706 from the time of this memo), increasing to sewered population of approximately **10,500** (a population increase of 2,700). This includes new growth, and potential new connections from existing residences in the sewer service area currently served by septic.

Sewer Service Capacity Context

For context, the growth target for the entire island over the next 20 years is estimated to be an increase of around 4,500. If one goal of the Winslow Sub-Area plan is to accommodate a majority of that growth in Winslow, *the city can only expect to serve about half of that population in the sewer service area with the planned upgrades to the treatment plant.* Larger, long-term expansions of the treatment plant capacity are also possible, and capacity forecasts are currently being developed by the city's design team. More information on the maximum capacity of the plant within the current footprint will be developed later this year.

Another factor for consideration includes any potential increases in commercial development, which have remained flat for the last several years, but which absorb treatment plant capacity more quickly than residential development. Planned expansions for commercial development in Winslow must be carefully considered in the future capacity analysis along with residential population growth.

Water Service Analysis

The Winslow water service area includes the Winslow Subarea, in addition to New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff areas. The service area is documented in the 2017 Water System Plan, prepared by Carollo Engineers, Inc., without providing an account of system customers in the Subarea only, therefore, this capacity analysis applies to the larger service area.

The System Plan predicted water use demand in 2021 at 5,312 equivalent residential units (ERUs), which equates to 12,218 residents (assuming 2.3 people per household/ERU to estimate equivalent residents.) However, in reviewing the City's actual annual well production data from 2021, the Winslow Water System is actively supplying only 4,775 ERUs, or approximately 11,000 residents. This decrease in expected demand may have resulted from a number of factors, such as a lack of commercial businesses expansions, conditions related to the COVID-19 epidemic, inflationary pressures on construction, or the slow production of new housing stock.

To serve existing and new customers, the city is planning to replace the two existing water storage tanks serving the system with a new elevated tank in 2024. The Winslow Water Tank project addresses several system deficiencies as well as managing projected customer growth. The system deficiencies include excessive dead storage in the current tanks due to their minimal height, resulting in water quality issues, over-cycling of well-site booster pumps, limitations on serving existing high elevation customers with adequate pressure, system fire flows, and seismic resiliency of the tanks – the latter of which is a critical public safety issue. The city is temporarily addressing some of these deficits by augmenting the reservoir levels to operate in a much narrower band (i.e. maintaining higher water levels and replenishing them more often) but this configuration is not sustainable in the long-term as it creates a dead-storage column of water in the tanks that is mostly useless for daily system needs. The deficiencies have led to a reduction in estimated capacity to 5,200 ERUs (or 11,960 residents.)

With regards to customer growth, there is currently a surplus of connections totaling approximately 425 ERUs (5,200 ERUs of capacity minus 4,775 served,) which is capable of serving approximately another 1,000 residents. Accounting for 182 ERUs worth of binding reservations for water service that are not yet connected to the system, it is estimated that only 243 of the 425 total ERUs are available, which equates to an additional 559 residents. Therefore, if the population growth continues at a rate of 2.2% annually, the remaining ERUs will run out in early to mid-2024, just in time for the completion of the tank project. The new tank, which will replace 2.5M gallons of ground-tank storage with 2.0M gallons of elevated storage, will correct existing system deficiencies and add 2,866 ERUs to the system capable of serving a population of 17,600 (an increase of 6,600 residents.)

Other limiting factors on the Winslow water system include well capacity and/or the well pump's ability to deliver water from the wells; the instantaneous or total water withdrawals permitting as determined by the system's water rights; and, the volume of groundwater supply. In review of the former two factors, the city's infrastructure and available water rights are mostly sufficient to meet the system capacity that will be available when the new water tank comes online in 2024. Small deficits in infrastructure capacity will be addressed in the coming years through planned capital improvements such as well rehabilitations and booster pump upgrades. Water rights currently

exceed the needs of the planned capacity upgrades, and the availability of groundwater supply was confirmed in the city's 2016 evaluation of the groundwater model. The model is being updated and re-evaluated as part of the ongoing development of the Groundwater Management Plan.

Water Service Capacity Context

In the context of planned population growth*, the existing Winslow water system with planned improvements will be able to serve the estimated growth target for the entire island over the next 20 years*, which is estimated to be an increase of around 4,500 residents (1,953 ERUs.) Additionally, the system will also have the capacity to serve an excess population of approximately 2,100 residents (913 ERUs.) In the short-term, prior to the planned improvements, the Winslow water system can support an additional population growth of approximately 559 residents (243 ERUs).

Attachment D - Wastewater Treatment Plant Population Projection Memo

CITY OF
BAINBRIDGE ISLAND

DEPARTMENT OF PUBLIC WORKS MEMORANDUM

Date: April 7, 2023

To: City Manager
City Council

From: Christopher Wierzbicki, Public Works Director

Subject: Council Request: House Bill 1220 (Housing Needs) Sewer Assessment

Background

At the Regular Meeting of March 21, 2023, the City Council was presented with an overview of a draft housing allocation process under House Bill 1220, which requires Comprehensive Plans to plan for housing for all income levels. The Council requested input from the staff on the City's capacity for serving the housing allocation with sewer in advance of the Kitsap Regional Coordinating Council's adoption of the allocation into the Countywide Planning policies.

Housing Allocation Summary

At the above-mentioned Council meeting, staff presented a chart that outlined the draft 20-year housing allocation. The chart is reproduced below as Figure 1.

			Permanent Housing Unit Needs by Income Level (% of Area Median Income)						
			0-30%						
		Total Units	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
City of Bainbridge Island	Estimated Housing Supply (2020)	11,251	331	0	331	788	1,150	2,073	6,578
	Allocation Method A (2020-2044)	1,977	377	166	324	272	140	138	560
			1,139 Multi-Family Units in Winslow						

Figure 1 – House Bill 1220 Housing Draft Housing Allocation for the City of Bainbridge Island

The chart indicates that the draft 20-year housing allocation would require zoning capacity for 1,139 multi-family (MF) units to serve between 0 and 80% of area median income, which are presumed to be located in the Winslow subarea. According to the 2019 Buildable Lands Report, the Winslow subarea already has capacity for 258 MF units, as well as 144 single-family units. Therefore, the total number of planned housing units to be accommodated for sewer capacity in Winslow is 1,283 units.

Sewer Population Capacity

As outlined in in Figure 2 below, with the upgrades planned in the 2023-28 Capital Improvement Plan, the Wastewater Treatment Plant (WWTP) can accommodate approximately 85% of the current and future housing allocated for the Winslow sewer service area (this area closely, but not exactly mimics the Winslow subarea boundary).) The capacity of the WWTP is measured in equivalent residential units, or ERUs, which is calculated by multiplying the number of housing units by the number of members in each house (the average for Bainbridge Island is 2.48 per household.)

Assuming a steady annual trend in housing, future upgrades to the plant would need to be designed in 2038 for implementation in 2040. The future upgrades would include new capital infrastructure within the existing footprint of the plant site and would conservatively accommodate an additional increase in housing up to 2,110 units.

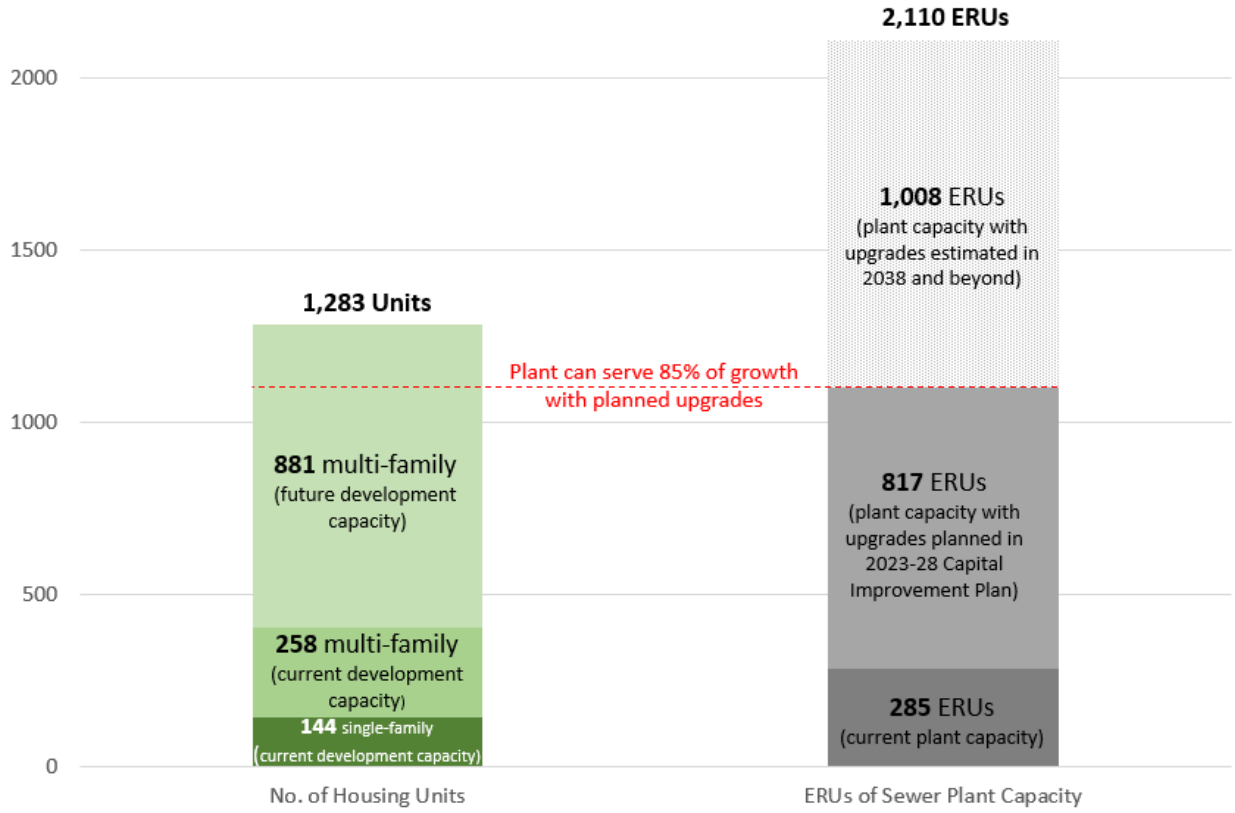


Figure 2 –Current/Planned Housing Units in Winslow Compared with Sewer Utility Capacity

Other Factors for Consideration

- Consideration should be made for any potential increases in *commercial* development, which has remained flat for the last several years, but which absorb treatment plant capacity more quickly than residential development. Planned increases in commercial development in the Winslow sewer service area must be carefully balanced along with residential population growth and reflected in future evaluations of the plant capacity.

- Within the Winslow sewer service area, the sewered population is approximately 200 housing units (500 persons) *less* than the overall population due to some houses still being served by septic systems. Some accommodation for the connection of existing homes to the sewer system should be considered as part of the analysis.
- Multifamily housing has a lower household occupancy level (2.3) for multi-family housing than average (2.48). Therefore, the analysis provided in this memo can be considered conservative on the order of 8-10%.
- Lastly, for context, the planned upgrades to the Winslow Water Tank will provide the city's water utility the capacity to serve approximately 2,600 new ERUs inside the Winslow water service area boundary, an area that closely mimics the Winslow subarea, and also includes the New Brooklyn Road corridor, Fletcher Bay, and Upper Ferncliff.

UTILITIES ELEMENT

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IMPLEMENTATION.....U-911

UTILITIES INTRODUCTION

The *Growth Management Act* requires all comprehensive plans to include a utilities element consisting of the general location locations, proposed ~~location~~ locations, and capacity of all existing and proposed utilities, including but not limited to water lines, sewer lines, electrical lines, and telecommunication lines~~, drinking water and sewer lines~~ (RCW 36.70A.070(4)). Contrary to some other cities in Washington State, on Bainbridge Island, ~~these utilities are provided~~ by a ~~combination~~ multitude of governmental districts and other providers manage utility services- complicating management issues and the ~~City~~ public's understanding of ~~Bainbridge Island, State regulated utilities, federally licensed communications companies and a municipally franchised cable television company~~ their service provider network.

The City of Bainbridge Island provides ~~some~~ water and sewer ~~and~~ water services to portions of the community. Other public and privately held water and sewer purveyors on the Island also provide services to residents of the City. Private households provide for a ~~large~~ percentage of the City's utility infrastructure with individual and on-site wells and septic systems.

A private corporation based on the Island provides solid waste disposal and recycling services to residents and businesses and is regulated by the Washington Utilities and Transportation Commission (WUTC).

Regional telecommunication and electric utilities serve the City of Bainbridge Island. The electric and telecommunication utilities are regulated by the WUTC.

The vision, goals, and polices outlines in the Utilities Element are closely related, and in some cases overlap with the Water Resources Element of the Comprehensive Plan.

UTILITIES VISION 2044

In the year 2044, the City of Bainbridge ~~Island has ensured~~ Island's vision for utilities is to ensure that all residents have access to reliable electric power, telecommunications services to meet their needs, potable water, solid waste and recycling services, wastewater processing and stormwater facilities that prevent flooding and erosion, maximize infiltration and eliminate pollutants before the water enters Puget Sound.

Coordinated water and sewer systems serve the more densely populated areas. ~~Some In lower density areas, some~~ Many private homes ~~continue to~~ rely on septic systems, but most are served by water purveyors that cover broad areas of the Island. ~~and private wells, but the City has actively worked to connect homes to utility systems wherever possible.~~ The City, working with other water purveyors, coordinates a ~~groundwater~~ monitoring program to ensure that the quantity and quality of potable water are sustained at safe levels for present and future generations.

The Groundwater Management Plan, which is informed by best available science, guides the public and private sector decision-making of water supply and related water-resource issues. Water use is managed to encourage conservation and limit consumption. Sewer systems provide for the reuse of treated water to recharge aquifers, for irrigation and to reduce outflow

into Puget Sound. Tertiary treatment has been implemented to improve water quality in Puget Sound.

Materials in the waste stream continue to decline; while composting and recycling are standard practices on the Island. A Bainbridge Island moderate-risk waste facility encourages the proper disposal of materials such as paints, solvents and cleaners. ~~A state-of-the-art telecommunication network has increased cooperation among neighbors and across the Island: it has facilitated ride sharing and reduced dependence on private automobiles for commuting and daily errands.~~

Telecommunications and broadband networks are readily available for all homes and businesses. Persistent gaps in network coverage have been mostly eliminated.

Hardened utility infrastructure serves emergency neighborhood hubs and disaster response facilities, enabling rapid and sustained response to natural disasters, other emergencies, and outages that may interrupt the utility and transportation infrastructure.

Alternate ecological and innovative energy sources now supply much of the Island's electricity, and geo-thermal heating systems have proven their effectiveness in reducing demand for electric power.

GOALS & POLICIES

APPLICABLE TO ALL UTILITES

GOAL U-1

Ensure that reliable, equitable, adequate, safe, ~~and~~ cost-effective, and sustainable utility services are available to all Bainbridge Island residents, businesses and institutions.

GOAL U-2

Ensure that the utility services are comparable ~~in terms of cost, quality, and technology to services~~ to those available in similar jurisdictions in the Puget Sound region~~.~~ in terms of cost and technology, and leading other similar jurisdictions in terms of quality of service.

GOAL U-3

Ensure that utility services are adequate to meet current demands, and that utility providers plan for future demands.

GOAL U-4

Ensure that the provision of utility services is environmentally responsible and sustainable~~, and~~. Encourage utility services ~~that are~~ to be carbon neutral and ~~do~~ not contribute to climate change.

GOAL U-5

Ensure that new or major renovations to existing utility facilities are designed to minimize adverse impacts on residents and the environment.

GOAL U-6

Ensure that permits and approvals for utility facilities are processed in a fair, timely manner and in accord with development regulations and this Plan.

GOAL U-7

Ensure that all utility providers give timely public notice and solicit community input on the siting of proposed facilities and on any other substantive projects before seeking City approval.

GOAL U-8

Cooperate with other jurisdictions and utility providers in planning and implementing utility-related facility additions, improvements, maintenance, and emergency response, so that such activities are coordinated for maximum efficiency and public benefit.

GOAL U-9

Ensure that sufficient staff and financial City resources are provided to implement the above goals by adopting systems and processes for meaningful and timely review of utility ~~services~~ service performance, cost, scope, risk, resilience & opportunity, and by assigning to the Utility Advisory Committee (UAC) or other city ~~organization~~ organizations the responsibility for advising the City Council on matters regarding all utility services on Bainbridge Island.

GOAL U-10

Ensure regular and routine reviews of City-owned utility rates, with a specific focus on equitable outcomes and affordability programs as necessary to meet the needs of all community members.

GOAL U-11

Exercise the use of the City's Equity Toolkit evaluation and community engagement process as part of the development and implementation of utility projects and programs to ensure equitable outcomes for customers and the community.

POTABLE WATER

Currently, potable water is provided to citizens of Bainbridge Island by the City, Kitsap County Public Utility District, private for-profit water companies, not-for-profit companies or homeowner associations, and private wells~~.~~ -approximately 75% of customers are served by Group A and Group B water systems. All water providers must comply with a variety of federal and state laws and regulations.

GOAL U-~~10~~12

Ensure that ~~city managed and to the extent possible, non-city managed utility services,~~

~~are sufficient~~ adequate, cost effective, ~~and~~ reliable, ~~and that~~ safe, equitable and sustainable water ~~utility~~ service is provided~~.~~ To those areas of Bainbridge Island served by public water systems and designated in the Water System Plan for future public water service.

~~GOAL~~ Policy U-~~11~~ 12.1
Require ~~**utilities**~~ **water utility managers and purveyors** to operate in a manner that preserves and protects the water resources of the Island. Lead and inspire those entities to cooperate in a manner that recognizes water resources as a public necessity.

Policy U ~~11.1~~ 12.2
~~Map~~ Maintain maps of public water ~~systems~~ system service areas and evaluate modifications to their system boundaries based on maintaining sufficient and sustainable capacity to meet the present and future needs of the service ~~area~~ areas.

Policy U ~~11.2~~ 12.3
~~As an~~ Evaluate becoming a state approved Satellite System Management Area (SMA), so the City may elect to provide water system management services to other utility providers.

Policy U ~~11.3~~ 12.4
Encourage new development in previously unserved water service areas to connect to existing public water systems. ~~The City, at its discretion, may require~~ Nnew water systems may be dedicated to the City, at its discretion.

Policy U ~~11.4~~ 12.5
Require engineering specifications for new public water systems and expansions or improvements to existing public water systems that are to be located within the City's rights-of-way to ~~meet~~ ensure standards set forth by the City are met.

~~Policy U 11.5 12.6~~
~~Adopt standards that differentiate between urban and non-urban density fire flow requirements. A differential policy is needed to promote cost effective water system upgrades by the many small water systems on the Island.~~

Policy U ~~11.6~~ 12.6
Encourage and support water utilities to enter into cooperative activities, such as jointly managed operations, shared storage, and construction of interties, to manage water resources and systems more efficiently, economically, and safely, and to devote resources to implementation of this policy.

Policy U ~~11.7~~ 12.7
Encourage ~~and~~, facilitate, and devote resources to consolidation of water systems, with ~~particular~~ emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.

Policy U ~~11.8~~ 12.8
~~Conduct a stud~~Study how City, regional, and private water purveyors can best coordinate and partner for services on Bainbridge Island. Pursue management and ownership models that ~~maximize opportunities for water conservation measures and enforcement. Of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long term consolidation of larger water systems.~~

Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of water systems under City management or ownership.

Policy U ~~11.9~~ 12.9
Implement conservation measures through education and regulation with emphasis on limiting and reducing demand consistent with the Water System Plan and the Groundwater Management Plan.

PUBLIC SEWER

Currently, there are two public sanitary sewer systems on Bainbridge Island. One, owned by the City of Bainbridge Island, serves the Winslow area and the Rockaway Beach, Pleasant Beach, and Lynwood areas ("the Southend System.") The other, owned and managed by the Kitsap ~~County Sewer~~ Public Utility District ~~#7~~, (KPUD) serves the Fort Ward area.

The service area for the Winslow Public Sewer System is designated in the City's General Sewer Plan. Treatment for this part of the system occurs at the Winslow Wastewater Treatment Plant. The sewer service area for the Southend System is also designated in the City's General Sewer Plan. Treatment for ~~this~~ the Southend System occurs at the ~~Kitsap County Sewer District #7~~ KPUD wastewater treatment plant pursuant to an interlocal agreement.

GOAL U-~~12~~ 13

Ensure that adequate, cost effective, ~~and~~ reliable, safe, equitable, and sustainable sewer service is provided to those areas of Bainbridge Island served by public sewer systems and designated in the General Sewer Plan for future public sewers.

Policy U ~~12~~13.1
Emergency service or other minor modifications to sewer service areas may be allowed with approval by the City Council via resolution so long as there is sufficient sewer facility capacity, and, with regard to the Southend System, sewage quality meets the standard outlined in the interlocal agreement with Kitsap ~~County Sewer~~ Public Utility District ~~#7~~.

Policy U ~~12~~13.2
Within public sewer system service areas, new construction should provide for eventual connection to public sewer systems.

Policy U ~~12~~13.3
Sewer connections will not be required where septic systems are fully functional and maintained, except as provided by law.

Policy U ~~12~~13.4
In planning and establishing a service area for a new public sewer facility, or major expansion of an existing public sewer facility, service area boundaries ~~will~~ should be evaluated ~~taking the following into~~ with consideration~~:~~ of impacts to the environment, support for existing development and the expansion of affordable housing options.

~~a. Areas that have an environmental need for sewer due to 1) a group of documented failing septic systems; or 2) proximity to sensitive bodies of water that are unsuitable for on site septic systems according to the Kitsap County Health District.~~
~~b. Areas used or planned for development that serve a public need, such as a public school.~~
~~c. Areas designated for commercial and mixed use.~~
~~d. Areas designated for residential use at densities of four units to the acre (R4) or greater.~~
~~e. Areas planned for an increase in density through a special planning area process.~~

Policy U ~~12~~13.5
When utilities plan, renovate, or build treatment facilities, ~~require~~ utilities ~~to~~ should consider constructing facilities that facilitate the re-use of treated wastewater for irrigation, recharge, and other non-potable uses. Require that facilities be consistent with health and safety considerations and consider financial impacts to ratepayers and taxpayers.

Policy U ~~12~~13.6
Improve the quality and reduce the quantity of effluent discharged to Puget Sound.

Policy U ~~12~~13.7
Adopt a pre-treatment policy that responds to the specific characteristics of the Island's sewer collection and treatment system and results in the reduction or postponement of large-scale centralized treatment capacity upgrades.

Policy U 13.8
~~Investigate the development of tertiary~~ Continue to pursue ~~sewer and sewer greywater~~ systems wastewater treatment and the beneficial re-use of wastewater.

Policy U ~~12.8~~13.9
~~Study cooperation (such as shared operations) or consolidation of sewer systems owned by the how the~~ City and Kitsap County Sewer District #7 ~~KPUD can best coordinate and partner for services provided to the City by the Fort Ward Wastewater Treatment Plant.~~
Study and advance consolidation or joint ownership of collection and treatment systems owned by the City and Kitsap Public Health Department. Develop timeframes for a joint ownership agreement of the Fort Ward Wastewater Treatment Plant.

Policy U 13.10
Monitor PFAs and pursue technologies to remove forever chemicals from the waste stream and encourage the same for non-city owned systems.

STORM AND SURFACE WATER

~~The City of Bainbridge Island operates a storm and surface water utility for the purposes stated in BIMC 13.24.010~~

The City of Bainbridge Island operates a City-wide storm and surface water utility that is regulated through the State of Washington's National Pollutant Discharge and Elimination System (NPDES) municipal stormwater permit. The revenue collected from all owners of developed property pay a fee to the City to contribute to the system operations and maintenance, including minimizing property damage, promoting and protecting public health, safety, and welfare, minimizing water quality degradation by preventing siltation, contamination

and erosion of the city's waterways, protecting aquifers, and ensuring the safety of city roads and rights of way.

GOAL U-~~13~~14

Manage stormwater runoff to protect life, property and habitat from flooding and erosion; to channel runoff to minimize impacts to daily activities; to protect the quality of groundwater, surface water, and the waters of Puget Sound; and to provide recharge of groundwater where appropriate.

Policy U ~~13~~14.1

~~Maintain a comprehensive storm drainage plan that Identifies~~ Follow the guidance outlined in the Stormwater System Plan when identifying problems, ~~proposes~~ proposing solutions, providing a strategy for implementation and funding, and ~~establishes~~ establishing design and development guidelines.

Policy U ~~13~~14.2

Require new development to provide both on-site and off-site improvements necessary to avoid adverse water quality and quantity impacts.

Policy U ~~13~~14.3

Use *low impact development* standards wherein infiltration of stormwater is preferred over surface discharge to downstream systems, so as to encourage the return of uncontaminated precipitation to the soil at natural rates near where it falls through the use of detention ponds, grassy swales, and infiltration facilities.

Policy U ~~13~~14.4

Design and construct stormwater systems that provide for removal of pollutants and sediment through bio-filtration or other means.

Policy U ~~13~~14.5

Minimize disruption and/or degradation of natural drainage systems, minimize impervious areas by restricting site coverage, and encourage site permeability by retaining natural vegetation and buffers, and specifying use of permeable materials.

Policy U ~~13~~14.6

Manage ~~surface water in~~ stormwater through implementation of a ~~manner which~~ source control program that prevents pollutants from industrial, commercial, and agricultural land uses from entering ground or surface waters.

Policy U ~~13~~14.7

Consider a program of retrofitting existing roads with water quality and quantity stormwater system improvements in order to minimize pollution from runoff from roadways to natural drainage systems and the waters of Puget Sound.

Policy U 14.8

Continue to expand a program of identifying, funding and implementing critical fish passage improvements.

ELECTRICAL

The City is currently served by Puget Sound Energy (PSE), which provides electricity generation sources, transmission, distribution and maintenance of electrical facilities throughout the island. PSE is regulated by the Washington Utilities and Transportation Commission (WUTC.) It is the commission's responsibility to ensure regulated companies provide safe and reliable service to customers at reasonable rates, while allowing them the opportunity to earn a fair profit.

GOAL U-~~14~~15

Ensure adequate, cost effective, reliable, safe, equitable and sustainable ~~environmentally responsible~~ electric service to the citizens of Bainbridge Island.

Policy U ~~14~~15.1
~~Develop a plan together~~ Maintain regular communications with ~~the~~ electric service provider to ~~undertake energy efficiency improvements and other alterations of~~ ensure information needed by the City to achieve the goals of this comprehensive plan is available.

Policy U 15.2
Ensure electric ~~utility facilities to~~ provider actions requiring permits or other approvals from the City go through an equity evaluation consistent with the City and the provider's equity policies and practices, as appropriate.

Policy U 15.3
Ensure adequate public outreach is conducted by electric provider for projects that will relocate expand provide ~~capacity for future growth.~~ new electrical infrastructure and ensure outreach is provided to all neighborhoods complaint with the City and the provider's equity policies, as appropriate.

Policy U ~~14.2~~15.4
Encourage the conservation of electrical energy, especially during periods of peak usage~~, and encourage energy saving building code strategies, local renewable energy, and other cost-effective approaches to meeting the island's energy needs,~~. Increase public awareness of existing conservation programs including ~~distributed energy systems.~~ energy audits, discounts, tax credits, etc. offered by the energy provider or government agencies.

Policy U ~~14.3~~15.5
Encourage the electric service provider to improve reliability, with particular attention to adding transmission redundancy and mitigating impacts on service from storms or other natural events.

Policy U ~~14.4~~15.6
Study strategies to require ~~Encourage~~ undergrounding new and existing electric ~~transmission and~~ distribution power lines to reduce wildfire risk and power outages. ~~, and~~ Encourage the electric energy provider to develop a long-term strategy for future undergrounding, ~~to include~~ including maximizing opportunities with new construction~~, and prioritizing the work that affects the greatest number of *households* and businesses~~.

Policy U ~~14.5~~ 15.7

Encourage the electric service provider and electricity users to use carbon neutral electricity generation, local electricity generation, solar, and innovative technologies such as ~~solar power~~ Distributed energy systems that are reliable, cost effective, preserve resources, provide minimal environmental impact, and do not contribute to ~~global warming~~ climate change.

~~**Policy U 14.6**~~

~~Periodically undertake comparative evaluations of electric service reliability, cost, and environmental impact, customer service and customer support and evaluate opportunities to provide improved and less costly electrical services from alternative service providers.~~

Policy U ~~14.7~~ 15.8

~~New taxpayer funded buildings shall use carbon neutral energy for heating, cooling, and operational use~~ Incorporate energy conservation measures for new construction or significant remodels of taxpayer-funded buildings to the maximum extent practical within site specific and existing technology limitations.

Policy U ~~14.8~~ 15.9

Encourage new development to integrate environmentally responsible and innovative energy systems.

Policy U ~~14.9~~ 15.10

~~Explore ways to obtain 100% green electricity including investing in new renewable energy projects.~~ Work with electricity providers to ensure disaster and climate resilience is being addressed for electrical equipment and infrastructure on the Island.

Policy 15.11

Pursue City-owned renewable energy generation to minimize City facility energy costs and/or mitigate greenhouse gas emissions.

Policy 15.12

Support expansion and improvements to electrical infrastructure to support ferry electrification and an increase in EV charging.

SOLID WASTE DISPOSAL, RECYCLING AND COMPOSTING

Currently, Bainbridge Disposal, Inc., a private corporation based on the Island, is the exclusive provider of solid waste ~~disposal and recycling~~ collection services to City, and the owner of the waste transfer center. Bainbridge Disposal is regulated by the Washington Utilities and Transportation Commission (WUTC), which is charged with ensuring the utility provides reliable, safe and economical service.

GOAL U-~~15~~16

Ensure adequate~~, convenient~~, cost effective, reliable, safe, equitable and sustainable ~~environmentally responsible~~ solid waste, recycling and composting service to the ~~citizens~~ residents of Bainbridge Island.

Policy U ~~15~~16.1

Seek a method to provide on-island collection site for moderate risk waste or common household hazardous waste ~~including oil based paints, stains, adhesives, aerosols, paint thinner, corrosive cleaners, yard chemicals, and pool/spa chemicals~~ and a means for transferring these substances in a timely manner to the Kitsap County site.

Policy U ~~15~~16.2

Encourage solid waste collection policies and practices, including development requirements, that require and ensure the proper space planning for recycling and yard/waste composting options for all multi-family residential properties.

Policy U 16.3

Support ~~non-governmental organizations that provide~~ outreach and education to citizens to ensure that the populace is informed about the latest waste reduction, composting, recycling and hazardous waste practices.

Policy U ~~15~~16.4

~~In addition to WUTC regulation, the City should~~ Perform periodic reviews to ensure that Bainbridge Disposal is providing safe, reliable, cost effective and responsive solid waste, compost and recycling collection. ~~Evaluate opportunities to provide improved and cost effective services from alternative providers.~~

Policy U ~~15.4~~16.5

Coordinate with Bainbridge Disposal and the County to improve access to updated information on solid waste, recycling and ~~composting~~ organics collection and disposal services. Obtain information from Bainbridge Disposal regarding where collected recyclable and organic material is sent ~~for recycling~~ and reuse rates for recyclable and organic materials; information can also include known recoverable materials that are being landfilled. Increase visibility and outreach for special events for hard-to-recycle materials such as hazardous waste or polystyrene foam.

Policy U ~~15.5~~16.6

Consider methods to reduce the amount of solid waste ~~disposed~~ disposal, e.g. material bans, composting or compaction, ~~or by~~ the conversion of solid waste to energy, updating city ordinances, updating accepted materials lists, and review and implementation of best practices for course separation at the generator level ~~e.g. using a biodigester~~.

TELECOMMUNICATION

Telecommunication is the technology of communication at a distance by electronic transmission of alphanumeric, audio, video and other data over wired and wireless delivery systems. On Bainbridge Island, telecommunication utilities provide telephone, television, and internet services.

Telephone utilities are regulated by the WUTC. The Federal Communications Commission (FCC) regulates wireless service providers.

Comcast (d.b.a. Xfinity) and CenturyLink are the largest telecommunication service providers on Bainbridge Island.

KPUD also provides ~~a public wi-fi~~ broadband services to a growing service ~~in Winslow.~~ Area on Bainbridge Island.

GOAL U-~~16~~17

Ensure adequate, cost effective, reliable, safe, equitable and sustainable ~~environmentally responsible~~ telecommunication service to the citizens of Bainbridge Island.

Policy U ~~16~~17.1

Encourage shared use of facilities and the use of existing utility corridors, public rights-of-way and city owned properties.

Policy U ~~16~~17.2

Require the placement of cellular and/or wireless communication facilities in a manner that minimizes the adverse impacts on adjacent and surrounding land uses.

Policy ~~16~~17.3

Encourage major telecommunication utility providers to work with the City to identify potential sites for infrastructure and facility expansion to address future growth and development and meet the demands for additional utility service.

Policy U ~~16~~17.4

Encourage all providers to serve all parts of the City equally~~.~~ well, including providing options for telecommunications that retain service during power outages.

Policy U ~~16~~17.5

~~The City expects all providers to~~ Evaluate the capacity of their facilities regularly to ensure that new facilities are installed in a timely basis to meet new and future demand. Providers are expected to provide facilities to accommodate growth within the City.

Policy U ~~16~~17.6

Pursue internet and cellular service of the highest standards for governmental and educational institutions, business and commerce and personal use.

Policy U ~~16~~17.7

Require new development to have underground conduits suitable for existing and foreseeable new utilities such as cable and broadband.

Policy U ~~16~~17.8

Ensure that emergency communication services are universally available to assist residents in emergencies. Work with cell phone providers to ensure more robust coverage at all emergency neighborhood hubs and emergency response facilities.

Policy U ~~16~~17.9

~~In addition to WUTC regulation, the City should~~ Perform periodic reviews to ensure that various telecommunication providers are providing safe reliable, cost effective, and responsive telecommunication services. During such reviews, ~~the City should~~ evaluate opportunities to obtain improved and cost-effective services from alternative providers.

~~**Policy U 16.10**~~
~~Conduct a study to support the creation of an Island wide high speed internet service.~~

UTILITIES IMPLEMENTATION

To implement the goals and policies in this Element over the 10-year period leading up to the next Comprehensive Plan update, the City must take a number of actions, including adopting or amending regulations, creating partnerships and educational programs, and developing staffing ~~or other budgetary decisions.~~ plans and budgets. Listed following each action are ~~several of~~ the comprehensive plan policies that support that action – some actions are identified as "high" priorities.

~~**HIGH PRIORITY ACTIONS**~~

U Action #1 ~~Develop a~~ **(HIGH)-** Utilize the equity and climate lens "toolkits" on relevant projects and programs and engage the Utility Advisory Committee in the evaluation process ~~**for periodic review of Island**~~ and decision-making.

U Action #2 -- The City shall reserve a defined allocation of sewer ERUs for housing projects affordable to 80% AMI and below, with the specific reservation amount to be established through the General Sewer Plan update process.

GOAL U-1
Ensure that reliable, equitable, adequate, safe, cost-effective, and sustainable utility services are available to all Bainbridge Island residents, businesses and institutions.

GOAL U-5

Ensure that new or major renovations to existing utility facilities are designed to minimize adverse impacts on residents and the environment.

U Action #3 (HIGH) – Fund and prepare a utility rate study every 3 to 5 years in accordance with the City's financial policies and engage the Utility Advisory Committee in the evaluation process and decision-making.

GOAL U-9
Ensure that sufficient staff and financial City resources are provided to implement the above goals by adopting systems and processes for meaningful and timely review of utility ~~services~~ service performance, cost, scope, risk, resilience and opportunity, and by assigning to the Utility Advisory Committee (UAC) or other city ~~organization~~ organizations the responsibility for advising the City Council on matters regarding all utility services on Bainbridge Island.

U Action #2 ~~Support~~ 4 (HIGH) - Fund the ~~development~~ action items identified in the Water System Business Plan and the Groundwater Management Plan that advance the coordination and consolidation of ~~sewer tertiary treatment and sewer greywater~~ water systems.

Policy U 12.1
Maintain maps of public water systems service areas and evaluate modifications to their system boundaries based on maintaining sufficient and sustainable capacity to meet the present and future needs of the service areas.

Policy U 12.2
Evaluate becoming a state approved Satellite System Management Area (SMA), so the City may elect to provide water system management services to other utility providers.

Policy U 12.6
Encourage, facilitate, and devote resources to consolidation of water systems, with emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.

Policy U 12.7
Conduct a study of consolidation of water systems owned by the City and Kitsap Public Utility District. Pursue long-term consolidation of water systems under City management or ownership.

U Action #5- Fund the completion of the preliminary and final design of the Wastewater Beneficial Re-use project.

Policy U 13.5
When utilities plan, renovate, or build treatment facilities, require utilities to consider constructing facilities that facilitate the re-use of treated wastewater for irrigation, recharge, and other non-potable uses. Require that facilities be consistent with health and safety considerations and consider financial impacts to ratepayers and taxpayers.

Policy U 13.6
Improve the quality and reduce the quantity of effluent discharged to Puget Sound.

~~**U Action #3 – Facilitate cooperation among or**~~ **Policy U 13.9**
Study ~~cooperation (such as shared operations) of consolidation of sewer systems owned by the~~ how the City and ~~Kitsap County Sewer District #7~~ KPUD can best coordinate and partner for services provided to the City by the Fort Ward Wastewater Treatment Plant.

~~**Policy U 11.6**~~
~~Encourage and support water utilities to enter into cooperative actives, such as jointly managed operations, shared storage~~ sewer collection and ~~construction of interties, to manage water resources and systems more efficiently, economically, and safely~~

~~**U Action #4 – Continue the investigation of the creation of an Island wide high-speed internet service.**~~

~~**Policy U 16.10**~~
~~Conduct a study to support the creation of an Island wide high-speed internet service.~~

~~**MEDIUM PRIORITY ACTIONS**~~

~~**U Action #5 – Proactively encourage, study, and facilitate consolidation of water systems to manage water resources and systems more efficiently, economically and safely.**~~

~~**Policy U 11.7**~~

~~Encourage and facilitate consolidation of water systems, with particular emphasis on mergers of contiguous and small systems, to manage water resources and systems more efficiently, economically, and safely.~~

~~**Policy U 11.8**~~

~~Conduct a study of consolidation of water~~ treatment systems owned by the City and ~~Kitsap Public Utility District. Pursue long term consolidation of larger water systems~~ KPUD. Develop timeframes for a joint ownership agreement of the Fort Ward Wastewater Treatment Plant.

U Action #6 – Implement the recommendations in the Stormwater System Plan.

Policy U 14.1

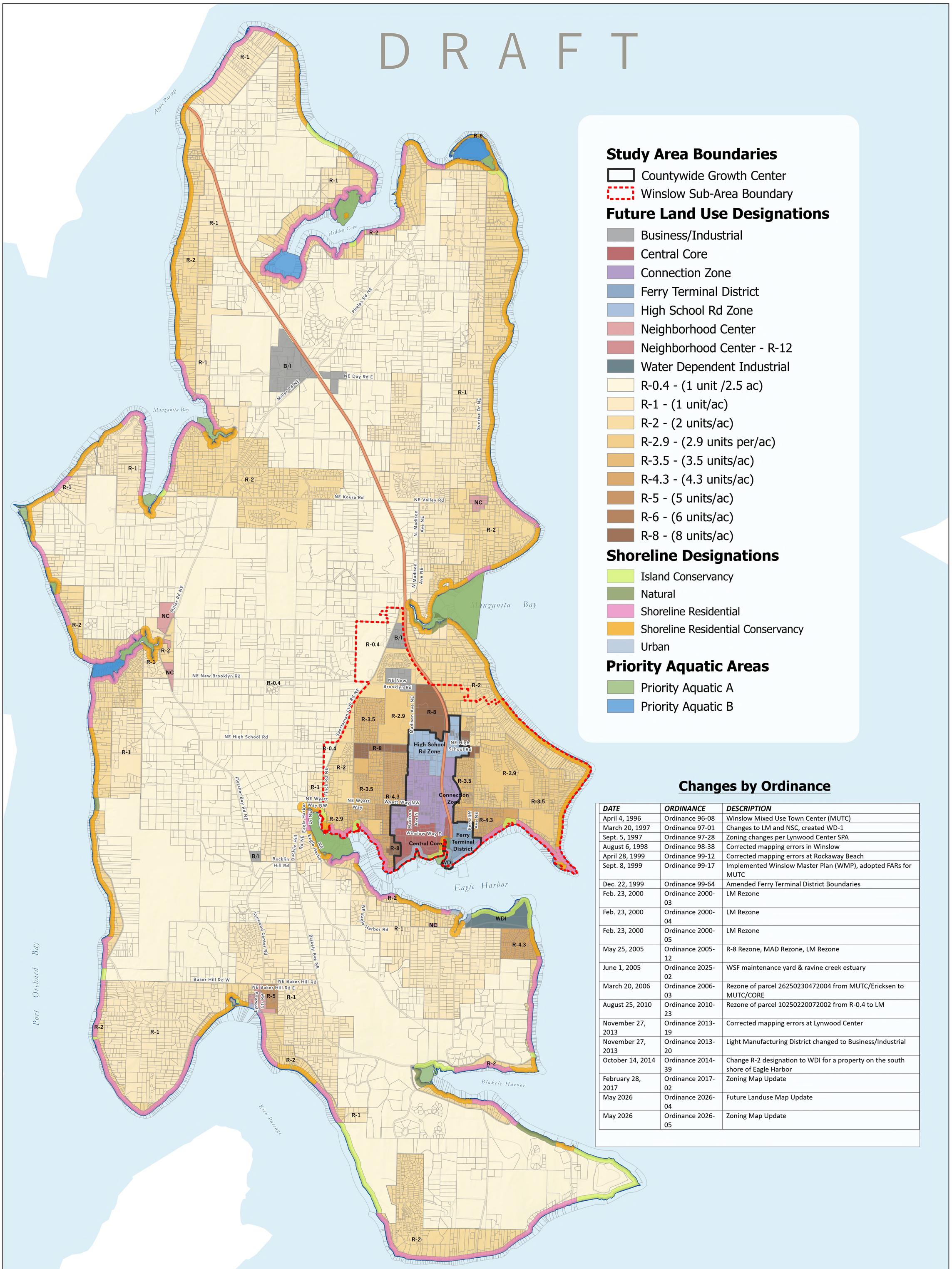
Follow the guidance outlines in the Stormwater System Plan when identifying problems, proposing solutions, providing strategies for implementation and funding, and establishing design and development guidelines.

U Action #7 – Continue organizing annual, or more regular, coordination meetings between the City and Puget Sound Energy in accordance with the Memorandum of Understanding.

Policy U 15.1

Maintain regular communications with electric service provider to ensure information needed by the City to achieve the goals of this comprehensive plan is available.

DRAFT



Study Area Boundaries

- Countywide Growth Center
- Winslow Sub-Area Boundary

Future Land Use Designations

- Business/Industrial
- Central Core
- Connection Zone
- Ferry Terminal District
- High School Rd Zone
- Neighborhood Center
- Neighborhood Center - R-12
- Water Dependent Industrial
- R-0.4 - (1 unit /2.5 ac)
- R-1 - (1 unit/ac)
- R-2 - (2 units/ac)
- R-2.9 - (2.9 units per/ac)
- R-3.5 - (3.5 units/ac)
- R-4.3 - (4.3 units/ac)
- R-5 - (5 units/ac)
- R-6 - (6 units/ac)
- R-8 - (8 units/ac)

Shoreline Designations

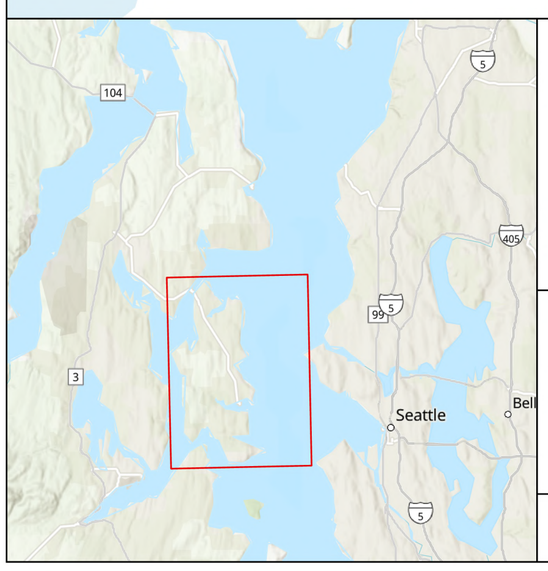
- Island Conservancy
- Natural
- Shoreline Residential
- Shoreline Residential Conservancy
- Urban

Priority Aquatic Areas

- Priority Aquatic A
- Priority Aquatic B

Changes by Ordinance

DATE	*ORDINANCE*	*DESCRIPTION*
April 4, 1996	Ordinance 96-08	Winslow Mixed Use Town Center (MUTC)
March 20, 1997	Ordinance 97-01	Changes to LM and NSC, created WD-1
Sept. 5, 1997	Ordinance 97-28	Zoning changes per Lynwood Center SPA
August 6, 1998	Ordinance 98-38	Corrected mapping errors in Winslow
April 28, 1999	Ordinance 99-12	Corrected mapping errors at Rockaway Beach
Sept. 8, 1999	Ordinance 99-17	Implemented Winslow Master Plan (WMP), adopted FARs for MUTC
Dec. 22, 1999	Ordinance 99-64	Amended Ferry Terminal District Boundaries
Feb. 23, 2000	Ordinance 2000-03	LM Rezone
Feb. 23, 2000	Ordinance 2000-04	LM Rezone
Feb. 23, 2000	Ordinance 2000-05	LM Rezone
May 25, 2005	Ordinance 2005-12	R-8 Rezone, MAD Rezone, LM Rezone
June 1, 2005	Ordinance 2025-02	WSF maintenance yard & ravine creek estuary
March 20, 2006	Ordinance 2006-03	Rezone of parcel 26250230472004 from MUTC/Ericksen to MUTC/CORE
August 25, 2010	Ordinance 2010-23	Rezone of parcel 10250220072002 from R-0.4 to LM
November 27, 2013	Ordinance 2013-19	Corrected mapping errors at Lynwood Center
November 27, 2013	Ordinance 2013-20	Light Manufacturing District changed to Business/Industrial
October 14, 2014	Ordinance 2014-39	Change R-2 designation to WDI for a property on the south shore of Eagle Harbor
February 28, 2017	Ordinance 2017-02	Zoning Map Update
May 2026	Ordinance 2026-04	Future Landuse Map Update
May 2026	Ordinance 2026-05	Zoning Map Update



DRAFT
City of Bainbridge Island Future Land Use Map
March 6, 2026

City of Bainbridge Island

2026

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Appendix F

Part 1Housing Barriers and Adequate provisions checklists &

Part 2 Gaps in Local Funding

This appendix provides checklists to use in documenting barriers and programs and actions to achieve housing availability (RCW 36.70A.070(2)(d)), as well as examples of how to complete each of these steps and document the work. These checklists include the following:

- Exhibit B1: Moderate Density housing barrier review checklist
- Exhibit B2: Low-Rise or Mid-Rise housing barrier review checklist
- Exhibit B3: Supplemental barrier review checklist for PSH and emergency housing
- Exhibit B4: Accessory dwelling unit barrier review checklist
- Exhibit B5: Checklist for local option tools for addressing affordable housing funding gaps
- Exhibit B6: Example completed Moderate Density barriers review checklist
- Exhibit B7: Example completed local option tools for addressing affordable housing funding gaps checklist

Documentation of the barriers to housing availability and the programs or actions needed to overcome these barriers must be in the housing element. A more detailed analysis, such as these checklists, can be included as an appendix to the comprehensive plan housing element.

City of Bainbridge Island Barrier review checklists - Reflects Final Version of the Bainbridge Island Comprehensive Plan and Winslow Subarea Plan

Exhibit B1: Moderate Density housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	NO	The City's Bainbridge Island Municipal Code (BIMC) Title 18 Zoning is structured to separate development standards for residential and mixed use zones.	
Prohibiting some moderate density housing types, such as: ○ **Duplexes** ○ **Triplexes** ○ **Four/five/six-plexes** ○ **Townhomes** ○ **Cottage housing** ○ **Live-work units** ○ **Manufactured home parks**	NO	The City does not prohibit any particular housing types.	
High minimum lot sizes	NO overall. Density will be concentrated within the countywide growth center within the Winslow Subarea the Winslow Town Center (WTC). There are higher minimum lot sizes in low density residential zones (in residential zones above R-8) where the City intends to retain lower intensity development in areas that do not have access to utilities,	The City of Bainbridge Island is designating a countywide growth center within the Winslow Subarea through this Comprehensive Plan update. The City intends to continue its growth strategy to concentrate density within the designated centers and maintain a less intense development pattern outside of this area and limited local centers. The City will be able to provide enough higher density residential units and types within this adequately to achieve our buildable lands and HAA targets within an area that has greater access to utilities, amenities and services including social services, public transit and retail uses.	The City's continued growth strategy is to promote future growth into the Winslow Subarea, and other mixed use and commercial centers, where infrastructure is present.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
	transit, retail, schools and services. NO (in Winslow Town Center, WTC, Neighborhood Center, NC mixed use zones, and R-8 zone)	The WTC zones (Central Core, Connection, Ferry and High School Road zones) and NC zones do not have a required minimum lot size.	
Low maximum densities or low maximum FAR	NO overall. Density will be concentrated within the countywide growth center in the Winslow Town Center. There are lower maximum densities in low density residential zones (in residential zones above R-8) where City intends to retain lower intensity development in areas that do not have access to utilities, transit, retail, schools and services. NO barrier in higher density zones (in Winslow Town Center, WTC, Neighborhood Center, NC mixed use zones, and R-8 zone).	Prior density standards are found in BIMC 18.12.020, and in the WTC zones, existing base FAR ranges are from 0.3-1.0. A variety of "bonus FAR" or bonus density provisions are available in the greater Winslow area in exchange for providing some affordable housing (see BIMC 2.16.020.S, 18.12.030.C & 18.21. As part of the implementation of the Comprehensive Plan and Winslow Subarea Plan the City is increasing mixed use zoning in Winslow, and is proposing to raise base FAR in the Winslow Town Center, and maximum bonus FAR from 1.5 to 3.0 or 4.0 when utilizing affordable housing incentive programs in the Central Core, Ferry and High School Road zones. We will provide land capacity and income band tables demonstrating our ability to provide for moderate density affordable and market rate housing.	The new affordable housing incentives and increased FAR implementing development regulations will be adopted in Ord. 2026-05 and will demonstrate compliance with Buildable Lands and Affordable Housing Targets as well as the HAA while improving the availability of moderate density in areas that can support more intensive development.
Low maximum building heights	NO	The maximum base height in the WTC, R-8 and NC zones is 35 ft. Higher heights (45 ft) are allowed when providing underbuilding parking and/or providing affordable housing.	As part of the adoption of the implementing development regulations (Ord. 2026-05), maximum building heights in the Winslow Town Center will be raised

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
			from 45 to 55 ft when affordable housing is provided.
Large setback requirements	NO overall. Density will be concentrated within the regional growth center in the Winslow Town Center. There are larger setback requirements in lower density residential zones (in residential zones above R-8) where the City intends to retain lower intensity development in areas that do not have access to utilities, transit, retail, schools and services. NO (in Winslow Town Center, WTC, Neighborhood Center, NC mixed use zones, and R-8 zone) YES (in residential zones above R-8)	Continuing with the City's growth strategy of focusing development in the Winslow subarea and NC, these areas have zero or very small setbacks (see BIMC 18.12.020)	
High off-street parking requirements	NO	The City already allows parking reductions for smaller dwelling units, units close to the ferry terminal, and units located above commercial. Through the implementing regulations for this periodic update, the City is proposing to reduce its parking requirements from 2 to 1, and 1 to 0.5 spaces per unit in different zones, lower for smaller units, in mixed use buildings, and within a mile of the WSF ferry terminal (see BIMC 18.15.020)	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
High impervious coverage limits	NO	Impervious surfaces are regulated as part of the City's Stormwater Management regulations (BIMC), not zoning regulations.	
Lack of alignment between building codes and development codes	NO	The IBC does not limit development that is otherwise allowed by zoning standards of BIMC Title 18.	
Other (for example: complex design standards, tree retention regulations, historic preservation requirements)	NO	The City has revised its design guidelines (BIMC 18.18) to align with state guidance.	
PROCESS OBSTACLES			
Conditional use permit process	NO overall as the areas that are designated for higher intensity development do not require a conditional use permit for residential or mixed use development. YES (for multifamily development in residential zones above R-5) NO (in Winslow Town Center, WTC, NC, R-8 and R-5 zone)	CUP are used only in areas that are less developed with lower intensity zoning. The CUP process is necessary to ensure the impacts of higher density development are mitigated when they are placed within the context of a lower density neighborhood. For areas with higher density designations, the impacts are minimal and this intensity of use is permitted outright without a CUP.	
Design review	NO	City design standards and design process have been updated to reflect state law (see BIMC Chapter 18.18)	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Lack of clear and accessible information about processes and fees[1]	NO	All City land use permit processes are found in one chapter (BIMC 2.16) and City fee schedule is posted to the City's website.	
Permit fees, impact fees and utility connection fees	NO	All City fees are posted to the City website. NOTE: affordable housing eligible for fee relief (see section 9 Appendix of fee schedule, pp 27-29)	
Processing times and staffing challenges	NO	The City has put into place permitting procedures and reminders in order to track and meet 5290 requirements.	
SEPA process	YES	The City's SEPA regulations (BIMC 16.04) are out-of-date and need to be updated.	The City will update BIMC 16.04 to reflect updates to state law shortly after completing the periodic update to the Comprehensive Plan.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	YES, if the development consisted of low height and low FAR. The City's strategy is to provide more intensive use on all parcels in the mixes use areas of designated centers.	The City's continued growth strategy is to promote future growth into the Winslow Subarea, where infrastructure is present. There are only about nine larger (than 2 acres) vacant or underdeveloped parcels in the area. However, the new development regulations will allow increases in height and FAR to maximize the developability of all existing lots. Additionally,	As part of the adoption of the implementing development regulations (Ord. 2026-05), the City is proposing to increase the amount of mixed-use zoning

[1] For example: guidance resources are unclear or difficult to find, no digital permit tracking system, staff do not provide fee estimates or permitting time estimates are unavailable or inaccurate.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
	As proposed, No, this is not a barrier.	Comprehensive Plan and WSP policies include provisions for mandatory inclusionary zoning. The Planning Commission 2027 agenda includes completion of these additional middle housing code provisions.	areas in the Winslow Town Center and is increasing bonus FAR as an affordable housing incentive to maximize the development potential for all lots.
Environmental constraints	NO	The City has many shoreline areas, slopes, wetlands and streams. However, the City's development regulations permit development to be concentrated outside of critical areas or buffers on properties.	
Infrastructure investments in underserved areas	YES	Transportation infrastructure exists outside of the City's Winslow and NC areas, but public sewer is available primarily in the Winslow Subarea.	The City includes improvements for mobility and active transportation in its biennial budget. The transportation planning is located in the Island Wide Transportation Plan and Transportation Element of the City's Comprehensive Plan and Winslow Subarea Plan. The City is proactively upgrading its sewer treatment plant pursuant to state requirements, which adds planned capacity. This is discussed within the

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
			Capital Facilities and Utilities Elements of the City's Comprehensive Plan and Winslow Subarea Plan as well as the recently adopted Groundwater Management Plan.

Exhibit B2: Low-Rise or Mid-Rise housing barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
DEVELOPMENT REGULATIONS			
Unclear development regulations	NO	Development standards are all collected in BIMC Title 18.	
High minimum lot sizes	NO overall. Density will be concentrated within the countywide growth center within the Winslow Subarea the Winslow Town Center (WTC). There are higher minimum lot sizes in low density residential zones (in residential zones above R-8) where the City intends to	The City of Bainbridge Island is designating a countywide growth center within the Winslow Subarea through this Comprehensive Plan update. The City intends to continue its growth strategy to concentrate density within the designated centers and maintain a less intense development pattern outside of this area and limited local centers. The City will be able to provide enough higher density residential units and types	The City's continued growth strategy is to promote future growth into the Winslow Subarea, and other mixed use and commercial centers, where infrastructure is present.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
	retain lower intensity development in areas that do not have access to utilities, transit, retail, schools and services. NO (in Winslow Town Center, WTC, Neighborhood Center, NC mixed use zones, and R-8 zone)	within this adequately to achieve our buildable lands and HAA targets within an area that has greater access to utilities, amenities and services including social services, public transit and retail uses. The WTC zones (Central Core, Connection, Ferry and High School Road zones) and NC zones do not have a required minimum lot size.	
Low maximum densities or low maximum FAR	NO overall. Density will be concentrated within the countywide growth center in the Winslow Town Center. There are lower maximum densities in low density residential zones (in residential zones above R-8) where City intends to retain lower intensity development in areas that do not have access to utilities, transit, retail, schools and services. NO barrier in higher density zones (in Winslow Town Center, WTC, Neighborhood Center, NC mixed use zones, and R-8 zone).	Prior density standards are found in BIMC 18.12.020, and in the WTC zones, existing base FAR ranges are from 0.3-1.0. A variety of "bonus FAR" or bonus density provisions are available in the greater Winslow area in exchange for providing some affordable housing (see BIMC 2.16.020.S, 18.12.030.C & 18.21. As part of the implementation of the Comprehensive Plan and Winslow Subarea Plan the City is increasing mixed use zoning in Winslow, and is proposing to raise base FAR in the Winslow Town Center, and maximum bonus FAR from 1.5 to 3.0 or 4.0 when utilizing affordable housing incentive programs in the Central Core, Ferry and High School Road zones. We will provide land capacity and income band tables demonstrating our ability to provide for moderate density affordable and market rate housing.	The new affordable housing incentives and increased FAR implementing development regulations will be adopted in Ord. 2026-05 and will demonstrate compliance with Buildable Lands and Affordable Housing Targets as well as the HAA while improving the availability of moderate density in areas that can support more intensive development.
Low maximum building heights	NO	The maximum base height in the WTC, R-8 and NC zones is 35 ft.	As part of the adoption of the implementing development regulations

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		Higher heights (45 ft) are allowed when providing underbuilding parking and/or providing affordable housing.	(Ord. 2026-05), maximum building heights in the Winslow Town Center will be raised from 45 to 55 ft when affordable housing is provided.
Large setback requirements	NO overall. Density will be concentrated within the regional growth center in the Winslow Town Center. There are larger setback requirements in lower density residential zones (in residential zones above R-8) where the City intends to retain lower intensity development in areas that do not have access to utilities, transit, retail, schools and services. NO (in Winslow Town Center, WTC, Neighborhood Center, NC mixed use zones, and R-8 zone) YES (in residential zones above R-8).	Continuing with the City's growth strategy of focusing development in the Winslow subarea and NC, these areas have zero or very small setbacks (see BIMC 18.12.020)	
High off-street parking requirements	NO	The City already allows parking reductions for smaller dwelling units, units close to the ferry terminal, and units located above commercial. Through the implementing regulations for this periodic update, the City is proposing to reduce its parking requirements from 2 to 1, and 1 to 0.5 spaces per unit in different zones, lower for smaller units, in mixed use	

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		buildings, and within a mile of the WSF ferry terminal (see BIMC 18.15.020)	
High impervious coverage limits	NO	Impervious surfaces are regulated as part of the City's Stormwater Management regulations (BIMC), not the zoning code.	
Lack of alignment between building and development codes	NO	The IBC does not limit development that is otherwise allowed by zoning standards of BIMC Title 18.	
Other (for example: ground floor retail requirements, open space requirements, complex design standards, tree retention regulations, historic preservation requirements)	NO	The City has revised its design guidelines (BIMC 18.18) to align with state guidance.	
PROCESS OBSTACLES			
Conditional use permit process	NO overall as the areas that are designated for higher intensity development do not require a conditional use permit. YES (for multifamily development in residential zones above R-5) NO (in Winslow Town Center, WTC, NC, R-8 and R-5 zones)	CUP are used only in areas that are less developed with lower intensity zoning. The CUP process is necessary to ensure the impacts of higher density development are mitigated when they are placed within the context of a lower density neighborhood. For areas with higher density designations, the impacts are minimal and this intensity of use is permitted outright without a CUP.	NO overall as the areas that are designated for higher intensity development do not require a conditional use permit. YES (for multifamily development in residential zones above R-5) NO (in Winslow Town Center, WTC, NC, R-8 and R-5 zones)

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
Design review	NO	City design standards and design process have been updated to reflect state law (see BIMC Chapter 18.18)	
Lack of clear and accessible information about processes and fees	NO	All City land use permit processes are found in one chapter (BIMC 2.16) and City fee schedule is posted to the City's website.	
Permit fees, impact fees and utility connection fees	NO	All City fees are posted to the City website. NOTE: affordable housing eligible for fee relief (see section 9 Appendix of fee schedule, pp 27-29)	
Process times and staffing challenges	NO	The City has put into place permitting procedures and reminders in order to track and meet 5290 requirements.	
SEPA process	YES	The City's SEPA regulations (BIMC 16.04) need to be updated as part of the adoption of the implementing development regulations (Ord. 2026-05).	As part of the adoption of the implementing development regulations (Ord. 2026-05), the City will update BIMC 16.04 SEPA to reflect updates to state law.
LIMITED LAND AVAILABILITY AND ENVIRONMENTAL CONSTRAINTS			
Lack of large parcels for infill development	YES, if the development consisted of low height and low FAR. The City's strategy is to provide more intensive use on all parcels. As proposed, No, this is not a barrier.	The City's continued growth strategy is to promote future growth into the Winslow Subarea, where infrastructure is present. There are only about nine larger vacant or underdeveloped parcels in the area. However, the new development regulations will allow increases in height and FAR to maximize the developability of all	As part of the adoption of the implementing development regulations (Ord. 2026-05), the City is proposing to increase the amount of mixed-use zoning areas in the Winslow Town Center and is increasing bonus

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
		existing lots. Additionally, Comprehensive Plan and WSP policies include provisions for mandatory inclusionary zoning. The Planning Commission 2027 agenda includes completion of these code provisions.	FAR as an affordable housing incentive to maximize the development potential for all lots.
Environmental constraints	NO	The City has a lot of shoreline areas, slopes, wetlands and streams. However, the City's development regulation permit development to be concentrated outside of critical areas or buffers.	
Infrastructure investments in underserved areas	YES	Transportation infrastructure exists outside of the City's Winslow and NC areas, but public sewer is available primarily in the Winslow area.	The City includes improvements for mobility and active transportation in its biennial budget. The transportation planning is located in the Island Wide Transportation Plan and Transportation Element of the City's Comprehensive Plan and Winslow Subarea Plan. The City is proactively upgrading its sewer treatment plant pursuant to state requirements, which adds planned capacity. This is discussed within the Capital Facilities and Utilities Elements of the City's Comprehensive Plan and Winslow Subarea Plan as well as the recently adopted

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barrier.
			Groundwater Management Plan.

Exhibit B3: Supplementary barrier review checklist for PSH and emergency housing

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Spacing requirements (for example, minimum distance from parks, schools or other emergency/PSH housing facilities)[2]	NO	The City is proposing to add STEP housing requirements to its development code through this periodic update (see draft code sections BIMC 18.09 and 18.36) without adding any spacing requirements.	Adopt code updates alongside the periodic update to the Comprehensive Plan (Ordinance No. 2026-05)
Parking requirements	NO	The City is not proposing any additional parking requirements for these uses not otherwise required for underlying development type & location.	Adopt code updates alongside the periodic update to the Comprehensive Plan (Ordinance No. 2026-05)
On-site recreation and open space requirements	NO	Not being proposed for updated development code.	

[2] Note that RCW 35A.21.430 expressly states requirements on occupancy, spacing, and intensity of use may not prevent the siting of a sufficient number of permanent supportive housing, transitional housing, indoor emergency housing or indoor emergency shelters necessary to accommodate each code city's projected need for such housing and shelter under RCW 36.70A.070(2)(a)(ii). The restrictions on these uses must be to protect public health and safety.

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
Restrictions on support spaces, such as office space, within a transitional or PSH building in a residential zone	NO	Not being proposed for updated development code.	
Arbitrary limits on number of occupants (in conflict with RCW 35A.21.314)	NO	Not being proposed for updated development code.	
Requirements for PSH or emergency housing that are different than the requirements imposed on housing developments generally (in conflict with RCW 36.130.020)	NO	Not being proposed for updated development code.	
Other restrictions specific to emergency shelters, emergency housing, transitional housing and permanent supportive housing	NO	Not being proposed for updated development code.	

Exhibit B4: Accessory dwelling unit barrier review checklist

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
DEVELOPMENT REGULATIONS			
Consistent with HB 1337 (2023) • **Must allow two ADUs on each lot in urban growth areas.** • **May not require the owner to occupy the property, and may not prohibit sale as independent units, but may restrict the use of ADUs as short term rentals.** • **Must allow an ADU of at least 1,000 square feet.** • **Must set parking requirements based on distance from transit and lot size.** • **May not charge more than 50% of the impact fees charged for the principal unit.** • **Must permit ADUs in structures detached from the principal unit.** • **May not restrict roof heights of ADUs to less than 24 feet, unless that limitation applies to the principal unit.** • **May not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units.**	NOTE: Because the City is served by a sole source aquifer and the entire land area is designated as a critical aquifer recharge area, the City is not subject to the requirements of HB 1337. The City currently allows one ADU as an accessory use to single-family residential (BIMC 18.09.020) and has a maximum ADU size of 1,000 sq. ft (BIMC 18.09.030.I.5). Note, in 2025, the City collaborated with Kitsap County and other Kitsap cities to provide several options for Pre-approved ADU plans.		

Barrier	Is this barrier likely to affect housing production? (yes or no)	Why or why not? Provide evidence.	Actions needed to address barriers.
○ Must allow an ADUs on any lot that meets the minimum lot size required for the principal unit. ○ Must allow detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley. ○ Must allow conversions from existing structures, even if they violate current code requirements for setbacks or lot coverage; and ○ May not require public street improvements as a condition of permitting ADUs.			
Unclear development regulations	NA		
Large setback requirements	NA		
Off-street parking requirements	NA		
Other (for example: burdensome design standards, tree retention regulations, historic preservation requirements, open space requirements, etc.)	NA		
PROCESS OBSTACLES			
Lack of clear and accessible information about processes and fees	NA		
Permit fees, impact fees and utility connection fees that are not proportionate to impact	NA		
Processing times and staffing challenges	NA		

Exhibit B5: Checklist for local option tools for addressing affordable housing funding gaps

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	YES, BIMC Chapter 3.62	

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
Affordable housing property tax levy (RCW 84.52.105)	NO	Was proposed as an action in the City's 2023 Housing Action Plan and studied as an effective funding tool through the 2024 DEIS for this update to the Comprehensive Plan and Winslow Subarea Plan.
REET 2 (RCW 82.46.035) – GMA jurisdictions only and only available through 2025	NO	Expired
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	YES, BIMC Chapter 3.61	
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	NO	The City's Lodging Tax regulations (BIMC 3.65) have not been amended to provide for RCW 67.28.150 and 67.28.160
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	NA	
Sales and Use Tax Deferral for Conversion of Underutilized Commercial Property to Affordable Housing (RCW 82.59)	NO	
Donating surplus public lands for affordable housing projects (RCW 39.33.015)	YES	The City's existing and proposed updated Comprehensive Plan supports utilizing public land for affordable housing. Since 2023, the City has been working on a plan to repurpose surplus property near the ferry for affordable housing. See project website.
Impact fee waivers for affordable housing projects (RCW 82.02.060)	YES, BIMC Section 15.30.070.	Note, at this time, the City only has impact fees for transportation.
Application fee waivers or other benefits for affordable housing projects (RCW 36.70A.540)	YES, See pages 27-29 in City Fee Schedule	
Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	YES, BIMC Chapter 3.63	

Local option tools for addressing affordable housing funding gaps*	Implementation status	Plans for implementation
General funds (including levy lid lifts to increase funds available)	YES, the City has long had a local housing trust fund, see BIMC Chapter 3.38	

* Some tools may be unavailable to certain jurisdictions. For example, only GMA jurisdictions can use REET 2, or the surrounding county may have already implemented the housing and related services sales tax. See MRSC's summary of Affordable Housing Funding Sources for more details and the Association of Washington Cities (AWC)/MRSC booklet on Homelessness & housing toolkit for cities (2022).

Completed checklist examples

Exhibit B6. Example Moderate Density barriers review : NOTE the City of Bainbridge Island is not subject to these Middle Housing Requirements pursuant to RCW 36.70A.635(8)(b)

Exhibit B7. Example local option tools for addressing affordable housing funding gaps checklist

Local option funding tools for affordable housing	Implementation status	Plans for implementation
Housing and related services sales tax (RCW 82.14.530)	YES, BIMC Chapter 3.62	
Affordable housing property tax levy (RCW 84.52.105)	NO	Was proposed as an action in the City's 2023 Housing Action Plan, and studied as an effective funding tool through the 2024 DEIS for this update to the Comprehensive Plan and Winslow Subarea Plan.
REET 2 (RCW 82.46.035) – GMA jurisdictions only	YES	Expired
Affordable Housing Sales Tax Credit (RCW 82.14.540) – was only available to jurisdictions through July 2020	YES, BIMC Chapter 3.61	
Lodging Tax (RCW 67.28.150 and RCW 67.28.160) to repay general obligation bonds or revenue bonds	NO	The City's Lodging Tax regulations (BIMC 3.65) have not been amended to provide for RCW 67.28.150 and 67.28.160

Local option funding tools for affordable housing	Implementation status	Plans for implementation
Mental Illness and Drug Dependency Tax (RCW 82.14.460) – jurisdictions with a population over 30,000	NA	
Sales and Use Tax Deferral for Conversion of Underutilized Commercial Property to Affordable Housing (RCW 82.59)	NO	
Donating surplus public lands for affordable housing projects (RCW 39.33.015)	YES	The City's existing and proposed updated Comprehensive Plan supports utilizing public land for affordable housing. Since 2023, the City has been working on a plan to repurpose surplus property near the ferry for affordable housing. See project website.
Impact fee waivers for affordable housing projects (RCW 82.02.060)	YES	The City's existing and proposed updated Comprehensive Plan supports utilizing public land for affordable housing. Since 2023, the City has been working on a plan to repurpose surplus property near the ferry for affordable housing. See project website.
Application fee waivers or other benefits (RCW 36.70A.540)	YES, BIMC Section 15.30.070.	Note, at this time, the City only has impact fees for transportation.

Local option funding tools for affordable housing	Implementation status	Plans for implementation
Multifamily Tax Exemption (MFTE) with affordable housing requirement (RCW 84.14)	YES, BIMC Chapter 3.63	
General funds (including levy lid lifts to increase funds available)	YES, the City has long had a local housing trust fund, see BIMC Chapter 3.38	

Appendix F: Barriers To Housing Availability & Adequate Provisions Checklist

Part II: City Affordable Housing Funding Gap Information

Excerpt from City Land Capacity Analysis Residential Projections (see Appendix E for full documentation) TBD

NOTE: UPDATED LCA CAPACITY INFORMATION IS TBD. JULY 14, 2026, CITY COUNCIL MOTION MODIFIED DEVELOPMENT STANDARDS FOR DRAFT PREFERRED ALTERNATIVE, AND THEREFORE AN UPDATED LCA FOR WINSLOW WILL BE COMPLETED

Aggregated Housing Needs & Capacity Table

Income Level (% AMI)	Projected Housing Needs 2020-2044	Zone Categories serving these needs	Aggregated Housing Needs	Capacity: Surplus or Deficit DU (see App E)
0-30% PSH	166 DU	Low & Mid-rise Multifamily	1,139 DU	TBD
0-30%	377 DU			
31-50%	324 DU			
51-80%	272 DU			
81-100%	140 DU	Mid-rise Multifamily & ADUs	278 DU	TBD
101-120%	138 DU			
Above 120%	560 DU	Lower density attached or detached housing types	560 DU	TBD

1. Annual Affordable Housing Unit Needed During Planning Period

Income Level (% AMI)	Zone Categories serving these needs	Aggregated Housing Needs	Required Annual Production 2020-2044	Aggregated Housing Needs Net with 174 Affordable Pipeline Unit	Net Affordable Housing Annual Production 2020-2044
0-30% PSH	Low & Mid-rise Multifamily	1,139 DU	47 DU	965	40 DU
0-30%					
31-50%					
51-80%					

2. Recent Affordable Housing: Produced & Planned

Since the last periodic update in 2016, there have been 23 designated affordable housing units constructed, for an average of 3 affordable housing units constructed per year (2016-2024).

- 16 townhomes: HRB Ferncliff Village Phase 2
- Wallace Cottages: 2 affordable units through HDDP program
- The Walk: 5 affordable units (up to 120% AMI) through HDDP Program

There is a total of 174 DU of housing units under construction or planned for households earning at or below low-income (see above).

3. Gaps in Annual Affordable Housing Production

- Net Planned Affordable Housing Annual Production: 40 DU
- Average Annual Affordable Housing DU Produced: 3 DU
- ***Total Annual Affordable Housing Unis Needed:*** **37 DU**

4. Gap in Funding

Note: the Dept. of Commerce was unable to provide an estimate for cost per unit in Kitsap County under its Guidance, and suggested the City reach out to any recent affordable housing developers. Housing Resources Bainbridge has the Ericksen Community apartment project under construction. These 18 units will be affordable to low-income households. Dept. of Commerce Guidance requires the total cost, including land be used. It should be noted that the Ericksen Community apartments have been the recipient of a number of State grants, including state Housing Trust Fund and Connecting Housing to Infrastructure Program (CHIP) grants.

- Average cost per unit including land: $657,103
- Average cost per unit without land (cost per sq. ft): $415,678

Annual Gap in Affordable Housing Funding:
37 DU per Year x $657,103 (average total unit cost) **= $24,312,811**

NOTE: The City has a variety of affordable housing funding tools already in place, as described in Appendix F Part 1, the Adequate Provisions Checklist.

NEW APPENDIX G
EVALUATION OF RACIALLY DISPARATE IMPACTS, DISPLACEMENT AND EXCLUSION

BACKGROUND

The *Introduction* to this Comprehensive Plan includes a variety of demographic information about Bainbridge Island, including data about race, population, age, and income. The beginning of the *Housing Element* builds on that information, adding information about availability of housing. See additional demographic and housing information in the *Housing Needs Assessment* (*HNA,* Appendix B), some is included here.

The Washington State Department of Commerce's Racially Disparate Impacts (RDI) Guidance states:

> "The housing scarcity negatively impacts the economic, social and health wellbeing of all Washington households and communities. However, communities of color have been historically disadvantaged by housing policies and practices making them disproportionately harmed by housing scarcity. Today, communities of color experience higher rates of housing cost burden, substandard housing conditions and lower home ownership rates[1] which has led to a generational wealth gap."

The Department of Commerce does not posit this racial disparity as a question, but a research-based fact, and therefore it is incumbent upon the City of Bainbridge Island to confront its role and responsibility around racially disparate impacts in housing affordability.

The United States has a rich and complex history that shapes our demographics: how we look, where we live, and how our resources are distributed. We recognize that all communities, rural areas, suburbs, and cities are the result of numerous factors – some created with intention and some not. A combination of laws, policies, practices, incentives, disincentives, natural environment, traditions, and culture come together to create the places we live, how they function, what they look like, and who feels they belong.

Across the United States, racism has played a central role in our story, beginning with the forced removal and genocide of Indigenous peoples and three centuries of enslaving Africans and African Americans, followed by legalized discrimination, segregation, and racial terror through the 1960s, and further upheld though ongoing disparities in education, employment, wealth, voting rights, housing, policing and criminal punishment. While all these factors interact and shape our communities, this appendix concerns housing specifically, and documents racial disparities in housing, and what we may do to address and correct them. Through policies and practices such as redlining, racial housing covenants, the application of the GI Bill, and exclusive zoning and land use, our communities have been shaped by race and racism. The City of Bainbridge Island is no different, and reflects this selection from the RDI Guidance: "The new requirements are not a statement against current communities in which there are racially disparate outcomes in housing, but an acknowledgement of the role land use policy has played in creating and institutionalizing race-based advantages and disadvantages."

Bainbridge Island, like all U.S. communities, has history it can be proud of and history it must learn from to shape a more just and diverse future for all. We have history specific to our island, such as the removal of the Suquamish people, the forced incarceration of Japanese Americans during WWII, hundreds of racially restricted housing covenants, and an increasingly high cost of living combined with single-family zoning that have pushed out working-class people and those without generational roots here, going against our community's stated desire to increase racial diversity. APPENDIX A: Zoning and Race from the RDI

[1] See the Department of Commerce report titled "Improving Homeownership Rates for Black, Indigenous, and People of Color in Washington: Recommendations from the Homeownership Disparities Work Group" (2022).

Appendix G: Evaluation of Racially Disparate Impacts, Displacement and Exclusion..... 1

Guidance (page 50) provides an overview of the historical relationships between land use planning and racially disparate impacts.

This history can be uncomfortable to look at, but looking away does not make it go away. It does the opposite. A research-based, thorough, and well-documented accounting of racial disparities on Bainbridge Island will be required for this appendix to have meaningful impact on the Comprehensive Plan and subsequent City decision-making. As the Department of Commerce further instructs:

> *For communities for which reliable sociodemographic data estimates are not available due to community size or privacy concerns due to a small number of BIPOC households, planning jurisdictions should place a high degree of emphasis on qualitative methods for identifying potential disparate impacts, exclusions, displacement or emerging displacement risk. This may include interviews with public-serving institutions such as schools or local employers (grocery stores, local school staff, food services), reviews of available administrative data, or collecting original data through community surveys or "tell your housing story" testimonies.*
>
> *In addition, review the sociodemographic profile of neighboring jurisdictions or the county and consider how and why the demographic profile of your community differs. Are there land use policies or regulations that create an exclusionary effect? Does the neighboring community have resources or cultural anchors that make them more attractive to people of color? Alternatively, why does your jurisdiction have an underrepresentation of certain populations in the community and why? It is important to document your information gathering efforts and the input you receive, including qualitative inputs, as the basis for the conclusions you draw about disparate impacts, exclusions, displacement and displacement risk.*

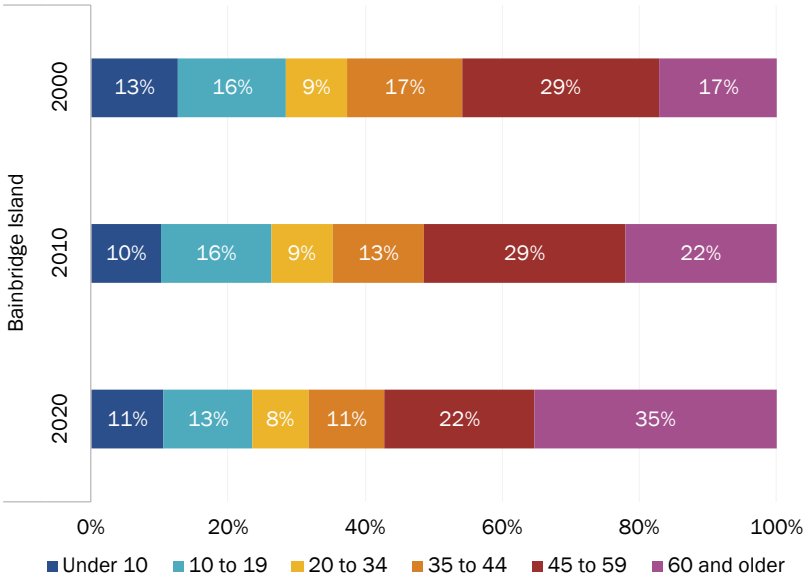
To do this important work justice, the Race Equity Advisory Committee, as directed by City Council, will, over the next year, undertake the required qualitative and quantitative research, as suggested in the Department of Commerce's RDI Guidance and provide a revised draft of Appendix G for City Council consideration in July of 2027.

Appendix G: Evaluation of Racially Disparate Impacts, Displacement and Exclusion..... 2

Population Changes and Household Trends

HNA Exhibit 1. Bainbridge Population Distribution by Age Category, 2000–2020

Source: U.S. Census Bureau, 2000 Decennial Census (Summary File 2 – Table DP1) and ACS 5-year data, 2006-10 and 2016-20 estimates (Table DP05).



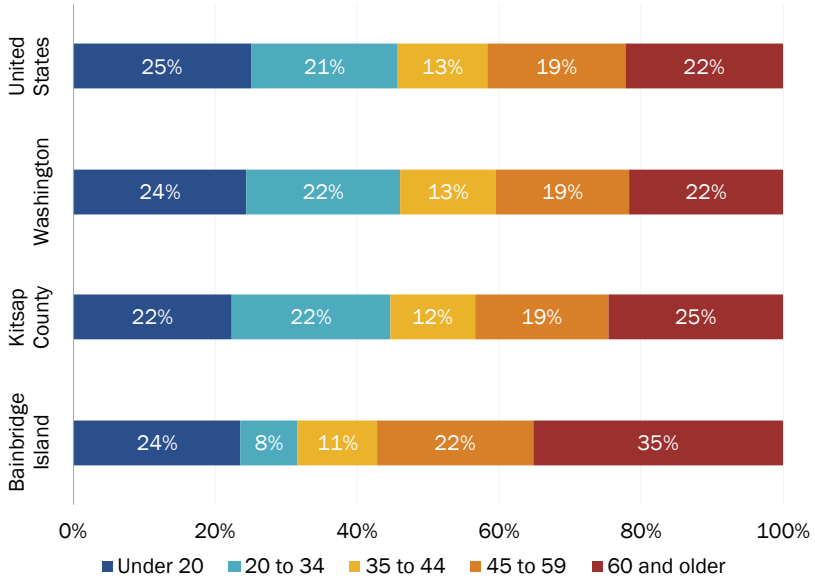
The Bainbridge population is aging faster than Kitsap County and the state. On Bainbridge, the population share aged 60 and older doubled, from 17 percent in 2000 to 35 percent in 2020 while the share aged 44 and younger decreased from 54 to 43 percent.

Bainbridge is also losing young persons under 19 years of age, decreasing from 29 percent in 2000 to 24 percent in 2020.

The median age on Bainbridge increased from 43 years in 2000 to 50 years in 2020, or a growth of about 16 percent. Comparatively, Kitsap County's median age increased by nine percent, from about 36 years in 2000 to 39 years in 2020.

HNA Exhibit 2. Population Distribution by Age Category for Bainbridge Island, Kitsap County, Washington, and the United States, 2020

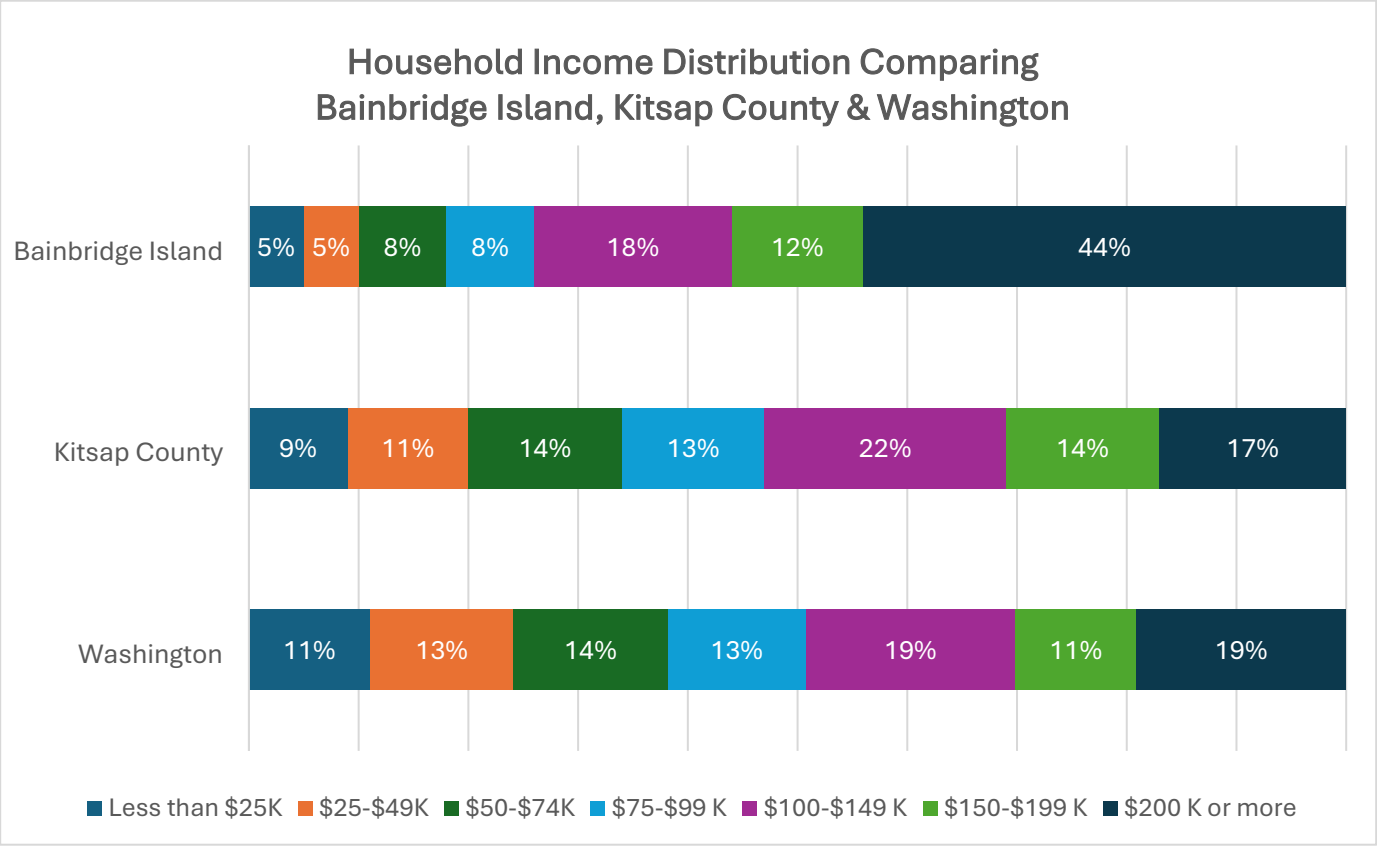
Source: U.S. Census Bureau, ACS 5-year data, 2016-20 estimates (Table DP05).



A little over one-third of Bainbridge Island residents are aged 60 or older, compared to one-quarter of Kitsap County residents, 22 percent of Washington residents, and 22 percent of residents in the United States.

Bainbridge Island's share of a younger age prime working population (20 to 34 years) is smaller relative to Kitsap County, Washington, and the United States.

Household Income
High-income households earning $100,000 or more per year has become the dominant income bracket on Bainbridge Island. Bainbridge Island continues to have a greater share of high-income households compared to Kitsap County and the State of Washington.



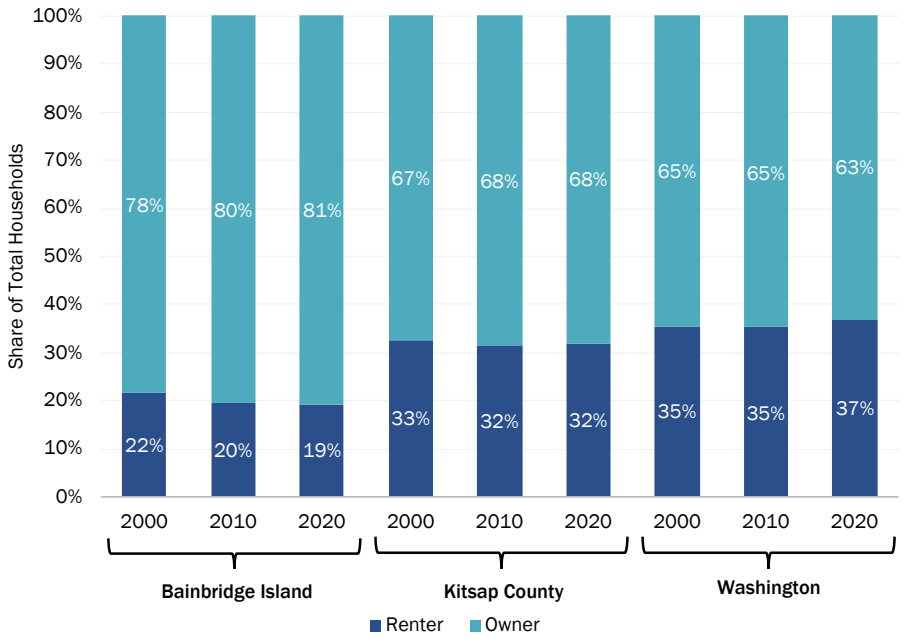
Source: U.S. Census Bureau, ACS 5-year data, 2024 estimates (Table B19001).

On Bainbridge Island, about 56 percent of households earned over $150,000 in 2024, compared to 31 percent for Kitsap County and 30 percent of households in Washington state.
Bainbridge Island has a much larger and growing high income population in comparison to the rest of Kitsap County.

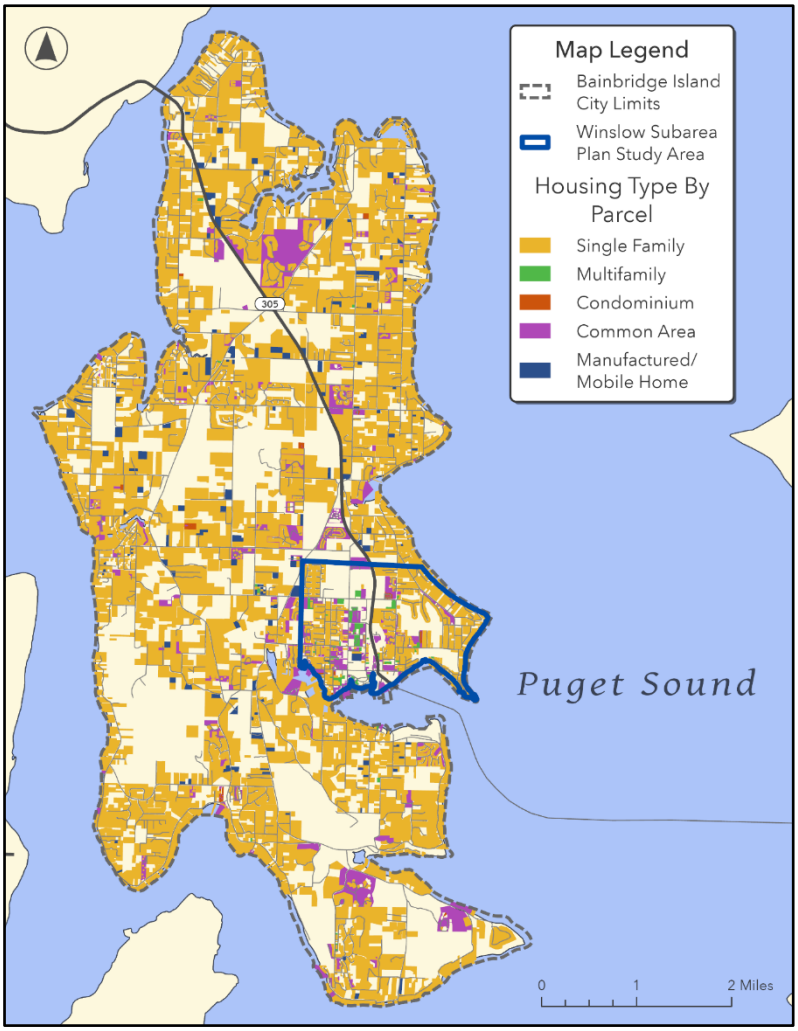
Household Tenure and Composition

The supply of rentals has diminished on Bainbridge in comparison to the share of owner households. Nearly four in five Bainbridge households are owned as of 2020. Over the past twenty years, the share of homeowner households on the Island increased by three percentage points, from 78 percent in 2000 to 81 percent in 2020. At the same time, the share of owner households increased by one percentage point in Kitsap County (67 percent up to 68 percent), and the share of owner households decreased by two percentage points statewide (65 percent down to 63 percent).

HNA Exhibit 3. Household Tenure, Bainbridge Island, 2000–2020
Source: U.S. Census Bureau, 2000 Decennial Census (Summary File 2 – Table DP1) and ACS 5-year data, 2006-10 and 2016-20 estimates (Table DP04).



Bainbridge Island's share of rental households was low early on in 2000, with only 22 percent renting. This share declined further to comprise only 19 percent of all Bainbridge households in 2020. This is a much lower share of renter households in comparison to Kitsap County's 32 percent and the state's 37 percent of renter households.



The Bainbridge Island housing market has long been dominated by single-family housing, and single-family zoning density in most of the island, contributing to a lack of housing diversity on Bainbridge Island.

HNA Exhibit 4. Map of parcels by housing type on Bainbridge Island, 2022
Source: ECONorthwest, with data from the Kitsap County Assessor. Note the assessor data did not provide detail on multifamily housing types and included duplexes, triplexes, and other middle housing types in this category.

Working Towards Increasing Affordable Housing on Bainbridge Island
Increasing housing diversity and affordability has been a City goal for more than 20 years. The City's comprehensive planning has long identified Winslow and Neighborhood Centers as places to promote smaller housing units and multifamily development. The city's previous mandatory inclusionary zoning regulations were restructured in 2005 to be a voluntary program, and although the specifics of City housing programs and regulations have been modified over the years, base density and bonus density levels have been unchanged, even though most City housing studies have indicated that density should be monitored and increased to ensure affordable housing is constructed.

- **Fall 2003:** Creation of a Mayor's Affordable Housing Task Force, charged with reviewing City programs and making recommendations. The report with recommendations was completed in May 2004.
- **December 2007:** Community Housing Coalition Final Report and Recommendations
- **2009 Housing Design Demonstration Projects:** City passes new tiered regulations to incentivize housing diversity, affordability, and sustainability within Winslow (BIMC 2.16.020.S). The regulations were revised and extended several times and revised in 2019 to narrow the program to only apply to projects that provided at least 50% of housing units as affordable housing.
- **2015 Suzuki Property:** The City Council starts to pursue development of affordable housing on its Suzuki Property at the southeast intersection of Sportsman Club and New Brooklyn Roads, and invites development proposals to participate in a competitive process to assist with developing affordable housing. In fall 2019, the City Council voted to move forward with a 100-unit development project with a variety of housing types and affordability levels. In June 2020, at the beginning of the Covid-19 pandemic, the City Council removed the Suzuki affordable housing project from its workplan.
- **2017 Affordable Housing Task Force & Final report (2018):** In 2017, the City Council created a short-term Affordable Housing Task Force (AHTF) to prioritize actions to help meet the Comprehensive Plan goals and policies for affordable housing. In July 2018, the AHTF presented the final report (PDF) and recommendations to the City Council for approval.
- **Summer 2018 Multifamily Property Tax Exemption (MFTE)/Inclusionary Zoning Study:** As recommended by the AHTF, the City hired consultants to provide economic analysis and feasibility study regarding a new (improved) Inclusionary Zoning program and adoption of a Multifamily Tax Exemption (MFTE) program. On February 19, 2019, the firm ECONorthwest presented a final report (PDF) to the Council.
- **2021: City Council Approves MFTE program:** See BIMC Chapter 3.63.
- **2022-2023 Housing Action Plan:** The City was awarded a $100,000 grant from the Washington State Department of Commerce to develop a Housing Action Plan (HAP). The HAP (including Housing Needs Assessment) was completed in June 2023, and unanimously approved by the City Council. The HAP included 30 actions and is a 20-year strategy designed to tackle the island's severe affordability crisis.
- **2022 Bonus Density for affordable housing religious properties:** In October, 2022, the City Council voted to adopt Ordinance 2022-02 to allow bonus density for affordable housing on religious properties, consistent with state law RCW 36.70A.545. (BIMC 18.21.050).
- **2024 City 625 Affordable Housing Project:** In January, the City Council authorized City Manager to prepare a Request for Qualifications (RFQ) for an affordable housing developer. The Low Income Housing Institute (LIHI) was selected, and the process is ongoing. More details on the project website.

Population Diversity

Bainbridge Island's population has become slightly more diverse over the past twenty years but remains predominantly non-Hispanic White.

HNA Exhibit 5. Population Distribution by Race and Ethnicity in Bainbridge Island, 2000–2020

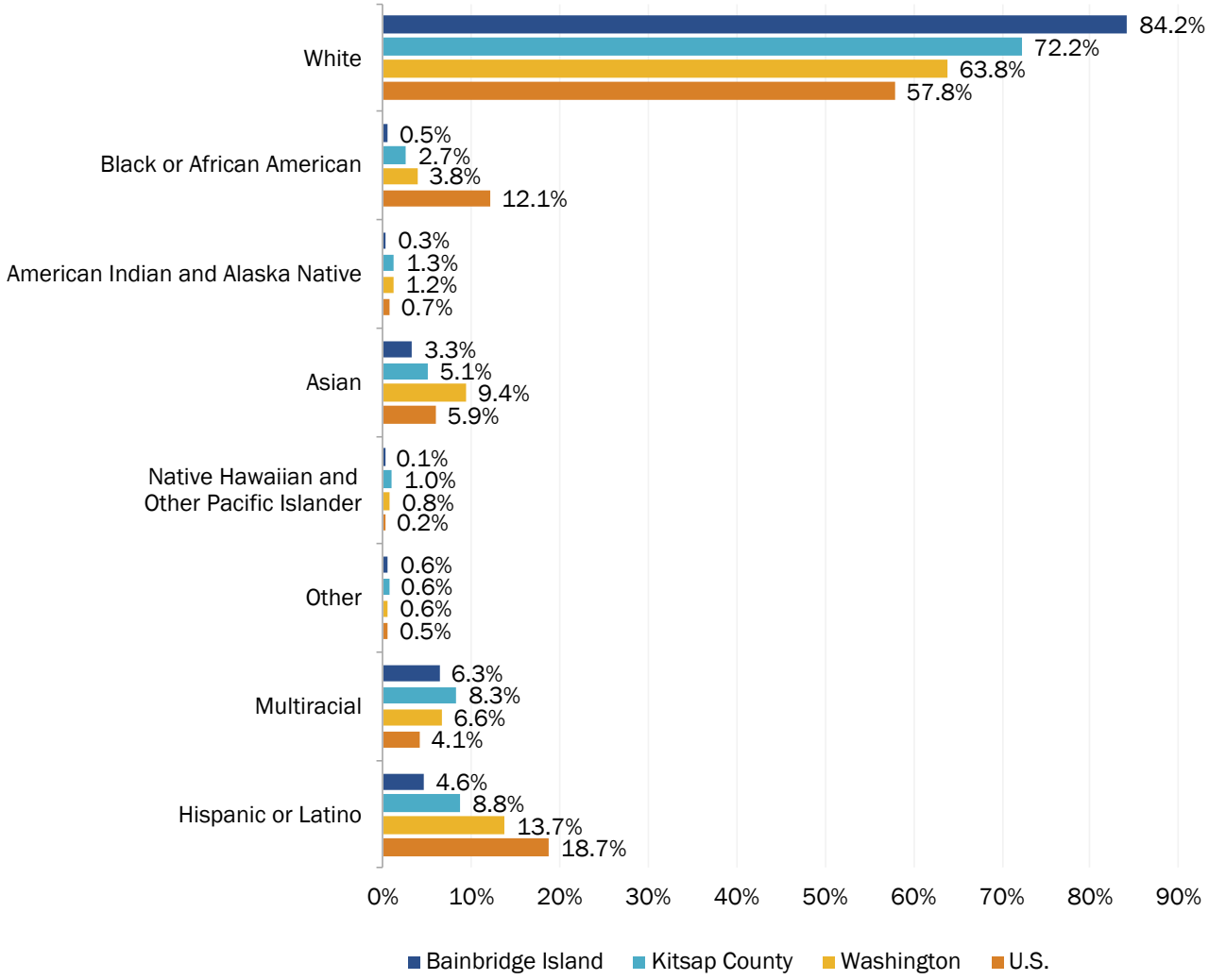
Source: U.S. Census Bureau, 2000 Decennial Census (Summary File 3 – Table P007) and 2020 Decennial Census Redistricting Data (PL 94-171) estimates (Table P2).

	Population				Population Distribution		
	2000	2020	Diff.	% Change	2000	2020	% Point Change
Not Hispanic or Latino	19,875	23,685	3,810	19	97.9	96.8	(1.06)
White	18,612	20,899	2,287	12	91.6	84.2	(7.46)
Black or African American	70	122	52	74	0.3	0.5	0.15
American Indian and Alaska Native	91	80	(11)	(12)	0.4	0.3	(0.13)
Asian	480	824	344	72	2.4	3.3	0.96
Native Hawaiian/Other Pacific Islander	27	33	6	22	0.1	0.1	0.00
Some other race	0	152	152	NA	0.0	0.6	0.61
Multiracial	595	1,575	980	165	2.9	6.3	3.41
Hispanic or Latino	433	1,140	707	163	2.1	4.6	2.46
Total	**20,308**	**24,825**	**4,517**	**22**	**100.0**	**100.0**	**0.00**

Relative to Kitsap County, the state, and the nation, Bainbridge Island is less racially and ethnically diverse. In 2020, about 72 percent of Kitsap County residents identified as non-Hispanic White, as did 64 percent of Washington residents and 58 percent of nationwide residents, compared to Bainbridge Island's 84 percent.

HNA Exhibit 6. Distribution of Population by Race and Ethnicity, Bainbridge Island, Kitsap County, and Washington, 2020

Source: U.S. Census Bureau, 2020 Decennial Census Redistricting Data (PL 94-171) estimates (Table P2).



City of Bainbridge Island Median Household income in the past 12 months (in 2024 inflation-adjusted dollars)	
	Estimate
Median Income- All Households	$ 172,188
White	$174,053
Black or African American	$143,077
American Indian, Alaskan Native and Native Hawaiian	-
Asian	$189,813
Some other race	-
Multiracial	$154,479
Hispanic or Latino	$174,735
Source: 2024 ACS 5-year Estimates - B19013/B19013A – I;	

2020 Housing Tenure by Race and Ethnicity						
	Bainbridge Island		Kitsap County		Washington	
	Owner occupied:	Renter occupied:	Owner occupied:	Renter occupied:	Owner occupied:	Renter occupied:
White	90.07%	85.64%	83.91%	73.68%	78.55%	64.33%
Black or African American	0.35%	1.16%	1.42%	4.98%	1.93%	6.67%
American Indian and Alaska Native	0.25%	0.58%	1.09%	2.02%	1.06%	1.75%
Asian	2.84%	2.99%	4.33%	4.36%	8.22%	9.15%
Native Hawaiian and Other Pacific Islander	0.01%	0.22%	0.52%	1.28%	0.29%	0.97%
Other	0.81%	2.10%	1.62%	3.54%	3.21%	7.22%
Multiracial	5.66%	7.31%	7.11%	10.13%	6.75%	9.91%
Hispanic or Latino	2.68%	4.33%	4.50%	9.82%	6.74%	14.21%
Source: U.S. Census Bureau, 2020 Decennial Census Redistricting Data (Tables H10 and H11)						

Racially Restrictive Covenants

Racially restrictive covenants were approved together with land development, and prevents persons of color from living, renting or buying properties across Washington state. Such covenants were considered legally enforceable until 1968. The University of Washington Racial Restrictive Covenants Project has mapped such properties, including four older subdivisions on Bainbridge Island, totaling 319 properties today. All these developments include properties on or near the shoreline. See red areas identified on the map at right.

The total assessed value for these 319 properties is $483,920,150 in 2026 dollars. In 2026, the average assessed property value for these properties is $1,516,991.

In the United States, real estate and homeownership has been a reliable way of creating generational wealth, and for properties with such covenants, that wasn't an option for persons of color until later in the 20th century.



POLICY EVALUATION

The City of Bainbridge Island planning staff began its Comprehensive Plan policy review by utilizing the checklists provided by the Department of Commerce and Puget Sound Regional Council. After that review, some goals and policies were revised, and some new goals and policies proposed to be added, in order to add specificity about preventing racially disparate impacts, displacement, and exclusion.

At the same time, a task force the City's Race Equity Advisory Committee (REAC) spent more than a year reviewing the City's Guiding Principles, which appear in the *Introduction* chapter to the City's Comprehensive Plan. This project was undertaken with the recognition that the current Guiding Principles unintentionally used some racially coded exclusionary language, and was lacking language around the human experience. They shared a proposed update of the Guiding Principles with the City Council in November 2025. These were then reviewed by the public and Planning Commission, Steering Committee, and the revised Guiding Principles and related Guiding Policies (found in the *Introduction*) are a reflection of that work.

Suggested policy changes related to equity are shown in ~~strikeout~~ (delete)/ underline (added) format, as proposed in the May 2026 Planning Commission Public Hearing Draft, including the draft update to the Winslow Subarea Plan (WSP). The City's Race Equity Advisory Council provided suggested language for WSP Coal LU 10. The City is using the Dept. of Commerce rating system for evaluating policies:

S: Supportive, **A**: Approaching, **C**: Challenge.

Section	Policy	Evaluation
WSP	**WSP Goal LU 3** Winslow land use densities and building forms should support transit, community amenities, and affordable housing to create a more inclusive, diverse, and resilient community.	A: affordable housing production
WSP	**Policy LU 3.A** Adopt heights and densities in mixed use zones to facilitate dense, multifamily housing.	S: affordable housing production
WSP	**Policy LU 3.B** Update City policies and regulations to support housing goals.	S: affordable housing production
WSP	**Policy LU 4.C** ~~**WMP 2-2.2***~~ Periodically review the City's adopted design standards to ensure that the standards support planned development outcomes ~~guidelines~~ while remaining sensitive to the individual character of ~~the~~ each districts ~~and subarea within the Winslow Town Center~~.	A: removes some of the unclear language about protecting "character"
WSP	**Policy LU 6.B** Promote essential services and uses that provide for the needs of daily living throughout Winslow, with a prioritization on those uses and services that reduce the number of non-Winslow trips required for current and future residents to thrive.	A: promotes affordability by reducing reliance on vehicles.
WSP	**WSP Goal LU 10** Intentionally prioritize diversity, equity, inclusion, and belonging in the Winslow subarea through the built environment.	S: supportive of community dialog

Section	Policy	Evaluation
WSP	**Policy LU 10.A** Actively work to understand and remedy the lasting impacts of past exclusionary policies and practices such as the incarceration of Japanese Americans during WWII, racial housing covenants, and home financing practices that blocked some groups from home ownership and wealth-building on Bainbridge Island.	S:Increse Housing Production
WSP	**Policy LU 10.B :** Prioritize the perspectives and needs of historically marginalized communities in current and future planning processes, in partnership with the City's Race Equity Advisory Committee.	S: supportive of community dialog:
WSP	**Policy LU 10.C** Encourage affordable housing development throughout Winslow utilizing all tools available such that people of all income levels have options for housing in our downtown core.	S: Affordable Housing Production
WSP	**Policy LU 10.E** Use specificity in language when considering desired attributes such as and related to "character," "atmosphere," "feel," or "function" to avoid subjective or biased interpretation, and to encourage a Winslow that reflects and invites a multicultural community.	S: Prevent future policy language that is used to prevent future development
WSP	**WSP Goal HS 1**-Promote opportunities for all Bainbridge residents to find care and support in Winslow.	S: supportive of community dialog:
WSP	**Policy HS 1.A** Winslow is a hub that supports the well-being of all community members, including vulnerable populations, and ensures they have the ability to meet their basic physical, behavioral, educational, economic, and social needs.	S: supportive of community dialog:
WSP	**Policy HS 1.B** Winslow is a center on the Island where families, neighbors, schools, and organizations all work together to help young people flourish on the island, and address their unique needs.	A: supportive of community dialog:
WSP	**WSP Goal HO 1 ~~WMP 3-1~~:** Promote and facilitate the provision of diverse and affordable housing choices in a manner that encourages socio-economic diversity.	A: Affordable Housing Production
WSP	**Policy HO 1.A ~~WMP 3-1.1~~:** Through ~~FAR levels,~~ development standards such as FAR and form-based code as well as incentives, encourage a variety of housing sizes and types that meet the needs of a broad range of households, including smaller units suitable for small families, single individuals and senior citizens	A: Affordable Housing Production
WSP	**WSP HO Goal 2:** Identify regulations and policies that have led to racially disparate impacts or displacement and add new include policies to mitigate the risk of displacement in neighborhoods undergoing change.	A: Preserving existing community

Section	Policy	Evaluation
Housing Element	**Policy HO 1.9** Continuously monitor the planning and creation of affordable housing units, supportive housing, and emergency shelter in order to reevaluate existing City housing tools and development standards. Where shortfalls are identified, consider modification to restore progress towards those targets.	A: Affordable Housing Production
Housing Element	**GOAL HO-2** Identify anti-displacement policies and programs suitable to reduce the displacement of existing low to moderate income households.	S: Protecting existing communities
Housing Element	**Policy HO 2.1** Track the supply of regulated and naturally occurring affordable housing (NOAH) to develop strategies to preserve and maintain their long-term affordability, through collaboration with property owners and operators, and real estate professionals, particularly in multifamily housing whenever possible.	S: Protecting existing communities
Housing Element	**Policy HO 3.6** Partner with nonprofits and regional services to support broader access to home rehabilitation, repair, weatherization, and accessibility improvement programs, especially for low-income, elderly and disabled individuals.	S: Maintain existing affordable housing
Housing Element	**Policy HO 3.8** Expand the City's human services funding programand consider including adjustments for cost of living, to predictably fund emergency rental/utility support to alleviate impacts for seniors and low-income residents.	S: Maintain existing affordable housing
Housing Element	**Policy HO 6.7~~6~~** Consider the merits of programs and regulations pioneered by other communities to discourage the land, energy and natural resource consumptive pattern of large single-family homes. Adopt amendments to City programs and *development regulations* as appropriate.	A: Equitable investments
Housing Element	**Policy HO 8.1** Support the services of community non-profit organizations and local and regional public or private entities in providing shelter for temporarily homeless persons and/or households of all ages and sizes, ~~singles and families with children, adolescents and victims of domestic violence~~ on Bainbridge Island by removing any identified barrier to the creation of such shelter.	S: Protect affordable housing
Housing Element	**Policy HO 8.3** Support programs that provide assistance to low-income, elderly and disabled persons to repair, rehabilitate or retrofit homes to be more accessible and safe.	S: Maintain existing affordable housing

Section	Policy	Evaluation
Housing Element	**Goal HO-11** Promote reinvestment in existing neighborhoods, while identifying and removing barriers that result in racially disparate impacts, displacement, and exclusion in housing.	S: Maintain existing affordable housing
Housing Element	**Policy HO-11.4** Conduct a review of zoning codes, development regulations, and permit procedures to identify and remove regulatory barriers that disproportionately affect marginalized communities, low-income households, and other historically excluded groups.	A: Affordable Housing Production
Housing Element	**Policy HO-11.5** Ensure equitable infrastructure investments across all neighborhoods, with attention to areas that have experienced disinvestment or exclusion.	S: Maintain existing affordable housing

ORDINANCE NO. 2026-05

AN ORDINANCE of the City of Bainbridge Island, Washington, amending Titles 2, 17 and 18, and Sections 3.63.030 and 13.16.040 of the Bainbridge Island Municipal Code (BIMC), and updating the Official Zoning Map and terminology throughout the BIMC to ensure consistency with 2024 Comprehensive Plan periodic update.

WHEREAS, the City is required by the Growth Management Act (GMA), RCW 36.70A.130, to conduct a periodic review and update of its comprehensive plan and development regulations to ensure consistency with updated state laws and population and employment projections; and

WHEREAS, since the City's last Comprehensive Plan periodic update in 2016, the GMA was amended in numerous ways to address housing, including enacting new housing and land capacity requirements for cities and counties; and

WHEREAS, the Washington State Growth Management Act (GMA) now mandates the City to complete a periodic update of the Comprehensive Plan every ten years; and

WHEREAS, in 2023, the City began working on the update to the Winslow Subarea Plan (WSP) and on the periodic update of the Comprehensive Plan; and

WHEREAS, in the course of updating the WSP and Comprehensive Plan, the City developed three alternatives for the areas inside and outside the Winslow Subarea that were analyzed through a Draft Environmental Impact Statement (DEIS), issued July 26, 2024, with a comment period that ran through October 10, 2024; and

WHEREAS, throughout 2025, the Planning Commission then reviewed and updated the WSP, completing its preliminary review and recommendations for the WSP at their December 4 and 11, 2025 meetings, including recommendations to expand the Winslow Subarea boundary, update zoning district boundaries and to update development standards affecting areas within and adjacent to existing Winslow Subarea mixed use districts, and update changes to the City's affordable housing incentive programs; and

WHEREAS, in January 2026, the Planning Commission began its review of proposed updates to the Citywide Comprehensive Plan, reviewing Element by Element the essential updates proposed by City staff to reflect the updated planning period, and City work completed or underway since the 2016 Comprehensive Plan update; and

WHEREAS, the Planning Commission completed its preliminary review of the Comprehensive Plan Elements at its meeting on March 26, 2026; and

WHEREAS, the City must adopt development regulations that implement the Comprehensive Plan and consider changes to local regulations required by updates to state law; and

WHEREAS, the changes to the BIMC executed through this ordinance include changes to implement the draft preferred land use alternative inside and outside of the Winslow Subarea and includes some changes due to requirements of state law, includes updates to the City's affordable housing incentive program, and includes procedural or clarifying changes; and

WHEREAS, it is assumed that additional BIMC amendments can and will likely be made in the future to implement the Comprehensive Plan policy directives and implementing actions; and

WHEREAS, Ordinance 2026-04 adopts the update to the City's Comprehensive Plan and WSP, and is being processed concurrently with this ordinance; and

WHEREAS, the Planning Commission reviewed the proposed amendments to the BIMC at its meetings on April 16, 23 and 30, 2026; and

WHEREAS, on May 14, 2026, the Planning Commission after timely notice, conducted public hearings on both Ordinance No. 2026-04 and Ordinance No. 2026-05; and

WHEREAS, on May 21, 2026, after closing the public hearing, the Planning Commission deliberated on both ordinances, approved several amending motions, and on May 21, 2026, voted to recommend approval on Ordinance No. 2026-05; and

WHEREAS, on May 14, 2026, notice was given to the Washington State Department of Commerce in conformance with RCW 36.70A.106; and

WHEREAS, beginning on May 12, 2026, the City Council held study sessions on both Ordinance No. 2026-04 and Ordinance No. 2026-05; and

WHEREAS, on July 28, 2026, the City Council held a joint public hearing with the Department of Commerce housing staff regarding the City's progress under the Housing Accountability Act; and

WHEREAS, on XXXX, 2026, the City Council conducted public hearings on both Ordinance No. 2026-04 and Ordinance No. 2026-05 and closed the public hearing; and

WHEREAS, on XXX, 2026, the City Council deliberated on Ordinance 2026-05; and

WHEREAS, the City is required to take final legislative action to complete the periodic update process per WAC 365-196-610(1)(c); and

WHEREAS, on XXX, a Final EIS was issued consistent with applicable requirements on the updates to the Comprehensive Plan, WSP, and development regulations; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The Bainbridge Island City Council hereby adopts the foregoing recitals as findings in support of the adoption of this Ordinance.

Section 2. The Bainbridge Island Municipal Code is amended to update the terms listed below throughout the municipal code.

- "2016 Comprehensive Plan" is changed to "2024 Comprehensive Plan"
- "Vision 2040" is changed to "VISION 2050"
- "Winslow Master Plan" is changed to "Winslow Subarea Plan"
- "Shoreline Master Program" is changed to "Shoreline Management Program"
- "Special Planning Area" is changed to "Subarea"
- "Mixed Use Town Center" or "Mixed Use Town Center and High School Road I and II" is changed to "Winslow Town Center"
- "High School Road I and/or II" zoning district is changed to the "High School Road" zoning district.
- "Island-wide Transportation Plan" is changed to "Island-wide Mobility Plan"
- Remove reference to the R-14 zoning district

Section 3. Section 2.16.020.S *Housing Design Demonstration Projects,* of the Bainbridge Island Municipal Code is hereby amended as follows.

2.16.020.S. Housing Design Demonstration Projects.

2. Applicability. This subsection S is applicable to all properties located within the Winslow ~~sanitary sewer system service area or~~ Winslow Subarea ~~Plan study area~~, as ~~those~~ that area~~s~~ exists or ~~are~~ is defined on the effective date of the ordinance codified in this chapter, except that the provisions of this section are not applicable to an area identified as the "Ferncliff Affordable Housing Area" in Section 18.21.030. An application for a housing design demonstration project may be applied to single-family residential subdivisions, mixed-use/multifamily and multifamily developments. Since the purpose is to provide housing projects as demonstrations, the city will accept projects for consideration and approval prior to the sunset date of the ordinance codified in this chapter. The city will limit acceptance of projects outlined in this section to two projects after the effective date of the ordinance codified in this chapter.

Section 4. Section 2.16.040 *Site Plans and Design Review* of the Bainbridge Island Municipal Code is hereby amended as follows:

BIMC 2.16.040 Site plans and design review.

A. Purpose. The purpose of this section is to establish a comprehensive site plan and design review process that ensures compliance with the adopted plans, policies, and ordinances of the city. The overall goal of this chapter is to minimize land alteration, provide greater site development flexibility and consequently provide more creative and imaginative design than generally is possible under conventional zoning regulations. It is further intended to provide for the review of development proposals with respect to overall site design and to provide a means for guiding development in a logical, safe, attractive, and expedient manner, while also allowing property to be developed in phases. An additional purpose is to promote those specific purposes for each zoning district stated in Chapter 18.06 BIMC.

B. Applicability.

1. Site plan and design review shall be required prior to the issuance of construction permits in any of the following circumstances:

   a. The new construction of a nonresidential building, or other structure; or

   b. The expansion, remodel, or alteration of any building by more than five percent of its existing floor area, or, in the case of structures with no floor area, the expansion, remodel, or alteration by more than five percent of overall size, or expansion that creates a new dwelling unit; or

   c. A change of use that:

      i. Proposes to substantially alter the exterior of the structure as determined by the Director; or

      ii. That results in increased parking demands; or

   d. The construction of new wireless communication support structures (but not the location of wireless facilities on existing buildings).

2. Exemptions. The following types of activities shall not require site plan and design review pursuant to this section. Properties within jurisdiction of the shoreline master program, as defined by Chapter 16.12 BIMC, or containing critical areas or critical area buffers, as defined by Chapter 16.20 BIMC, may require review pursuant to those chapters.

   a. Permits authorizing residential construction for single-family residential use and accessory dwelling units.

   b. Any activity that does not require a building permit, or any activity that is not considered a change in use, as determined by the director.

   c. Interior work that does not alter the exterior of the structure and does not affect parking standards; provided, that the application does not result in the following:

i. Additional sleeping quarters;

ii. Nonconformity with Federal Emergency Management Agency substantial improvement thresholds; or

iii. Increase in the total square footage or valuation of the structure thereby requiring upgraded fire access or fire suppression systems.

d. Normal building maintenance and repair.

e. Maintenance or expansion of existing parks where the proposed activities are exempt from SEPA review in accordance with WAC 197-11-800.

f. Construction of public communications towers.

g. Pursuant to RCW 35.21.990, adding residential dwelling units wholly within an existing building.

3. The provisions of this section supplement those of BIMC 2.16.020 and 2.16.030 when the application is for site plan or design review. In the event of a conflict between the provisions of BIMC 2.16.020 or 2.16.030 and this section, the provisions of this section shall govern.

C. Major and Minor. This section provides two methods of site plan and design review: major and minor. Application materials for both major and minor site plan and design review can be found in the administrative manual.

1. Minor. Minor site plan and design review is required for minor projects that can clearly meet the decision criteria in subsection F of this section, as determined by the director. Examples of minor administrative projects include:

a. A fourplex multifamily development;

b. Minor commercial remodel or the addition of a small room; and

c. A minor change in use, such as from a church to a preschool.

2. Major. Major site plan and design review requires design review board and planning commission review and recommendation, and is required for projects that:

a. Are determined by the director to be more complicated than those in subsection C.1 of this section, due to site constraints or the complexity of the project; or

b. Receive written public comment(s) during the public comment period concerning the effect on the land use application of the comprehensive plan, shoreline master program, or matters not addressed by specific provisions of this code~~; or~~.

~~c. Are located on property zoned business/industrial after November 22, 1999.~~

Section 5. Section 3.63.030 of the Bainbridge Island Municipal Code is hereby amended as follows:

3.63.030 Designation of residential targeted areas.
Pursuant to RCW 84.14.040, the Bainbridge Island city council designates the following areas as the targeted areas where the provisions of this chapter are applicable, and as shown in Figures 3.63.030-1, and 3.63.030-2~~, and 3.63.030-3~~ below:

A. Winslow Subarea ~~Master Plan Study Area~~.
~~B. Winslow Sewer Service Area.~~
B.~~C.~~ Within the Lynwood Center Neighborhood Center Area, the Neighborhood Center (NC), NC/R-12, and R-5 zones.
~~D. The Finch Green properties located at 7968 Finch Road NE.~~

Figure 3.63.030-1: Winslow Subarea ~~Master Plan Study Area and Winslow Sewer Service Area~~

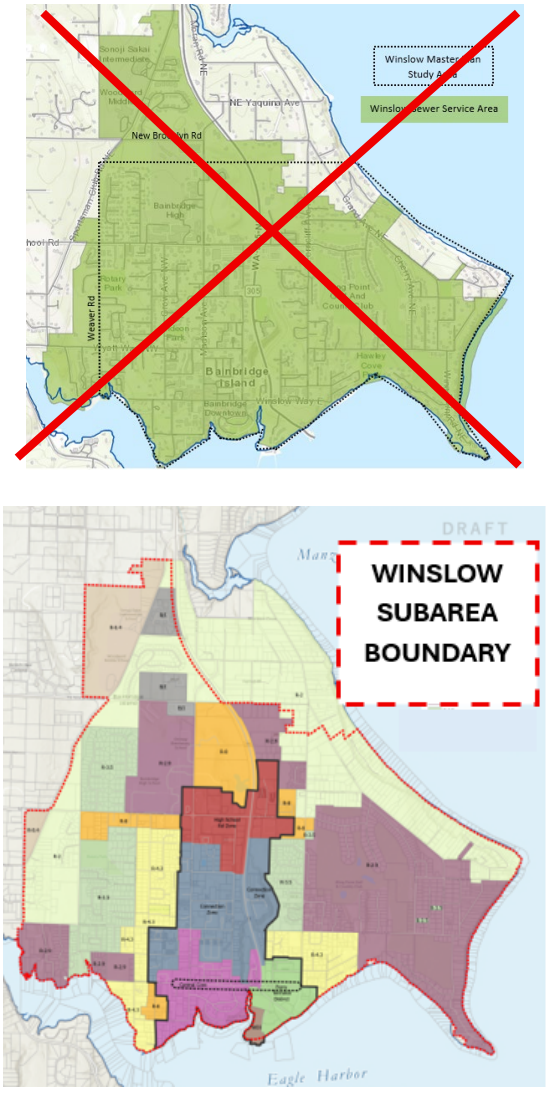
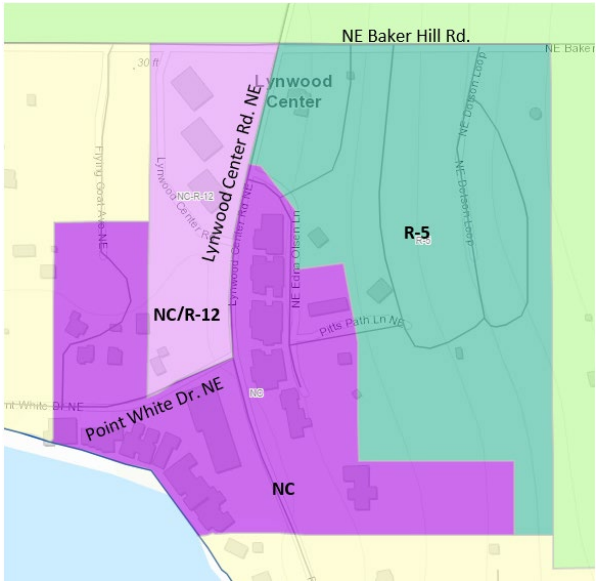
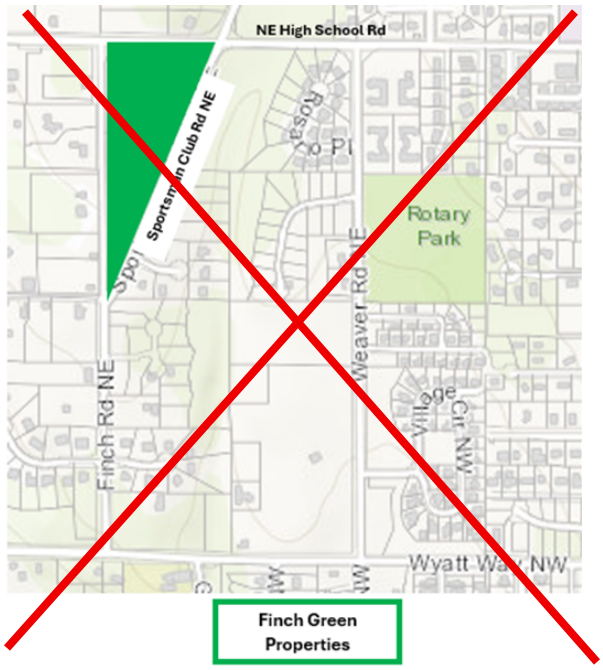


Figure 3.63.030-2: Lynwood Center Neighborhood Center Area



~~**Figure 3.63.030-3: Finch Green Properties**~~



Section 6. Section 13.16.040 of the Bainbridge Island Municipal Code is hereby amended as follows:

13.16.040 Sewer and water connection – System participation.

A. Regulations.

1. *Repealed by Ord. 2023-16.*

2. Owners of property requesting a binding commitment for an unlimited reservation of water or sewer system capacity shall pay the full amount of applicable water and sewer system participation fees, as established by resolution of the city council.

3. All applicable water and sewer system participation, inspection, and testing fees and charges, as established by resolution or ordinance of the city council, shall be paid at the time a request to connect is made and prior to connection with the city water and sewer systems, unless an extension of time is authorized pursuant to subsection A.4 of this section or as otherwise determined by city council.

4. The city council may authorize an extension of time within which to pay fees and charges due under subsections A.2 and A.3 of this section if all of the following conditions are met:

a. The property to be served by the city's system contains an existing structure which will receive service;

b. The property to be served is within the city's service area;

c. The city is requiring the property to be served to immediately connect to the city's system, due to public health or other reasons;

d. The payment of the fees and charges under subsections A.2 and A.3 of this section would place an excessive financial burden on the natural person legally responsible for the payment; and

e. The property owner or other person responsible for payment of the fees and charges agrees to a payment schedule, evidenced by a promissory note in the form determined by the city, and a lien against the property to be served to secure payment of the fees and charges.

5. An owner of property which is used for multifamily residential and commercial purposes and which is connected to the city's sewer or contract sewer system shall not install any additional fixtures on such property without prior approval by the city. Any owner of multifamily residential and/or commercial property seeking to install additional fixtures on such property shall make application to the city for such installation on a form to be provided by the city and shall pay all applicable costs and fees for these additional fixtures, as provided in subsections A.2 and A.3 of the section.

6. Service charges shall commence when a connection is completed.

7. There shall be no refunds of participation fees or other charges paid to the city except as otherwise provided by this title.

a. Fees. System participation fees and charges are shown in Section E of Ordinance 82-20, as amended, on file in the office of the city clerk.

b. An owner of property which is connected to the city's water or sewer system shall not replace a city water meter without prior approval by the city. Any owner seeking to replace a city water meter serving the property with a city water meter

of a smaller size shall make application to the city for such replacement on a form to be provided by the city. No system participation fee for water or sewer shall be charged to replace the city water meter. A full connection fee shall be charged as provided by resolution of the city council to reimburse the city for the cost of the new city water meter, fittings and installation.

c. Owners of property currently connected to the city's water, sewer, or contract sewer system shall make application to the city on a form to be provided by the city to change from one water or sewer service use to another, to increase the size of a city water meter, or to add a city water meter. The owner shall pay the applicable water or sewer system participation fees provided in subsections A.2 and A.3 of this section, against which fees they shall receive a credit in the amount of water or sewer system participation fees applicable to the current city water or sewer service use or current size of city water meter, as established by resolution or ordinance of the city council.

8. "Micro-units" in micro-unit multifamily development count as no more than one-half of a dwelling unit for purposes of calculating fees for sewer connections.

Section 7. Section 17.12.070.Q, and Tables 17.12.060-1 and Table 17.12.070-1 of the Bainbridge Island Municipal Code is amended as provided in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 8. Sections 18.06.005, 18.06.010, 18.06.020, 18.06.030, 18.06.040, 18.06.090, 18.09.020, 18.09.030.B, 18.09.030.D.9, 18.09.030.I.5, 18.12.020, 18.12.030, 18.15.020.A-C, 18.15.020.J, Chapter 18.21, and Section 18.36.030 of the City of Bainbridge Island Municipal Code is hereby amended as provided in Exhibit B, which is attached hereto and incorporated herein by reference.

Section 9. The City of Bainbridge Island Official Zoning Map is hereby repealed and replaced as provided in Exhibit C, which is attached hereto and incorporated herein by reference.

Section 10. Transmittal to Department of Commerce. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Washington State Department of Commerce, as required by law.

Section 11. Corrections. The City Clerk, as codified to this ordinance, is authorized to make necessary corrections to this ordinance, including, but not limited to, the corrections of scrivener and clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 12. **Severability**. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption

shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 13. **Effective Date.** This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED by the City Council this ____ day of _____, 2026.

APPROVED by the Mayor this ____ day of _____, 2026.

_____
Clarence Moriwaki, Mayor

ATTEST/AUTHENTICATE:

_____
Christine Brown, MMC, City Clerk

FILED WITH THE CITY CLERK:	_____, 2026
PASSED BY THE CITY COUNCIL:	_____, 2026
PUBLISHED:	_____, 2026
EFFECTIVE DATE:	_____, 2026
ORDINANCE NUMBER:	2026-05

Exhibit A: Updates to Chapter 17.12 *Subdivision Standards*

BIMC 17.12.070.Q. Design Diversity. All single-family residential subdivisions outside the Neighborhood Center, ~~Mixed Use~~ Winslow Town Center~~, High School Road~~, and R-8~~, andR-14~~ zoning districts shall avoid a uniform appearance and repetitive building types by incorporating measures that promote design diversity, including:

1. The same model and elevation shall not be built next to each other. Different models are defined as having variations in floor plans.

2. Home designs shall be varied to achieve a minimum of one floor plan for each three homes. Mirrored floor plans to not count as different floor plans. Methods to provide variation include building modulation and secondary building forms (e.g., covered porches, dormers, window bays). The number of floor plans per home is as follows:

   a. 1–3 homes: one plan;

   b. 4–8 homes: two plans;

   c. 9–11 homes: three plans;

   d. 12 or more homes: four plans.

3. In long subdivisions, at least 20 percent of the homes must be at least 25 percent smaller than average home size and 20 percent may be up to 25 percent larger than average home size. If 20 percent of the homes is a fraction, round to the nearest whole number.

Table 17.12.060-1: Homesite Clustering Requirements

<table>
<tr><th>ZONING DISTRICT DIMENSIONAL STANDARD</th><th>R-0.4</th><th>R-1</th><th>R-2</th><th>R-2.9</th><th>R-3.5</th><th>R-4.3</th><th>R-5</th><th>R-6</th><th>R-8</th><th>~~R-14~~</th><th>NC</th><th>~~MUTC~~ ~~HS I and II~~ Winslow Town Center</th></tr>
<tr><td colspan="13">HOMESITE CLUSTERING REQUIRMENT</td></tr>
<tr><td>Short Subdivisions

2–4 lots with greater than 50% natural area and community space combined</td><td colspan="5">n/a [1]</td><td colspan="7" rowspan="3">25 ft. maximum homesite separation</td></tr>
<tr><td rowspan="2">2–4 lots with less than 50% natural area and community space combined</td><td colspan="5">No maximum homesite separation [1]</td></tr>
<tr><td>Site disturbance limited to 35% of site</td><td colspan="4">n/a [1]</td></tr>
<tr><td>Long Subdivisions

5–9 lots with maximum natural area requirement</td><td colspan="5">No maximum homesite separation [1]
Site disturbance limited to 35% of site</td><td colspan="7" rowspan="3">25 ft. maximum homesite separation</td></tr>
<tr><td rowspan="2">5–9 lots with less than maximum natural area requirement</td><td>50 ft. [2]</td><td colspan="4">25 ft.[2]</td></tr>
<tr><td colspan="5">Maximum homesite separation</td></tr>
<tr><td rowspan="2">10+ lots</td><td>50 ft.</td><td colspan="4">25 ft.</td><td colspan="7" rowspan="2">25 ft. maximum homesite separation</td></tr>
<tr><td colspan="5">Maximum homesite separation</td></tr>
</table>

1. Homesite location needs to meet general requirements (BIMC 17.12.060.B).
2. As an alternative to maximum homesite separation, limit site disturbance to 35 percent of site.
3. Site disturbance includes land disturbing activity as defined in BIMC 15.20.020.22.

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~	NC	~~MUTC HS I and II~~ Winslow Town Center
MINIMUM LOT AREA												
Short and Long Subdivision	If the site is not served by a public sewer system, the minimum individual lot area shall be determined by the Kitsap Public Health District in accordance with Section 15 of the Kitsap County Board of Health Ordinance 2008A-01, amended June 7, 2011, *Onsite Sewage System and General Sewage Sanitation Regulations*, as amended. If the site is served by a public sewer system, there is no minimum lot area. Individual lots may contain portions of natural area, community space, and access easements.											
Large Lot Subdivision	5 ac or 1/128th of a section, which-ever is smaller.	N/A										
BASE DENSITY The "base density" of a property means the density designated on the zoning map, exclusive of any density bonuses (see BIMC 18.12.050.A). Irregularly shaped lots and lots containing critical areas may not be permitted to achieve maximum density. Additional regulations on density may apply pursuant to Chapter 16.20 BIMC.												
Short, Long and Large Lot Subdivisions	The maximum number of lots permitted shall be calculated by dividing the total lot area of the property (without deducting areas to be dedicated as public rights-of-way or areas to be encumbered by private road easements) by the square footage shown below as the zone-specific base density.											
Base Density	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft. [1]	15,000 sq. ft.	12,500 sq. ft.	10,000 sq. ft.	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	~~3,100 sq. ft.~~	20,000 sq. ft. [2]	See FAR table

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~	NC	~~MUTC HS I and II~~ Winslow Town Center
Base density pursuant to BIMC 18.12.030.A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,630 sq. ft.	~~2,074 sq. ft.~~	N/A	N/A
NATURAL AREA												
Minimum percentage of total site	55%	45%	30%	25%	25%	20%	15%	N/A	10%	~~5%~~	15%	5%
Minimum width	50 ft.			25 ft.				N/A	5 ft.			
COMMUNITY SPACE [x] Instead of providing the required 5% community space, that area may be added to the required natural area if it can be demonstrated that greater conservation area can be achieved. [y] Community space not required if maximum natural area is provided.												
Minimum percentage of total site	5% [x][y]	7.5% [y]	10% [y]	15%						~~10%~~	15%	10%
HOMESITE Note: Refer to definition of homesite and standards for homesites. [x] Refer to Chapter 16.12 BIMC, special provisions for Point Monroe District – 1,400 sq. ft. maximum development area applies.												
Maximum size	10,000 to 12,000 sq. ft.	7,500 to 10,000 sq. ft.	6,500 sq. ft.	5,500 sq. ft.	4,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	N/A [x]	3,000 sq. ft.	~~2,250 sq. ft.~~	3,500 sq. ft.	2,250 sq. ft.
HOME SIZE Note: Home size includes all floor area, excluding the garage, consistent with definitions in BIMC 18.12.050.F and 18.36.030.												
Maximum size	N/A								1,600 sq. ft.			

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~	NC	~~MUTC HS I and II~~ Winslow Town Center
MAXIMUM LOT COVERAGE												
Short and Long Subdivision	Same as applied to the entire property that is the subject of the subdivision application, a portion of which shall be assigned to each lot at the time of preliminary plat approval.											
Large Lot Subdivision	10%	15%	20%	25%	25%	25%	25%	N/A	25%	~~40%~~	N/A	N/A
MINIMUM SETBACKS Note: Additional setbacks may be required by: (a) Chapter 16.08 or 16.12 BIMC; or b) Chapter 16.20 BIMC, Critical Areas; or (c) BIMC 18.09.030, Use-specific standards. [x] Attached or zero lot line, or zero homesite boundary, is allowed in all districts if building is 1,600 sq. ft. or less. [y] ADUs do not need to meet TOTAL building to homesite boundary setback – only minimum setback; must be located within homesite.												
Building to homesite boundary Net building size 1,600 sq. ft. or less Minimum/total [x] [y]	5 ft. min., 10 ft. total						3 ft. min., 10 ft. total					
Building to homesite boundary Net building size 1,601 sq. ft. or more Minimum/total [y]	15 ft. min., 50 ft. total	10 ft. min., 25 ft. total	10 ft. min., 20 ft. total					N/A	N/A		N/A	
Building outside homesite to exterior plat boundary line	50 ft.	25 ft.	10 ft.	5 ft.								

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~	NC	~~MUTC HS I and II~~ Winslow Town Center
Net building size 200 sq. ft. or less												
Building outside homesite to exterior plat boundary line Net building size 201 sq. ft. or more	50 ft.	25 ft.		10 ft.		5 ft.						
Homesite to exterior plat boundary line	50 ft.	25 ft.	15 ft.	10 ft.		0 ft.						
Any building to SR 305 right-of-way	75 ft.	75 ft.	75 ft.	N/A	25 ft.	N/A	N/A	N/A	25 ft.	~~N/A~~	25 ft.	25 ft.
Homesite to edge of arterial and collector right-of-way	25 ft.			10 ft.								
Building outside homesite to edge of arterial and collector right-of-way [3]	40 ft.			10 ft.								
Any building, other than shared garage, to subdivision access road	10 ft.						5 ft.					
Shoreline jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.030.B.3.i, shoreline structure setbacks.											
SHARED GARAGE DIMENSIONAL STANDARDS												

Table 17.12.070-1 Subdivision Dimensional Standards

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~	NC	~~MUTC HS I and II~~ Winslow Town Center
Shared garage to subdivision access road	0 ft.											
Shared garage to shared garage	10 ft.											
Shared garage maximum size	60 ft. long or 1,440 sq. ft. total											
MAXIMUM BUILDING HEIGHT												
Short, Long, and Large Lot Subdivisions	Height requirements for standard lots apply pursuant to Table 18.12.020-2.											

[1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft. but may be increased up to three units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIM 18.24.110.

[2] In the NC district, single-family dwellings must be in accordance with zoning in the R-2 district except that bonus densities may be obtained pursuant to BIMC 18.12.030.D if applicable (see BIMC 18.09.030.B).

[3] Transit shelters allowed in setback subject to city approval.

Exhibit B: Updates to Title 18 *Zoning*

Chapter 18.06 *Zoning Districts*

Part I. General Provisions

18.06.005 Intent.
This section establishes the zoning districts used in Bainbridge Island, the purpose of each zoning district, and in some cases basic information about the zoning district.

18.06.010 Districts established.
To implement the purposes of this title, the city shall be divided into zones that segregate existing land uses and coordinate policies for land uses outlined in the comprehensive plan of the city. The zoning districts, district names and abbreviations shown in the table below are hereby established.

District Type	Abbreviation		District Name	
Residential	R-0.4		Residential 0.4 – One unit per 2.5 acres (100,000 sq. ft.)	
	R-1		Residential 1 – One unit per acre (40,000 sq. ft.)	
	R-2		Residential 2 – Two units per acre (20,000 sq. ft.)	
	R-2.9		Residential 2.9 – Two and nine-tenths units per acre (15,000 sq. ft.)	
	R-3.5		Residential 3.5 – Three and one-half units per acre (12,500 sq. ft.)	
	R-4.3		Residential 4.3 – Four and three-tenths units per acre (10,000 sq. ft.)	
	R-5		Residential 5 – Five units per acre (8,500 sq. ft.)	
	R-6		Residential 6 – Six units per acre (7,260 sq. ft.)	
	R-8		Residential 8 – Eight units per acre (5,400 sq. ft.)	
	~~R-14~~		~~Residential 14 – 14 units per acre (3,100 sq. ft.)~~	
~~Mixed Use~~ Winslow Town Center	CC		Central Core ~~Overlay~~	
	~~MA~~	CON	~~Madison Avenue Overlay~~	Connection
	~~EA~~		~~Ericksen Avenue Overlay~~	
	~~Gate~~		~~Gateway Overlay~~	
	HSR		High School Road ~~Districts I and II~~	
	Ferry		Ferry ~~Terminal Overlay~~	
Other	NC		Neighborhood Center	
	B/I		Business/Industrial	
	WD-I		Water-Dependent Industrial	
	FWHO		Fort Ward Historic Overlay District	

Part II. Residential Districts

18.06.020 Purpose of individual residential districts.
The purpose of the residential districts is to provide for housing at various densities while preserving the unique character of the island, promoting sustainable development, and minimizing negative impacts of new residential development on surrounding areas.

A Residential 0.4 (R-0.4). The purpose of the R-0.4 zone is to provide low-density housing in an environment with special Island character consistent with other land uses, such as agriculture and forestry, and the preservation of natural systems and open space. The low density of housing does not require the full range of urban services and facilities.

B. Residential 1 (R-1). The purpose of the R-1 zone is to provide residential neighborhoods in an environment with special Island character consistent with other land uses such as agriculture and forestry, and the preservation of natural systems and open space. The low density of housing does not require the full range of urban services and facilities.

C. Residential 2 (R-2). The purpose of the R-2 zone is to provide residential neighborhoods in an environment with special Island character consistent with other land uses such as agriculture and forestry, and the preservation of natural systems and open space, at a somewhat higher density than the R-1 district.

D. Residential 2.9 (R-2.9). The purpose of the R-2.9 zone is to provide for vital residential neighborhoods in a suburban residential area.

E Residential 3.5 (R-3.5). The purpose of the R-3.5 zone is to provide for vital residential neighborhoods having those community improvements and facilities normally associated with suburban development.

F. Residential 4.3 (R-4.3). The purpose of the R-4.3 zone is to provide for vital residential neighborhoods having urban density and having those community improvements and facilities normally associated with urban area development.

G. Residential 5 (R-5). The purpose of the R-5 zone is to provide for residential uses having community improvements and facilities normally associated with urban area development. Five units per acre are permitted only for properties served by both public water and sanitary sewer.

H. Residential 6 (R-6). The purpose of the R-6 zone is to provide for a medium-density residential neighborhood in a unique, nonurban environment.

I. Residential 8 (R-8). The purpose of the R-8 zone is to provide for medium-density residential areas in pleasant, uncongested surroundings allowing for the maximum amenities for the occupants.

~~J. Residential 14 (R-14). The purpose of the R-14 zone is to provide areas of high-density residential development located near planned community centers and other areas that are to be served by public utilities in the near future, that can support both public utility systems necessary for the protection of the environment and allow the maximum amenity for a large number of residences.~~

Part III. Mixed Use Districts

18.06.030 ~~Mixed Use~~ Winslow Town Center zone.

A. Purpose. The purpose of the ~~Mixed Use~~ Winslow Town Center zones is to implement the ~~Mixed Use Town Center~~ the Winslow Subarea Plan and designated center goals and policies sections of the comprehensive plan. The ~~Mixed Use~~ Winslow Town Center should strengthen the vitality of downtown Winslow as a place for people to live, shop and work, to provide a strong residential component, and to encourage a lively community during both the day and night. The ~~Mixed Use~~ Winslow Town Center zones includes ~~five~~ four mixed use zoning ~~overlay~~ districts, Central Core, Connection, High School and Ferry districts that allow diverse types of housing, shopping, civic facilities, recreation and employment. The mix of land uses promotes a pedestrian atmosphere, enhances the viability of the town center, and allows development in a manner that is harmonious with the scale of the town center. Land uses that require outdoor storage or that have an auto orientation, such as drive-through establishments, are limited or not permitted within the ~~Mixed Use~~ Winslow Town Center.

1. Central Core ~~Overlay~~ District. ~~The central core overlay district is the most intense district within the Mixed Use Town Center. Within this overlay district, residential uses are encouraged, but exclusive office and/or retail uses are permitted.~~

   The Central Core District serves as the civic and cultural heart of the Island and is the third most intensely developed district after the High School Road and Ferry districts. It is the home to Winslow Way, our town's *Main Street,* with all of its historic and cultural character, large and small parks, public

waterfront access, and marinas. Future development should only enhance the features and foster a sense of discovery. Services and activities for both residents and tourists are intermixed. Development is encouraged to provide public enhancements and connections by focusing parking under buildings. Within this district, multifamily and mixed-use development with pedestrian site connectivity and dedicated public rights-of-way that enhance the walkability of Winslow are encouraged, but exclusive office and/or retail uses should also be permitted. New development should engage the street with minimal setbacks wherever possible.

2. Connection District The purpose of the Connection District is to provide for a mix of residential and small-scale commercial development. It serves as a medium intensity bridge between the Central Core and High School Road Districts, with an emphasis on "missing middle" housing types. Micro-neighborhoods scattered throughout should provide an opportunity for "surprise" in contrast to the more expansive spaces common in the Central Core and High School Road districts. It should be as walkable and bikeable as the Central Core, High School Road, and Ferry Districts. Within the Connection District, all retail and office development should include a residential component. Retail development should be permitted only the ground floor. Residential development would only be required for buildings greater than one story in height, however, single-purpose commercial development should not be permitted as the intent is to achieve urban higher density residential use in this area.

~~2. Ericksen Avenue Overlay District. The purpose of the Ericksen Avenue overlay district is to preserve the unique and historical features of the Ericksen Avenue neighborhood and should provide for a mix of residential and small-scale nonresidential development. Retail development is permitted only on the ground floor, while residential or residential and office development is permitted in the upper floors. Historic (pre-1920) single-family residential structures on Ericksen may be converted to nonresidential use. However, any additions to the structure must be added to the rear and must be compatible with the character of the original structure.~~

~~3. Madison Avenue Overlay District. The purpose of the Madison Avenue overlay district is to provide for a mix of residential and small-scale nonresidential development. Within the Madison Avenue overlay district, all retail and office development shall include a residential component. Retail development is permitted only on the ground floor. Residential development is only required for buildings greater than one story in height.~~

~~4. Gateway Overlay District. The purpose of the gateway overlay district is to protect the ravine. The district permits low-intensity, tourist-oriented, commercial, multifamily and agricultural uses that will have limited parking and minimum traffic impact. Impervious surface coverage is limited. If critical areas are identified on a property, additional buffer requirements pursuant to Chapter 16.20 BIMC may be required.~~

3. ~~5.~~ Ferry ~~Terminal Overlay~~ District. ~~The purpose of the ferry terminal overlay district is to provide an attractive setting for ferry and associated transportation-oriented uses and serve as the entry-point into Winslow. This district is also intended as a new pedestrian- and transit-oriented, mixed use neighborhood that complements the character and vitality of the core and serves the neighborhood and commuters.~~

The Ferry district is a more ~~an~~ intensely developed district on the Island, serving as a gateway to Bainbridge Island, the Kitsap and Olympic Peninsulas for residents, commuters, and visitors, with prime views of Eagle Harbor, Puget Sound, and Seattle. This district is intended as a pedestrian and transit-oriented hub with multifamily mixed-use buildings that complement the character and vitality of the Core district. New development should replace large areas of surface parking wherever possible. Higher density housing is appropriate for this area because of its proximity to the ferry, transit, and downtown services and retail.

4. High School Road District The High School Road District is designated as a more ~~an~~ intensely developed district on the Island, providing a variety of commercial uses that offer goods and services primarily for the convenience of Island residents. In addition to arterial roads, the district is connected by nonmotorized facilities including the Sound-to-Olympics multimodal trail and improved Madison Avenue bike lanes and sidewalks.

~~**18.06.040 High School Road zone I and II districts.**~~

~~A. Purpose. The purpose of the High School Road I and II zones is to provide commercial uses that complement downtown Winslow and benefit from automobile access near the highway, while creating a pedestrian-friendly retail area. A variety of commercial uses are allowed that offer goods and services for the convenience of Island residents and that may have an auto orientation and a drive-through facility.~~

~~B. Performance Standards. The performance standards applicable to the MUTC district as listed in BIMC 18.06.030.B shall also apply to the HSR I and II districts~~

~~**18.06.090 R-8SF overlay.**~~

~~A. Purpose. The purpose of the R-8SF overlay district as designated on the official zoning map is to provide for medium density, single-family residential areas in pleasant, uncongested surroundings allowing for the maximum amenities for the occupants. This district is also intended to serve as a receiving area for the transfer of development rights (TDRs).~~

~~B. Use Standards. The R-8SF overlay district is not included in the BIMC 18.09.020 use table because the uses in the R-8SF districts are the same as those in the R-8 district, with the exception that multifamily dwellings are not permitted in the R-8SF overlay district.~~

18.09.020 Permitted use table.

Table 18.09.020 identifies the land uses allowed within all zoning districts. No new use or expansion of an existing use may be established except in conformance with the applicable procedures in BIMC Title 2, the following tables, the applicable use-specific regulations referenced in the tables, and any other applicable state or local regulations. Other standards may apply, including, but not limited to, parking, landscaping, and lighting. A variety of different uses may be developed or created on properties, as permitted or conditionally allowed in each zone.

A. Additional Restrictions in Shoreline Master Program, Chapter 16.12 BIMC. In addition to Table 18.09.020, properties located within the shoreline jurisdiction are subject to the shoreline master program permitted use table, Chapter 16.12 BIMC. A proposed use of land is only allowed if it is permitted under both use tables.

B. Additional Restrictions in Critical Areas Regulations, Chapter 16.20 BIMC. In addition to Table 18.09.020, properties containing critical areas are subject to critical areas regulations in Chapter 16.20 BIMC. A proposed use of land is only allowed if it is permitted under both use tables.

C. Additional Restrictions in District Performance Standards, Chapter 18.06 BIMC. In addition to Table 18.09.020, a proposed use of land is subject to district performance standards in Chapter 18.06 BIMC.

D. Additional Restrictions in Ferry ~~Terminal~~ District. In addition to Table 18.09.020, a proposed use of land is subject to additional landscaping, parking, and access requirements as footnoted in Table 18.09.020.

E. Additional Restrictions in Stormwater Regulations, Chapter 15.20 BIMC. In addition to Table 18.09.020, a proposed use of land is subject to additional stormwater regulations required in Chapter 15.20 BIMC.

EXCERPT Table 18.09.020 Use Table

"P" = Permitted Use	"A" = Accessory Use	Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties
"C" = Conditional Use	"CA" = Conditional Accessory Use	
Blank = Prohibited Use	"T" = Temporary Use	

ZONING DISTRICT / USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~	Winslow ~~Mixed Use~~ Town Center: CC	~~MA~~ / ~~EA~~ / ~~Gate~~ Connection	Ferry [1]	HSR ~~I and II~~	NC	B/I	WD-I		Use-Specific Standards BIMC 18.09.030
RESIDENTIAL Note: Residential uses may be subject to additional requirements in BIMC 16.12.040.I, Residential Development.																			
Household Living																			
Single-Family Dwelling	P	P	P	P	P	P	P	P	P	~~P~~	P	P	P	P	P				B-1
Single-Family Dwelling existing on April 15, 1996											P	P							B-1
Multifamily Dwellings	C	C	C	C	C	C	P	C	P	~~P~~	P	P	P	P	P				B-2
~~Commercial/ Residential Mixed Use Developments~~									~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~				~~B-3~~
Micro-unit Multifamily									P		P	P	P	P	P				B.3
Live/Work Units																P			B-~~4~~ 5
Affordable Housing Development on Property Owned or Controlled by a Religious Organization	C	C	C	C	C	C	~~C~~ P	C	~~C~~ P	~~C~~	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~			18.21.050
Group Living																			
Foster Home	P	P	P	P	P	P	P	P	P	~~P~~	P	P	P	P	P				
Small Group Living Facility	P	P	P	P	P	P	P	P	P	~~P~~	P	P	P	P	P				
Group Care Facility	C	C	C	C	C	C	C	C	C	~~P~~	P	P	C	P	P		C		
Emergency Shelter									P		P	P	P	P					

EXCERPT Table 18.09.020 Use Table

"P" = Permitted Use "C" = Conditional Use Blank = Prohibited Use	"A" = Accessory Use "CA" = Conditional Accessory Use "T" = Temporary Use										Additional use restrictions for Chapters 16.12 and 16.20 BIMC may apply to shoreline or critical area properties								
ZONING DISTRICT USE CATEGORY/TYPE	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~	Winslow ~~Mixed Use~~ Town Center						NC	B/I	WD-I		Use-Specific Standards BIMC 18.09.030
											CC	~~MA~~ ~~EA~~ ~~Gate~~ Connection			Ferry [1]	HSR ~~I and II~~					
Emergency Housing									P		P	P			P	P					
Permanent Supportive Housing	P	P	P	P	P	P	P	P	P		P	P			P	P	P				
Transitional Housing	P	P	P	P	P	P	P	P	P		P	P			P	P	P				

[1] In the ferry ~~terminal~~ district, all development shall include at least 10 percent of landscaped, outdoor gathering space or naturally vegetated open space. Parking may be located under the open space. Development south of Winslow Way shall include pedestrian walkways that connect to Winslow Way East and Olympic Drive Southeast, and/or that align with Cave Avenue and Ferncliff Avenue.

Section 18.09.030 *Use Specific Standards*

B. Residential

1. Single-Family Dwellings.

a. In the NC district, single-family dwellings must be in accordance with zoning in the R-2 district except that bonus densities may be obtained pursuant to BIMC 18.12.030.BD if applicable.

b. ~~In the Mixed Use~~ Winslow Town Center district, existing single-family dwellings are subject to R-4.3 zoning development standards.

2. Multifamily Dwellings.

a. In the R-1 and R-2 districts, multifamily dwellings in the Fort Ward historic overlay district are permitted ("P") uses if they comply with BIMC 18.06.080 and 18.24.110.

~~b. In the R-8SF overlay district, multifamily dwellings are not allowed.~~

b ~~c.~~ In the NC district, multifamily dwellings must be in accordance with zoning in the R-2 district, except that bonus densities may be obtained if applicable under BIMC 18.12.020 and 18.12.030.B ~~D~~.

c ~~d~~. In the NC district, residential units in mixed used projects must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, ~~for mixed use projects,~~ if the building fronts on a local or private street, residential units can be located on the ground floor. Density for mixed use projects in the NC district shall be calculated pursuant to BIMC 18.12.030.B.

d ~~e.~~ Properties with frontage in the Winslow Way Overlay District (WWOD) ~~along Winslow Way between Madison Avenue and State Route 305, excepting flag lots,~~ must include a retail and/or commercial component, with residential being added above. Solely residential development is not allowed in this area.

e. Mulifamily and Micro-unit Multifamily dwelling units can be co-located on properties with other uses that are permitted or conditionally allowed pursuant to Table 18.09.020, to create mixed use properties. Any residential or non-residential use, building or structure shall comply with all applicable standards of the BIMC.

3. Micro-unit Multifamily

a. In the R-8, NC and NC/R-12 zones, each "Micro-unit" will be counted as 0.25 dwelling units for the purposes of calculating density.

b. RCW 36.70A.535 applies to "Micro-unit Multifamily" development.

c. "Micro-unit Multifamily" can be co-located with other uses, as described in section 18.09.030.B.2.

~~3.Commercial/Residential Mixed Use Development. Principal and accessory uses shall comply with all applicable standards of this title.~~

~~In the NC district, residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor. Density for mixed use projects in the NC district shall be calculated pursuant to BIMC 18.12.030.D.~~

3 ~~4~~. Live/Work Units. Live/work units are allowed in the B/I zoning district, and are a building use that combines business activities within the same structure as a residential living space. In addition, such units can provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses.

a. A live/work unit is limited to 3,000 square feet in gross floor area. The residential portion is limited to 40 percent of the live/work unit's area, not including any internal stairs.

b. The nonresidential use portion must be located on the first floor of the unit or, if parking is on the first floor, the unit's main floor area.

c. Living space shall be physically integrated into the live/work unit and not be rented, leased, sold, or occupied separately.

d. Access to outdoor open space shall be provided for the live/work units, such as a balcony or patio. The open space may be exclusive to the unit or shared with adjacent live/work units or businesses.

e. The live/work unit shall be occupied and used only by the owner of the business or manufacturing activity, or the owner's employee, and that person's household.

f. The business may employ up to three persons who do not reside in the live/work unit. Additional parking spaces may be required to be developed, assigned, or designated to accommodate such employees, pursuant to BIMC Table 18.15.020-1.

g. On-premises sales of goods shall be limited to those produced within the live/work unit or related to the permitted business activity, and comply with the standards outlined in subsection D of this section.

h. A valid business license associated with the business or manufacturing activity must be obtained from the city.

i. Other restrictions may apply subject to the requirements of the adopted International Building Code.

j. A site plan and design review permit may be required pursuant to BIMC 2.16.040.B prior to any other city approval of business licenses or other required permits.

k. The live/work unit and its related business operations shall conform to the performance standards listed in BIMC 18.06.050.B.

l. The live/work unit shall meet the requirements of the Kitsap Public Health District.

5. Small Wireless Facilities. Small wireless facilities are prohibited on any property containing a residential use in the residential zones except where allowed under BIMC 18.10A.040.E.13.

D. Commercial Sales and Service.

9. Retail Sales.

a. In the NC district:

i. Retail buildings with a footprint up to 5,000 square feet are a permitted ("P") use.

ii. Retail buildings with a footprint greater than 5,000 square feet but less than 10,000 square feet are a conditional ("C") use.

iii. Businesses shall screen all outdoor storage in accordance with BIMC 18.06.050.B.10, except for outdoor storage for agricultural produce sales or landscaping retail sales.

b. In the HSR ~~II~~ district:

i. Mixed use ~~Retail~~ buildings are a permitted ("P") use up to 5,000 square feet of retail.

ii. Mixed use ~~Retail~~ buildings with ~~a footprint~~ between 5,000 square feet and 14,400 square feet of retail floor area are permitted through a conditional use permit.

iii. Businesses shall screen all outdoor storage.

c. In the central core zoning district, retail development exceeding 5,000 square feet per building footprint is allowed only on Winslow Way and Madison Avenue. ~~Drive-through retail businesses are not permitted.~~

d. In the ~~Madison Avenue, Ericksen Avenue, gateway, High School Road I and II, and central core~~ Winslow Town Center zoning districts, drive-through businesses are not permitted.

e. In the ~~Mixed Use~~ Winslow Town Center, retail businesses with screened outdoor storage are not allowed.

f. In the ~~Madison Avenue and Ericksen Avenue~~ Connection ~~district~~s, new ~~retail~~ commercial buildings of more than one story must be accompanied with residential development.

g. In the B/I district, on-site retail sales to the general public must comply with the following standards:

i. Sales are primarily focused on goods or products manufactured or utilized on the premises;

ii. Sales to the general public are clearly subordinate to the primary use of the property as permitted in the B/I district; storefront retail businesses are not permitted in the B/I district;

iii. *Repealed by Ord. 2018-13.*

iv. There shall be no additional on-site parking allowed beyond what is required for the primary use.

I. Accessory Uses

5. Accessory Dwelling Unit.

a. An accessory dwelling unit (ADU) may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where permitted (“P”) by this chapter.

b. In the shoreline jurisdiction, an accessory dwelling unit may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where conditional (“C”) pursuant to this chapter. See Chapter 16.12 BIMC for shoreline conditional use process.

c. Only one accessory dwelling unit may be created per parcel.

d. A variance application is only available for up to a 50 percent setback reduction for one-story accessory dwelling units.

e. One off-street parking space shall be provided in addition to off-street parking that is required for the primary dwelling.

f. Accessory dwelling units shall contain 1,000 square feet of floor area or less. However, if the accessory dwelling unit will be located within a building existing as of the approval date of Ordinance No. 2015-16 (for example, in a basement), the city may allow an increased size in order to efficiently use all floor area. If a separate outside entrance is necessary for an accessory dwelling unit located within the primary dwelling, that entrance must be located either on the rear or side of the building.

g. If an accessory dwelling unit is constructed in conjunction with a garage, the square footage of the garage shall not count towards the 1,000-square-foot limitation.

h. An accessory dwelling unit not attached to the single-family dwelling may not contain any accessory use other than a garage.

i. No recreational vehicle shall be an accessory dwelling unit.

j. When stairs utilized for the ADU are enclosed within the exterior vertical walls of the building, they shall not count towards the floor area of the ADU.

k. The ADU should share a single driveway with the primary dwelling.

l. School impact fees and qualified exemptions from those fees as provided in Chapter 15.28 BIMC shall apply.

m. All other applicable standards including, but not limited to, lot coverage, setbacks, parking requirements, and health district or city requirements for water, sewer, and/or septic must be met.

~~n. In the Mixed Use~~ Town Center, ~~new accessory dwelling units are only permitted as part of a housing design demonstration project single-family subdivision approved pursuant to BIMC 2.16.020.S.~~

BIMC 18.12.020 Tables of dimensional standards.

Tables 18.12.020-2 and 18.12.020-3 set forth applicable dimensional standards. Where a property is located in more than one zone district, units permitted by density calculations within each zone district must be constructed on the portion of the property located within that zone district and required setbacks for each zone district must be met. Permitted densities are not "blended" across the zone district line.

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~
MINIMUM LOT AREA Note: Additional regulations on lot dimensions may apply pursuant to: (a) BIMC 17.12.030.A, flexible lot subdivision open space development option, or (b) BIMC 17.12.030.B, flexible lot subdivision cluster development option.										
Standard Lots	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	12,500 sq. ft.	10,000 sq. ft.	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	~~3,100 sq. ft.~~
MAXIMUM DENSITY (Minimum lot area per dwelling unit) Note: Additional regulations on density may apply pursuant to: (a) BIMC 16.20.160.F.5.a, Additional Development Standards for Regulated Uses, Land Divisions and Land Use Permits, Density Calculation. (b) See BIMC Chapter 18.21 for affordable housing density bonus										
Standard Lots										
Base Density	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft. [1]	15,000 sq. ft. [2]	12,500 sq. ft. [2]	10,000 sq. ft. [2]	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	~~3,100 sq. ft.~~

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~
Bonus Density pursuant to BIMC 18.12.030.A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,630 sq. ft.	~~2,074 sq. ft.~~
MINIMUM LOT DIMENSIONS Note: Additional regulations on lot dimensions may apply pursuant to: (a) BIMC 17.12.030.A, flexible lot subdivision open space development option, or (b) BIMC 17.12.030.B, flexible lot subdivision cluster development option.										
Standard Lots										
Depth	110 ft.	80 ft.	80 ft.	N/A	N/A	N/A	N/A	60 ft.	60 ft.	~~60 ft.~~
Width	110 ft.	80 ft.	80 ft. [70 ft. for lots that abut the shoreline]	N/A	N/A	N/A	N/A	60 ft.	60 ft.	~~60 ft~~.
MAXIMUM LOT COVERAGE										
Standard Lots										
Base	10%	15%	20%	25%	25%	25%	25%	N/A	25%	~~40%~~
Bonus	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40% Pursuant to BIMC18.12.030.A	~~50% Pursuant to BIMC 18.12.030.B~~
MINIMUM SETBACKS Note: Landscaped areas may serve as setbacks (i.e., setbacks are not in addition to landscaped areas), and some encroachments into setback areas are permitted pursuant to BIMC 18.12.040. Note: Additional setbacks may be required by:										

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~
(a) Chapter 16.08 or 16.12 BIMC, or (b) Chapter 16.20 BIMC, Critical Areas, or (c) BIMC 16.28.040, mining regulations, or (d) BIMC 18.09.030, Use Specific Standards, or (e) BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement, or (f) BIMC 18.15.010, Landscaping and Screening.										
Standard Lots										
Front/Street										
2 stories or less	25 ft.				25 ft.			5 ft. from edge of paved portion of Point Monroe Dr.	25 ft.	
More than 2 stories	Add 4 feet for each story over 2 stories [3]								Same as for R-0.4 through R-5	
Side (not adjacent to street)										
2 stories or less	15 ft. each side	10 ft. min., 25 ft. total	5 ft. min., 15 ft. total		5 ft. min., 15 ft. total			5 ft. min., 10 ft. total	5 ft. min., 15 ft. total	

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~
More than 2 stories	Add 5 ft. on each side, and 10 ft. to the total setback required, for each story over 2. If there is only one side yard, it is increased by 5 ft. for each story over 2 [3]								Same as for R-0.4 through R-5	
Rear (not adjacent to street)										
2 stories or less	25 ft.	15 ft.			15 ft.			15 ft.	15 ft.	
More than 2 stories	Add 4 feet for each story over 2 [3]								Same as for R-0.4 through R-5	
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement.									
MAXIMUM BUILDING AND STRUCTURE HEIGHT [4] **Note: Bonus may not be available in the shoreline jurisdiction**										
All lots										
Base	30 ft.	30 ft.		25 ft.				30 ft.	35	
Bonus for Nonresidential Uses If Conditional Use Permit Conditions Met	35 ft.	35 ft.		30 ft.				35 ft.	40 ft.	~~40 ft. See BIMC 18.12.030.B~~
Distribution Utility Poles	55 ft. in height above grade. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.									
Transmission Utility Poles	Up to a 25 percent increase above existing pole height above grade with a maximum height of 100 ft. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.									

Table 18.12.020-2 Standard Lot Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	~~R-14~~
Exemption	Alternative height limits may apply for nonresidential uses if additional conditional use permit provisions of BIMC Title 2 are met. Some encroachments through height limits are permitted under BIMC 18.12.040.									
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement.									

[1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft., but may be increased up to 3 units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIMC 18.24.110.

~~[2] Pursuant to Chapters 18.18 and 18.27 BIMC the minimum lot area for a dwelling unit shall be 5,400 square feet for that area designated on the official land use map as the urban single-family overlay district (R-8SF). All other requirements of this chapter shall apply.~~

[2~~3~~] Additional setbacks for taller buildings must be from the ground upward – i.e., this is not a "step-back" requirement for upper floors.

[3~~4~~] For community and educational facilities (as listed in Table 18.09.020), spires, towers and other vertical features with horizontal cross-sections no more than five percent of the footprint of the primary structure may have a maximum height of 10 feet above the maximum base height, and shall be reviewed through a conditional use permit.

Table 18.12.020-3 Dimensional Standards for Mixed Use Town Center and "Other" Zone Districts

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow ~~Mixed Use~~ Town Center						NC	B/I	WD-I
	Central Core ~~Overlay~~	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay [See BIMC 18.12.030.C]~~	HSR ~~I and II~~			
		Connection							
MAXIMUM FAR (Floor Area Ratio) [1] See also BIMC 18.12.030.C.									
Basic Maximum									
Commercial and Other Nonresidential Uses:	0.6	~~0.4~~	~~0.3~~	~~0.15~~	0.1	0.3	No max.; limited by other standards		
		0.3							
Residential	0.4	~~0.4~~	~~0.3~~	~~0.5~~	~~0.4~~ 0.6	~~0.3~~ 0.5	R-2 standards apply	No FAR limit; limited by other standards:	
		0.5							
Mixed Use ~~[2]~~	1.0	~~0.5~~	~~0.5~~	~~0.5~~	~~0.5~~ 0.7	~~0.3~~ 0.6	No max.; limited by other standards		
		0.5							
Maximum with Bonus	Bonus densities require compliance with BIMC 18.12.030.B, C ~~E~~ and 18.21~~.050~~ as applicable.								
Residential	~~1.0~~ 3.0	~~0.6~~	~~0.6~~	~~1.0~~	~~1.1~~ 4.0	~~0.6~~ 4.0	Bonus densities require compliance with BIMC 18.12.030. B ~~D~~	N/A	N/A
		1.5							
Affordable Housing Development on Property Owned or Controlled by a Religious Organization [~~7~~ 4]	~~1.1~~ 3.0	~~0.8~~	~~0.75~~	~~1.25~~	~~1.2~~ 4.0	~~0.75~~ 4.0	Bonus densities require compliance with BIMC 18.21.050 and 18.12.030.B ~~D~~	N/A	N/A
		1.5							
Mixed Use ~~[2]~~	~~1.5~~ 3.0	~~1.0~~	~~0.9~~	~~1.0~~	~~1.2 (1.4 pursuant to note [3])~~ 4.0	~~0.9~~ 4.0	Bonus densities require compliance with BIMC 18.12.030.B	N/A	N/A
		1.5							

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow ~~Mixed Use~~ Town Center						NC	B/I	WD-I
	Central Core ~~Overlay~~	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay [See BIMC 18.12.030.C]~~	HSR ~~I and II~~			
		<u>Connection</u>							
MINIMUM LOT DIMENSIONS									
Area	N/A	N/A			N/A	N/A	N/A	20,000 sq. ft.	20,000 sq.ft.
Depth	N/A	N/A			N/A	N/A	80	N/A	N/A
Width	N/A	N/A			N/A	N/A	80	N/A	N/A
MAXIMUM LOT COVERAGE									
	100%, excluding setbacks	~~35%~~	~~35% 2,500 sq. ft. max. building footprint south of Wyatt, excluding parking structures located below predevelopment and finished grade~~	~~35%~~	75%	50%	35%	~~35%~~ <u>50%</u>	50%
		<u>35%</u>							
SETBACKS (Minimum required unless otherwise noted) ~~[4]~~ <u>[2]</u> Note: Landscaped areas may serve as setbacks and, in some cases, may exceed the setback requirements. Note: Additional setbacks may be required by: (a) Chapter 16.12 BIMC, Shoreline Master Program; or (b) Chapter 16.20 BIMC, Critical Areas; or									

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow ~~Mixed Use~~ Town Center						NC	B/I	WD-I
	Central Core ~~Overlay~~	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay [See BIMC 18.12.030.C]~~	HSR ~~I and II~~			
		<u>Connection</u>							
(c) BIMC 16.28.040, mining regulations; or (d) BIMC 18.09.030, Use Specific Standards; or (e) BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement.									
Front									
	Commercial: 5 ft. max. from sidewalk; Residential: 10 ft. min. and 20 ft. max. from Madison Ave. sidewalk	~~10 ft. min., 20 ft. max.~~	~~15 ft. min., 20 ft. max.~~	~~5 ft. max. from sidewalk~~	5 ft. max. from sidewalk except as modified by transition standards in BIMC 18.12.030.C	10 ft. max. from sidewalk	0 ft. min., 20 ft. max from any street, planned right-of-way or road easement, unless otherwise provided under special planning area provisions	50 ft. min. along any public right-of-way	40 ft. min. from property in residential districts; 10 ft. min. for all other
		<u>5 ft min., 20 ft. max.</u>							
<u>Winslow Way Overlay District (WWOD) see Winslow Subarea Zoning Map</u>	• <u>Buildings along the WWOD in the must be setback 2-5 ft from the right-of-way. Where able, this setback area is encouraged to be covered by awnings or utilized by business owners to display merchandise or café tables.</u> • <u>Above 2-stories, the upper stories of the building must be "step-backed" between 5-15 feet. The step-back area can be used as outdoor space by tenants.</u>								
Side									
	0 ft.; 5 ft. min. when property abuts the Madison Avenue or	~~0 ft.; 5 ft. min. when property abuts the central core~~	~~5 ft. min.~~	~~0 ft.~~	0 ft.	0 ft.	0 ft. when property abuts another NC zone; 15 ft. when property abuts a residentially zoned property. The city may	10 ft.; 50 ft. when abutting a residentially zoned property. The city may	40 ft. min. from property in residential districts; 10 ft. min. for all other

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow ~~Mixed Use~~ Town Center						NC	B/I	WD-I
	Central Core ~~Overlay~~	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay [See BIMC 18.12.030.C]~~	HSR ~~I and II~~			
		<u>Connection</u>							
	Ericksen Avenue overlay districts	~~overlay district~~						increase this to a maximum of 100 ft. depending on the type, scale, and intensity of the proposed use, subject to site plan review.	
		<u>0 ft.</u>							
Rear									
	0 ft.; 5 ft. min. when property abuts the Madison Avenue or Ericksen Avenue overlay districts	~~0 ft.; 5 ft. min. when property abuts the Central Core or Ericksen Avenue overlay districts~~	~~0 ft.; 5 ft. min. when property abuts the central core or Madison Avenue overlay districts~~	~~0 ft.~~	0 ft.	0 ft.	0 ft. when property abuts another NC zone; 15 ft. when property abuts a residential zone	15 ft. min.; 50 ft. min. when abutting a residential district. City may increase to a maximum of 100 ft. based on type, scale, and intensity of proposed use, subject to site plan review.	40 ft. min. from property in residential districts; 10 ft. min. for all other
		<u>0 ft.</u>							
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC 16.12.030.B.3.i, Regulations – Shoreline Structure Setback View Requirement								

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow ~~Mixed Use~~ Town Center						NC	B/I	WD-I
	Central Core ~~Overlay~~	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay [See BIMC 18.12.030.C]~~	HSR ~~I and II~~			
		Connection							
MAXIMUM BUILDING AND STRUCTURE HEIGHT [5] **Note: Bonus may not be available in the shoreline jurisdiction**									
Base	35 ft.~~; 25 ft. max. south of Parfitt~~	~~25 ft.; 35 ft. north of High School Road~~	~~25 ft.~~	~~35 ft.~~	~~BIMC 18.12.030.C standard height north of Winslow Way;~~ 35 ft. ~~south of Winslow Way~~	35 ft.	35 ft.	35 ft.	35 ft. except that Chapter 16.12 BIMC applies within shoreline jurisdiction
		25 ft							
Bonus 1 if parking under building [~~6~~ 3] OR meeting affordable housing provisions of BIMC 18.12.030.C	45 ft.~~; 35 ft. south of Parfitt~~	~~35 ft.; 45 ft. north of High School Road~~	~~35 ft.~~	~~45 ft.~~	~~BIMC 18.12.030.C optional height north of Winslow Way;~~ 45 ft. ~~south of Winslow Way~~	45 ft.	N/A	N/A	N/A
		35 ft							
Bonus 2 if parking under building [~~6~~ 3] AND meeting affordable housing provisions of BIMC 18.12.030.C	55 ft	45 ft			55 ft	55 ft			
Bonus ~~2~~ 3 for Nonresidential Uses with Major Conditional Use Permit							45 ft.	45 ft.	45 ft.

ZONING DISTRICT DIMENSIONAL STANDARD	Winslow ~~Mixed Use~~ Town Center						NC	B/I	WD-I
	Central Core ~~Overlay~~	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay [See BIMC 18.12.030.C]~~	HSR ~~I and II~~			
		Connection							
Distribution Utility Poles	55 ft. in height above grade. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.								
Transmission Utility Poles	Up to a 25 percent increase above existing pole height above grade with a maximum height of 100 ft. Alternative height limits may apply if additional conditional use permit provisions of BIMC 2.16.050.F are met. See BIMC 18.09.030.F.2 for use standards.								
Bonus 3 Structure Height	Alternative height limits may apply if the conditional use permit provisions of BIMC Title 2 are met. Some encroachments through height limits are permitted under BIMC 18.12.040.								

[1] If the existing FAR for a developed property as of May 21, 1998, is higher than the base FAR for that district, then the existing FAR will be considered the base FAR for that developed property. Total FAR may not be exceeded.

~~[2] In mixed use development, the established FAR in the residential and commercial components shall not be exceeded. For the residential FAR bonus provisions for qualifying housing design demonstration project, refer to the bonus density provisions in BIMC 2.16.020.S.8.~~

~~[3] In mixed use development in the ferry terminal district, an additional 0.2 FAR is permitted in accordance with BIMC 18.12.030.E.2. The additional FAR may be applied to either the residential or commercial component of the mixed use development.~~

[~~4~~ 2] When property adjoins a single-family residential zone, building setback shall be in accordance with the landscape ordinance perimeter landscaping requirements.

~~[5] When property adjoins a lower density residential zone, except in the ferry terminal district, north of Winslow Way, for the first 30 feet of the building from the property line of an adjoining lower density residential zone, the building height shall be the building height of the adjoining lower density residential zone. Optional building height allowed in the adjoining lower density residential district through a conditional use permit may be requested for projects within the mixed use town center and high school road zones through the site plan review process. For building height requirements in the ferry terminal district, north of Winslow Way, reference BIMC 18.12.030.C.~~

[~~6~~ 3] The bonus height is available when parking is located underground or under the occupiable space of the planned building. If parking is located under less than 50 percent ~~or less~~ of the occupiable space, the bonus may only be used for a portion of the building footprint twice as large as the area with parking located beneath.

[~~7~~ 4] The bonus density is available when provisions of BIMC 18.21.050 are met and all bonus FAR is applied to the residential component of the mixed use development.

BIMC Section 18.12.030 Additional dimensional provisions

A. Density and Lot Coverage Bonus for R-8 ~~and R-14~~ Zone District~~s~~.

1. An increase in density when providing affordable housing in the R-8 ~~and R-14~~ zone districts may be granted pursuant to the requirements in Chapter 18.21 BIMC.

2. A density bonus not to exceed 50 percent may be granted to lands in the R-8 ~~and R-14~~ zone districts if the applicant provides permanent, public open space, provided the following criteria are met:

   a. The open space shall abut a public or private street and have adequate public access.

   b. If the subject property being developed is a corner site, placement of the open space at the corner is preferred.

   c. Signage shall be posted to notify that the open space is public and access is permitted.

   d. The amount of the density bonus shall be twice the percentage of the total lot area that is designated as open space. For example, if 25 percent of the total lot area is designated as open space, a 50 percent density bonus may be achieved.

   e. The minimum area designated as public open space must be the larger of (i) 10 percent of the total lot area or (ii) one-quarter acre.

   f. If the open space is not contiguous, then each open space area must be at least one-quarter acre.

   g. A ~~15~~-foot building setback shall be provided along the perimeters of the open space.

   h. Trees retained within the designated open space may fulfill the significant tree/canopy retention requirements of BIMC 18.15.010.

   i. The public open space density bonus may be combined with other density bonuses applicable to this zone; provided, that the total combined density bonus, in total, does not exceed whichever density bonus is higher ~~50 percent of the base density~~.

   j. The open space shall be established as permanent, public open space through one of the following means through either public or private ownership. For purposes of this provision, public ownership means that the city or other public agency chooses to accept ownership of open space and that upon approval and acceptance by the director, open space shall be dedicated to the public. Private ownership means that the open space is held in private ownership if established by easements, restrictive covenants, or other similar legal means in which

   (i) public access and maintenance of the open space are adequately provided for by written agreement, and such agreements or covenants are recorded with the county auditor; and

   (ii) in the event that the open space is not maintained consistent with the agreement, the city shall have the right to provide the maintenance of the open space and bill the owner for the cost of maintenance.

   ~~k. Lands that are located in the critical areas overlay district, as identified in the comprehensive plan, are not eligible for the density bonus provided in this section.~~

   k ~~l~~. In the R-8 zone district, no portion of any building within 20 feet of a front yard setback located across the street from a single-family residential zone shall exceed a height of 25 feet.

   l ~~m~~. In the R-8 zone district, building design shall incorporate features such as pitched or terraced roof forms, upper level stepbacks, wall recesses and/or other architectural treatment to minimize building bulk and scale as perceived from adjoining streets and neighborhoods.

~~n. In the R-14 zone district, open space that is selected under the provisions of subsection B.7 of this section or required as mitigation for development impacts may not be included in the open space calculations related to the density bonus provided in this section.~~

3. When the density bonus provisions in subsection A.2 of this section are used, the maximum lot coverage in the R-8 ~~and R-14~~ zone district~~s may be increased as follows:~~

~~a. In the R-8 zone district, the lot coverage~~ may be increased to 40 percent;

~~b. In the R-14 zone district, the lot coverage may be increased 50 percent.~~

4. For micro-unit multifamily in the R-8 zone, each “Micro-unit” will be counted as 0.25 dwelling units for the purposes of calculating density.

~~B. Additional Height in R-14 District. In the R-14 zone district, an applicant who requests additional lot coverage pursuant to subsection A.3 of this section shall not be allowed to also increase maximum allowable building height unless the applicant demonstrates that:~~

~~1. The applicable design guidelines are met; and~~

~~2. The criteria for conditional use permit approval of additional height in the R-14 district, as set forth in BIMC Title 2, are met; and~~

~~3. The increased height facilitates underground or enclosed under-building parking to the extent feasible; and~~

~~4. The building massing contains significant modulations; and~~

~~5. Thirty percent of the property must be retained as pervious surface area. Pervious surface areas can include landscaping, unpaved stormwater management facilities, underground or overhead utility lines, perimeter fences, and pervious trails. Setback areas and significant tree retention areas can count towards the required pervious surface area. Pervious surface area shall exclude areas covered by (a) structures, including decks, fountains, artwork, utility cabinets, lighting fixtures, trash enclosures, and signs; and (b) areas covered by paving and/or gravel, including sidewalks, impervious paths, patios, parking areas, and driveways; and~~

~~6. Mechanical equipment shall be enclosed or screened, and such enclosures or screening shall be architecturally integrated into the building design or landscape plan; and~~

~~7. The project provides one or more public amenities that would not otherwise be provided, such as greater significant tree retention or provision of more open space than is otherwise required, publicly accessible play areas, trails, or benches, or other amenities proposed by the applicant and approved by the city.~~

~~C. Transition Standards in the Ferry Terminal Overlay District. In order to protect adjacent neighborhoods, a 100-foot-wide transition area is established in the ferry terminal overlay zone, north of Winslow Way, as follows: along the west side of Ferncliff Avenue, starting approximately 100 feet north of Winslow Way; along the north boundary of the district, east of Cave Avenue; and along both sides of Cave Avenue, starting approximately 300 feet north of Winslow Way. The landscaping requirements and height restrictions illustrated below shall apply to this transition area. Portions of the ferry terminal overlay district that are not in the transition area designated by this section shall comply with all other applicable ferry terminal overlay district requirements.~~



B ~~D~~. Bonus Density in NC District. Bonus density shall be available in the NC district as follows:

1. Three units per acre with the provision of transfer of development rights (TDRs), in accordance with Chapter 18.27 BIMC; or

2. Three units per acre with the provision of affordable housing for the bonus units, in accordance with the additional provisions of Chapter 18.21 BIMC; or

3. Three units per acre if the development is commercial/residential mixed use and public sewer and public water are not provided, or five units per acre if the mixed use development is on public water and sewer. The residential units must be located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor.

a. In instances where a project contains both mixed use and residential-only buildings, the bonus density shall only be calculated based on the mixed use buildings. The residential-only buildings shall not be used to calculate the bonus density; or

4. Five units per acre with the provisions of TDRs and public sewer and water; or

5. Five units per acre with public water and sewer and the provision of affordable housing for the bonus units in accordance with the additional provisions of Chapter 18.21 BIMC; or

6. Up to 12 units per acre for those specific parcels NC/R-12 located in Lynwood Center and so designated on the land use map as NC/R-12 for the Lynwood Center special planning area; provided, that all requirements of this title applicable to the NC are met, and that:

a. The development is commercial/residential mixed use with the residential units located above the ground floor if the building is located on a collector or secondary arterial or higher road classification; however, for mixed use projects, if the building fronts on a local or private street, residential units can be located on the ground floor; and

b. Public sewer and water are provided; and

c. The requirements of Chapters 18.18 ~~and18.21 BIMC are met~~; and

d. A community center is constructed that is of similar style and quality to the entire development, is no less than 2,000 square feet, provides kitchen facilities, public rest rooms and outside access. The community center is to be used primarily for community functions.

7. For micro-unit multifamily in the NC and NC/R-12 zones, each “Micro-unit” will be counted as 0.25 dwelling units for the purposes of calculating density.

8. Pursuant to RCW 35.21.990, for existing buildings is in the NC or NC/R-12 zoning districts, there is a 50% residential density bonus, based on the underlying R-2 density, allowed for constructing such units wholly within an existing building, except ground floor commercial or retail that is along a collector or secondary arterial. New parking spaces for the added dwelling units are not required. All other applicable standards would apply.

C ~~E~~. Bonus Density ~~to Incentivize Affordable Housing~~ in Winslow Town Center ~~Mixed Use and High School Road Districts~~.

Eligible properties may achieve additional development ~~maximum level of development~~ above the base FAR and additional building height, as provided for in Table 18.12.020-3, by using one, or a combination of, the following FAR bonus provisions, in accordance with the additional provisions of Chapter 18.21 BIMC, and any other applicable standards or requirements. The FAR bonus provisions may be combined to achieve the maximum level of development established for each district. ~~In no case shall the total commercial, residential or mixed use FAR exceed the maximum FAR as provided for in Table 18.12.020-3.~~

1. Optional Affordable Housing Bonus Density/ Voluntary Inclusionary Zoning.

a. Development projects may build 1 extra story of building height by providing the amount of designated affordable housing units outlined below in Table 18.12.030-1, as an alternative to providing underbuilding parking, as provided for in Table 18.12.020-3.

b. Development projects are eligible to utilize the maximum bonus FAR and 2 additional stories of building height, provided in Table 18.12.020-3, by providing underbuilding parking and providing the amount of designated affordable housing units outlined below in Table 18.12.030-1. Projects that utilize this maximum bonus FAR must provide at least two different unit sizes, with 25% of units 900 square feet or less in size. No more than half of the designated affordable units can be this lower unit size.

Table 18.12.030-1		
Zone	**Amount of Affordable Housing Units Required**	**Required Affordable Housing Income Level (BIMC Section 18.21.020)**
Central Core	**25%**	Households at or below low income (i.e. 80% AMI or below)
Connection	**20%**	
Ferry	**25%**	
High School Road	**25%**	

2. Development Projects Providing 100% Low-Income Affordable Housing.

a. Development projects may have available the maximum bonus FAR and the maximum building height, without providing underbuilding parking as provided for in Table 18.12.020-3, by providing half of the dwelling units for households at or below low income (i.e. 51-80% AMI) and half of the dwelling units for households at or below very low income (i.e. 50% AMI). The development can also provide more than half of the units for very low income households. ~~Parking requirements outlined in BIMC 18.15.020 may be reduced as approved by the Director.~~

~~3. Mandatory Affordable Housing for New Development on Larger Properties within the Winslow Town Center.~~

~~a. Development projects with a total lot area two acres or greater are required to provide the amount and type of designated affordable housing units outlined below in Table 18.12.030-2. The maximum bonus FAR and one story of bonus building height is available for such projects, as provided for in Table 18.12.020-3. A second story of bonus building height is available by providing underbuilding parking, as provided for in Table 18.12.020-3.~~

~~b. Projects that utilize this maximum bonus FAR must provide at least two different unit sizes, with 25% of units 900 square feet or less in size. No more than half of the designated affordable units can be this lower unit size.~~

~~Table 18.12.030-2~~	
~~Amount of Affordable Housing Units Required~~	**~~Required Affordable Housing Income Level (see BIMC Section 18.21.020)~~**
~~5%~~	~~Households at or below low income (80% AMI or below)~~
~~10%~~	~~Households at or below middle income (up to 120% AMI)~~

~~a. FAR Bonus. Up to 100 percent of the maximum residential FAR bonus may come from providing affordable housing as defined in Chapter 18.36 BIMC; provided, that the difference between the base residential FAR and the maximum residential FAR shall be dedicated to affordable housing. A portion of~~

~~the total floor area that is of common use and benefit to the entire residential development (for example, interior halls, stairwells, laundry rooms, exercise rooms) may be included in the calculation of the affordable housing component. This portion shall be the same percentage as the affordable housing provided. For example, if 20 percent of the living unit floor area is for affordable housing, then 20 percent of the common floor area may be included in the total affordable housing calculation. Development of the optional affordable housing shall be in accordance with Chapter 18.21 BIMC and Table 18.12.030.~~

~~Table 18.12.030: Optional Affordable Housing Bonus Summary Table~~

~~Size of Development~~	~~Residential development less than 10,000 sq. ft.~~	~~Residential development of 10,000 sq. ft. but less than 60,000 sq. ft.~~	~~Residential development more than 60,000 sq. ft.~~
~~Affordable Housing FAR Bonus~~	~~Must provide 100 percent of bonus square footage for extremely low, very low, or moderate income groups.~~	~~Must comply with following ratios:~~ ~~(a) 100 percent of bonus for all moderate; OR~~ ~~(b) 0.2 of bonus for extremely low, very low, or low income groups;~~ ~~0.5 of bonus for moderate income group; and~~ ~~0.3 of bonus for middle income group.~~	~~Must comply with following ratios:~~ ~~0.1 of bonus for extremely low, very low or low income groups;~~ ~~0.6 of bonus for moderate income group; and~~ ~~0.3 of bonus for middle income group.~~ -

3. ~~b.~~Preservation of the Islander Mobile Home Park. Preservation of the Islander Mobile Home Park as an existing park site for manufactured homes shall be maintained ~~encouraged~~ through the following provisions.

i. Unused FAR from the parcel on which the mobile home park is located ~~may be~~ has been transferred to another parcel or parcels within the ~~Mixed Use~~ Winslow Town Center~~. For example, the base FAR for the mobile home park would be calculated, less the FAR of the mobile homes. In exchange for permanently preserving the mobile home park, the owner of the property may transfer the unused FAR to another parcel or parcels in the Mixed Use Town Center~~, where it may be used as bonus residential FAR above the base FAR for that district.

ii. Permanent preservation of the mobile home park may be used as an affordable housing bonus on another parcel or parcels within the ~~Mixed Use~~ Winslow Town Center. For example, in exchange for preserving the mobile home park, the owner of the property would be deemed to have met the affordable housing bonus provisions of subsection A.1 of this section, and could achieve the maximum FAR bonus for residential development on another parcel or parcels in the ~~Mixed Use~~ Winslow Town Center. ~~The owner of the mobile home park may either apply the FAR bonus to another parcel(s) he or she owns, or transfer or sell the bonus to another property owner in the Mixed Use Town Center.~~

~~2. Ferry-Related Parking. In the ferry terminal district, an additional 0.2 FAR may be achieved by relocating existing legal surface ferry commuter parking on site (as shown on Figure 6.2 of the Winslow master plan) to under-building or below-grade parking. The percentage of the additional FAR that is achieved shall be dependent upon the percentage of parking that is relocated. For example, if 50 percent of existing surface ferry commuter parking on site is relocated under-building or below grade, then 50 percent of the total additional FAR (or 0.1 FAR) may be achieved.~~

18.15.020 Parking and Loading

All development shall comply with the following regulations addressing parking and loading unless other applicable regulations require additional or different treatment of parking and loading, in which case the more specific standard or criteria shall apply. The following sections of the BIMC may impose additional development standards, and in the case of conflict between any two or more development standards or criteria, the more specific shall apply:

BIMC 16.12.030.C.3, Shoreline Master Program, Parking.

Chapter 16.20 BIMC, Critical Areas.

BIMC 18.15.010, Landscaping and screening.

A. Purpose. The purpose of this section is to provide for safe, efficient and well-designed access and parking while minimizing the environmental and visual impact of motor vehicle facilities.

B. General Requirements.

1. Driveways, parking, and walkways shall accommodate pedestrians, motor vehicles and bicycles used by occupants or visitors of a structure or use. Location is subject to review of the planning and engineering departments.

2. No building permit shall be issued until the applicant has submitted satisfactory plans demonstrating that required parking facilities will be provided and maintained.

3. Unless authorized by a conditional use permit or this title, the use of property in a residential zone for commercial parking is prohibited.

4. All driveways and other parking areas, except those serving single-family residences, shall be surfaced with permanent materials acceptable to the public works department, and shall be designed to manage stormwater runoff in accordance with Chapter 15.20 BIMC. Existing designated parking areas with nonconforming gravel surfacing can continue to be used, without modification, to provide up to six required parking spaces.

5. Residential parcels are encouraged to have two-track driveways (also known as Hollywood or wheel strip driveways).

6. Unless approved by the director, only a single access to public right-of-way is allowed for an individual lot. More than one access may be allowed by the director if the director determines, based on drawings or other information submitted by the applicant, that (a) the proposed site access includes measures that mitigate any identified negative impacts or effects that would result from the additional access point(s); and (b) the additional access point(s) will improve on-site or off-site traffic flow or is necessary for, or will help facilitate, compliance with other requirements of this chapter.

7. Joint use of required access ways with adjacent properties is encouraged. The director may approve joint access if the applicant demonstrates to the satisfaction of the director that the joint access (a) will promote the orderly development of the surrounding area; or (b) will help reduce or avoid cumulative adverse impacts that would result from each property accessing the right-of-way separately; and (c) will not create a safety hazard.

8. With the exception of residential ~~single-family and duplex~~ buildings ~~on individual lots~~, access and parking spaces shall be designed so that no backing movement by a vehicle, except emergency and service and delivery vehicles, shall be allowed onto a public right-of-way; provided, that the director may waive this requirement where no reasonable design alternative exists.

9. No parking space may block access to other parking spaces unless tandem parking has been approved for a residential building ~~single residence or individual dwelling units of a multifamily structure~~.

10. On-street parking created or designated in conjunction with and adjacent to a project may be included in the parking space calculation upon approval of the director.

11. When new or expanded development is required to provide parking for more than 10 cars, the development shall integrate electric vehicle charging infrastructure as required in subsection C.3 of this section. For the purposes of this subsection, “expansion” means that a development is expanded by more than five percent of its existing floor area, or by more than five percent of its overall size in cases where floor area is not applicable, and the requirements of subsection C.3 of this section apply to only those spaces associated with the expansion.

12. When a new development is required to provide parking for more than 25 cars, at least one parking space near the entrance must be reserved and signed for use by a shared-car program. All parking spaces reserved and signed for use by a shared-car program must also be EV-capable.

13. The provisions of subsections C.11 and 12 of this section are intended to amend and supersede the state building code provisions in WAC 51-50-0429. Further, the provisions of subsections C.11 and 12 of this section do not apply to single-family residences and multifamily residential buildings containing four or fewer residential units as defined in RCW 19.27.015(4).

14. For all development except for single-family residential, the required parking for two or more complementary uses may be reduced up to 50 percent when provided by a common parking lot, but may not be reduced below the highest parking requirement. The reduction shall be reviewed and authorized by the director of planning and community development together with a site plan and design review permit, building permit, or business license, depending on when the parking space reduction is proposed.

15. Pursuant to RCW 36.70A.622(1)(f), off-street parking requirements can be reduced or waived if compliance with any tree retention requirements of BIMC Chapter 16.32, Title 17, or Section 18.15.010 would otherwise make a proposed residential development or redevelopment infeasible.

C. Number of Automobile Spaces Required.
1. General Provisions. All development shall provide the number of parking spaces indicated in this subsection C and Tables 18.15.020-1 and 18.15.020-2. All parking lots shall comply with the minimum requirements for handicapped parking spaces, as required by Washington State regulations related to barrier-free facilities, with the exception of single-family residential and multifamily residential development on individual lots. Above-ground parking lots exceeding the number of spaces required by this section are not allowed unless approved by the planning commission; spaces provided in underground parking garages are exempt from parking maximums.

EXCERPT Table 18.15.020-1: Off-Street Parking Spaces Required for Residential, Neighborhood Center, Business/Industrial, and Water-Dependent Industrial Zone Districts

Land Use	Spaces Required
Residential dwelling unit in a single-family residential district [1]	2 spaces for each primary dwelling unit and 1 space for each accessory dwelling unit. In the Winslow Subarea residential districts, 1 space is required for each dwelling unit.
Residential dwelling unit in a multifamily residential, NC, or B/I district	~~1~~ 0.5 space per primary dwelling unit that is a studio or 1 bedroom unit, and 2 spaces for all other primary dwelling units.
	Dwelling units situated directly above a commercial use or directly above parking serving a commercial use in the NC district or live/work units in the B/I districts shall require ~~1~~ 0.5 parking space. Dwelling units separate from the commercial use or its

EXCERPT Table 18.15.020-1: Off-Street Parking Spaces Required for Residential, Neighborhood Center, Business/Industrial, and Water-Dependent Industrial Zone Districts

Land Use	Spaces Required
	parking by one or more intervening floors shall not be considered to be located "directly above" that use, and therefore 2 parking spaces are required.
	0.25 off-street parking spaces per micro-unit multifamily dwelling unit.
	The director may require guest parking in excess of the required parking spaces, whether or not the required parking is reduced pursuant to BIMC 18.15.020.B.12, up to a maximum additional ~~0.5~~ 0.1 stall per dwelling unit, if there is inadequate guest parking on the subject property or publicly available parking is not nearby.

[1] Residential parking requirements may be reduced by 50 percent for dwelling units located within a one-half-mile radius and 25 percent for dwelling units located within one-half mile and a one mile radius of the ferry terminal providing scheduled service to Seattle. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below ~~one~~ 0.5 space per parking unit, unless a lower parking requirement is applicable. This provision does not preclude the authority of the director to require guest parking as described in this table.

EXCERPT Table 18.15.020-2: Off-Street Parking Spaces Required in ~~Mixed Use~~ Winslow Town Center ~~Districts~~ [1]

Land Use	Spaces Required					
	Central Core Overlay	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay~~	High School Road ~~I and II~~
		Connection				
Residential Uses						
Minimum spaces per unit [3]	~~1~~ 0.5 space per primary dwelling unit that is a studio or 1 bedroom unit, and ~~2~~ 1 spaces for all other primary dwelling units. Each dwelling unit situated directly above a commercial use or directly above parking serving a commercial use ~~in the NC or B/I districts~~ shall require ~~1~~ 0.5 parking space. Dwelling units separate from the commercial use or its parking by one or more intervening floors shall not be considered to be located "directly above" that use. The director may require guest parking in excess of the required parking spaces, whether or not the required parking is reduced pursuant to BIMC 18.15.020.B.12, up to a					

EXCERPT Table 18.15.020-2: Off-Street Parking Spaces Required in ~~Mixed Use~~ Winslow Town Center ~~Districts~~ [1]

Land Use	Spaces Required					
	Central Core Overlay	~~Madison Avenue Overlay~~	~~Ericksen Avenue Overlay~~	~~Gateway Overlay~~	Ferry ~~Terminal Overlay~~	High School Road ~~I and II~~
		Connection				
	maximum additional ~~0.5~~ 0.1 stall per dwelling unit, if there is inadequate guest parking on the subject property or publicly available parking is not nearby.					
	0.25 off-street parking spaces per micro-unit multifamily dwelling unit.					
Maximum above-ground spaces per unit	2					

[1] For properties along Winslow Way, there shall be no driveway from private property to the street except as approved as a conditional use. Driveways in existence prior to July 1, 1987, are excepted from this requirement.

[2] Applies to uses in the food and beverage, office and services, and retail categories in Table 18.09.020.

[3] Residential parking requirements may be reduced by 50 percent for dwelling units located within a one-half-mile radius and 25 percent for dwelling units located between one-half mile and a one-mile radius of the ferry terminal providing scheduled service to Seattle. This provision may not be used in conjunction with senior housing or other parking reduction arrangements, and the required number of parking spaces shall not be reduced below ~~one~~ 0.5 space per parking unit unless a lower parking requirement is applicable. This provision does not preclude the authority of the director to require guest parking as described in this table.

J. Design Standards.

1. Parking Space and Aisle Dimensions. Except as provided in subsection J.1.e of this section, parking lots shall be designed according to Table 18.15.020-5. Space depth shall be measured exclusive of access drives, aisles and other physical obstructions. Small car spaces may total no more than 30 percent of the required number. Except for accessible spaces, which are larger by definition, minimum dimensional requirements for a standard size (not compact) parking space are 8 feet by 20 feet, pursuant to RCW 36.70A.622(1)(e).

a. Parking lots shall have direct access to a street or road easement and shall provide unobstructed access driveways exclusive of the required parking areas.

b. Multifamily and nonresidential developments shall use access standards as shown in Table 18.15.020-5.

c. Where possible, single-family residences shall share access drives.

d. Access drive widths for single-family residences shall be determined by the city engineer or fire marshal.

e. For parking located in structures, columns or other structural elements may encroach into the parking space a maximum of six inches on a side; provided, that no wall, post, guardrail, or other element shall obstruct car door opening or the exit-way of persons from a parked vehicle.

Table 18.15.020-5: Parking Space and Lot Design and Dimensions [1]

A Parking Angle	B Stall Width (ft.)	C [2] Stall Depth (ft.)	D Aisle Width (paved surface ft.)	Direction of Travel
45°	7.5	15	11	1-way
	~~8.5~~ 8	18	13	1-way
	7.5	15	18	2-way
	~~8.5~~ 8	18	20	2-way
60°	7.5	15	14	1-way
	~~8.5~~ 8	19.5	14.5	1-way
	7.5	15	20	2-way
	~~8.5~~ 8	19.5	20	2-way
75°	7.5	15	17.5	1-way
	~~8.5~~ 8	20	18.5	1-way
	7.5	15	20	2-way
	~~8.5~~ 8	20	20	2-way
90°	7.5	15	20	2-way
	~~8.5~~ 8	19	24	2-way
Parallel	20	~~8.5~~ 8	12	1-way
	20	~~8.5~~ 8	12	2-way

[1] The first line of each category (e.g., 45 degrees, one-way travel) indicates the dimensions for compact cars.

[2] Where wheel stops are required, they shall be placed 18 inches from the end of stall. Landscaping may be located between the wheel stop and the end of the stall. Landscaping so located shall be in addition to, and not part of, any landscaping required by this title.

2. Grades. Where parking spaces are designated, grades shall not exceed six percent. Driveways and driving lanes between separate groups of parking shall not exceed 14 percent. Parking areas on sloping lots shall be laid out so that parked cars lie perpendicular to the slope. Where existing grades on property proposed for a parking lot exceed 10 percent, the city may require a topographic survey to show existing and proposed grades.

Chapter 18.21
AFFORDABLE HOUSING

Sections:

18.21.005 Generally.

18.21.010 Purpose.

18.21.020 General provisions for ~~optional~~ affordable housing

18.21.030 Optional residential density bonus for the "Ferncliff A~~a~~ffordable H~~h~~ousing Area".

18.21.040 Optional fee-in-lieu.

18.21.050 Affordable housing development on property owned or controlled by a religious organization.

18.21.005 Generally.

This chapter sets forth ~~optional~~ provisions for density bonuses in return for the construction of new affordable housing units. Residential density bonus proposals will be reviewed concurrently with the primary land use application. A preapplication conference will be required for any land use application that includes a proposal for the affordable housing density bonus.

18.21.010 Purpose.

The purpose of this chapter is to implement the policies contained in the housing element of the comprehensive plan and the Winslow Subarea Plan by providing an both optional and mandatory programs for the construction of affordable housing in new single-family and multifamily residential developments. The Growth Management Act (GMA) requires the city to make adequate provisions for existing and projected housing needs of all economic segments of the community as determined by the housing needs assessment, contained in the housing element. The housing element reflects the city's goal of dispersing affordable housing throughout all geographic and economic segments of the community, and providing a mixture of housing types to discourage the development of economic enclaves. The city recognizes that the marketplace is the primary supplier of adequate housing for those in the upper economic groups, but that some combination of appropriately zoned land, regulatory incentives and innovative planning techniques will be necessary to make adequate provisions for the needs of households whose incomes are at or below middle income (as those terms are defined in Chapter 18.36 BIMC).

18.21.020 General provisions for ~~optional~~ affordable housing.

A. Siting of Affordable Dwelling Units or Residential or Mixed Use Building Lots. The affordable units constructed under the provisions of this chapter shall be included within the parcel of land for which the density bonus is granted. Segregation of affordable housing units within the development from market rate housing units shall be avoided whenever practical.

The department of planning and community development shall calculate and publish annually the maximum purchase prices and maximum rents applicable to each of the following income groups:

1. Extremely low income: less than 30 percent of median household income;
2. Very low income: 31 percent through 50 percent of median household income;
3. Low income: 51 percent through 80 percent of median household income;
4. Moderate income: 81 percent through 95 percent of median household income;
5. Middle income: 96 percent through 120 percent of median household income.

B. Duration of Affordability.

1. Rental Units.

a. Prior to the effective date of Ordinance No. 2021-11 on February 11, 2021, affordable rental housing units created as a result of the provisions of this chapter shall remain affordable for a period of 30 years from the time of first occupancy and shall be secured by a recorded agreement and covenant running with the land, binding all the assigns, heirs, and successors of the applicant.

b. For development projects that filed a complete land use permit application with the city subsequent to the effective date of Ordinance No. 2021-11 on February 11, 2021, affordable rental housing units created as a result of the provisions of this chapter shall remain affordable for a period of at least 50 years from the time of first occupancy and shall be secured by a recorded agreement and covenant in accordance with subsection C of this section.

2. Home Ownership Units.

a. Prior to the effective date of Ordinance No. 2021-11 on February 11, 2021, all affordable home ownership units created as a result of the provisions of this chapter shall be initially sold to income-qualified households and thereafter subject to a mechanism that is specified in an appropriate administrative procedure adopted by resolution by the city council allowing the city to capture a share of the appreciation when the unit is sold at market rate. The city's share of the proceeds shall be placed in its housing trust fund. The affordable housing unit(s) shall be secured by a recorded agreement and covenant in accordance with subsection C of this section.

b. For development projects that filed a complete land use permit application with the city subsequent to the effective date of Ordinance No. 2021-11 on February 11, 2021, affordable home ownership units created as a result of the provisions of this chapter shall be sold to income-qualified households and shall remain affordable for a period of 99 years from the time of first occupancy. The affordable housing unit(s) shall be secured by a recorded agreement and covenant in accordance with subsection C of this section.

3. A unit that is owned or sponsored by a public or private nonprofit agency that already restricts benefit and resale is exempt from the provisions of subsections B.1 and B.2 of this section.

C. Required Documentation. Prior to the final approval of any land use application to which this chapter is applicable, the owner of the affected parcels shall deliver to the city a duly executed covenant running with the land, binding all the assigns, heirs, and successors of the owner of the affected parcels, in a form approved by the city attorney, identifying the units or parcels and acknowledging their obligation under this section. The applicant shall be responsible for the cost and recording of the covenant.

D. Construction of Affordable Units. When dwelling units subject to this chapter will be constructed in phases, or over a period of more than 12 months, a proportional amount of affordable housing units must be completed at or prior to completion of the related market rate dwellings, or as approved by the director.

E. Phased Development. If a project is to be phased, the proportion of affordable units or residential building lots to be completed with each phase shall be determined as part of the phasing plan approved by the director.

F. Unimproved Lots to Be Sold. Where the applicant intends to sell the individual unimproved lots created as a result of the provisions of this chapter, it is the responsibility of the applicant to arrange for the affordable units to be built.

~~G. Attached Housing. In single-family developments where there are two or more affordable units, side yard setbacks may be waived to allow for attached housing units for affordable units only. The placement and exterior design of the attached units must be such that the units together resemble as closely as possible a single-family dwelling.~~

G ~~H.~~ Definition of Benefit. Where the code limits benefits to households whose incomes are at or below a specified income, the purpose is to include all categories of income, as defined in Chapter 18.36 BIMC,

below the category specified. For example, if the benefit limit is, "to those households whose incomes are at or below low-income," households who are extremely low income, very low income and low income may benefit.

18.21.030 Optional residential density bonus for the "Ferncliff A~~a~~ffordable H~~h~~ousing Area.

A. Purpose. The goal of this section is to increase the housing supply and the choice of housing styles available in the residential area north of the ferry terminal, where active transportation infrastructure exists; to promote socioeconomic diversity by adding to the stock of income-qualified housing; to encourage development of smaller homes, at reasonable prices, in neighborhoods attractive to a mix of income and age levels.

B. ~~A.~~ Applicability. This section applies to ~~all land use applications~~, to the area identified as "Ferncliff Affordable Housing Area" on Figure 18.21.030-1 except ~~the following: (1)~~ for the construction of one single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation~~,~~ ~~(2) the Mixed Use Town Center and the High School Road districts (provisions for the Winslow Town Center are contained in BIMC 18.12.030.E. (3) neighborhood centers (NCs) (provisions for this zone are contained in BIMC 18.12.030.D), and (4) the critical areas overlay districts identified in the comprehensive plan, which are not eligible for density bonuses~~.

C. Review and Approval Process. Housing projects that opt to provide affordable housing in exchange for bonus density shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit, e.g. Site Plan and Design Review or Subdivision (see BIMC 2.16.030 through 2.16.170). Maximum home size for all units is 1,600 sq. ft.

D. Bonus Density Development projects may achieve the bonus density by providing the amount of designated affordable housing units as described below in Table 18.21.030-1.



Figure 18.21.030-1

Table 18.21.030-1		
Bonus Density	**Amount of Affordable Housing Units Required**	**Required Affordable Housing Income Level (BIMC Section 18.21.020)**
2.5 x Base Density	**at least 25% of total units (after density bonus)**	Households at or below low income (i.e. 80% AMI or below)
ADUs are permitted in such single-family development but may not be counted as units towards meeting the affordable housing unit requirements.		

E. Flexible Development Standards. The applicant may request that development standards from BIMC Titles 17 and 18 be modified as part of permit review for these affordable housing projects. The city will review the request to modify development standards through the project review process. Requirements of BIMC Title 16 may not be modified. The following development standards may be modified:

1. Minimum Lot Dimensions and Size. Reductions in lot size or dimensions are subject to approval by the Kitsap County Public Health District.
2. Maximum Lot Coverage. Maximum lot coverage can be increased above zoning district requirements with no maximum.
3. Setbacks. Unless required for public safety purposes, such as sight distance, zoning and subdivision setbacks may be reduced as described below. This section does not supersede lesser setback requirements as outlined in Tables 17.12.070-1 and 18.12.020-2, as applicable. Additional vegetative landscaping screen may be required by the director when reducing setbacks.
    a. Zoning Setback Reductions. Front setback to on-site access: 10 feet.
    b. Subdivision Setback Reductions.
        i. All interior subdivision setbacks: zero feet.
        ii. Building to on-site access: 10 feet.
4. Natural Area. For residentially zoned projects developed under BIMC Title 17, the prescriptive natural area requirements in Table 17.12.070-1 do not apply. Instead, the project shall integrate at least 400 square feet of natural area per unit.

~~B. Rental Affordable Housing. Density for land subject to the provisions of this section may be increased by up to 50 percent above the underlying base density when each of the additional units is provided for households whose incomes are at or below low income.~~

~~C. For-Purchase Affordable Housing. Density for land subject to the provisions of this section may be increased above the base density by the following amounts:~~

~~1. Up to a maximum of 50 percent above the underlying base density when each of the additional units or residential building lots is provided for households whose incomes are at or below low income.~~

~~2. Up to a maximum of 40 percent above the underlying base density when each of the additional units or residential building lots is provided for households whose incomes are at or below moderate income.~~

~~3. Up to a maximum of 20 percent above the underlying base density when the first 10 percent of the housing units are affordable to households with incomes at or below moderate income. The remaining 10 percent may be affordable to households whose incomes are at or below middle income.~~

~~D. Summary Table. The provisions of subsections B and C of this section are summarized in Table 18.21.~~

~~**Table 18.21: Affordable Housing Density Bonus Provision Summary**~~

~~**Affordable Housing – Optional For Purchase**~~	~~**For Rent**~~
~~Up to 50% density bonus if each of the bonus units are affordable to households whose incomes are at or below low income.~~	~~Up to 50% density bonus when each of the bonus units is affordable to households with incomes at or below low income.~~
~~Up to a 40% density bonus if each of the bonus units are affordable to households whose incomes are at or below moderate income.~~	
~~Up to a maximum of 20% above the underlying base density when the first 10% of the housing units are affordable to households with incomes at or below moderate income. The remaining 10% may be~~	

~~Affordable Housing – Optional For Purchase~~	~~For Rent~~
~~affordable to households whose incomes are at or below middle income.~~	

18.21.040 Optional fee-in-lieu.

A. The owner of an affordable residential building lot constructed or created as a result of the provisions of this chapter, as now or previously codified, as part of a land use application approved on or before June 1, 2008, may make a financial contribution, as described in this section, to the city's housing trust fund instead of complying with the requirements of BIMC 18.21.020, as now or previously codified, to obtain or maintain the bonus density allowed under this chapter, as now or previously codified.

B. The amount of such financial contribution to the city's housing trust fund shall be set by the city manager, subject to the following restrictions:

1. The amount must be at least 60 percent of the fair market value of the affordable residential building lot at the time of sale. A certified appraiser shall determine the affordable residential building lot's fair market value. The appraisal will assume that sale of the lot will not be restricted to only income-qualified individuals. The owner will pay for the appraisal by a certified appraiser acceptable to the city.

2. The amount must be deposited into the city's housing trust fund within 14 days of the closing of the sale of the affordable residential building lot.

3. In circumstances where development of the affordable residential building lot is restricted by conditions on the face of a plat or short plat, the owner must initiate and pay for a plat amendment to remove or modify such conditions. Approval of such a plat amendment must be obtained before the lot may be sold to an individual who is not income-qualified, and such approval will be conditioned upon a financial contribution to the city's housing trust fund under this section.

4. Prior to initiating a plat amendment, the owner must demonstrate that they attempted, in good faith, to locate an income-qualified buyer interested in purchasing the affordable residential building lot and were unsuccessful.

18.21.050 Affordable housing development on property owned or controlled by a religious organization.

A. In accordance with RCW 36.70A.545, the city shall allow a density bonus consistent with this section for properties owned or controlled by a religious organization. For the purposes of this section, "religious organization" is defined as provided in RCW 36.70A.545. All projects governed by this section shall comply with RCW 36.70A.545 and the requirements set forth in this section.

~~B. Pilot Project Phase. In order to implement the requirements of RCW 36.70A.545 consistent with local needs, the city will utilize a pilot project phase as part of a broader application and implementation of the regulations. Initially, implementation of this section shall be limited to the only request from a religious organization for an increased density bonus for an affordable housing development that the city has received related to RCW 36.70A.545, as of adoption of the ordinance codified in this section, which relates to the approximately eight-acre property collectively known as "Bethany Lutheran Church," located at the southwest intersection of NE High School Road and Sportsman Club Road NE and zoned R-0.4. The pilot project phase shall be in effect until December 31, 2027. Beginning January 1, 2028, the pilot project phase of these regulations will no longer be in effect and this section will apply to all requests submitted in accordance with RCW 36.70A.545 and this code, regardless of the location of the property within the city's jurisdictional limits.~~

B ~~C~~. All projects shall comply with existing land use permit review procedures depending on the type of housing development that is proposed. Multifamily housing shall be reviewed in accordance with the site plan and design review process set forth in BIMC 2.16.040, and subdivisions shall be reviewed in

accordance with the short or long subdivision process set forth in BIMC 2.16.070 or 2.16.125 (respectively), unless specifically modified by this section.

C ~~D~~. All projects shall be subject to applicable residential development standards for BIMC Titles 15, 16, 17, and 18, unless specifically modified by this section. All projects shall comply with the requirements of the city and the Kitsap Public Health District for providing drinking water and on-site septic, if applicable.

D ~~E~~. Project Density Bonus. The density for projects may be increased above the base density as follows; provided, that all other applicable provisions of this code are met:

1. For projects within the ~~Mixed Use~~ Winslow Town Center/~~HSR I and II zones~~ (where bonus density for affordable housing is otherwise governed by BIMC 18.12.030.C ~~E~~), bonus density shall be governed by Table 18.12.020-3 and the maximum floor area ratios depicted therein.

2. For projects within the Neighborhood Center zones (where bonus density for affordable housing is otherwise governed by BIMC 18.12.030.B ~~D~~), density may be increased as follows: one additional unit per acre beyond what is already provided as bonus for projects not served by public sewer, and two additional units per acre beyond what is already provided as bonus for projects served by public sewer.

3. For all other projects in Residential zoning districts (otherwise governed by Chapter 18.21 BIMC), density may be increased as follows:

a. For projects within the Winslow Subarea ~~Plan Study Area~~ or within one quarter mile of the Winslow Subarea ~~Plan Study Area~~:

Residential Zone	**Total Allowed Density Under this Chapter**
R-0.4	2.9 units/acre
R-1	3.5 units/acre
R-2	4.3 units/acre
R-2.9	5 units/acre
R-3.5	6 units/acre
R-4.3	8 units/acre
R-5	14 units/acre
R-6	18 units/acre
R-8	22 units/acre
~~R-14~~	~~26 units/acre~~

b. For all other projects in Residential zoning districts:

Residential Zone	Total Allowed Density Under this Chapter
R-0.4	2 units/acre
R-1	2.9 units/acre
R-2	3.5 units/acre
R-2.9	4.3 units/acre
R-3.5	5 units/acre
R-4.3	6 units/acre
R-5	8 units/acre
R-6	14 units/acre
R-8	18 units/acre
~~R-14~~	~~22 units/acre~~

E ~~F~~. Accessory Dwelling Units (“ADU”). ADUs are prohibited for projects governed by this section.

F ~~G~~. Affordable Housing. All dwelling units planned and constructed through this section shall meet the following requirements:

1. All units shall be used exclusively for affordable housing purposes for at least 99 years.

2. Housing units shall be used as the primary residence of a low income household. “Low income households” are defined as set forth in RCW 36.70A.545.

3. Unless otherwise specified, the price of affordable housing units shall be based on the requirements set forth in RCW 36.70A.545.

4. An agreement in a form approved by the city shall be executed by the applicant, or its successor organization, and recorded with the Kitsap County Auditor’s Office, requiring the affordable housing to remain for 99 years. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

5. The city shall require documentation to be signed through the land use and building permitting processes to ensure ongoing compliance with the income requirements.

6. The city may approve a formula, based on a form prepared by the city and submitted by the applicant when a project application is submitted for review, for calculating maximum affordable prices for sales subsequent to the initial sale to allow modest growth in homeowner equity while maintaining long term affordability for future buyers.

G ~~H~~. Parking. The amount of parking shall be determined as part of a transportation study or mobility assessment.

H ~~I~~. The maximum dwelling unit size shall be limited to 1,400 square feet.

I ~~J~~. Projects proposed and constructed on the same property(ies) as existing buildings may result in a permitted mixed-use property.

J ~~K~~. Projects proposed and constructed under this section shall comply with the Fair Housing Act which prohibits discrimination in housing because of race, color, national origin, religion, sex (including gender identity and sexual orientation), familiar status, or disability.

BIMC Chapter 18.36.030 *Definitions*

"Emergency housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement. (RCW 36.70A.030(14))

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. (RCW 36.70A.030(15))

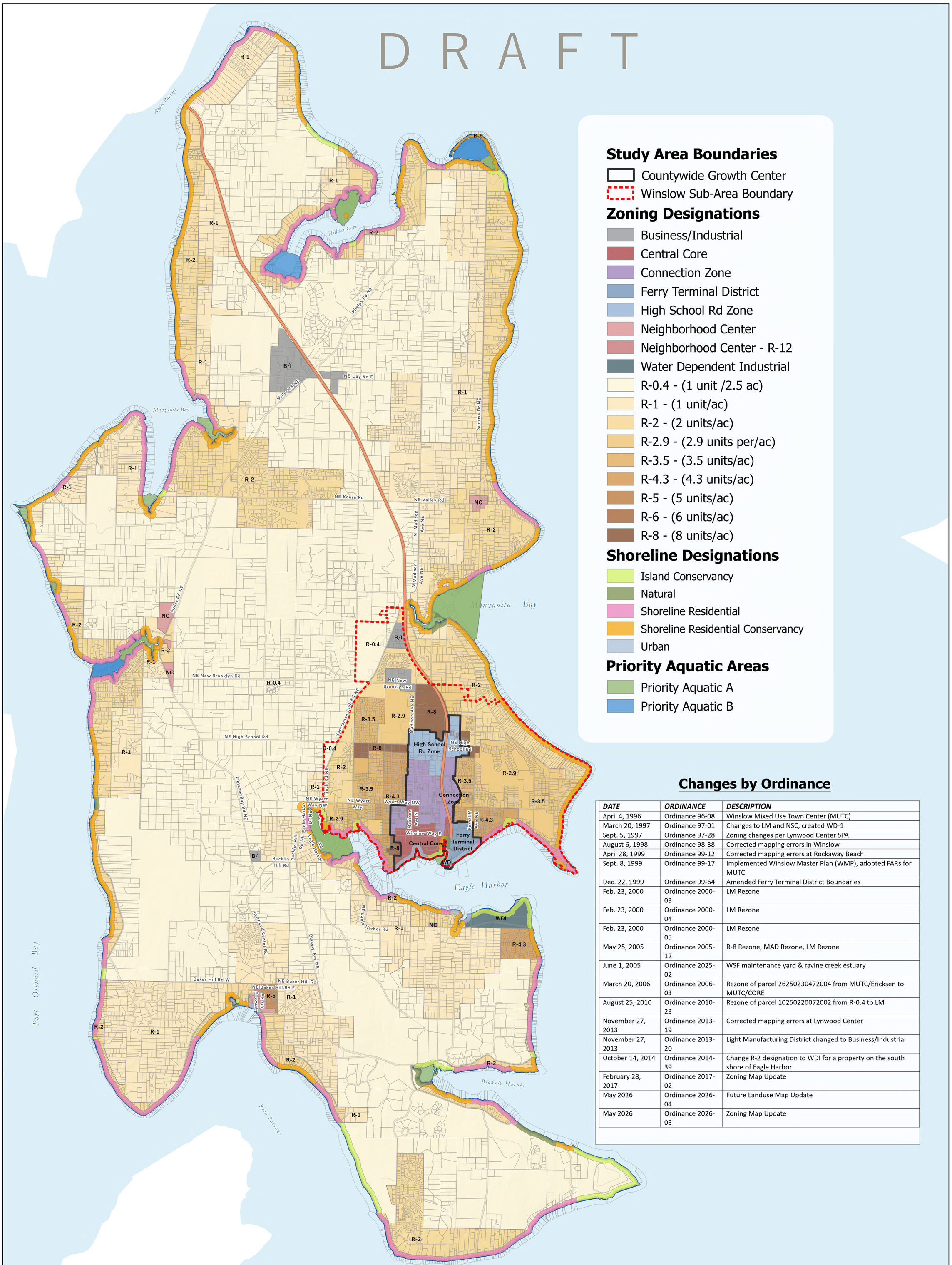
"Permanent supportive housing" means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy. It utilizes admissions practices designed to use lower barriers to entry than typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. RCW 36.70A.030(31)

"Religious organization" is defined consistent with the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property. RCW 36.01.290(6)(c).

"Micro-unit Multifamily" means a residential development or the residential portion of a mixed use development with micro-units that provide sleeping and living space, are independently rented and lockable, and residents share kitchen facilities with other micro-units in the building or within the development, pursuant to RCW 36.70A.535.

"Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years2 and that has as its purpose facilitating the movement of homeless persons and families into independent living. RCW 84.36.043(3)(c)

DRAFT



Study Area Boundaries

- Countywide Growth Center
- Winslow Sub-Area Boundary

Zoning Designations

- Business/Industrial
- Central Core
- Connection Zone
- Ferry Terminal District
- High School Rd Zone
- Neighborhood Center
- Neighborhood Center - R-12
- Water Dependent Industrial
- R-0.4 - (1 unit /2.5 ac)
- R-1 - (1 unit/ac)
- R-2 - (2 units/ac)
- R-2.9 - (2.9 units per/ac)
- R-3.5 - (3.5 units/ac)
- R-4.3 - (4.3 units/ac)
- R-5 - (5 units/ac)
- R-6 - (6 units/ac)
- R-8 - (8 units/ac)

Shoreline Designations

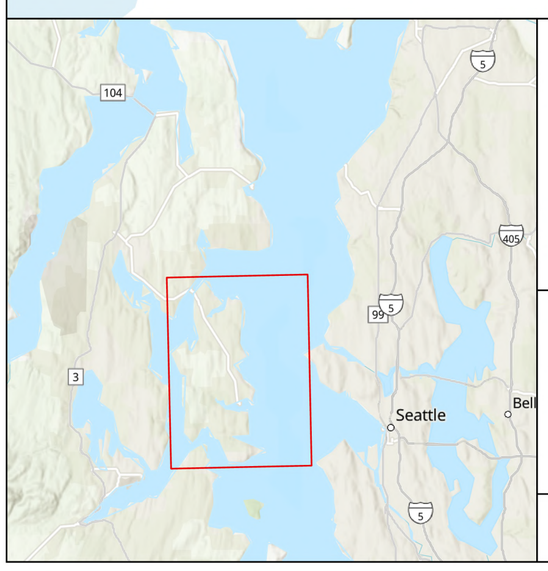
- Island Conservancy
- Natural
- Shoreline Residential
- Shoreline Residential Conservancy
- Urban

Priority Aquatic Areas

- Priority Aquatic A
- Priority Aquatic B

Changes by Ordinance

DATE	*ORDINANCE*	*DESCRIPTION*
April 4, 1996	Ordinance 96-08	Winslow Mixed Use Town Center (MUTC)
March 20, 1997	Ordinance 97-01	Changes to LM and NSC, created WD-1
Sept. 5, 1997	Ordinance 97-28	Zoning changes per Lynwood Center SPA
August 6, 1998	Ordinance 98-38	Corrected mapping errors in Winslow
April 28, 1999	Ordinance 99-12	Corrected mapping errors at Rockaway Beach
Sept. 8, 1999	Ordinance 99-17	Implemented Winslow Master Plan (WMP), adopted FARs for MUTC
Dec. 22, 1999	Ordinance 99-64	Amended Ferry Terminal District Boundaries
Feb. 23, 2000	Ordinance 2000-03	LM Rezone
Feb. 23, 2000	Ordinance 2000-04	LM Rezone
Feb. 23, 2000	Ordinance 2000-05	LM Rezone
May 25, 2005	Ordinance 2005-12	R-8 Rezone, MAD Rezone, LM Rezone
June 1, 2005	Ordinance 2025-02	WSF maintenance yard & ravine creek estuary
March 20, 2006	Ordinance 2006-03	Rezone of parcel 26250230472004 from MUTC/Ericksen to MUTC/CORE
August 25, 2010	Ordinance 2010-23	Rezone of parcel 10250220072002 from R-0.4 to LM
November 27, 2013	Ordinance 2013-19	Corrected mapping errors at Lynwood Center
November 27, 2013	Ordinance 2013-20	Light Manufacturing District changed to Business/Industrial
October 14, 2014	Ordinance 2014-39	Change R-2 designation to WDI for a property on the south shore of Eagle Harbor
February 28, 2017	Ordinance 2017-02	Zoning Map Update
May 2026	Ordinance 2026-04	Future Landuse Map Update
May 2026	Ordinance 2026-05	Zoning Map Update



DRAFT
City of Bainbridge Island Zoning Map
March 6, 2026

City of Bainbridge Island

2026

Coordinate System: NAD 1983 2011 StatePlane Washington North FIPS 4601 Ft US

Folder: C:\GIS\Planning_Commision_Boundary_drafts\

Current Time: 6/3/2026 12:56 PM

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CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: (8:00 pm) Authorize the City Manager to Sign the Wintergreen Phase 2 Multifamily Tax Exemption Contract

Department: Planning & Community Development

Agenda Section: Regular Business

Estimated Time: 10 Minutes

Recommendation:

I move to authorize the City Manager to sign the Wintergreen Phase 2 Multifamily Tax Exemption contract.

Narrative:

The developer of Wintergreen Townhomes has submitted a Multifamily Property Tax Exemption (MFTE) application for Phase 2 of the Wintergreen Townhomes development. The application requests approval under the 20-year MFTE program pursuant to Bainbridge Island Municipal Code (BIMC) 3.63.050.C.2 and Revised Code of Washington (RCW) Chapter 84.14. The 20-year MFTE program requires at least 25 percent of the total housing units to be built by or sold to a qualified nonprofit or local government that will assure permanent affordable homeownership and shall be permanently designated as affordable housing for households with incomes at or below low-income (up to 80% Area Median Income).

Wintergreen Townhomes Phase 2 is a 43 lot townhome development. The developer has partnered with Housing Resources Bainbridge to designate 14 of the

43 lots for affordable housing. Housing Resources Bainbridge will add the 14 lots to its community land trust portfolio to manage long-term affordability. City planning staff have reviewed the MFTE application and have determined that it meets the requirements of BIMC 3.63 and Chapter 84.14 RCW for the 20-year MFTE program.

The next steps are for the City to enter into a contract with the developer, and once completed, for the City Manager to approve a MFTE Conditional Certificate. The contract provisions and the criteria for approving the conditional exemption certificate are established by Chapter 84.14 RCW and Chapter 3.63 BIMC.

Note that an application may be denied only if there is substantial evidence that the application fails to meet the established criteria.

Fiscal Impact:

No fiscal impact to property taxes.

Community Engagement and Outreach:

Attachments:

1. Wintergreen Phase 2 MTE Contract - PROPOSED V.2 4930-4876-5627.1 (002)
2. Wintergreen Phase 2 Plat

WHEN RECORDED, MAIL TO:

City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110

ATTN: **Christine Brown, City Clerk**

WASHINGTON STATE COUNTY AUDITOR/RECORDER/S INDEXING FORM

Document Title(s) *(or transactions contained therein):* **WINTERGREEN TOWNHOMES PHASE 2** **MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT**
Reference Number(s) of Documents assigned or released: Final Plat No. PLN51836 F-Sub Phase II recorded under AFN202508200066 Declaration of Affordable Housing Covenants recorded under AFN202208090139 Building Permits Nos. BLD29211, BLD29236, BLD29237, BLD29824, BLD29825, BLD29826, BLD29827 ☐ Additional reference numbers on page ____ of document.
Grantor(s) *(Last name first, then first name and initials):* **WINTERGREEN TOWNHOMES LLC** ☐ Additional names on page ____ of document.
Grantee(s)*:* **City of Bainbridge Island** ☐ Additional names on page of document.
Legal Description *(abbreviated form; i.e., lot, block, plat name, section-township-range):* Plat of Wintergreen Townhomes Phase II, A portion of the SE quarter of the SW quarter of the Section 23, Township 25 North, Range 02 East, W.M ☐ Additional legal on Exhibit "A" of document.
Assessor's Property Tax Parcel Account Number(s): 5739-000-001-0006, 5739-000-002-0005, 5739-000-003-0004, 5739-000-004-0003, 5739-000-005-0002, 5739-000-006-0001, 5739-000-007-0000, 5739-000-008-0009, 5739-000-009-0008, 5739-000-010-0005, 5739-000-011-0004, 5739-000-012-0003, 5739-000-013-0002, 5739-000-014-0001, 5739-000-015-0000, 5739-000-016-0009, 5739-000-017-0008, 5739-000-018-0007, 5739-000-019-0006, 5739-000-020-0003, 5739-000-021-0002, 5739-000-022-0001, 5739-000-023-0000, 5739-000-024-0009, 5739-000-025-0008, 5739-000-026-0007, 5739-000-027-0006, 5739-000-028-0005, 5739-000-029-0004, 5739-000-030-0001, 5739-000-031-0000, 5739-000-032-0009, 5739-000-033-0008, 5739-000-034-0007, 5739-000-035-0006, 5739-000-036-0005, 5739-000-037-0004, 5739-000-038-0003, 5739-000-039-0002, 5739-000-040-0009, 5739-000-041-0008, 5739-000-042-0007, 5739-000-043-0006

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document.

MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT
[WINTERGREEN TOWNHOMES PHASE 2]

THIS MULTI-FAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT (the "Contract") is made and entered into by and between the City of Bainbridge Island, a Municipal Corporation of the State of Washington (the "City"); and Wintergreen Townhomes LLC, a Washington limited liability company (the "Applicant").

WHEREAS, the City has an interest in stimulating new construction or rehabilitation of multi-family housing in Residential Targeted Areas in order to increase and improve housing opportunities, provide affordable housing opportunities, and encourage development densities supportive of transit use; and

WHEREAS, the City has, pursuant to the authority granted to it by Revised Codes of Washington (RCW) Chapter 84.14, designated various areas of the City as Residential Targeted Areas for the provision of a limited property tax exemption for new or rehabilitation multi-family housing; and

WHEREAS, the City has, as set forth in Bainbridge Island Municipal Code (BIMC) Chapter 3.63, enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Kitsap County Assessor that the owner is eligible to receive a limited property tax exemption; and

WHEREAS, the Owner is interested in receiving a limited property tax exemption for constructing forty-three (43) dwelling units of NEW multifamily housing ("Project") within the Winslow Plan Study Area Residential Targeted Area pursuant to BIMC 3.63.030; and

WHEREAS, the Owner submitted to the City a complete application for twenty (20) year Property Tax Exemption, pursuant to BIMC 3.63.050.C.2, outlining the proposed Project to be constructed on property located at 1317-1343 Wintergreen Ln NE in the City of Bainbridge Island ("Property") and legally described in Exhibit A of this Contract; and

WHEREAS, in consideration of the City's approval of Permit No. BLD29211, BLD29236, BLD29237, BLD29824, BLD29825, BLD29826, BLD29827, the Owner accepts certain conditions affecting the use of the Property and the improvements authorized by Permit No. BLD29211, BLD29236, BLD29237, BLD29824, BLD29825, BLD29826, BLD29827. It is the purpose of this Contract to set forth those conditions and to impose enforceable restrictions on the use and occupancy of the residential portion of the Property; and

WHEREAS, on July 16, 2026 the City Manager determined that the application met all the eligibility and procedural requirements to qualify for a Conditional Certificate of Acceptance of Property Tax Exemption as provided in BIMC 3.63.070.A and C, except for entering in to and recording this Contract; and

WHEREAS, on July 28th, the City Council authorized the City Manager to execute this contract; and

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption.

NOW, THEREFORE, for and in consideration of the mutual promises aforesaid and made and relied upon by the parties hereto, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and the City mutually agree as follows:

SECTION 1 — DEFINITIONS

Unless otherwise expressly provided herein, the following terms shall have the respective meanings set forth below. If a term is not defined herein, then it shall be defined as provided in BIMC 3.63.020, BIMC 18.36.030 or given its usual and customary meaning.

"Affordable Units" means the fourteen (14) units in the Project designated by the Owner and approved by the City, as set forth in Exhibit B, and reserved for occupancy by Eligible Households with maximum rents pursuant to Section 3.

"City's Designee" mean that individual(s) authorized by the City to administer this Contract.

"Completion Date" means the date of the first certificate of occupancy issued by the City for the Project.

"Compliance Period" means twenty (20) years from the date of initial occupancy of the Affordable Units.

"Dwelling Unit" means a residential living facility, used, intended, or designed to provide physically segregated complete independent living facilities for one or more persons, including living, sleeping, cooking and sanitation facilities.

"Eligible Household" means a single person, family, or unrelated persons living together, who have a Household Income that does not exceed eighty percent (80%) of Median income.

"Household Income" means gross annual income from all household members over the age of 18 residing in the household. Gross annual income consists of those items listed in Exhibit D, Annual Income Certification Form. Income of dependents over the age of 18 who reside within a household for less than three (3) months of the year will not be counted toward Household Income.

"Household Size" means all of the persons, related or unrelated, occupying an Affordable Unit.

"Housing Expense" means a household's monthly housing cost including utilities or equivalent Utility Allowance.

"Median Income" means the median family income for the Bremerton-Silverdale metropolitan statistical area as most recently published by the Secretary of Housing and Urban Development (HUD), as amended. In the event that HUD no longer publishes median family income figures, the City may estimate the Median Income applicable to the City in such manner as the City shall determine in its sole discretion.

"Owner" means Wintergreen Townhomes LLC, a Washington limited liability company.

"Permanent affordable homeownership" has the meaning set forth in RCW 84.14.021.

"Project" means the Owner's multi-family residential building containing forty-three (43) Dwelling Units, also known as "Wintergreen Townhomes Phase 2."

"Property" means the real property, together with improvements, legally described in Exhibit A.

"Qualified Nonprofit or Local Government," hereinafter also referred to as "Sponsoring Entity" means an agency that initially owns the Affordable Units and that sells the same to Eligible Households to ensure permanent affordable homeownership.

"Utility" or "Utilities" means water, electricity, natural gas, sewer, and garbage collection but not including phone, internet service, or cable or satellite television.

"Utility Allowance" means that portion of Housing Expenses that the City determines, from time to time, is adequate for the reasonable Utility costs of Affordable Units in the event the Owner makes tenants responsible for payment for their own Utilities.

SECTION 2 — THE PROJECT

A. General Description. The Owner will construct the Project for purposes of providing multi-family rental housing, and the Owner shall own, manage, and operate (or cause the management and operation of) the Project. The Project shall include not less than fourteen (14) dwelling units to be designated as Affordable Unites (collectively, the "Affordable Units"), meeting the requirements set forth in this Contract

B. The Owner agrees to complete construction of the Project within three (3) years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption, or within any extension thereof granted by the City.

C. The Owner agrees that it shall cause an owner's association, organized under RCW 64.34.300, to be formed for all owner-occupied units within the Project for at least the length of the Compliance Period, to assume the responsibility for collecting from all individual unit owners the information and documents required to complete the annual reporting requirements and for filing the required annual report with the City for each of the individual homeowners.

SECTION 3 — AFFORDABLE UNITS FOR ELIGIBLE HOUSEHOLDS

A. Number of Affordable Units. The Project shall include the number and types of Affordable Units as set forth in the table below.

Dwelling Units in the Project

Unit Type (Bedrooms)	Affordable Units	Total Units
Studio		
Open 1-bedroom		
1-bedroom	14	43
2-bedroom		
3-bedroom		
4+ bedroom		
Total	14	43

B. Location. The location of the affordable housing units shall be approved by the City, with the intent that the units are generally mixed with all other market rate housing in the development.

C. Similar Quality Construction. All of the Dwelling Units in the Project shall be constructed of similar quality. The Affordable Unit(s) shall have substantially the same net square footage, equipment, and amenities as other Dwelling Units in the Project with a comparable number of rooms.

D. Designation of Affordable Units. The Owner agrees to designate the Dwelling Units identified in Exhibit B as Affordable Units. The Owner, from time to time, may propose to change the specific Dwelling Units designated as Affordable Units herein, in which case the Owner shall notify the City of the proposed change in writing for the City's

approval. The City will review the proposed changes and shall approve or deny the proposed changes based upon the criteria that at all times at least fourteen (14) of all of the Dwelling Units in the Project are designated as Affordable Units, and provided that at all times the same unit mix and affordability mix is retained.

E. Sale of Affordable Units to Sponsoring Entity – Duties of Sponsoring Entity.

(1) Owner shall sell the Affordable Units to a Sponsoring Entity. As of the date of this Contract, Owner has partnered with Housing Resources Bainbridge, a qualified nonprofit to act as the Sponsoring Entity. The Sponsoring Entity shall ensure permanent affordable homeownership in the Affordable Units by selling the Affordable Units only to Eligible Households. If the Sponsoring Entity is changed for any reason at any time, the City shall approve in writing the Owner's selection of the successor Sponsoring Entity prior to the execution of the purchase and sale agreement conveying interest in and to one or any Affordable Units from Owner to the Sponsoring Entity.

(2) The Sponsoring Entity shall ensure permanent affordable homeownership by utilizing the methods set forth in RCW 84.14.021(6), including the recording of a ground lease or deed restriction meeting the requirements of that section. In addition to the requirements set forth in RCW 84.14.021(6), said ground lease or deed restriction shall provide that if an Eligible Household owner of an Affordable Unit, subsequent to Owner, desires to sell, transfer, or otherwise dispose of said Affordable Unit, said Eligible Household owner must first notify the Sponsoring Entity in writing. The Sponsoring Entity shall use all reasonable means to work with such Eligible Household Owner to identify Eligible Households for subsequent ownership. If, within sixty (60) days of receipt of the notice, the Sponsoring Entity has not identified an Eligible Household willing and able to purchase the Affordable Unit, the Sponsoring Entity may exercise its right of first refusal to purchase the Affordable Unit and continue to search for an Eligible Household for purchase. Notwithstanding the foregoing, the Sponsoring Entity has a right of first refusal to purchase any Affordable Unit offered for sale, regardless of whether the Sponsoring Entity has used reasonable means to identify an Eligible Household purchaser.

(3) The Housing Expense of an Eligible Household purchasing an Affordable Unit shall not exceed thirty percent (30%) of eighty percent (80%) of Median Family Income, with adjustments for assumed Household Size.

F. Income Qualifications for Eligible Households.

(1) To qualify as an Eligible Household for initial occupancy of an Affordable Unit, a household's Household Income may not exceed eighty percent (80%) of Median Family Income, with adjustments for assumed Household Size.

G. Occupancy Limits for Affordable Units. The Sponsoring Entity shall utilize the following occupancy standards for Affordable Units:

Occupancy Limits

Unit Type (Bedrooms)	Minimum Occupants
Studio	1 person
1-bedroom	1 person
2-bedroom	2 persons
3-bedroom	3 persons
4-bedroom	4 persons

H. Completion of Certificate of Household Eligibility. Prior to allowing any household to occupy any Affordable Unit, the Sponsoring Entity shall require the prospective buyer to complete a Certification of Household Eligibility ("COHE") that shall be substantially in the form set forth in Exhibit C. The Sponsoring Entity shall also undertake a good faith effort to verify the prospective buyer's Household Income, as reported on the completed COHE. The Sponsoring Entity's obligation to verify the reported Household Income shall be limited to requesting copies of and reviewing the prospective buyer's federal income tax returns, unless the Sponsoring Entity has actual knowledge, or reason to believe, that the information provided by the prospective buyer is materially inaccurate. In the event federal income tax returns are not available, the Sponsoring Entity shall verify Household Income using wage or salary statements, or other income records that the City may consider appropriate.

I. Equal Access to Common Facilities. Occupants of the Affordable Units shall have equal access to all amenities and facilities of the Project, such as parking, fitness centers, community rooms, and swimming pools. If a fee is charged for the use of an amenity or facility, then all tenants in the Project must be charged equally for such use.

SECTION 4 – MULTI-FAMILY LIMITED PROPERTY TAX EXEMPTION

A. The City agrees to issue the Owner a Conditional Certificate of Acceptance of Tax Exemption for the entire Project ("Conditional Certificate") once this Contract is approved by the City Council, fully executed, and recorded with the Kitsap County Auditor's Office. The Conditional Certificate shall expire three (3) years from the date the City Manager approved the Owner's application for tax exemption, unless extended by the City Manager as provided in BIMC 3.63.080.

B. The Owner shall, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, file with the City Manager an application for Final Certificate of Tax Exemption for the entire Project ("Final Certificate") with the information and fees required by BIMC 3.63.090. Required information includes:

(1) A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire Property;

(2) A description of the completed work and a statement of qualification for the exemption;

(3) The total monthly rent or total sale amount of each multifamily housing unit rented or sold to date;

(4) A statement that the work was completed within the required three-year period or any authorized extension; and

(5) A statement that the Project meets affordable housing requirements of BIMC 3.63.050.C.

C. The City agrees, conditioned on the Owner's successful completion of the improvements in accordance with the terms of this Contract and on the Owner's filing of the materials described in Section B above, to file a Final Certificate for the entire Project with the Kitsap County Assessor within forty (40) days of application.

D. The Owner agrees, by December 15 of the year in which the City issued a Final Certificate for the Project, to provide the City with information sufficient to complete the City's report to the Washington State Department of Commerce as set forth in BIMC 3.63.110.

E. If the Owner converts any of the new or rehabilitated multi-family housing units constructed under this Contract into another use, the Owner shall notify the Kitsap County Assessor and the City Manager within sixty (60) days of such change in use pursuant to BIMC 3.63.120.B.

F. Owner agrees that the Contract is subject to the City of Bainbridge Island Multi-Family Housing Tax Exemption set forth in BIMC Chapter 3.63

SECTION 5 — ENFORCEMENT

A. Enforcement Provisions. The Owner shall exercise reasonable diligence to comply with the requirements of this Contract and shall correct any such noncompliance within sixty (60) calendar days after such noncompliance is first discovered by the Owner, or would have been discovered by the exercise of reasonable diligence, or within sixty (60) calendar days after the Owner receives notice of such noncompliance from the City, whichever is earliest; provided however, that such period for correction may be extended by the City if the Owner is exercising due diligence to correct the noncompliance. If such noncompliance remains uncured after such period, then the Owner shall be in default and the City on its own behalf may take any one or more of the following actions:

(1) By any suit, action or proceeding at law or in equity, require the Owner to perform its obligations under this Contract, or enjoin any acts or things which may be unlawful or in violation of the rights of the City hereunder; it being recognized that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of the Owner's default;

(2) Have access to, and inspect, examine and make copies of, all of the books and records of the Owner pertaining to the Project. Provided, however, the City shall not divulge such information to any third party unless required by law or unless the same is necessary to enforce the City's rights hereunder; and

(3) Take such other action at law or in equity as may appear necessary or desirable to enforce the obligations, covenants, conditions and agreements of the Owner under this Contract.

SECTION 6 – CANCELLATION OF TAX EXEMPTION

A. The City reserves the right to cancel the Final Certificate should the Owner, its successors and assigns, fail to comply with any of the terms and conditions of this Contract, BIMC 3.63.120, or for any reason that the Project or that portion of the Property on which the Project is constructed no longer qualifies for the tax exemption.

B. Upon determining that a tax exemption is to be canceled, the City Manager shall notify the Owner by certified mail, return receipt request. The Owner may appeal the determination in accordance with BIMC 3.63.120.F.

C. The Owner acknowledges that, in the event the City cancels the Final Certificate, state law requires that an additional real property tax is to be imposed in the amount of (1) the difference between the tax paid and the tax that would have been paid if it had included the value of the non-qualifying improvements, dated back to the date that the improvements became non-qualifying; (2) a penalty of twenty percent (20%) of the difference calculated under (1) of this Paragraph C; and (3) interest at the statutory rate on delinquent property taxes and penalties, calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by Chapter 84.14 RCW and BIMC 3.63. The Owner acknowledges that, pursuant to RCW 84.14.110, any additional tax owed, together with interest and penalty, become a lien on that portion of the Property on which the Project is constructed and attached at the time the portion of the Property is removed from multi-family use or the amenities no longer meet applicable requirements, and that the lien has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the Property may become charged or liable. The Owner further acknowledges that RCW 84.14.110 provides that any such lien may be foreclosed in the manner provided by law for foreclosure of liens for delinquent real property taxes.

SECTION 7 — REPORTING REQUIREMENTS

A. Notice of Occupancy Permit. The Owner shall notify the City's Designee of receipt of the first occupancy permit for the Project within thirty (30) calendar days of the permit's issuance.

B. Initial Project Certification. After the Completion Date and until ninety percent (90%) of all units in the Project are occupied, the Owner shall file with the City a Project Certification report, substantially in the form of Exhibit E, attached with copies of the COHE required under Section 3 of this Contract.

C. Annual Project Certification. The Owner shall coordinate to file with the City Manager, within thirty (30) days following the first anniversary of the City's filing of the Final Certificate and each year thereafter for the duration of the property tax exemption, a report substantially in the form of Exhibit D, attached with copies of the COHE and which includes information required by BIMC 3.63.110, which includes:

(1) A statement of occupancy and vacancy of the newly constructed or rehabilitated Project during the past twelve (12) months ending with the anniversary date;

(2) A certification by the Owner that the Project has not changed use since the date the City approved the Final Certificate and that Project conforms with the requirements of this contract and the applicable requirements of BIMC 3.63;

(3) A description of any subsequent changes or improvements constructed after issuance of the Final Certificate;

(4) The total sale amount of each unit sold during the 12 months ending with the anniversary date (or totally monthly rent of each multifamily housing unit rented if applicable);

(5) A breakdown of the number, type, and specific multifamily housing units rented or sold during the 12 months ending with the anniversary date;

(6) If granted a 20-year exemption, information demonstrating the owner's compliance with the affordability requirements of this chapter, including, but not limited to, the income of each purchaser of the affordable owner-occupied units at the time of purchase;

(7) The value of the tax exemption for the project; and

(8) Any additional information requested by the city pursuant to meeting any reporting requirements under Chapter 84.14 RCW.

D. Maintain Complete Records. The Owner shall maintain complete and accurate records pertaining to the Affordable Units and shall, during regular business hours, permit any duly authorized representative of the City, including, without limitation, the City's Designee, to inspect the books and records of the Owner pertaining to the Affordable Units, including the Initial and Annual Project Certifications, and if applicable, income documentation of households residing in Affordable Units in the Project. Failure to maintain such records or failure to allow inspection by the City or any duly authorized representative shall constitute a material default hereunder. The Owner shall retain all records pertaining to the Affordable Units for at least twenty (20) years.

E. Form of Certification. Notwithstanding anything in this Section to the contrary, the Owner shall submit all documentation required by this Section on the forms designated herein, which may be modified by the City from time to time. Changes to forms by the City shall not increase the Owner's obligations hereunder.

SECTION 8 — SALE OR TRANSFER OF AFFORDABLE UNITS

The Owner hereby covenants and agrees not to sell, transfer or otherwise dispose of any Affordable Unit or any portion thereof without first providing a written statement executed by the purchaser that the purchaser understands the Owner's duties and obligations under this Contract and will enter into a contract with the City for the continuation of those obligations. Such notice must be received by the City at least ten (10) working days prior to the close of escrow.

SECTION 9 — TERM

This Contract shall become effective upon its execution and shall continue in full force and effect throughout the Compliance Period, unless sooner modified or terminated by the City or property owner consistent with BIMC 3.63.120, as adopted on the date of execution of this Agreement.

SECTION 12 — NO DISCRIMINATION

The Owner shall not discriminate on the basis of race, creed, religion, color, sex, sexual orientation, age, national origin, marital status, citizenship or immigration status, honorably discharged veteran or military status, or presence of any mental or physical handicap as set forth in RCW 49.60.030, as now existing and as may be amended, in the lease, use, or occupancy of the Project or in connection with the employment or application for employment of persons for the operation and management of the Project.

SECTION 13 — COVENANTS RUN WITH LAND

A. Any conveyance of an interest in an Affordable Unit shall be subject to the affordability requirements of this Contract for a period of ninety-nine (99) years, beginning with the date the first Affordable Unit is sold either to the Sponsoring Entity or an Eligible Household, and at each successive sale thereafter. The City and Owner hereby declare their understanding and intent that the covenants, conditions, and restrictions set forth herein directly benefit the land (i) by enhancing and increasing the enjoyment and use of the Project by certain Eligible Households, and (ii) by furthering the public purposes of providing housing for Eligible Households.

B. The City and the Owner hereby declare that the covenants and conditions contained herein shall bind the Owner and all subsequent owners of the Project or any interest therein, and the benefits shall inure to the City, all for the Compliance Period. Except as provided in Section 8 of this Contract, each and every contract, deed or other instrument hereafter executed conveying the Project or any portion thereof or interest therein shall contain an express provision making such conveyance subject to the covenants and conditions of this Contract, provided however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such covenants and conditions, regardless of whether or not such covenants and conditions are set forth or incorporated by reference in such contract, deed or other instrument.

C. Hold Harmless. The Owner shall defend, indemnify, and hold the City, its officers, officials, employees, volunteers and its Designee and any other party authorized hereunder to enforce the terms of this Contract, harmless from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or resulting from this Contract. This provision shall survive termination or expiration of this Contract.

D. No Third-Party Beneficiaries. The provisions of this Contract and of the documents to be executed and delivered in connection herewith are and will be for the benefit of the Owner and the City only and, are not for the benefit of any third party (including, without limitation, any tenants or tenant organizations), and accordingly, no third party shall have the right to enforce the provisions of this Contract or of the documents to be executed and delivered in connection herewith.

E. The provisions, covenants, and conditions contained in this Contract are binding upon the parties hereto and their legal heirs, representatives, successors, assigns, and subsidiaries and are intended to run with the land.

SECTION 12 — FORECLOSURE

In the case of any foreclosure, the immediate successor in interest in the Property pursuant to the foreclosure shall assume such interest subject to the lease(s) between the prior Owner and the tenant(s) and to this Contract for Affordable Units. This provision does not affect any state or local law that provides longer time periods or other additional protections for tenants.

SECTION 13 — ESTOPPEL CERTIFICATE

The City agrees, upon the request of the Owner or its successor in interest, to promptly execute and deliver to the Owner or its successor in interest or to any potential or actual purchaser, mortgagor, or encumbrancer of the Project, a written certificate stating, if such is true, that the City has no knowledge of any violation or default by the Owner of any of the covenants or conditions of this Contract, or if there are such violations or defaults, the nature of the same.

SECTION 14 — AGREEMENT TO RECORD

The Owner shall cause this Contract to be recorded in the real property records of Kitsap County, Washington. The Owner shall pay all fees and charges incurred in connection with such recording and shall provide the City with a copy of the recorded document.

SECTION 15 — RELIANCE

The City and the Owner hereby recognize and agree that the representations and covenants set forth herein may be relied upon by City and the Owner. In performing its duties and obligations hereunder, the City may rely upon statements and certificates of the Owner and Eligible Households, and upon audits of the books and records of the Owner pertaining to occupancy of the Project. In performing its duties hereunder, the Owner may rely on the Certificates of Household Eligibility unless the Owner has actual knowledge or reason to believe that such Certificates are inaccurate.

SECTION 16 — GOVERNING LAW

This Contract shall be governed by the laws of the State of Washington, except to the extent such laws conflict with the laws of the United States or the regulations of federally insured depository institutions or would restrict activities otherwise permitted in relation to the operation of federally insured depository institutions. Venue for any legal actions shall be in Kitsap County Superior Court or, if pertaining to federal laws, the U.S. District Court for Western Washington.

SECTION 17 — NO CONFLICT WITH OTHER DOCUMENTS

The Owner warrants that it has not executed and will not execute, any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event the requirements of this Contract are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

SECTION 18 — AMENDMENTS

This Contract shall be amended only by a written instrument executed by the parties hereto or their respective successors in interest, and duly recorded in the real property records of Kitsap County, Washington. Amendments to Exhibit B shall be considered approved in writing when the Revised Exhibit B is signed by the Owner and the City without the need for a further written document attaching the revised exhibit and striking prior versions of the exhibit. In the event of conflict between versions of Exhibits B, the version maintained by the City as the then-current version, signed by Owner and City, shall prevail.

SECTION 19 — NOTICE

A. Any notice or communication hereunder, except legal service of process, shall be in writing and may be given by registered or certified mail. The notice or communication shall be deemed to have been given and received when deposited in the United States Mail, properly addressed with postage prepaid. If given otherwise, it shall be deemed to be given when delivered to and received by the party to whom addressed. Such notices and communications shall be given to the Parties' representatives hereto at their following addresses:

If to the City:

City of Bainbridge Island
280 Madison Ave. N
Bainbridge Island, WA 98110
Attn: City Manager

If to the Owner:

Wintergreen Townhomes LLC
PO Box 2879
Poulsbo, WA 98370
Attn: David Smith

With a copy to:

Housing Resources Bainbridge
PO Box 11391
Bainbridge Island, WA 98110
Attn: Phedra Elliott

B. Any party may change its identified representative and address for notices upon ten (10) calendar days prior written notice to the other parties. Legal counsel for a party may deliver notices on behalf of the represented party and such notice shall be deemed delivered by such party.

SECTION 20 — SEVERABILITY

If any provision of this Contract shall be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

SECTION 21 — CONSTRUCTION

Unless the context clearly requires otherwise, words of the singular number shall be construed to include the plural number, and vice versa, when appropriate. All the terms and provisions hereof shall be construed to effectuate the purposes set forth in this Contract and to sustain the validity hereof.

SECTION 22 — TITLES AND HEADINGS

The titles and headings of the sections of this Contract have been inserted for convenience of reference only, are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof or be considered or given any effect in the construing this document or any provision hereof or in ascertaining intent, if any question of intent shall arise.

SECTION 23 – AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of a Party represents and warrants that he or she is fully authorized to execute and deliver this Agreement on behalf of the Party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein and that this Agreement is enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Owner and City have each executed the Multi-Family Housing Limited Property Tax Exemption Contract as of the later of the signature dates included below.

[Signature pages follow.]

APPLICANT, _____ CITY OF BAINBRIDGE ISLAND

Date:_____ Date:_____

By:_____ By:_____

Name_____ Ellen Schroer, Interim City Manager

Title_____

STATE OF WASHINGTON)
: ss
COUNTY OF _____)

On this ___ day of _____, 202__, before me personally appeared _____, to me known to be the _____, of _____, a Washington limited liability company, the entity that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument, and that said instrument was the free and voluntary act and deed of said entity for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed by official seal the day and year first above written.

_____
Print name:_____
Notary Public in and for the State of Washington
Residing at:_____
My commission expires:_____

STATE OF WASHINGTON)
: ss
COUNTY OF KITSAP)

On this ___ day of _____, 202__, before me personally appeared Ellen Schroer, to me known to be the INTERIM CITY MANAGER of the CITY OF BAINBRIDGE ISLAND, a Washington municipal corporation, the city that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said city, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that said instrument was the free and voluntary act and deed of said city for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed by official seal the day and year first above written.

_____
Print name:_____
Notary Public in and for the State of Washington
Residing at:_____
My commission expires:_____

Attachments

Exhibit A: Legal Description

Exhibit B: Designation of Affordable Units

Exhibit C: Certification of Household Eligibility Form

Exhibit D: Annual Income Certification form.

Exhibit E: Annual Project Certification Form

Exhibit A

Legal Description

Recorded Plat of Wintergreen Townhomes Phase II- #5739 VOL 37 PGS 85-94 AFN202508200066 Plat of Wintergreen Townhomes Phase II, Resultant Parcel A of the Boundary Line Adjustment recorded under Auditor's File No. 201607270165 and as depicted on survey recorded under Auditor's File No. 201607270166, in Volume 82 of surveys, Page 209, records of Kitsap County, Washington, being a portion of the SE quarter of the SW quarter of the Section 23, Township 25 North, Range 02 East, W.M, City of Bainbridge Island, Kitsap County, Washington

Exhibit B: Designation of Affordable Units

Affordable Dwellings by Unit Numbers (e.g. #104)	Studio	1-Bed.	2-Bed.	3-Bed.	4+ Bed.	Total units
		All Units have Wintergreen Ln NE addresses: 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343				

Exhibit C: Certification of Household Eligibility Form

Details for Income-Restricted Units: For each income-restricted unit listed below, the property owner must attach the tenant's completed and signed Annual Income Certification form.

Unit number	Tenant last name	Household (HH) size	Tenant move-in date	Current lease start date	Monthly HH income	Afford. level (% AMI)	Monthly Rent
1317							
1319							
1321							
1323							
1325							
1327							
1329							
1331							
1333							
1335							
1337							
1339							
1341							
1343							

Exhibit D: Annual Income Certification form.

CITY OF BAINBRIDGE ISLAND

Multifamily Property Tax Exemption (MFTE) Annual Income Certification Form

This form is to be filled out by the tenant and returned to the property manager by [Date].

Tenant name: _____

Unit number: _____

Monthly rent: _____

Monthly utilities paid by tenant: _____

Number of persons in household: _____

Current annual income: _____

Amount of income received from each source in the past 12 months:

Income source	Amount
Employment	
Payments in lieu of earnings (e.g., unemployment, disability compensation)	
Income from business operations and income from real or personal property	
Periodic payments (e.g., Social Security, pensions, child support)	
Public assistance payments	

I/we certify that the information presented in this form is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading, or incomplete information may result in the termination of the lease agreement.

Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____

Exhibit E: **Annual Project Certification Form**

Reporting Requirements

The property owner must file this annual report with the City of Bainbridge Island Department of Planning and Community Development within thirty (30) days after the first anniversary of the date the Final Certificate of Tax Exemption was filed and recorded with the county assessor, and each year thereafter for the term of the exemption period. Failure to submit this annual declaration may result in cancellation of the tax exemption.

Applicant

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Owner

Name: _____

Mailing Address: _____

Phone: _____ Email Address: _____

Project Information

Project Address: _____

Tax Assessor Parcel Number(s): _____

Project Name: _____

Date Final Certificate of Tax Exemption for this property was filed: _____

Has the property changed from multifamily use since the date of filing the Final Certificate of Tax Exemption?

Yes No

Are any units in the property offered as short-term (less than 1 month) rental units?

Yes No

If the property has changed use since the date of filing the Final Certificate of Tax Exemption, describe the changes.

Describe any improvements made to the property after the filing the Final Certificate of Tax Exemption or the last annual report.

Details for Income-Restricted Units: For each income-restricted unit listed below, the property owner must attach the tenant's completed and signed Annual Income Certification form.

	Studio	1-Bed.	2-Bed.	3-Bed.	4+ Bed.	Total units
Affordable Dwellings by Unit Numbers (e.g. #104)		All Units have Wintergreen Ln NE addresses: 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343				

Affirmation

As taxpayer(s) of the land described in this application, I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct, and complete to the best of my knowledge.

Owner signature: _____ Date: _____

Attachments

[Annual income certification forms for income-restricted units]

Plat of Wintergreen Townhomes, Phase II

A Plat Community

SE 1/4 SW 1/4, Sec.23, T.25N., R.2E., W.M.

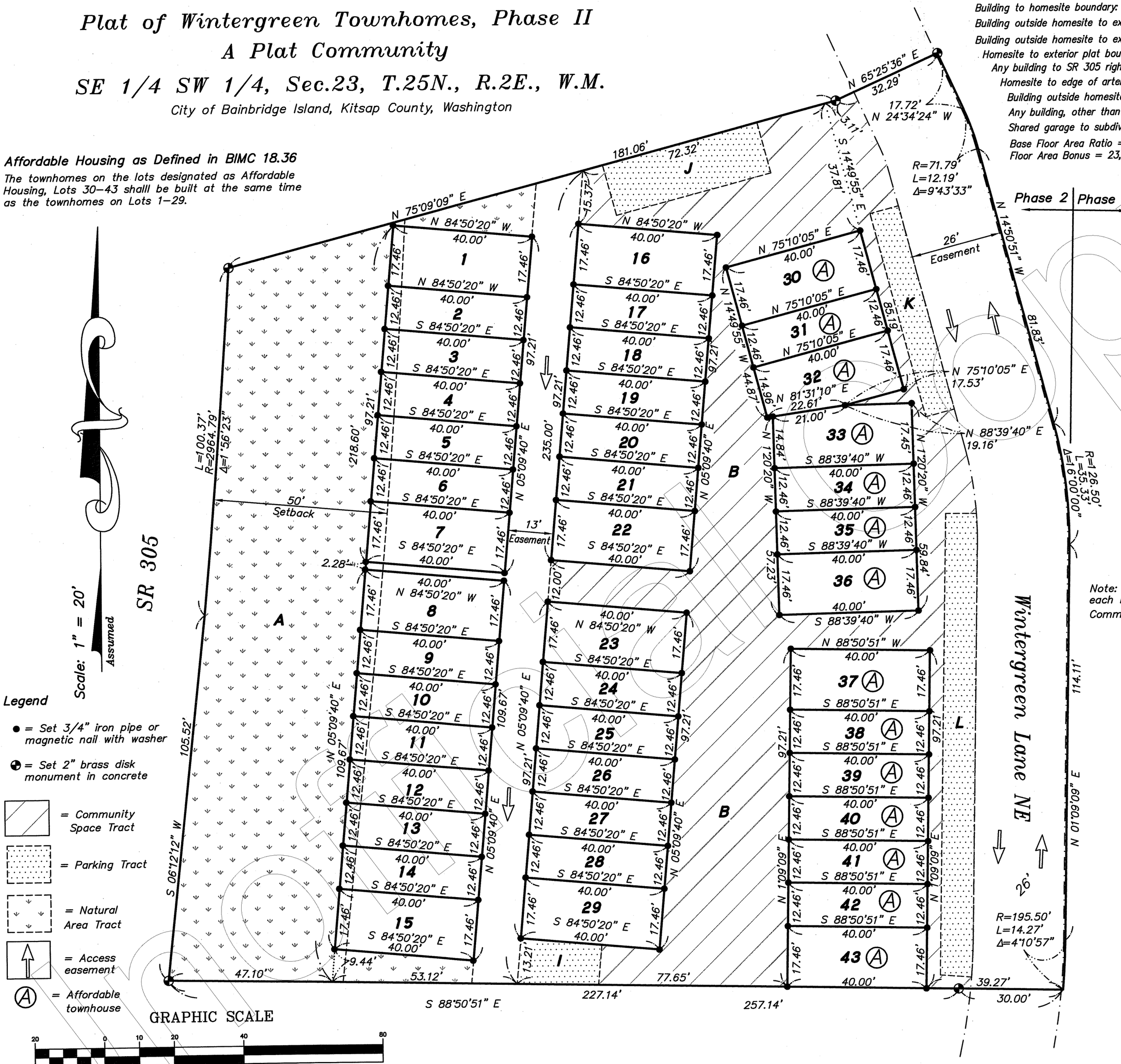
City of Bainbridge Island, Kitsap County, Washington

Affordable Housing as Defined in BIMC 18.36

The townhomes on the lots designated as Affordable Housing, Lots 30–43 shalll be built at the same time as the townhomes on Lots 1–29.

Building Setbacks

Building to homesite boundary: 3 feet minimum, 10 feet total
Building outside homesite to exterior boundary line (Net building size 200 sq. ft. or less): 5 feet
Building outside homesite to exterior boundary line (Net building size 201 sq. ft. or more): 5 feet
Homesite to exterior plat boundary line: 0 feet
Any building to SR 305 right–of–way: 25 feet
Homesite to edge of arterial and collector right–of–way: 10 feet
Building outside homesite to edge of arterial and collector right–of–way: 10 feet
Any building, other than shared garage, to subdivision access road: 5 feet
Shared garage to subdivision access road: 0 feet
Base Floor Area Ratio = 38,419 sq. ft.
Floor Area Bonus = 23,389 sq. ft.



Legend

- ● = Set 3/4" iron pipe or magnetic nail with washer
- ◉ = Set 2" brass disk monument in concrete
- = Community Space Tract
- = Parking Tract
- = Natural Area Tract
- = Access easement
- Ⓐ = Affordable townhouse

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Lot Areas			
1	698 sq. ft.	23	698 sq. ft.
2	498 sq. ft.	24	498 sq. ft.
3	498 sq, ft,	25	498 sq. ft.
4	498 sq. ft.	26	498 sq. ft.
5	498 sq. ft.	27	498 sq. ft.
6	498 sq. ft.	28	498 sq. ft.
7	698 sq. ft.	29	698 sq. ft.
8	698 sq, ft,	30	698 sq. ft.
9	498 sq. ft.	31	498 sq. ft.
10	498 sq, ft,	32	670 sq. ft.
11	498 sq. ft.	33	671 sq. ft.
12	498 sq, ft,	34	498 sq. ft.
13	498 sq. ft.	35	498 sq. ft.
14	498 sq. ft.	36	698 sq. ft.
15	698 sq. ft.	37	698 sq. ft.
16	698 sq. ft.	38	498 sq. ft.
17	498 sq. ft.	39	498 sq. ft.
18	498 sq. ft.	40	498 sq. ft.
19	498 sq. ft.	41	498 sq. ft.
20	498 sq. ft.	42	498 sq. ft.
21	498 sq. ft.	43	698 sq. ft.
22	698 sq. ft.		

Note: Lot areas shown above equal maximum lot coverage for each lot. An additional 4,500 sq. ft. shall be allocated to the Community Space Tracts.

Lot Coverage
Maximum lot coverage (50%) = 28,726 sq. ft.
Lots 1–43 = 24,159 sq. ft.
Community Spact Tracts = 4,500 sq. ft.
Total Lot Coverage = 28,659 sq. ft.

Areas	
Resultant Lot A	57,452 sq. ft.
Natural Area	10,339 sq. ft.
Community Space	9,830 sq. ft.
Parking Tracts	2,729 sq. ft.

GAVIN M. OAK
STATE OF WASHINGTON
45188
REGISTERED
PROFESSIONAL LAND SURVEYOR
8/13/25

ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC
1015 NE HOSTMARK ST. (360)779–4299
POULSBO, WA 98370 (206)842–9598

DATE 8/13/25 FIELD BOOK
DRAWING 6877PIIP10 SHEET 10 /10

Copy

202508200066 V.37 P.94

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: (8:10 pm) Confirm Appointment to the Planning Commission

Department: Executive

Agenda Section: Regular Business

Estimated Time: 5 Minutes

Recommendation:

I move to confirm the recommended appointment of John Sandage to the Planning Commission, Position 6, to complete a three-year term ending June 30, 2028.

Narrative:

A call for participation was issued for volunteers to serve on the Planning Commission. The member selection panel consisted of Mayor Clarence Moriwaki, Councilmember Ashley Mathews, Councilmember Lara Lant, Planning Commission Vice Chair Criss Garcia, Planning Commission representative Peter Schaab, and Race Equity Advisory Committee representative Nora Kim. The member selection panel selected Mr. Sandage as an "Alternate" and recommends the appointment as shown in the suggested motion. Pursuant to BIMC 2.01.015, City Council confirmation of the recommended appointments requires a majority plus one vote of the entire membership of the Council (i.e., five "yes" votes).

Because the applications for all the applicants who submitted a timely application for the positions under consideration were included in the agenda for June 23, 2026, the item today includes only the applicant under consideration.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Planning Commission_Volunteer Application Packet_Sandage, John_Redacted

City Advisory Group - Volunteer Application

CITY OF
BAINBRIDGE ISLAND

The City of Bainbridge Island welcomes the participation of volunteers in serving our Island community through advisory groups.

Please complete the form below if you are interested in serving.

Once completed, this form will become part of the City's Volunteer Roster. Please note: Once submitted, this application becomes a public record. **Your address and contact information will not be shared.**

We thank all applicants from their interest, however only those candidates selected for interviews will be contacted. Applications will be considered active for one year from the date of submission.

Please select the advisory group you wish to apply for: *

One advisory group per application submission. Applicants may submit multiple applications in order to apply to as many advisory groups as they wish.

Planning Commission

The Planning Commission was established pursuant to RCW 35A.63 to serve as an advisory body to the City Council.

Its role is to provide recommendations to the City Council, Planning Director and Hearing Examiner, and to consider legislative and quasi-judicial matters, with its primary responsibility to prepare, review and update the Comprehensive Plan. BIMC 2.14.020 in consultation with the director.

The commission shall consist of seven members appointed by the mayor and confirmed by the City Council. All seven of the members of the commission shall be residents of the City of Bainbridge Island. The members shall not be employees or officers of the City or appointed to another city committee, board, or commission, except for specialized committees or task forces of limited duration.

The City is committed to providing diversity on the commission. The commission shall reflect the diverse perspectives, work experiences, and backgrounds represented in the community. Women, persons with disabilities, sexual and gender minorities, younger persons, senior citizens, persons of color, and immigrants are encouraged to apply to serve on the commission.

Each commissioner shall endeavor to understand and agree to uphold the city's adopted comprehensive plan.

First Name *

John

Last Name *

Sandage

Email *

[redacted]

Daytime Phone *

[redacted]

Address *

Street Address

[redacted]

Address Line 2

City

Bainbridge Island

State / Province / Region

WA

Postal / Zip Code

98110

Country

United States

Current Employer *

Berliner, Corcoran & Rowe LLP

Current Position *

Attorney

Have you served on any city committees, commissions, boards or task forces in the past? *

- (●) Yes
- ( ) No

If yes, please indicate which group(s) and the years you served:

Civil Service Commission 2022-2025, Chair - 2024

Please share your qualifications for this appointment (skills, activities, training, education) if any? *

Please see my cover letter and resume.

Please share your community interests (groups, committees, organizations) if any: *

Please see my cover letter and resume.

Do you have potential conflicts of interest? If so, please explain: *

None

Please attach a cover letter and resume to describe your background and interest in this role. Your cover letter should describe how your identity and lived and/or professional experiences uniquely qualify you to serve on this committee. Feel free to provide other materials, if you wish. *

Sandage Planning Commission Application.pdf 1.8MB

How did you hear about the volunteer opportunity? *

- ( ) City website
- ( ) COBI Connects
- ( ) Notify Me (email notification)
- ( ) Social media
- (●) City Manager's Report (e-newsletter)
- ( ) Bainbridge Review newsletter
- ( ) Bainbridge Islander newsletter
- ( ) Other

Date

3/10/2026

Year

2026

John B. Sandage
[redacted]
Bainbridge Island, WA 98110

March 10, 2026

Clarence Moriwaki
Mayor, Bainbridge Island City Council
City Hall
Bainbridge Island, WA 98110

Dear Mayor Moriwaki:

I write to you, and the Members the City Council, to indicate my interest in being appointed to the City Planning Commission. I have attached a copy of my current cv.

My husband Alonzo and I purchased our house on the Island in 2019, and moved here in 2021 after living overseas for many years (I was with the US State Department and then the United Nations). We are a proud, interracial gay couple. I am approaching retirement (likely August, 2026) from a virtual private law practice. My husband teaches 6th and 7th Grade English in the Public Schools in Highline, WA. We are active in the Rolling Bay Presbyterian Church, and Queer Elders. I am just completing a four-year term on the Civil Service Commission, and served as Chair for 2024.

What would I bring to the Commission? Let me acknowledge the obvious, that I am not an architect, planner or builder, and I do not own any real estate other than our personal home. But as a lawyer now for 40 years, I am comfortable reading, understanding and applying statutes and regulations. I have watched the recent public debate about the need for more lower-income housing, and attended meetings of the Commission and Council to listen and learn – and to talk about these difficult tradeoffs with friends and neighbors.

As the husband of a teacher, I recognize the need to keep our public schools strong, and to find ways to push up enrollment by attracting young families. On the other hand, as someone who draws his household water from a well, I also understand we have a unique and precious ecosystem, and we have to think carefully about how to accomplish the growth objectives I think most Islanders basically endorse. A someone who has lived here 5 years, not 50, I am not reflexively opposed to change, but am willing to hear arguments and search for reasonable middle ground. As a diplomat for more than 30 years, I know

how to rally groups of people with different views and objectives towards a compromise that everyone can, in the end, embrace as a fair outcome.

Thank you for your kind consideration. I would be happy to answer any questions you or the Council may have.

Sincerely,



John B Sandage

John B. Sandage

Bainbridge Island, WA
[redacted]
[redacted]

Strategic thinker and proven outstanding leader; an excellent lawyer managing people, budgets and programs, providing timely and risk-appropriate advice. Extensive track record in global program management, formulation of policy and legislation, and implementation of strategic initiatives. Demonstrated success advocating at Congress and the Executive Branch. Expertise in Europe, Middle East, Latin America, Africa and Asia. Respected as a skilled legal negotiator, and persuasive communicator with extensive experience at the highest levels of international business. Former Under-Secretary General of the United Nations (personal rank). Former U.S. Department of State Chief of Counter-Terrorism and Sanctions Policy.

- Dispersed Team Leader
- Strategic Initiatives
- Results Orientation
- Regulatory Frameworks
- Legislative Drafting
- Legal Negotiations
- Sanctions & Compliance
- Risk Management
- International Business

EXECUTIVE EXPERIENCE

OF COUNSEL, BERLINER, CORCORAN & ROWE, WASHINGTON D.C. – 6/2022 TO PRESENT

Practice focuses on financial sanctions, public international law and matters related to sovereign governments, multilateral institutions and development matters, and government regulation and public policy. Work virtually from the Greater Seattle area. Representative matters include:

- Successfully represented a major Swiss mining company before the Treasury Department's Office of Foreign Assets Control (OFAC) to achieve delisting of sanctions imposed under The Global Magnitsky Act.
- Successfully represented a Pacific Island nation's efforts to modify existing Sovereign Wealth Trust Fund disbursement rules through effective advocacy before the U.S. Departments of State and Interior.
- Advised one of the largest New York Banks on compliance obligations in the context an investigation brought by the United Nations.

CONSULTING ATTORNEY, LANE POWELL PC, SEATTLE, WA – 10/2021 TO 2/2022

Retained by Lane Powell PC to handle a sensitive representation of a high-profile firm client in a matter before OFAC.

- Counseled client, investigated matter and gathered evidence, and advocated successfully before OFAC in respect of a purported violation of Cuban sanctions regulations and associated blocking of private bank accounts.
- Counseled client regarding fiduciary responsibilities in respect of multiple corporate board memberships.

PERSONAL SABBATICAL, 1/2021 TO 9/2021

Took time off from working to support family through the covid-related deaths of two close family members.

DEPUTY DIRECTOR GENERAL FOR PATENTS AND TECHNOLOGY, WORLD INTELLECTUAL PROPERTY ORGANIZATION (WIPO), GENEVA, SWITZERLAND – 12/2014 TO 12/2020

Led the analysis, development and execution of treaty-based strategic initiatives for intellectual property; managed all programs on Patent Law, Patent Cooperation Treaty (PCT), and WIPO Arbitration and Mediation Center. Led highly skilled and talented team of senior legal professionals (11 section head direct reports) on patent examination and alternative dispute resolution (ADR) that together generated 75% of WIPO's revenues, totaling $640M/biennium. Kept team motivated, informed and productive.

- Built strong working relationships with internal/external business partners in 153 countries, at Ambassadorial, Ministerial and Head of State or CEO level.
- Organized responses to various demands for compliance documents and information from the US Executive Branch in respect of WIPO's programs in countries under Treasury Department financial sanctions regulations. Retained and managed outside counsel to appear with me as co-counsel before a sanctions monitoring body to argue the case for WIPO's compliance with North Korea technology transfer sanctions regulations.
- Administered the treaties that provide the legal framework for national patent and ADR laws and regulations, assessed Member State legislation for compliance with standards and practices, changes in law and regulatory risk, and proposed amending legislation to bring national laws and regulations into compliance.
- Installed secure IT system to protect data confidentiality within a month of COVID lockdown to allow staff to work from home. Entire staff worked from home at 98% of normal throughput with no risk to data.
- Introduced AI technology and outsourcing of Asian-language document translation to cope with mushrooming work load (increasing up to 15%/year) without increasing staff headcount.
- Grew staff productivity from 81% to 98% (based on timeliness and error rate) on file processing.
- Results oriented -- generated 28% growth in patent filings and 15% growth in ADR cases and concomitant increases in fees paid to WIPO's operating revenues through continuous outreach to the business community and patent professionals, soliciting inputs and generating solutions to ensure high customer satisfaction.

DIRECTOR (ALSO PREVIOUSLY DEPUTY DIRECTOR) OF DIVISION FOR TREATY AFFAIRS, U.N. OFFICE ON DRUGS AND CRIME, VIENNA, AUSTRIA – 1/2008 TO 11/2014

Led the U.N.'s programs on cybercrime, money laundering, customs enforcement, illegal drugs, corruption, organized crime, human trafficking, migrant smuggling, firearms trafficking, and counter-terrorism. Managed a dispersed team (7 section head direct reports) of senior and talented legal professionals, providing coaching and development, with operating budget of $110 million, 90% raised from Member State voluntary contributions.

- Guided strategic initiatives for drugs, crime and counter-terrorism teams, generating resources and translating Member State priorities into implemented programs and policies with benchmarks for success.
- Administered the international framework for drugs, crime and terrorism laws and regulations applicable at the national level; monitored national legal compliance through a peer review mechanism; drafted and proposed amending legislation generating solutions to bring national laws and regulations into compliance with international treaty requirements.
- Through extensive consultations with Senate and House Appropriations Committees, designed and implemented a vetting mechanism to ensure that US funding to UNODC was spent in full compliance with US legal and regulatory requirements, balancing legal risk and commercial objectives. Responded to numerous requests by Congress and the Executive Branch for information and documents, including an Office of Inspector General investigation of this program.

U.S. DEPARTMENT OF STATE, WASHINGTON, D.C., LAWYER AND CIVIL SERVICE OFFICER – 9/1992 TO 12/2007
Began as an Attorney-Advisor and progressed through promotion to Office Director and, ultimately to Chief of Counter-terrorism and Sanctions Policy, supervising large staff, programs and budgets; responsibilities covering, at different times, Appropriations and Congressional Affairs, Investment Disputes and Defense Trade Controls, Latin American Affairs, UN Affairs, Law Enforcement and Narcotics, and Counter-terrorism.

- Led principal policy formulation, implementation, compliance and oversight responsibility for eleven country-specific economic sanctions regulatory regimes (including Cuba, Iran and North Korea), designed and executed in conjunction with Treasury International, OFAC, Homeland Security and National Security Council; achieved 30 Terrorist Financing Designations, Foreign Terrorist Organization designations and Terrorist Exclusion List designations.
- Lead Negotiator for a broad variety of U.S. teams, from the WHO Framework Convention on Tobacco Control, to the US-Russian Federation Law Enforcement Cooperation Agreement, to the Iran-US Claims Litigation, to the handover of the Panama Canal, and conceived strategy and negotiated successfully over 100 bilateral law enforcement cooperation agreements with foreign governments.
- Executed broad oversight and ensured legal compliance for $1.5 billion U.S. law enforcement and counterdrug foreign assistance programs including Plan Columbia, Andean Counterdrug Initiative and 68 others.
- Drafted key provisions of the Foreign Relations Authorization Act, and the Intelligence Authorization Act, with extensive interface with House and Senate on adoption of other key counterdrug legislation.
- Regularly handled Congressional requests for information or documents; frequent liaison with the Office of Inspector General in investigations of State Department policies, programs, and personnel, typically in response to a congressional demand.
- Restructured and realigned litigation team for multi-billion dollar Iran Claims litigation, as Supervising Attorney; reconfigured and rationalized case management system, eliminating micromanagement from the top by delegating appropriate levels of responsibility to teams and individual team members, resulting in increased productivity and employee satisfaction.
- Awarded the U.S. State Department's Superior Honor Award for outstanding performance seven times.

ADDITIONAL EXPERIENCE

ASSOCIATE ATTORNEY, WILMER CUTLER & PICKERING, WASHINGTON DC AND LONDON

- International Business and Appellate Litigation departments; pro-bono counsel to serial killer Ted Bundy.

LAW CLERK, HON. FRANK M. JOHNSON, JR, US COURT OF APPEALS FOR THE 11TH JUDICIAL CIRCUIT

EDUCATION & PROFESSIONAL DEVELOPMENT

- **J.D., Yale Law School,** New Haven, CT – Senior Editor, *Yale Law Journal*, Potter Stewart Moot Court Prize.
- **M.P.A., Human Resources Management, Drake University,** Des Moines, IA – summa cum laude.
- **B.A., History, Politics and Public Administration, Drake University,** Des Moines, IA – summa cum laude, Phi Beta Kappa (Junior Year), Student Body President.

ADDITIONAL LEADERSHIP & CIVIL SOCIETY ACTIVITIES

- Commissioner, City of Bainbridge Island Civil Service Commission 2022-2025 (Chair 2024)
- Founding Member – Washington D.C. Lesbian and Gay Lawyers Association.
- Founding Member – Gays and Lesbians in Foreign Affairs Agencies.
- Chairman – Washington D.C. Lesbian and Gay Pride Festival Parade.
- Board of Directors – Washington D.C. AIDS Walk.

CITY OF
BAINBRIDGE ISLAND

City Council Regular Business Meeting Agenda Bill
Tuesday, July 28, 2026

Agenda Item: (8:15 pm) Consider Request from Councilmember Mathews to Add a Discussion of Kitsap Public Utility District's Proposed Intertie in Fort Ward to a Future Council Agenda

Department: City Council

Agenda Section: Communications

Estimated Time: 5 Minutes

Recommendation:

Discussion and potential placement on a future Council agenda.

Narrative:

Councilmember Mathews has asked to add a discussion of Kitsap Public Utility District's proposed intertie to the City's water utility to a future Council meeting. Her request is attached.

Fiscal Impact:

Community Engagement and Outreach:

Attachments:

1. Request from Councilmember Mathews - KPUD Intertie

From: Ashley Mathews <amathews@bainbridgewa.gov>
Sent: Tuesday, July 21, 2026 4:25 PM
To: Clarence Moriwaki <cmoriwaki@bainbridgewa.gov>; Kirsten Hytopoulos <khytopoulos@bainbridgewa.gov>
Cc: Ellen Schroer <eschroer@bainbridgewa.gov>
Subject: KPUD inter-tie

Hello,

I would like to have a communication to discuss KPUD's proposed intertie in Fort Ward. Constituents are waiting for there to be some progress on this issue and UAC has not met to discuss it.

Thanks,

Ashley Mathews
Councilmember-South Ward District 6
www.bainbridgewa.gov
206-949-7413 Direct