CITY OF
BAINBRIDGE ISLAND

PLANNING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 12, 2024

BAINBRIDGE ISLAND CITY HALL
COUNCIL CHAMBERS
280 MADISON AVENUE N.
BAINBRIDGE ISLAND, WASHINGTON

AND

ZOOM WEBINAR
HTTPS://BAINBRIDGEWA.ZOOM.US/J/86561143070
OR TELEPHONE: US: +1 253 205 0468
WEBINAR ID: 865 6114 3070

AGENDA

1. **CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW - 6:00 PM**
We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. **PLANNING COMMISSION MEETING MINUTES - 6:05 PM**
Review and approve meeting minutes.

2.a **Minutes** 5 Minutes
PC Mtg Minutes - 08292024.pdf

3. **PUBLIC COMMENT - 6:10 PM**

3.a **Public Comment** 10 Minutes
Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf

4. **UNFINISHED BUSINESS - 6:20 PM**

4.a **Review of Capacity, Housing and Population Targets in the Draft EIS for the Updates to the Comprehensive Plan and Winslow Subarea Plan** 20 Minutes
09.10.2024 Comp Plan WInslow Plan Draft EIS review_HB.pptx

5. **NEW BUSINESS - 7:00 PM PM**

5.a **(7:00) Review the 2025-2030 Capital Improvement Plan for Consistency with the Comprehensive Plan** 30 Minutes
PC_CIP Presentation_091224.pptx
2025-2030 Capital Improvement Plan - Proposed Budget.pdf

5.b **(7:30) Review the duties regarding building permits and listed historic properties** 10 Minutes
PC Review of Listed Historic Properties_09.12.2024.pptx

6. **PLANNING DIRECTOR'S REPORT - 7:40 PM**

7. **FOR THE GOOD OF THE ORDER - 7:45 PM**

8. **ADJOURNMENT - 7:50 PM**

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.

Planning Commission meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceding the meeting.

Public comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 280 Madison Avenue North, Bainbridge Island, WA 98110.

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 12, 2024 **ESTIMATED TIME:** 5 Minutes

AGENDA ITEM: Minutes

AGENDA CATEGORY: Minutes **PROPOSED BY:** Renee Argetsinger

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
I move to approve the August 29, 2024, minutes as presented.

SUMMARY:

BACKGROUND:

ATTACHMENTS:

CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting
August 29, 2024

Meeting Minutes

DRAFT

1) CALL TO ORDER/LAND ACKNOWLEDGMENT/AGENDA REVIEW/CONFLICT DISCLOSURE

Vice Chair Sarah Blossom called the meeting to order in the Council Chambers and on the Zoom platform, at 6:03 PM, and read the Land Acknowledgement.

Present in Chambers were Commissioners Sarah Blossom, Peter Schaab, Sean Sullivan, Criss Garcia, and Alex Preudhomme. Commissioners Ariel Birtley and Ben Deines were excused. COBI staff present were Director Patricia Charnas and Planner Auburn Lovett. Council Liaison Ashley Mathews was also present.

The agenda for tonight's meeting was approved and there were no conflicts of interest noted.

2) PLANNING COMMISSION MEETING MINUTES

2.a Minutes
Cover Page
Minutes - 08222024 - Planning Commission.pdf
MOTION: I move to approve the August 22, 2024, Minutes, as presented.
Schaab/Garcia – The motion passed unanimously.

3) PUBLIC COMMENT

3.a Public Comment
Cover Page
Instructions for Providing Public Comment at Hybrid Meetings 20240709.pdf

1. Mr. Jon Quitslund offered comments/suggestions to the Planning Commission re: the Comprehensive Plan and the Draft Environmental Impact Statement.

4) NEW BUSINESS

4.a Introduction to the Draft Environmental Impact Statement (DEIS) for the Comprehensive Plan and Winslow Subarea Plan updates.
Cover Page
Discussion Only. Director Patricia Charnas presented an overview of the DEIS.

4.b Review and Recommendation for Housing Resources of Bainbridge (HRB) Ericksen Project
Cover Page
PLN52178_Staff Presentation.pdf
PLN52178SPR_Staff Report .pdf
HRB Ericksen_ SEPA Checklist_04-18-23 (2).pdf
HRB Ericksen Architectural Plan Set (5).pdf
571 Ericksen Apartments-Bainbridge Island TIA-3-21-23 (2).pdf
Design for Bainbridge Commercial-MF Worksheet FINAL - Housing Resources Bainbridge 03062023 (3).pdf
HRB Ericksen Request for Modification of Tree Retention Requiremnts_2023-2-6 (10).pdf
HRB Ericksen Site Plan revised 7-22-2024 (2).pdf
HRB Ericksen Zoning Summary_HDDP_4-18-23 (7).pdf
HRB Ericksen Outdoor Lighting Plan (2).pdf
HRB Ericksen Project Narrative_4-18-23 (6).pdf
HRB Ericksen Request for Deviation From Standard_2022-11-14 (3).pdf

Director Charnas introduced Planner - Auburn Lovett, who provided an overview of the project and introduced the project architect – Mr. Charlie Wenzlau who provided further details of the project and design. Mr. Wenzlau answered questions of the Planning Commission following his presentation.

MOTION: I move to recommend approval of the HRB Ericksen Project PLN52178 to the Planning Director.
Sullivan/Schaab – The motion passed unanimously.

5) PLANNING DIRECTOR'S REPORT -

No report.

6) FOR THE GOOD OF THE ORDER

1. Commissioner Peter Schaab - Commented on existence of certain negative attitudes towards "affordable housing populations" and is hopeful that attitudes can change towards being open-minded and neighborly/welcoming.

2. Council-Liaison Ashley Mathews - Expressed her gratitude for the presentation by Planner - Auburn Lovett, on the HRB/Ericksen Project.

3. Commissioner Alex Preudhomme - Proposed setting up a study session for the Planning Commission to discuss Missing Middle Housing & Form Base Codes and how it relates to the Comprehensive Plan.

7) ADJOURNMENT

Vice Chair Blossom adjourned the meeting at 7:14 pm.

DRAFT

_____
Sarah Blossom, Acting Chair

_____
Renee Argetsinger, Clerk to the Planning Commission

DRAFT

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 12, 2024 **ESTIMATED TIME:** 10 Minutes

AGENDA ITEM: Public Comment

AGENDA CATEGORY: Discussion **PROPOSED BY:** Renee Argetsinger

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Instructions for Providing Public Comment.

SUMMARY:

BACKGROUND:

ATTACHMENTS:

CITY OF
BAINBRIDGE ISLAND

PLANNING AND COMMUNITY DEVELOPMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing Commissioners directly or sending comments to pcd@bainbridgewa.gov and City staff will forward your comment directly to Planning Commissioners on your behalf. Members of the public who wish to provide public comment may attend the meeting in Council Chambers or may participate remotely by following the instructions outlined below. If you are attending in-person, please sign up to speak on the sign-in sheet by the Chamber doors. The Chair or Acting Chair will call the people signed up on the sign-in sheet in Council Chambers first, and speakers will have three minutes to speak from the podium. Following the in-person comment, people who have notified the City in advance will be called on next, provided that the remote commenter displays their true name and has their camera turned on to show their true uncovered face while delivering their comments. A timer on the screen will indicate when 3 minutes have elapsed. Guidelines for public comment are also attached.

Instructions for Providing Public Comment Remotely

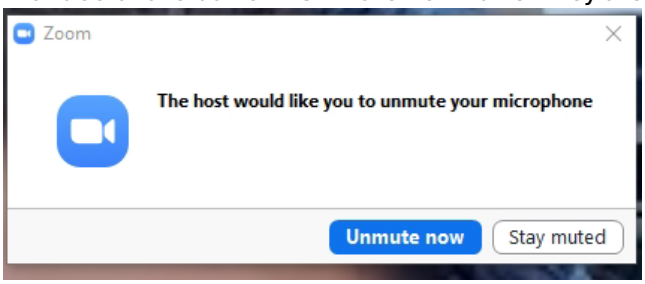
1. Contact the City at cityadmin@brainbridgewa.gov no later than Noon of the day of the meeting. State which meeting you would like to make a public comment and provide your true name. **IMPORTANT:** No remote public comments will be accepted without first registering at the email address above.

2. Join the Zoom webinar by following the link posted on the agenda and on the City calendar. Sign into Zoom. You will need to enter and display your true name on Zoom and your camera needs to be enabled to show your true uncovered face while delivering comments.

3. The Chair will indicate when it is time for public comment.

4. Attendee indicates desire to speak by clicking on "Raise Hand" option at the bottom of the screen. If you are calling in by phone and would like to make a comment, *6 mute/unmute *9 raise/lower hand to be called on to speak.

5. Attendee clicks button “Unmute now” after they are called to speak by the Chair.



6. Attendee will appear on screen with other panelists.

7. Attendee provides comment.

8. A timer on the screen will track your time.

9. Stop speaking when the timer reaches the 3-minute mark.

10. Attendee is returned to attendee group, and microphone is muted.

11. Public comment is simply received by the Planning Commission, with no response.

Guidelines for Public Comment

These guidelines were established for and approved by the City Council and apply to all advisory boards, committees and commissions of the City Council.

Excerpts from the Governance Manual regarding public comment:

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

a) Speaking without being recognized by the Presiding Officer.

b) Continuing to speak after the allotted time has expired.

c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.

d) Throwing objects.

e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.

f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.

g) Impersonating a City Councilmember or a member of the City staff.

h) Shouting or otherwise engaging in loud or boisterous behavior.

i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.

j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

k) Booing, hissing, or otherwise disrupting the comments of another speaker.

l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute "fighting words" under constitutional law.

m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comments shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 12, 2024 **ESTIMATED TIME:** 20 Minutes

AGENDA ITEM: Review of Capacity, Housing and Population Targets in the Draft EIS for the Updates to the Comprehensive Plan and Winslow Subarea Plan

AGENDA CATEGORY: Discussion **PROPOSED BY:** Patricia Charnas

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S): September 10, 2024

RECOMMENDED MOTION:
Discussion only

SUMMARY:

SUMMARY: The Draft Environmental Impact Statement (DEIS) was published July 26, 2024. The comment period ends October 10, 2024, and staff have been doing significant outreach to ensure meaningful participation in scheduled outreach events and to encourage robust public comment on the DEIS. One key question that staff will address in this presentation is why the City appears to be planning for higher population growth than our state mandated population target. This issue stems from the complexity of varying mandates and capacity calculations. Key to this issue is the new state law requiring local plans to show accommodation for all household income levels. Most all other jurisdictions, including other cities in Kitsap County, are grappling with having to plan for higher population numbers due to new housing mandates.

On Bainbridge Island, the adopted growth strategy directs growth to designated centers including Winslow. Existing zoning capacity within Winslow (i.e., quantity of land that has a high likelihood of development/redevelopment under current zoning) is not sufficient to accommodate all of the growth, as that capacity has largely been "used up" (developed) over the last decade. Most of the Island's geography is designated Conservation Area and constitutes 91.1% of the islands entire land area. The designated Conservation Area is zoned for lower density residential but possesses the greatest amount of zoning capacity. While this zoning capacity could meet the adopted population target, it cannot meet the adopted housing targets, especially new mandates on affordable housing. Affordable housing units such as multifamily units or apartment housing need to be located in a sewer service area to be successfully developed and accommodated.

The adopted housing targets require the City to plan for and accommodate 1,977 total housing units, at the following income levels: 377 units at 0-30% of Area Median Income (AMI), plus an additional 166 Permanent Supportive Housing units at 0-30% AMI, 324 units at >30-50% AMI, 272 units at >50-80% AMI, 140 units at >80-100%AMI, 138 units at >100-120%AMI, and 560 units at >120%AMI. These numbers were factored in to the Winslow Subarea planning effort with assumptions related to inclusionary zoning, a possible housing levy, building on surplus City-owned land, and other strategies from the Housing Action Plan.

Given that the private market will build financially feasible development projects under whatever zoning is adopted, the number of units projected to be built in Winslow at the >120% AMI level exceeds the relatively low number given in the targets of 560 units: under Alternative 2, this number is 1,310, and under Alternative 3, it's 897. This is partially due to the need to increase the allowable market rate units as a mechanism to achieve the lower income units, such as through inclusionary zoning. The housing unit targets between 0 and 120% AMI are not exceeded by much, if any, in either Alternative 2 or 3, within Winslow. These factors, combined with community goals and market analysis (it cannot be assumed that 100% of new units will be affordable; rather, reasonable market assumptions must be made regarding economic feasibility), the total new units in Winslow is projected at 2,868 under Alternative 2 and 2,386 under Alternative 3--exceeding the total housing target of 1,977.

However, when the Conservation Area capacity for primarily single-family homes is added in (as no downzoning is currently being proposed or analyzed), those numbers exceed the housing targets further. With 1,835 total unit capacity under Alternative 2 and 1,859 total unit capacity under Alternative 3, which capacity is surplus to the housing target, the Conservation Area capacity causes the total unit capacity of the entire island to be 5,180 under Alternative 2 and 4,889 under Alternative 3.

Staff will present an overview of this complex topic and be available for questions concerning capacity and targets as well as other issues being discussed during the DEIS comment period.

BACKGROUND: The Comprehensive Plan and Winslow Subarea Plan serve as policy documents that guide city services and decisions regarding land use, housing, transportation, and more. They serve to unify and further the work of other recently adopted plans and policies on climate and sustainable transportation. Land use and zoning alternatives for the Winslow Subarea and for all of Bainbridge Island are analyzed in the draft Environmental Impact Statement (EIS) which provides an in-depth analysis of the alternatives, including a no action alternative, to assist public understanding and to support decisionmakers in assessing impacts and trade-offs.

Local governments are required for the first time ever to show accommodation of new housing targets for households with incomes ranging from very low to moderate incomes. In keeping with the city’s long term growth strategy, the housing targets must largely be accommodated within designated centers, which requires upzoning Winslow and, if necessary, the designated neighborhood centers. This is due to the fact that the housing targets for low to moderate income households will be met via multifamily zoning, with consideration for the tools available to cities (such as surplus land and levies) and the ability of the market to address housing needs for all economic segments of the population. This suite of circumstances gave rise to the action alternatives, both of which respond to the imperative of housing affordability within centers. The land outside designated centers, zoned for low density single family, is not anticipated as contributing toward the City's housing affordability goals or the housing production mandates. Thus, that low density land in the Conservation Area is essentially "surplus" capacity when considering the housing targets, and that excess capacity, if developed, would cause the population projection to be exceeded over the 20-year time horizon.

More background information, including City Council approved work plans and engagement plans, can be found on the project webpages: https://cityofbainbridgeisland.civilspace.io/en/projects/winslow-subarea-plan-update and https://cityofbainbridgeisland.civilspace.io/en/projects/2024-comprehensive-plan-periodic-update.

ATTACHMENTS:

CITY OF BAINBRIDGE ISLAND

Winslow Subarea Plan & Comprehensive Plan Update

and Draft Environmental Impact Statement (DEIS)

Targets, Capacity, Gaps and Housing in DEIS

September 10, 2024
City Council Business Meeting

Quick Review of Process for Updating Plans:

Held scoping; Developed alternatives

Prepared Draft EIS

Conduct Outreach

Comment period closes Oct. 10

Collect and organize comments

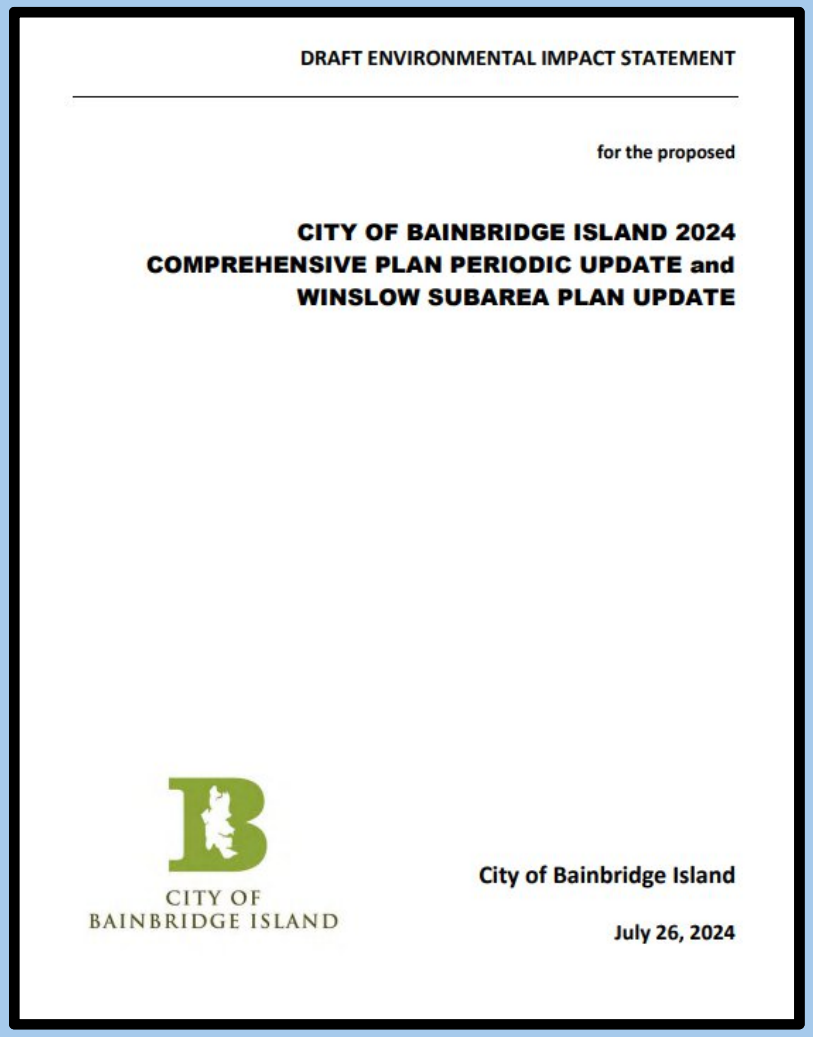
Present to council

Receive policy direction from council on preferred alternative

Work with Planning Commission on preferred alternative

Hold public hearing

Return to City Council with


DRAFT ENVIRONMENTAL IMPACT STATEMENT

for the proposed

CITY OF BAINBRIDGE ISLAND 2024
COMPREHENSIVE PLAN PERIODIC UPDATE and
WINSLOW SUBAREA PLAN UPDATE

CITY OF
BAINBRIDGE ISLAND

City of Bainbridge Island

July 26, 2024

Population, housing and employment targets, as required by the Growth Management Act, are issued by the State Office of Financial Management through the K.R.C.C.

4,524 - Bainbridge Island population target

New Mandates for All Income Levels based on Households Income Levels as Expressed by % of Area Median Income:

- **Very Low Income**: 30% of AMI or less
- **Low Income**: Between 31% and 50% of AMI
- **Moderate Income**: Between 51% and 80% of AMI
- **High Income**: Above 80% of AMI

Total Allocation under HB 1220: 1,977 homes

Subtract 81-120% AMI: 1,417 homes

KITSAP COUNTY GROWTH ALLOCATIONS - HOUSING (2020-2044)

			Permanent Housing Needs by Income Level (% of Area Median Income)							
			0 – 30%							Emergency Housing** Needs (Temporary)
		Total	Non-PSH*	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Kitsap County	Estimated Housing Supply (2020)	69,987	1,802	8	7,335	21,046	13,531	7,815	18,450	153
	Allocation (2020-2044)	14,498	2,768	1,214	2,376	1,996	1,028	1,012	4,103	612
Bainbridge Island city Target	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
Bremerton city	Estimated Housing Supply (2020)	18,351	1,346	106	3,030	8,960	2,496	879	1,534	316
	Allocation (2020-2044)	9,556	1,824	800	1,566	1,316	678	667	2,705	403
Port Orchard city	Estimated Housing Supply (2020)	6,209	288	0	619	2,051	1,246	717	1,288	11
	Allocation (2020-2044)	4,943	944	414	810	680	351	345	1,399	209
Poulsbo city	Estimated Housing Supply (2020)	5,116	356	0	422	1,062	915	594	1,767	1
	Allocation (2020-2044)	1,977	377	166	324	272	140	138	560	83

Bainbridge Island affordable housing targets

Total Allocation: 1,977
exceeds pop target

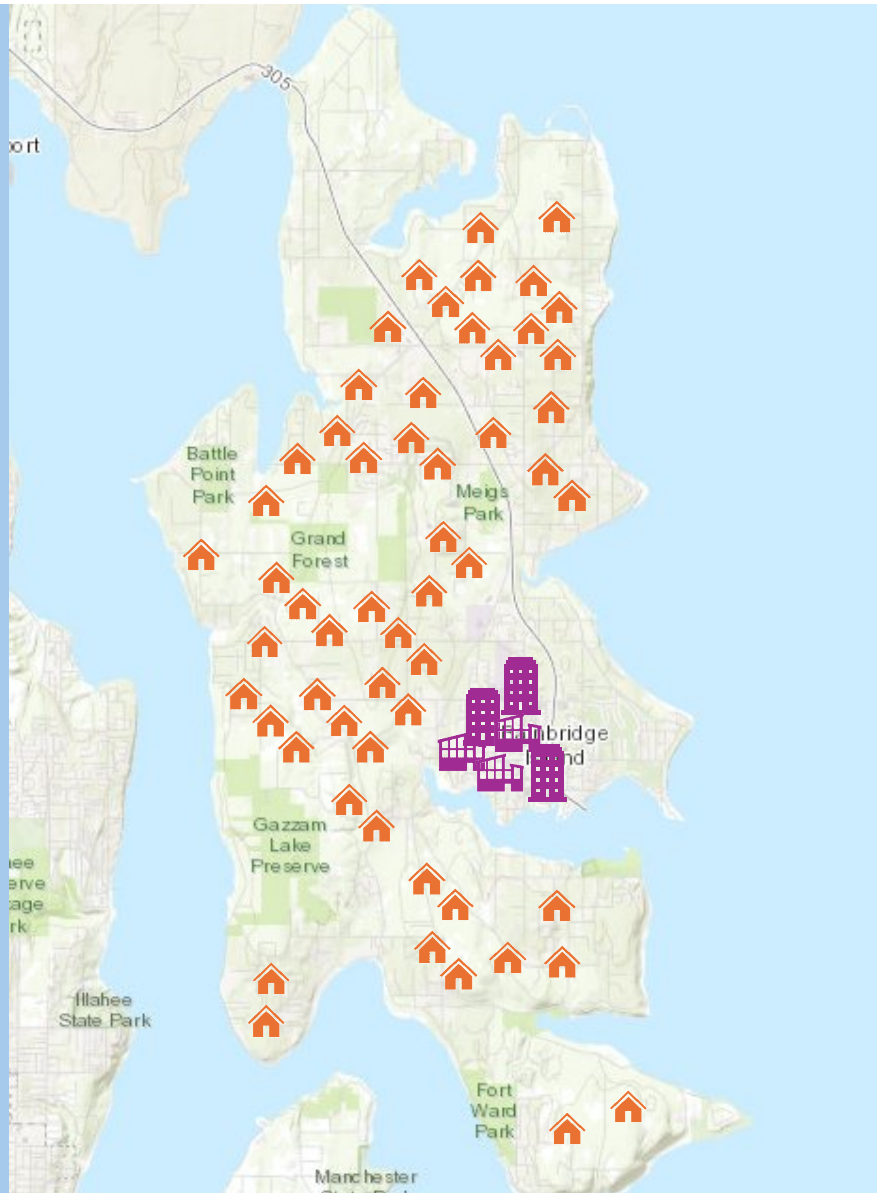
Subtract High Income: 560

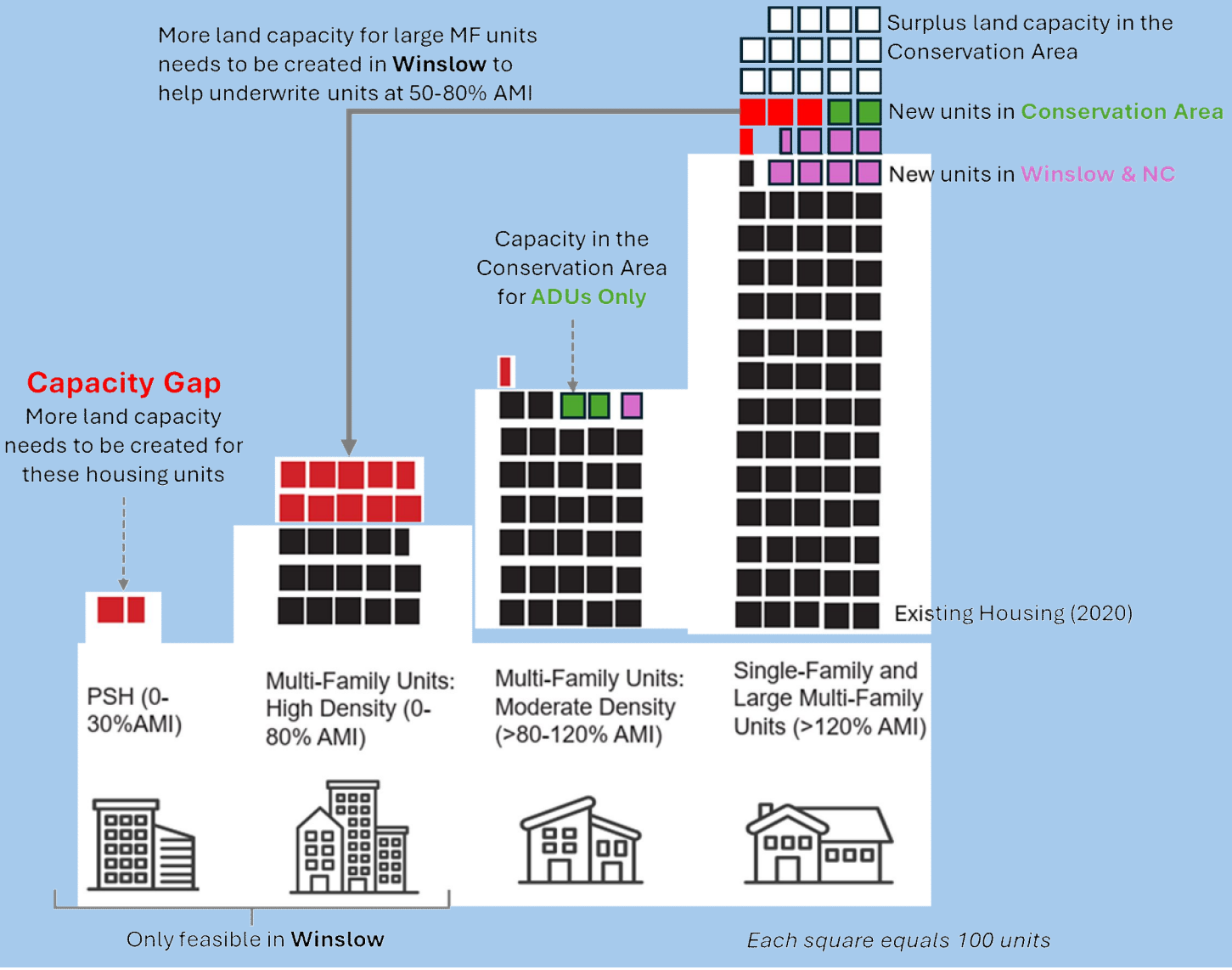
Must plan for **1,417** housing units for 0-80% AMI households

How to Achieve New Mandate for Affordable Housing

Planning for higher population growth than our state mandated population target

- New housing targets supersede population target
- COBI growth strategy directs housing to centers
- Significant existing capacity outside of centers (Conservation Area)
- Type of development in Conservation Area cannot meet *housing* targets (SF vs MF)
- Existing capacity in Conservation Area is surplus to the housing targets




More land capacity for large MF units needs to be created in **Winslow** to help underwrite units at 50-80% AMI
Surplus land capacity in the Conservation Area
New units in Conservation Area
New units in Winslow & NC
Capacity in the Conservation Area for ADUs Only
Capacity Gap
More land capacity needs to be created for these housing units
Existing Housing (2020)
PSH (0-30%AMI)
Multi-Family Units: High Density (0-80% AMI)
Multi-Family Units: Moderate Density (>80-120% AMI)
Single-Family and Large Multi-Family Units (>120% AMI)
Only feasible in **Winslow**
Each square equals 100 units

DEIS for the Winslow Subarea Plan & Comprehensive Plan Updates

Alternatives Analyzed in the DEIS

Alternative 1 – No Action: Development patterns and development regulations kept as they are. Created to establish a baseline alternative to compare action alternatives to. Will not comply with new state laws on housing.

Alternative 2 – Dense Centers: Assumes a higher development focus to higher density centers, primarily Winslow Town Center, with some density to Neighborhood/Industrial Centers, if needed. Achieves new state laws and mandates.

Alternative 3 – Distributed Density: Assumes a development focus to expanded Neighborhood and Business/Industrial Centers, in addition to Winslow Town Center boundary changed to more closely align with sewer service area.

Environmental Issues Analyzed in DEIS

Land Use/Relationship to Plans and Policies

Housing

Population and Employment

Aesthetics/Visual Resources

Environmental Justice

Air Quality/GHG Emissions/Climate Change

Utilities

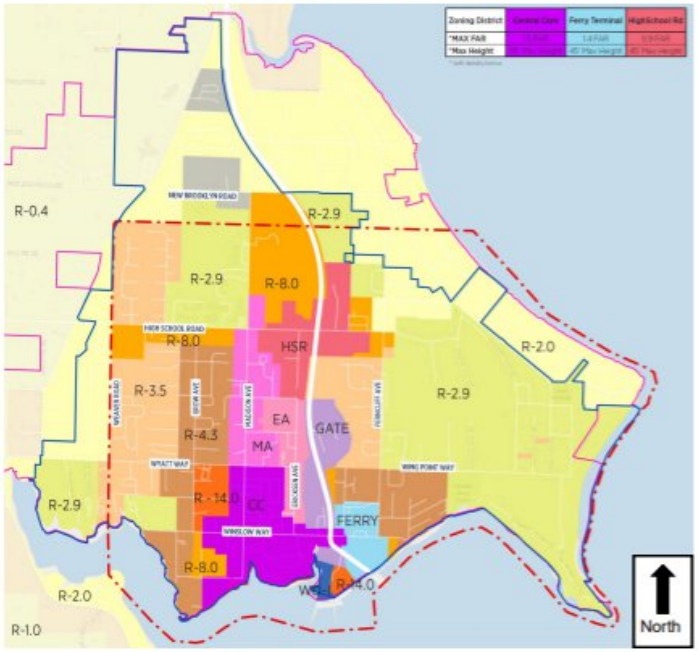
Natural Environment

Public Services

Transportation

Alternatives Analyzed for the Winslow Subarea Plan Update

Alternative 1—No Action



Legend

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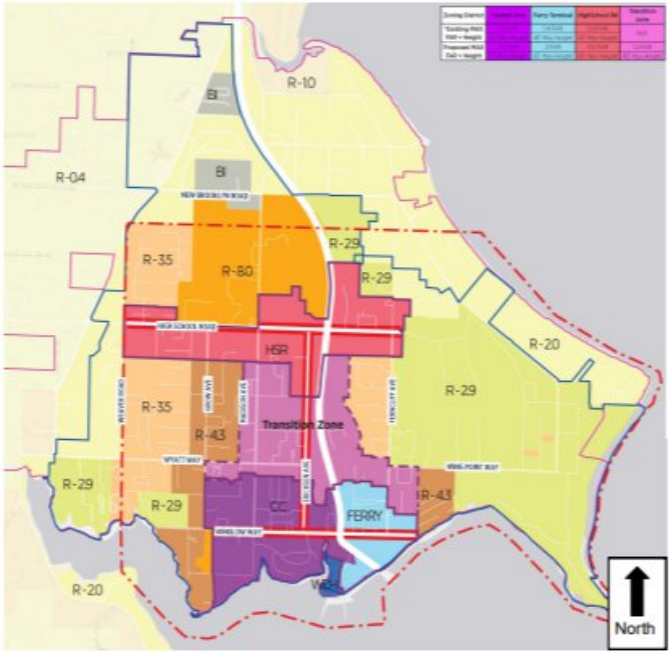
- R - 1.0
- R - 2.0
- R - 2.9
- R - 3.5
- R - 4.3
- R - 8.0
- R - 14.0
- CC - Central Core District
- Ferry - Ferry Terminal District
- HSR - High School Road I and II District
- B/I - Business/Industrial
- WD-I - Water-Dependent Industrial
- SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary

Alternative 2—Dense Centers



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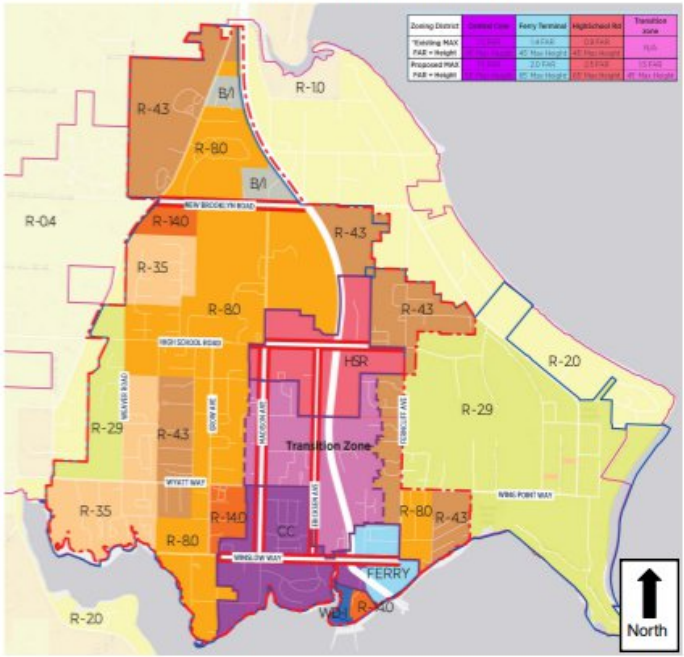
- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- B/I - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Current SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary

Alternative 3—Distributed Density



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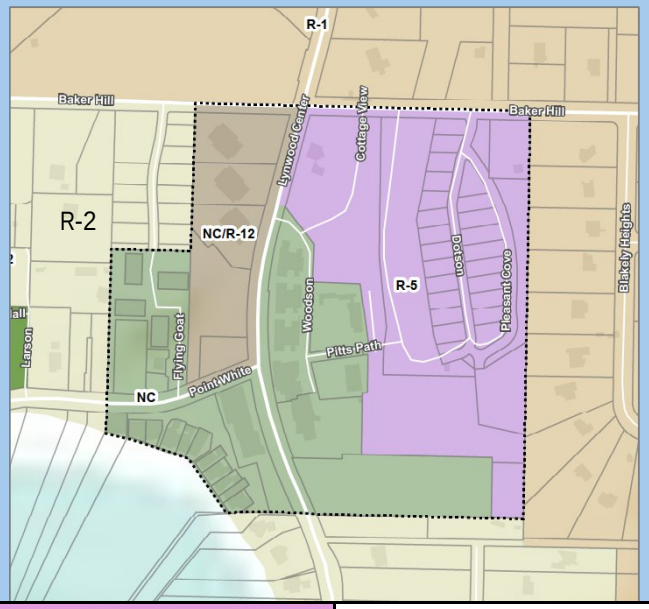
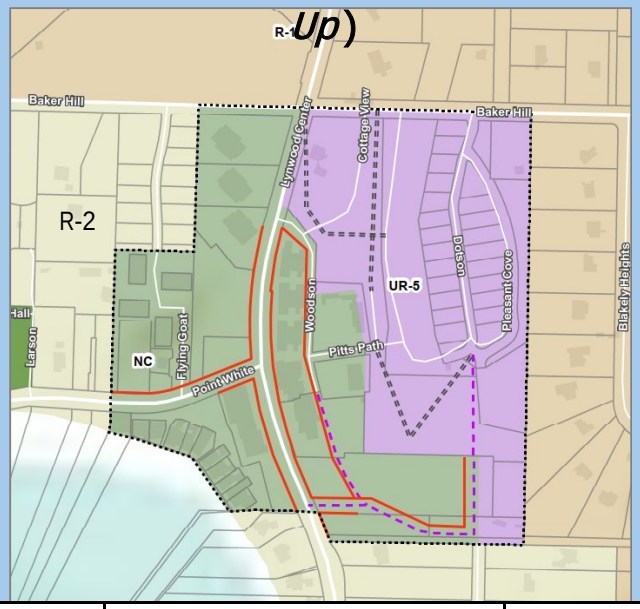
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Proposed SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary

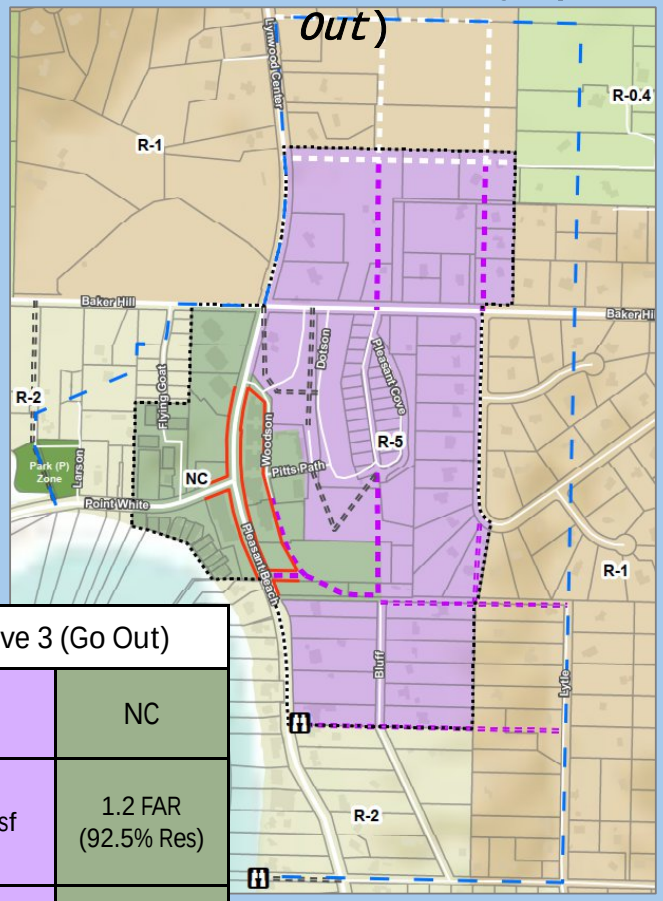
Alternative 1
No Action (Existing)



Alternative 2
Dense Centers (*Go Up*)



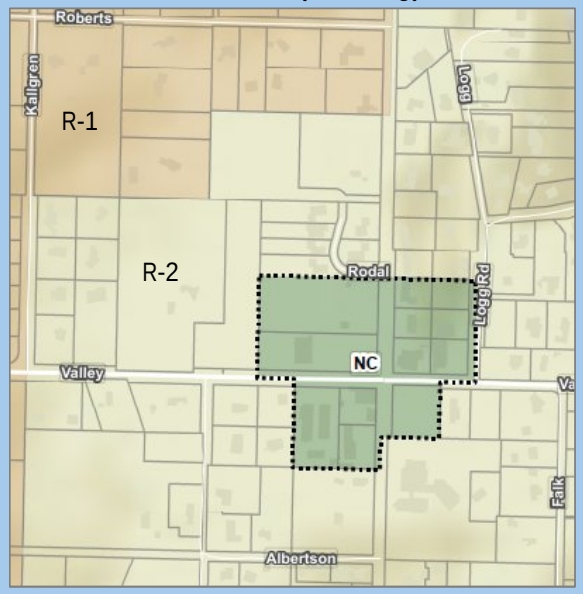
Alternative 3
Distributed Density (*Go Out*)



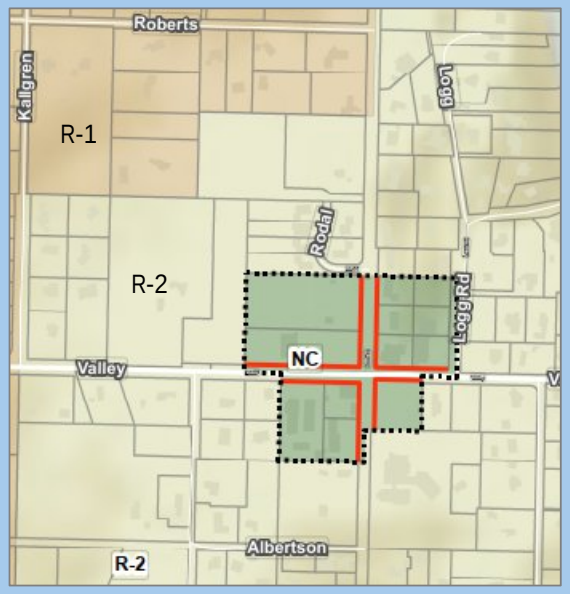
Lynwood Center NC	Alternative 1 (Existing)			Alternative 2 (Go Up)		Alternative 3 (Go Out)	
Zones	R-5	NC*	NC/R-12*	R-5	NC	R-5	NC
Density Dwelling Unit (DU) per Square Feet (sf) or Floor Area Ratio (FAR)	1DU/ 8,500 sf	1 DU/ 20,000 sf	1 DU/ 3,630 sf	1 DU/8,500 sf	1.5 FAR (90% Res)	1 DU/8,500 sf	1.2 FAR (92.5% Res)
Lot Coverage	25%	35%	35%	35%	50%	35%	50%
Max. Building Height	25 ft	35 ft	35 ft	45 ft	45 ft	35 ft	45%
ADU Regulations	1 ADU Max Size: 900 sf		NA	2 ADUs Max Size: 1,000 sf	NA	2 ADUs Max Size: 1,000 sf	NA

*Note *Existing* NC and NC/R-12 zoning provide for bonus density for NC (up to R-5) and NC/R-12 (up to R-12) with meeting certain requirements BIMC 18.12.030.D

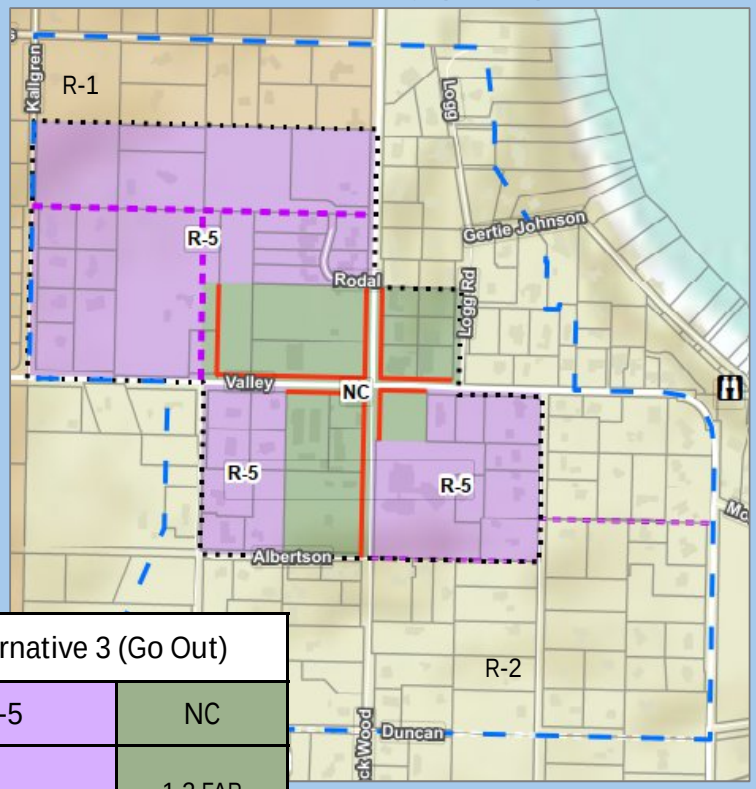
Alternative 1
No Action (Existing)



Alternative 2
Dense Centers (*Go Up*)



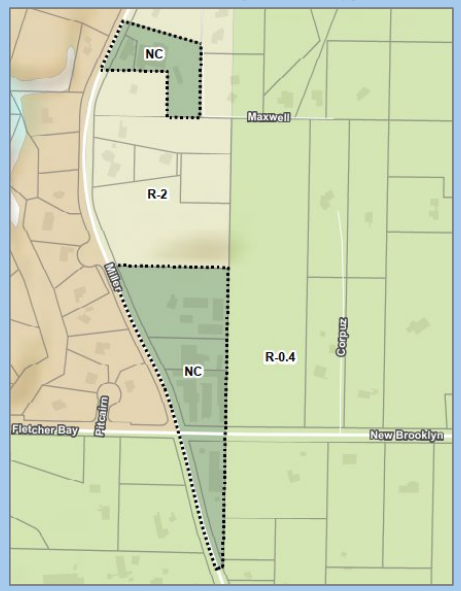
Alternative 3
Distributed Density (*Go Out*)



Rolling Bay NC	Alternative 1 (Existing)		Alternative 2 (Go Up)		Alternative 3 (Go Out)	
Zones	R-2	NC*	R-5	NC	R-5	NC
Density Dwelling Unit (DU) per Square Feet (sf) or Floor Area Ratio (FAR)	1DU/ 20,000 sf	1 DU/ 20,000 sf	1 DU/8,500 sf	1.5 FAR (90% Res) Res)	1 DU/8,500 sf	1.2 FAR (92.5% Res)
Lot Coverage	20%	35%	35%	50%	35%	50%
Max. Building Height	30 ft	35 ft	45 ft	45 ft	35 ft	45%
ADU Regulations	1 ADU Max Size: 900 sf		2 ADUs Max Size: 1,000 sf	NA	2 ADUs Max Size: 1,000 sf	NA

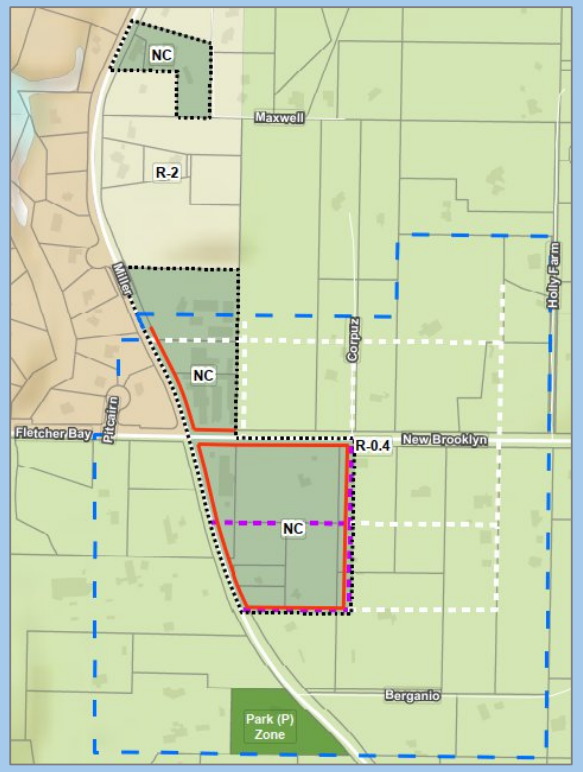
*Note *Existing* NC zoning provide for bonus density for NC (up to R-3) and with meeting certain requirements BIMC 18.12.030.D

Alternative 1
No Action (Existing)



Alternative 2
Dense Centers (*Go Up*)

Alternative 3
Distributed Density (*Go Out*)

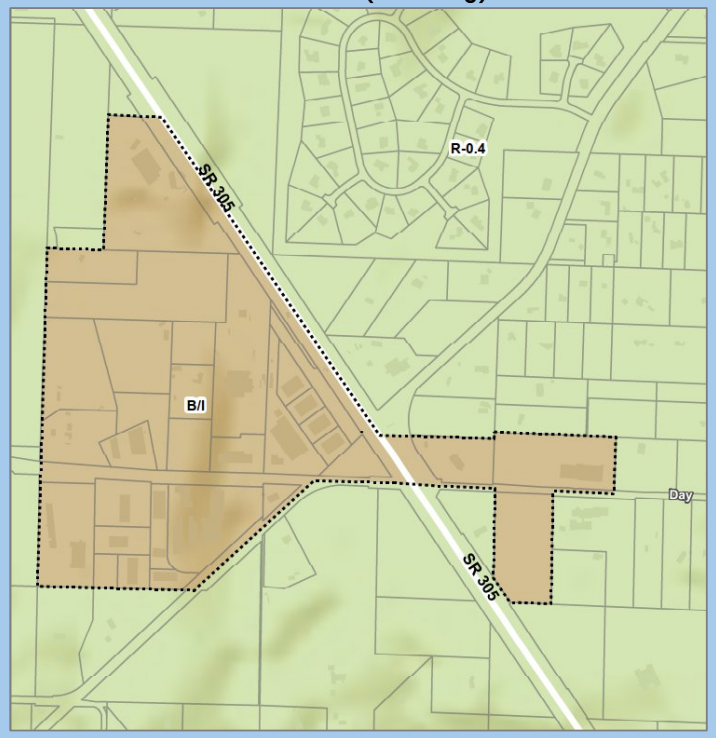


Island Center NC	Alternative 1 (Existing)		Alternative 2 (Go Up)	Alternative 3 (Go Out)
Zones	R-0.4	NC*	NC	NC
Density Dwelling Unit (DU) per Square Feet (sf) or Floor Area Ratio (FAR)	1DU/ 100,000 sf	1 DU/ 20,000 sf	1.5 FAR (Mostly Res)	1.2 FAR (92.5% Res)
Lot Coverage	10%	35%	50%	50%
Max. Building Height	30 ft	35 ft	45 ft	45%
ADU Regulations	1 ADU, Max Size: 900 sf		NA	NA

*Note Existing NC zoning provide for bonus density for NC (up to R-3) and with meeting certain requirements BIMC 18.12.030.D

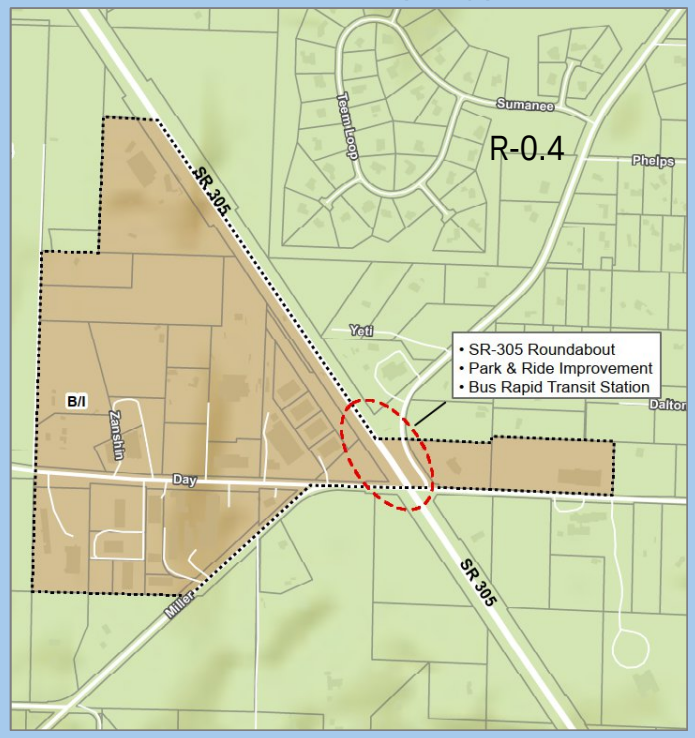
Day Road Business/Industrial (B/I) Industrial Center

Alternative 1
No Action (Existing)



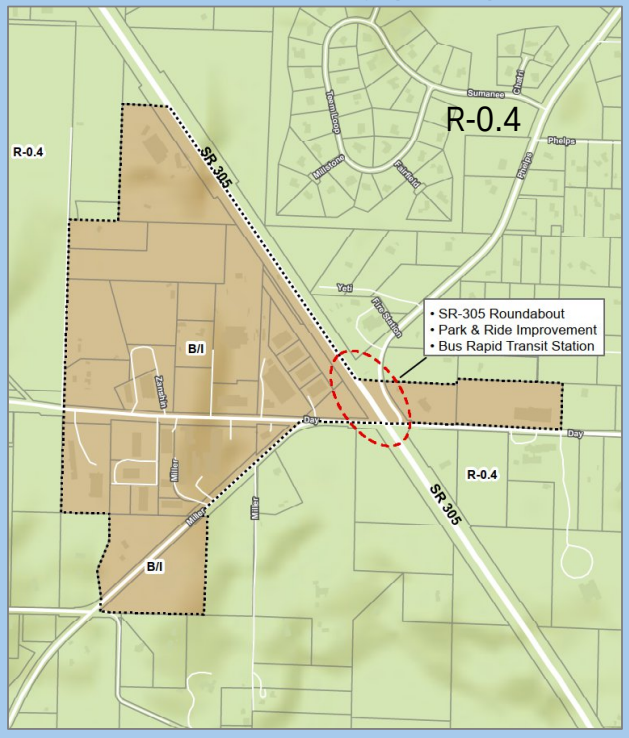
Existing B/I Development Standards	Lot Coverage	35%
	Max. Building Height	35 feet

Alternative 2
Dense Centers (*Go Up*)



Proposed B/I Development Standards	Lot Coverage	50%
	Max. Building Height	45 feet

Alternative 3
Distributed Density (*Go Out*)



Proposed B/I Development Standards	Lot Coverage	35%
	Max. Building Height	35 feet

Draft Environmental Impact Statement (DEIS) Outreach & Engagement Plan

Getting the Word Out

- Press Release on Postcard and DEIS availability
- City Connects (Island-wide)
- Letter mailed to Neighborhood and B/I centers
- City Manager Reports
- Project Listserv Emails/Nixle Text Messages/Social Media
- City & Project Websites

DEIS Issued 7/26

- All-island postcard notice
- Legal Notice
- City Manager Report/Video
- Project Listserv Emails/Text Messages/Social Media
- Outside agency & group distributions networks
- City & Project Websites

Comment Period 7/26 - 10/10

- Postcard - Open House Reminder (Island-wide)
- City Manager Reports
- Project Listserv Emails/Text Messages/Social Media
- Meetings to City Advisory Groups & Community Groups
- Farmer's Market Booths (8/24, 9/7)
- Pop-up Open Houses at Centers (9/14 - 9/16)
- DEIS Open House (Wednesday 9/18)
- On-demand Online DEIS Open House

Topics for Upcoming PC Meetings

- *September 10: City Council DEIS Briefing*
- *September 12: Steering Committee*
- **September 12: Targets, Capacity, Gaps and Housing in DEIS**
- *September 14-16: Neighborhood Center & Day Road Open Houses*
- *September 18: DEIS Open House at Bainbridge High School Cafeteria*
- **September 19: Housing (cont.d) in DEIS and Utilities in the DEIS**
- **September 26: Transportation in the DEIS and Climate Change**
- ***October 10:*** *Steering Committee*; ***DEIS Comment Period Ends***

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 12, 2024 **ESTIMATED TIME:** 30 Minutes

AGENDA ITEM: (7:00) Review the 2025-2030 Capital Improvement Plan for Consistency with the Comprehensive Plan

AGENDA CATEGORY: Presentation **PROPOSED BY:** Chris Wierzbicki

PREVIOUS PLANNING COMMISSION REVIEW DATE(S): None

PREVIOUS COUCIL REVIEW DATE(S): None

RECOMMENDED MOTION:
Discussion only.

SUMMARY:
The Public Works staff will present the 2025-2030 CIP along with context from the Comprehensive Plan. The Planning Commission is not required to take action on the plan, but is encouraged to ask questions about the projects, and their relationship to the implementation of the Comprehensive Plan.

A copy of the slide presentation and the CIP is attached to this agenda item.

BACKGROUND: The Growth Management Act requires that the City adopt a 6-year Capital Improvement Plan (CIP). The (CIP) is intended to support the land-use and other elements of the Comprehensive Plan, and is specified to be adopted as part of the biennial budget process.

ATTACHMENTS:

2025-2030
Capital Improvement Plan (CIP)

Workshop Discussion

Planning Commission
September 12, 2024

CITY OF
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CIP Workshop **- Goal**

- Review recommended projects
- Confirm consistency with the City's Comprehensive Plan

CIP Workshop – **Agenda**

- Overview of Capital Facilities Element (context)
- Utilities Element and Projects
- Transportation Element and Projects
- Facility/Fleet Projects

CITY OF BAINBRIDGE ISLAND

Capital Facilities Element

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CIP Workshop **– Capital Facilities Element**

- Required by the state's Growth Management Act
- RCW 36.70A.070(3)(d) – "at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes"

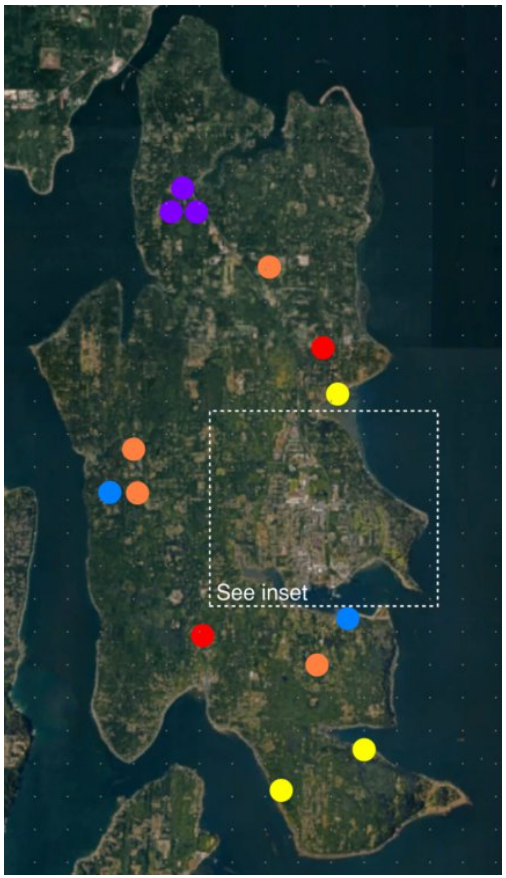
CIP Workshop – **Capital Facilities Element Goals**

- **CF1** – 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.
- **CF2** - Serve future development and redevelopment
- **CF3** - Prudently manage fiscal resources
- **CF4** - Meet appropriate safety, construction, energy conservation, durability and sustainability standards.

CIP Workshop – **Capital Improvement Plan Purpose**

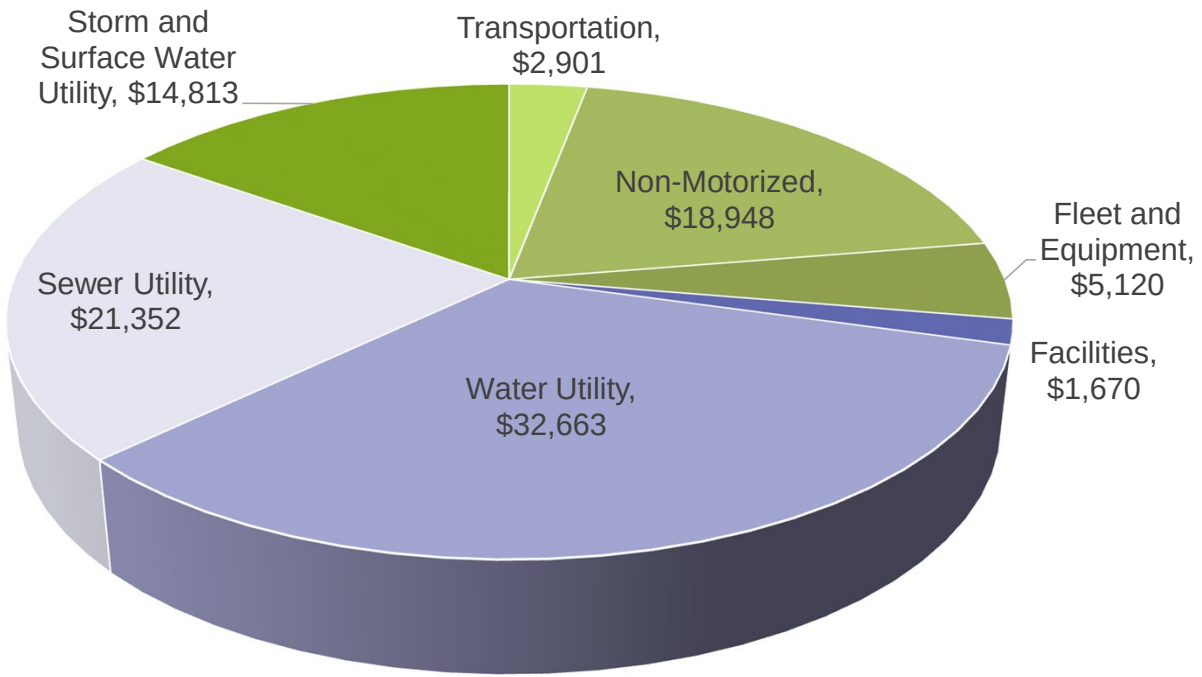
- In many Cities, the CIP is a tool for managing sustainable population growth, including expansions of the Urban Growth Area
- COBI growth strategy is mostly fixed, with no expansions of the UGA, and slow but steady population growth
- COBI CIP focuses on:
  - Asset management
  - Service improvements
  - Expanding transportation options and safety

Project Locations – Support for Compact Development



- Transportation
- Non-Motorized
- Water
- Sewer
- SSWM (Storm)
- Facilities

CIP Workshop – **2025-30 CIP Budget ($112M)**



Utilities Element and Projects

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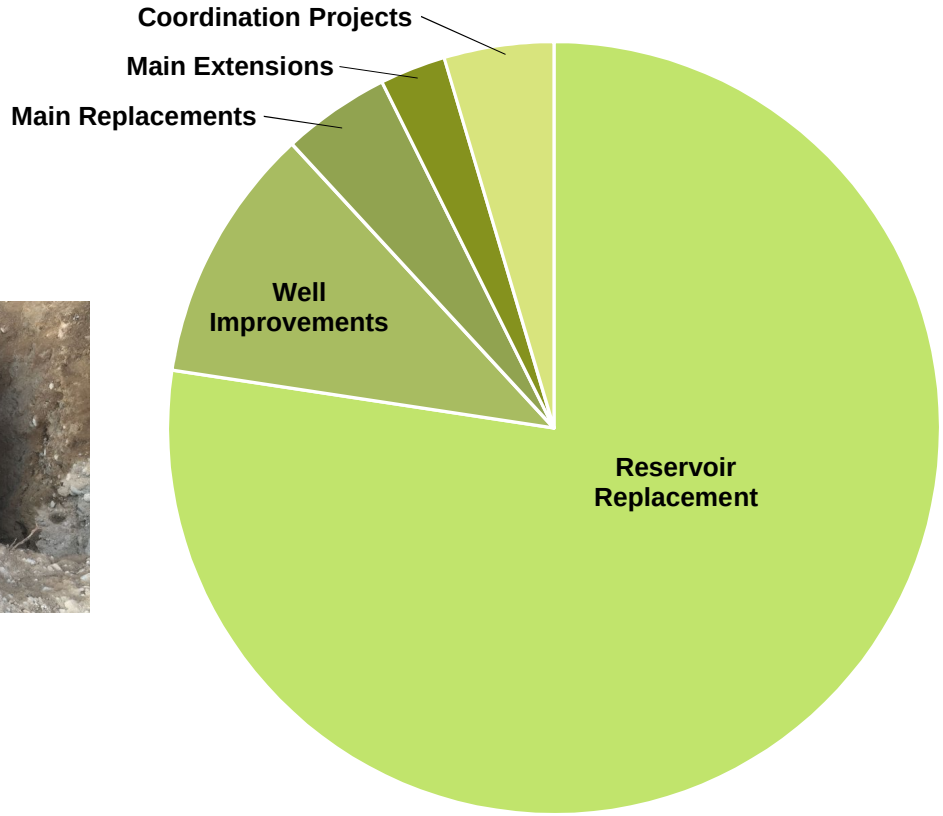
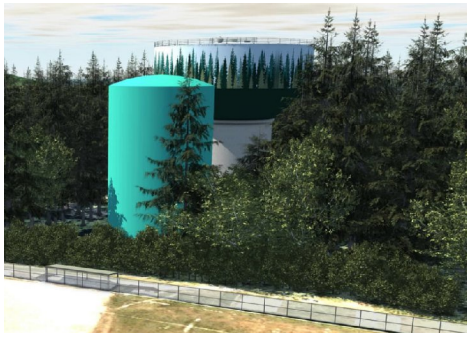
CIP Workshop **– Utilities Element**

- **Vision** – Ensure reliable electric, telecommunications, potable water, solid waste and recycling services, and stormwater facilities that prevent flooding and erosion, maximize infiltration and eliminate pollutants.

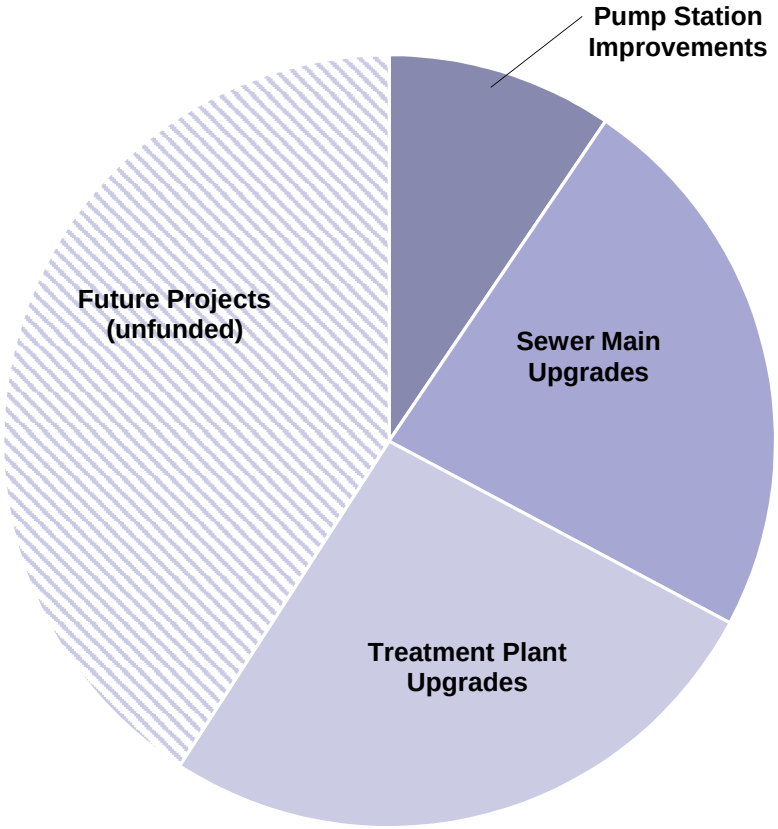
- **Goal for 25-30** – Focus on asset management projects that enhance service and improve reliability

CIP Workshop – **Utility Projects (Water)**

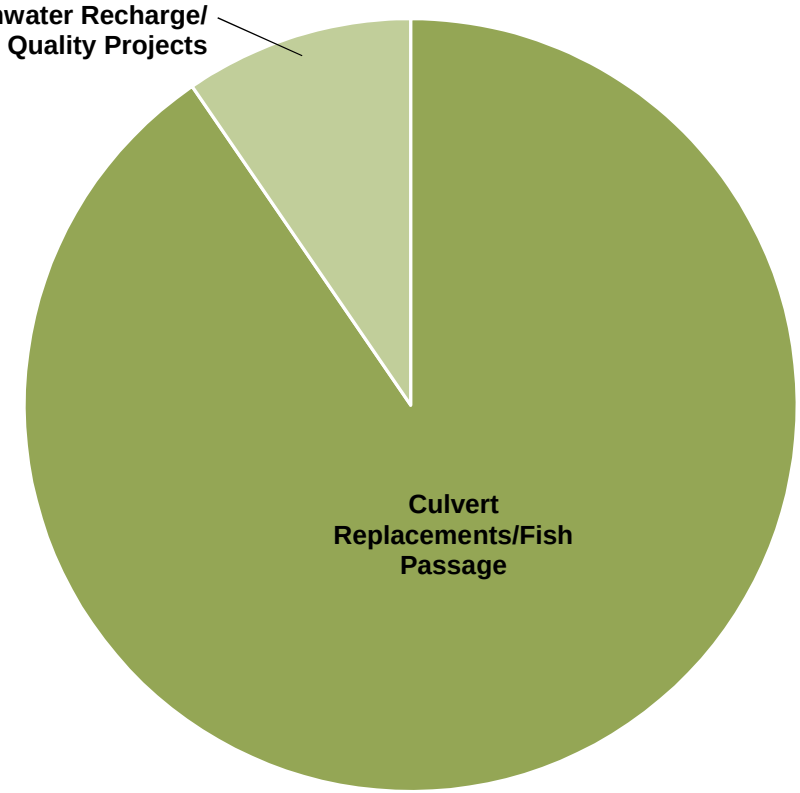




CIP Workshop – **Utility Projects (Sewer)**



CIP Workshop – **Utility Projects (Stormwater)**



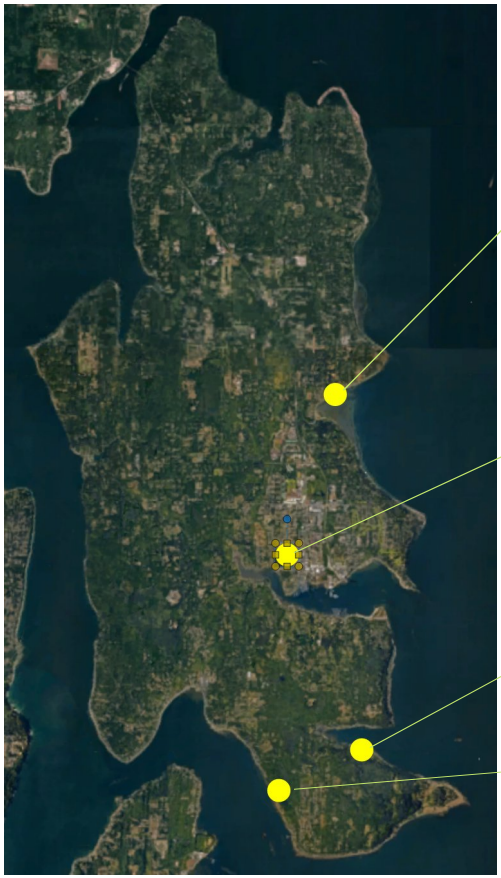
Transportation Element and Projects

CITY OF BAINBRIDGE ISLAND

CIP Workshop – **Transportation Element**

- Vision guided by the Comprehensive Plan and Sustainable Transportation Plan
  - Safe, dependable, properly maintained, and fiscally responsible, multimodal
  - Good facilities for non-motorized users and pedestrians and good access to transit
  - Improving mobility and safety for all users while respecting the character of neighborhoods
  - Regionally coordinated, adequately financed, and community supported

CIP Workshop – **Transportation Projects**



Manitou Road
Reconstruction/Stabilization

Winslow Way West

Country Club Road Reconstruction

Pleasant Beach

CIP Workshop – **Non-Motorized Projects**

- Valley Road Non-Motorized
- Sound to Olympic Trail (Planning)
- Finch Road Non-Motorized
- Lost Valley Trail
- Eagle Harbor/Wyatt Non-Motorized
- Bucklin Hill Non-Motorized
- Lynwood Center Road Non-Motorized

Facility and Fleet Projects

CITY OF
BAINBRIDGE ISLAND

CIP Workshop – **Fleet Purchases**

Assumptions and Strategies:

- Continue transitioning select vehicles to electric
- Purchase new equipment for expanding road maintenance capabilities

CIP Workshop – **Facility Projects**

Assumptions and Strategies:

- Focus on upgrades at the Operations and Maintenance Yard
- Continue planning for investments in electric vehicle charging infrastructure

CIP Workshop – **Q&A**

City of Bainbridge Island
Total Capital Improvement Plan (2025 - 2030)
2025-2026 Proposed Budget

Category	Prior Years	2025	2026	2027	2028	2029	2030	Total
In (1000s)								
Transportation Projects	1,331	695	-	175	700	-	-	2,901
Transportation Grants	-	*265*	-	-	-	-	-	265
Non Motorized Projects	8,248	(120)	1,250	-	4,370	200	5,000	18,948
Non Motorized Grants	*3,350*	-	*1,000*	-	*1,000*	-	*1,000*	6,350
Fleet and Equipment	300	870	660	1,110	925	985	270	5,120
Facility Projects	645	655	130	80	80	80		1,670
Facility Grants	-	-	-	-	-	-	-	-
Water Projects	15,588	12,579	121	2,425	450	750	750	32,663
Water Grants		*900*	-	-	-	-	-	900
Sewer Projects	9,590	4,722	560	3,670	2,810	-	-	21,352
Sewer Grants	-	-	-	-	-	-	-	-
SSWM Projects	5,126	1,000	*6,312*	*1,225*	*300*	*850*	-	14,813
SSWM Grants	*842*	-	*6,037*	*975*	-	-	-	*7,854*
Utility Funding	30,304	18,301	6,993	7,320	3,560	1,600	750	68,828
General Govt Funding	10,524	2,100	2,040	1,365	6,075	1,265	5,270	28,639
Total Project Cost Less Grants	40,828	20,401	9,033	8,685	9,635	2,865	6,020	97,467
Grant Totals	*4,192*	*1,165*	*7,037*	*975*	*1,000*	-	*1,000*	*15,369*
TOTAL PROJECT COST	45,020	21,566	16,070	9,660	10,635	2,865	7,020	112,836

Amounts in thousands

City of Bainbridge Island
Transportation CIP (2025 - 2030)
2025 - 2026 Proposed Budget

Project / Location	*Grant Eligible*	*Grant Awarded*	*Grant Funds*	Tax Supported	Wtr Component	Swr Component	SSWM Comp	Prior Years	2025	2026	2027	2028	2029	2030	Total
TRANSPORTATION PROJECTS - 6-YEAR CIP															
Country Club Rd Reconstruction *Past Toe Jam to Seawall*				Y				985	230	-	-	-	-	-	1,215
Manitou Beach Road Sea-Level Rise Conceptual Design *Manitou Beach Rd*	X		*265*	Y				259	90	-	-	-	-	-	349
Pleasant Beach Drive Extension *Tani Creek to Pleasant Beach*				Y				87	375			-	-	-	462
Winslow Way West and Finch Place Improvements *Finch to Grow Ave*	X			Y	Y			-	-	-	175	700	-	-	875
							City Funding	1,331	430	-	175	700	-	-	2,636
							Grant Totals	-	*265*	-	-	-	-	-	*265*
							TOTALS	1,331	695	-	175	700	-	-	2,901

Amounts in thousands

Project: Country Club Road Reconstruction Number: 00712

Location: Toe Jam Road to the Seawall

Project Description

Description: This project will repair failing roadway pavement and improve drainage conditions east of Toe Jam Road to the existing bulkhead.

Benefit: Roadway preservation.

Schedule: 2024: Design; 2025: Construction

Capital Funding (1000's)

	Prior Yrs	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	660	-	-	-	-	-	-	660
REET	325	230	-	-	-	-	-	555
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	985	230	-	-	-	-	-	1,215
FUNDING USES (1000's)								
Project Management	89	-	-	-	-	-	-	89
Design/construction	896	230	-	-	-	-	-	1,126
Sub-total	985	230	-	-	-	-	-	1,215

Project: Manitou Beach Rd. Sea-Level Rise Conceptual Design Number: 01226

Location: Murden Cove - Falk

Project Description

Description: This project will evaluate roadway, stabilization and flooding conditions along Manitou Beach Drive, and develop a conceptual design and permitting strategy that can also be used to address other shoreline roadways.

Benefit: Development of conceptual design and permitting strategy for shoreline roadways.

Schedule: 2025: Conceptual design

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
REET Fund	259	(175)	-	-	-	-	-	84
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Fed Grant		265						265
State Grant	-	-	-	-	-	-	-	-
Sub-total	259	90	-	-	-	-	-	349
FUNDING USES (1000's)								
Project Management	9		-	-	-	-	-	9
Design/construction	250	90	-	-	-	-	-	340
Sub-total	259	90	-	-	-	-	-	349

Project: Pleasant Beach Drive Extension Number: 01227

Location: Tani Creek to Pleasant Beach

Project Description

Description: The project proposes to improve vehicular and fire safety, and reduce the maintenance and operations costs of the existing Pleasant Beach/Fort Street, by reconfiguring the roadway geometry and access locations.

Benefit: Vehicular and fire safety, and reduced long-term maintenance costs.

Schedule: 2025: Design and construction

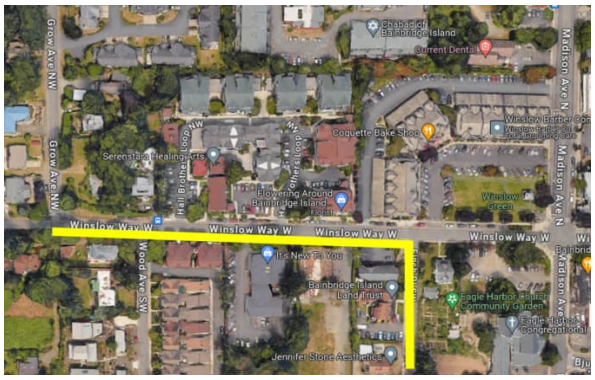
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
REET Fund	87	375	-	-	-	-	-	462
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	87	375	-	-	-	-	-	462
FUNDING USES (1000's)								
Project Management	8	15	-	-	-	-	-	23
Design/construction	79	360	-	-	-	-	-	439
Sub-total	87	375	-	-	-	-	-	462

Project: Winslow Way West and Finch Place Improvements Number: TBD

Location: Finch Pl to Grow Ave

Project Description



Description: Roadway reconstruction and sidewalk infill between Finch Place and Grow Avenue. The project also includes the replacement of aging water lines in both corridors prior to pavement replacement.

Benefit: Replacement of failing roadway pavement; coordination with replacement of utilities; and, non-motorized/safety improvements.

Schedule: YR1:Design/permitting, YR2: Construction.

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
REET Fund	-	-	-	175	700	-	-	875
Water Fund	-	-	-	75	450	-	-	525
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	250	1,150	-	-	1,400
FUNDING USES (1000's)								
Project Management	-			11	45	-		56
Design/construction	-			239	1,105	-		1,344
Sub-total	-	-	-	250	1,150	-		1,400

City of Bainbridge Island
Non-Motorized Transportation
CIP (2025- 2030)
2025-2026 Proposed Budget

Project / Location	*Grant Eligible*	*Grant Awarded*	*Grant Funds/ Donations*	Tax Supported	Wtr Comp	Swr Comp	SSWM Comp	Prior Years	2025	2026	2027	2028	2029	2030	Total
NON-MOTORIZED PROJECTS - 6-YEAR CIP															
Connecting Centers: Eagle Harbor/Wyatt Non-Motorized Improvements *Shoreline to Nicholson*	x	x	*1,450*	Y				4,647	-	-	-	-	-	-	4,647
Connecting Centers: Bucklin Hill Non-Motorized Improvements *Blakely - Fletcher Bay*	x		-	Y				1,170	-	250	-	-	-	-	1,420
Sound to Olympics Trail Long Range Plan *STO Trail*	x	x	*1,775*	Y				1,941	-	-	-	-	-	-	1,941
Connecting Centers: Lynwood Center *Bucklin to Lynwood*	x	x	*2,000*	Y				200	-	1,000	-	3,500	-	-	4,700
Connecting Centers: Valley Road *Madison to Sunrise*	x			Y				150	(120)	-	-	870	-	-	900
Connecting Centers: Bucklin Hill and Finch to High School Road *Bucklin Hill Road and Finch Road*	x		*1,000*	Y				-	-	-	-	-	1,200	4,000	5,200
Lost Valley Trail *Head of Bay to Fletcher Bay Road*	x	x	*125*	Y				140	-	-	-	-	-	-	140
							City Project Funding	4,898	(120)	250	-	3,370	200	4,000	12,598
							Grant Totals	*3,350*	-	*1,000*	-	*1,000*	-	*1,000*	*6,350*
							TOTALS	8,248	(120)	1,250	-	4,370	200	5,000	18,948

Amounts in thousands

Project: Connecting Centers: Eagle Harbor/Wyatt Non-Motorized Improvements

Number: 00968

Location: Ashbury Court to Bucklin Hill

Project Description

Description: This project will provide non-motorized improvements along Eagle Harbor Drive from the shoreline to Head of the Bay, and along Wyatt from the Head of the Bay to Ashbury Court. Improvements will include a mix of shoulders, vertically and physically separated paths, and safety improvements at the Finch/Wyatt intersection.

Benefit: Safety and Non Motorized Transportation Connectivity.

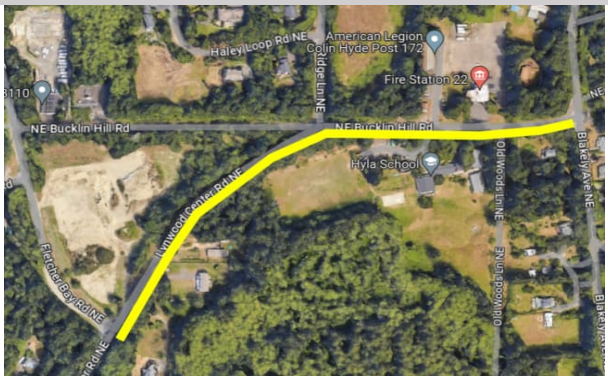
Schedule: 2024: Design; 2025: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	4	-	-	-	-	-	-	4
REET	3,193	-	-	-	-	-	-	3,193
Water Fund		-	-	-	-	-	-	-
Sewer Fund		-	-	-	-	-	-	-
SSWM Fund		-	-	-	-	-	-	-
Federal Grant	950	-	-	-	-	-	-	950
State Grant	500	-	-	-	-	-	-	500
Sub-total	4,647	-	-	-	-	-	-	4,647
FUNDING USES (1000's)								
Project Management	95	-	-	-	-	-	-	95
Design/construction	4,552	-	-	-	-	-	-	4,552
Sub-total	4,647	-	-	-	-	-	-	4,647

Project: Connecting Centers: Bucklin Hill Non-Motorized Number: 00723
Location: Blakely Ave to Fletcher Bay Road

Project Description



Description: This project will provide non-motorized improvements along Bucklin Hill and Lynwood Center Roads between Blakely and Fletcher Bay Road. Improvements could include physically or vertically separated paths on one or both sides of the road and associated safety improvements.

Benefit: Safety and non-motorized transportation connectivity.

Schedule: 2025: Design; 2026: Construction

Capital Funding (1000's)

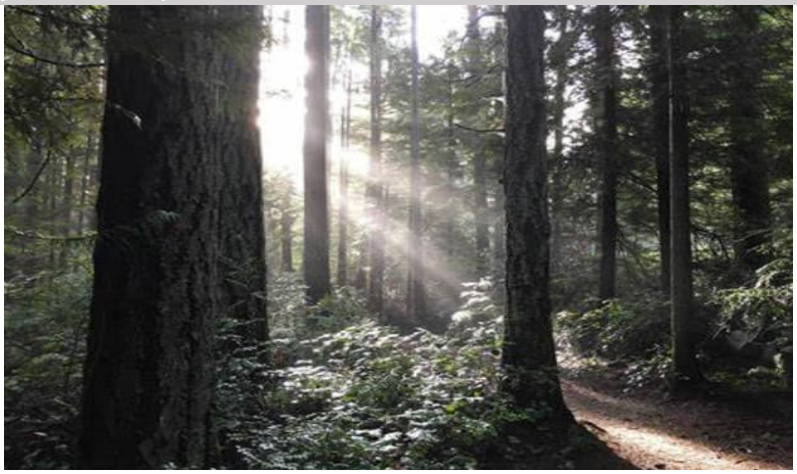
	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	1,170	-	-	-	-	-	-	1,170
REET	-	-	250	-	-	-	-	250
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	1,170	-	250	-	-	-	-	1,420
FUNDING USES (1000's)								
Project Management	57	-	-	-	-	-	-	57
Design/construction	1,113	-	250	-	-	-	-	1,363
Sub-total	1,170	-	250	-	-	-	-	1,420

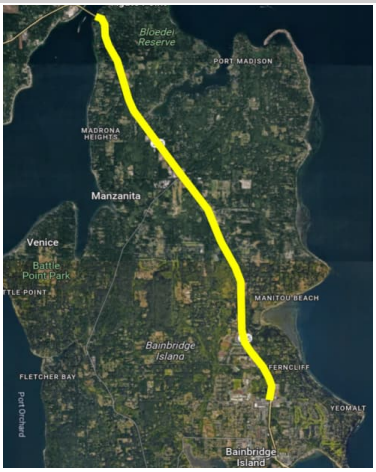
Amounts in thousands

Project: Sound to Olympics Trail Long-Range Plan Number: 01213

Location: Sakai Pond Trail to Agate Pass

Project Description





Description: This project will develop a 30% plan for the alignment of the Sound to Olympics Trail from Madison Avenue to the Agate Pass Bridge.

Benefit: Concept and design plans for trail alignment will aid in the procurement of grant funds for the project implementation.

Schedule: 2025: Design

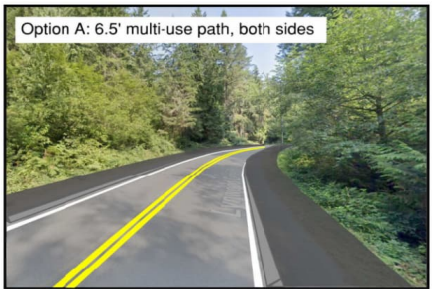
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
TBD	166	-	-	-	-	-	-	166
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Donation	75	-	-	-	-	-	-	75
Federal Grant	1,700	-	-	-	-	-	-	1,700
Sub-total	1,941	-	-	-	-	-	-	1,941
FUNDING USES (1000's)								
Project Management	33	-	-	-	-	-	-	33
Design	1,908	-	-	-	-	-	-	1,908
Sub-total	1,941	-	-	-	-	-	-	1,941

Project: Connecting Centers - Lynwood Ctr. Non-Motorized Improvments Number: 01289

Location: Fletcher Bay Road to Baker Hill Road

Project Description



Description: This project will provide non-motorized improvements on Lynwood Center Road between Fletcher Bay Road and Baker Hill Road. Improvements could include physically or vertically separated paths on one or both sides of the road.

Benefit: Safety and Non Motorized Transportation Connectivity.

Schedule: 2026: Design; 2028: Construction

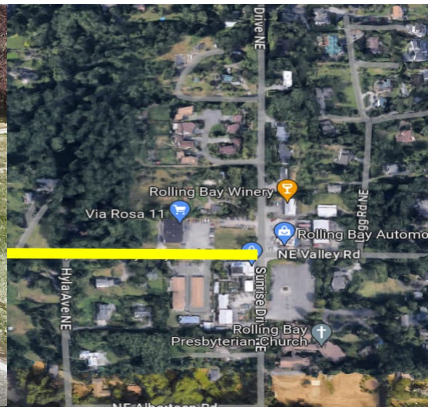
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	200	-	-	-		-	-	200
REET	-	-	-	-	1,500	-	-	1,500
TBF	-	-	-	-	1,000	-	-	1,000
Fed Grant	-	-	1,000	-	1,000	-	-	2,000
Sub-total	200	-	1,000	-	3,500	-	-	4,700
FUNDING USES (1000's)								
Project Management		-	40	-	50	-	-	90
Design/construction	200	-	960	-	3,450	-	-	4,610
Sub-total	200	-	1,000	-	3,500	-	-	4,700

Project: Connecting Centers - Valley Road Non-Motorized Improvements Number: 01287

Location: Sunrise Drive to Kalgren Road

Project Description



Description: This project would provide a sidewalk or separated path on the north side of Valley Road between Kalgren Road and Sunrise Drive.

Benefit: Safety and non-motorized transportation connectivity.

Schedule: 2027: Design; 2028: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	150	(120)	-	-	270	-	-	300
TBF					300			300
Water Fund	-	-	-	-	300	-	-	300
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Donation	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	150	(120)	-	-	870	-	-	900
FUNDING USES (1000's)								
Project Management	-	-	-	-	30	-	-	30
Design/construction	150	(120)	-	-	840	-	-	870
Sub-total	150	(120)	-	-	870	-	-	900

Project: Connecting Centers: Bucklin Hill & Finch to Sportsman Number: TBD

Location: Bucklin, Blakely to Eagle Harbor and Finch, Wyatt to High School Road

Project Description

Description: This project provides non-motorized improvements along two of the corridors identified in the Sustainable Transportation Plan Connecting Centers scenario. The improvements include a protected bike lane uphill on Bucklin Hill between Eagle Harbor Drive and Blakely Ave., and a mix of buffered, protected, vertically and physically separated paths on Finch between Wyatt Way and High School road.

Benefit: Safety and non-motorized transportation connectivity.

Schedule: 2029: Design; 2030: Construction

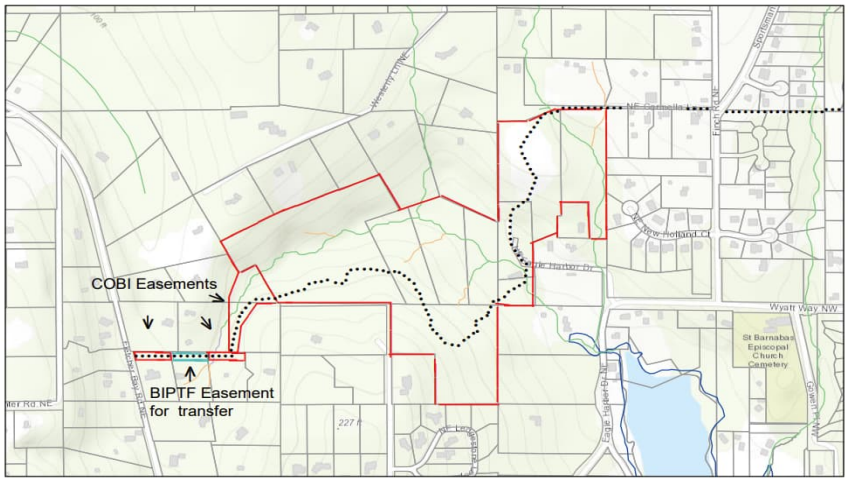
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	1,000	1,000
REET	-	-	-	-	-	200	2,000	2,200
TBD	-	-	-	-	-		1,000	1,000
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Donation	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	1,000	-	1,000
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	-	-	1,200	4,000	5,200
FUNDING USES (1000's)								
Project Management		-	-	-	-	60	60	120
Design/construction		-	-	-	-	1,140	3,940	5,080
Sub-total	-	-	-	-	-	1,200	4,000	5,200

Project: Lost Valley Trail Number: 01281

Location: Head of Bay to Fletcher Bay Road

Project Description



Description: This project is a pedestrian trail with required critial area mitigation. The project funding was donated to the City by the Bainbridge Island Parks and Trails Foundation. The City is providing $15k for securing a trail easement and providing project management.

Benefit: The pedestrian trail willprovide a connection between existing trails in the vicinity, and will protect the environment by focusing use in the prescribed areas.

Schedule: 2025 Design and construction

Capital Funding (1000's)

	Prior Yrs	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	15	-	-	-	-	-	-	15
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Donation	125	-	-	-	-	-	-	125
State Grant	-	-	-	-	-	-	-	-
Sub-total	140	-	-	-	-	-	-	140
FUNDING USES (1000's)								
Project Management	5	-	-	-	-	-	-	5
Design/construction	135	-	-	-	-	-	-	135
Sub-total	140	-	-	-	-	-	-	140

City of Bainbridge Island
FLEET and EQUIPMENT CIP (2025 - 2030)
2025 - 2026 Proposed Budget

Project	General Rent	Streets Rent	Water Rent	Sewer Rent	SSWM Rent	Prev. Year	2025	2026	2027	2028	2029	2030	Total
FLEET & EQUIPMENT - 6-YEAR CIP (1000s)													
Police Vehicles (2) (replace)	100%					-	220	230	240	250	260	270	1,470
Truck Cab and Chassis		50%			50%	300	-	-	-	-	-	-	300
Heavy Duty Pickup (replace)	20%	80%				-	175	-	-	-	-	-	175
Compressor (new)		100%				-	50	-	-	-	-	-	50
Medium Duty Pickup (replace)		100%					100						100
Asphalt Patch Machine (replace)		100%				-	325	-	-	-	-	-	325
Forklift (replace)	20%	20%	20%	20%	20%	-	-	100	-	-	-	-	100
Asphalt Roller (new)		100%				-	-	80	-	-	-	-	80
Pup Trailer (new)		50%			50%	-	-	150	-	-	-	-	150
Electric Medium Pick-up (new)	20%	20%	20%	20%	20%	-	-	100		-	-	-	100
Ravo Street Sweeper (replace)		20%			80%	-	-	-	750	-	-	-	750
Electric Sedan (new)	20%	20%	20%	20%	20%	-	-	-	80	-	-	-	80
Commercial Mower (replace)					100%	-	-	-	40	-	-	-	40
Backhoe (replace)	20%	20%	20%	20%	20%	-	-	-	-	350	-	-	350
Dump Truck (replace)	20%	20%	20%	20%	20%	-	-	-	-	325	-	-	325
Backhoe (replace)	20%	20%	20%	20%	20%	-	-	-	-	-	400	-	400
Roadside Mower (replace)		100%				-	-	-	-	-	325	-	325
					TOTALS	300	870	660	1,110	925	985	270	5120

Amounts in thousands

City of Bainbridge Island
Facilities CIP (2025-2030)
2025 - 2026 Proposed Budget

Project	*Grant Eligible*	*Grant Awarded*	*Grant/ Donations Funds*	Tax Supported	Wtr Component	Swr Component	SSWM Comp	Prior Years	2025	2026	2027	2028	2029	2030	Total
FACILITIES PROJECTS - 6-YEAR CIP															
PW Office Trailer Replacement				Y				-	-	50	-	-	-	-	50
Manufactured Home for EE Housing				Y				-	300	-	-	-	-	-	300
PW Yard Security Gate				Y				91	-	-	-	-	-	-	91
PW Yard Improvements				Y				325	275	-	-	-	-	-	600
Electric Vehicle Charging Infrastructure	*X*			Y				229	80	80	80	80	80	80	709
							City Total	645	655	130	80	80	80	80	1,750
							Grant Totals		-	-	-	-	-	-	-
							TOTALS	645	655	130	80	80	80	80	1,750

Amounts in thousands

Project: Public Works Office Trailer Number: 1360

Location: Hidden Cove PW Yard

Project Description

Description: This project would replace an aging 10 x 30' office trailer at the Public Works Hidden Cove maintenance facility that has reached it's serviceable life.

Benefit: Replacement of an existing failing asset.

Schedule: 2026: Procurement and installation

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	50	-	-	-	-	50
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	50	-	-	-	-	50
FUNDING USES (1000's)								
Project Management	-	-	-	-	-	-	-	-
Procurement	-	-	50	-	-	-	-	50
Sub-total	-	-	50	-	-	-	-	50

Project: Manufactured Home for EE Housing Number: 1279
Location: Islander Mobile Home Park

Project Description

Description: This project would purchase a manufactured home for employee occupancy. Priority for occupying the unit full time would be given to emergency management, police or operations and maintenance staff. Market rate rent would be charged and proceeds used to offset the cost of the purchase.

Benefit: On-Island presence for key employee for emergencies.

Schedule: 2025: Procurement and installation.

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	300	-	-	-	-	-	300
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	300	-	-	-	-	-	300
FUNDING USES (1000's)								
Project Management	-	-	-	-	-	-	-	-
Procurement	-	300	-	-	-	-	-	300
Sub-total	-	300	-	-	-	-	-	300

Project: Public Works Yard Security Gate Number: 01232
Location: Hidden Cove PW Yard

Project Description

Description: This project will replace the existing facility with a motorized gate that can be accessed by key card or code. The gate will improve safety and security of the facility and prevent break-ins.

Benefit: The gate will improve safety and security of the facility that has experienced several break-ins over the last five years.

Schedule: 2025: Procurement/Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	91	-	-	-	-	-	-	91
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	91	-	-	-	-	-	-	91
FUNDING USES (1000's)								
Project Management	6	-	-	-	-	-	-	6
Design/construction	85	-	-	-	-	-	-	85
Sub-total	91	-	-	-	-	-	-	91

Amounts in thousands

Project: Public Works Yard Improvements Number: 01229

Location: Hidden Cove PW Yard

Project Description

Description: This project will provide dry storage for critical operations and maintenance vehicles, small equipment and parts. The building is needed to preserve the maintenance life of heavy equipment and vehicles at the Public Works facility. The building will house 4-8 vehicles

Benefit: The project will improve current sub-standard size and conditions of Operations and Maintenance storage facilities.

Schedule: 2024: Design; 2025: Construction

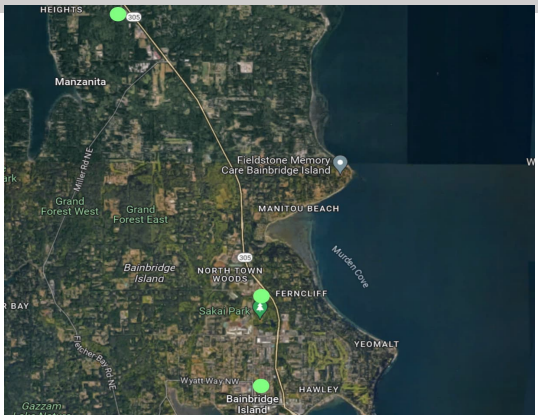
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	325	275	-	-	-	-	-	600
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	325	275	-	-	-	-	-	600
FUNDING USES (1000's)								
Project Management	15	14	-	-	-	-	-	29
Design/construction	310	261	-	-	-	-	-	571
Sub-total	325	275	-	-	-	-	-	600

Project: Electric Charging Stations Number: 01185

Location: City Hall; PW Maintenance Yard, Ted Spearman Justice Center

Project Description



Description: This project will advance the installation of electric vehicle charging stations, and related electrical infrastructure, planned at at City Hall, the Public Works Maintenance Facility and the Ted Spearman Justice Center to support the conversion of City fleet vehicles from gas to electric power.

Benefit: Progress towards the City's goal of reducing greenhouse gas emissions in City operations.

Schedule: Annual Procurement/Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	229	80	80	80	80	80	80	709
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	229	80	80	80	80	80	80	709
FUNDING USES (1000's)								
Project Management	9	5	5	5	5	5	5	39
Design/construction	220	75	75	75	75	75	75	670
Sub-total	229	80	80	80	80	80	80	709

Estimated Impact on Future Operating Budget (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
Operating	-	-	-	-	-		-	-
Debt Service	-	-	-	-	-		-	-
Sub-total	-	-	-	-	-		-	-

City of Bainbridge Island
Water CIP (2025-2030)
2025 - 2026 Proposed Budget

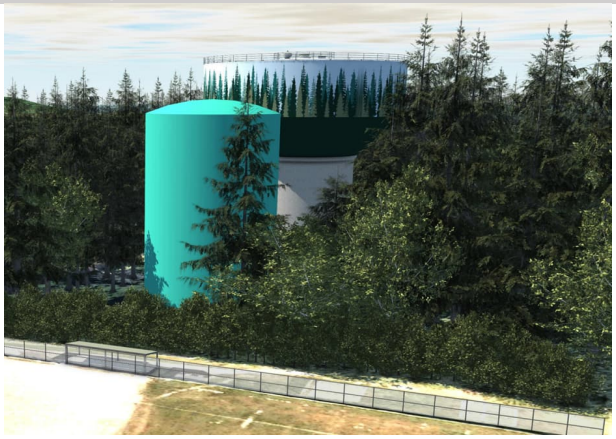
Project / Location	*Grant Eligible*	*Grant Awarded*	*Grant Funds*	Tax Supported	Wtr Comp	Swr Comp	SSWM Comp	Prior Years	2025	2026	2027	2028	2029	2030	Total
WATER PROJECTS - 6-YEAR CIP (1000s)															
Winslow Water Tank Replacement *New Brooklyn*	*x*				Y			14,280	10,979	21	-	-	-	-	25,280
Emergency Generator *Head of the Bay*					Y			225	-	-	-	-	-	-	225
Head of the Bay well Rehabilitation *Head of the Bay*					Y			312	500	-	-	-	-	-	812
Wing Point Drive Water Line Upgrade *Wing Point Drive*								-	-	100	850	-	-	-	950
Fletcher Bay well Rehabilitation *Fletcher Bay*					Y			563	200	-	-	-	-	-	763
Winslow Supply Well *TBD*					Y			208	-	-	1,500	-		-	1,708
Winslow Way West/Finch Place Water Line Replacement *Winslow Way*				Y	Y			-	-	-	75	450	-	-	525
Winslow Water System Coordination and Redundancy Projects								-	-	-	-	-	750	750	1,500
Japanese American Exclusion Memorial Water Extension *Eagle Harbor Dr*	*x*		*900*		Y			-	900	-	-	-	-	-	900
TOTAL ALL WATER PROJECTS - (1000s)															
							City Funding	15,588	11,679	121	2,425	450	750	750	31,763
							Grant Totals	-	*900*	-	-	-	-	-	900
							TOTAL	15,588	12,579	121	2,425	450	750	750	32,663

Amounts in thousands

Project: Winslow Water Tank Replacement Number: 00988

Location: New Brooklyn Road

Project Description



Description: This project will construct a new 2 million-gallon reservoir to replace both of the existing tanks that are located on an easement near the High School.

Benefit: A new tank built at a sufficient elevation, and to the most recent design standards, will correct several deficiencies associated with existing tanks including: significant dead storage, pressure zone deficiencies, water quality issues, and seismic deficiencies. Project updated to include fireflow and pipeline improvements in Winslow (formerly project 01095).

Schedule: 2021: Design; 2024-25: Construction

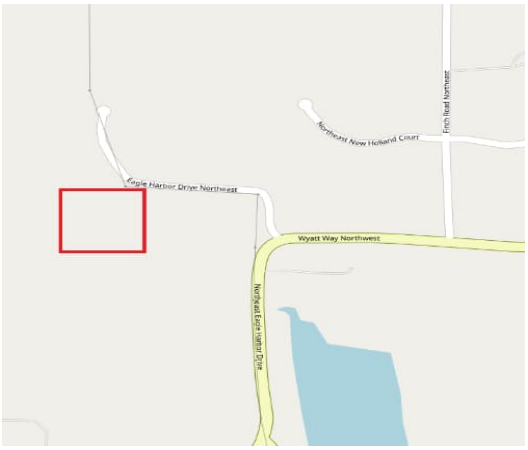
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	70	-	-	-	-	-	-	70
Water Fund	833	656	21	-	-	-	-	1,510
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Long-Term Debt	13,377	10,323	-	-	-	-	-	23,700
Sub-total	14,280	10,979	21	-	-	-	-	25,280
FUNDING USES (1000's)								
Project Management	79	29	21	-	-	-	-	129
Design/construction	14,201	10,950	-	-	-	-	-	25,151
Sub-total	14,280	10,979	21	-	-	-	-	25,280

Project: Emergency Generator Number: 01098

Location: Head of the Bay Well Site

Project Description



Description: This proejct will install an emergency generator to provide a permanent, redundant power source for the well site that provides 25% of the supply for the system.

Benefit: Improves system reliability in the event of power outages.

Schedule: 2024: Design; 2025: Construction

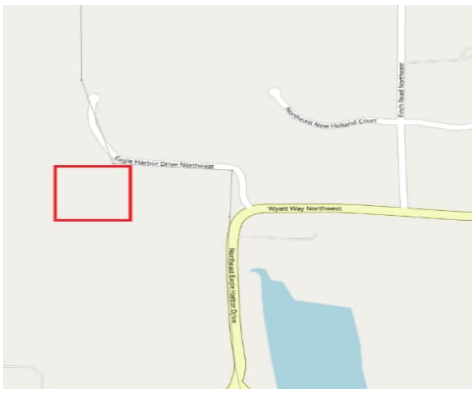
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	225	-	-	-	-	-	-	225
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	225	-	-	-	-	-	-	225
FUNDING USES (1000's)								
Project Management	18	-	-	-	-	-	-	18
Design/construction	207	-	-	-	-	-	-	207
Sub-total	225	-	-	-	-	-	-	225

Project: Head of the Bay Well Rehab/Pump Replacement Number: 01247

Location: Head of the Bay Well Site

Project Description



Description: This project will rehabilitate one of the primary water source wells for the Winslow Water System at the Head of the 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: Design; 2025: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	312	500	-	-	-	-	-	812
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	312	500	-	-	-	-	-	812
FUNDING USES (1000's)								
Proj. Management	12	-	-	-	-	-	-	12
Design/construction	300	500	-	-	-	-	-	800
Sub-total	312	500	-	-	-	-	-	812

Project: Wingpoint Drive Water Line Upgrade Number: 1364

Location: Wingpoint Drive

Project Description

Description: This project will replace and upgrade 2,000 linear feet of existing aging water main in the Wing Point neighborhood.

Benefit: Replacement and upgrade of existing infrastructure.

Schedule: 2026: Design; 2027: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	100	850	-	-	-	950
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	100	850	-	-	-	950
FUNDING USES (1000's)								
Proj. Management			5	43	-	-	-	48
Design/construction			95	808	-	-	-	903
Sub-total	-	-	100	850	-	-	-	950

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	200	-	-	-	-	-	763
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	563	200	-	-	-	-	-	763
FUNDING USES (1000's)								
Proj. Management	18	-	-	-	-	-	-	18
Design/construction	545	200	-	-	-	-	-	745
Sub-total	563	200	-	-	-	-	-	763

Project: Winslow Supply Well Number: 01234
Location: TBD

Project Description

Description: As addressed in the City's Water System Plan, a new supply well at the Head of the Bay or the Sands Well site is planned to add redundancy to the City's water supply system. The site location will be determined by further study of feasibility and availability of water rights.

Benefit: Providing redundancy and capacity for the City's Winslow water system.

Schedule: 2025: Planning; 2027: Construction

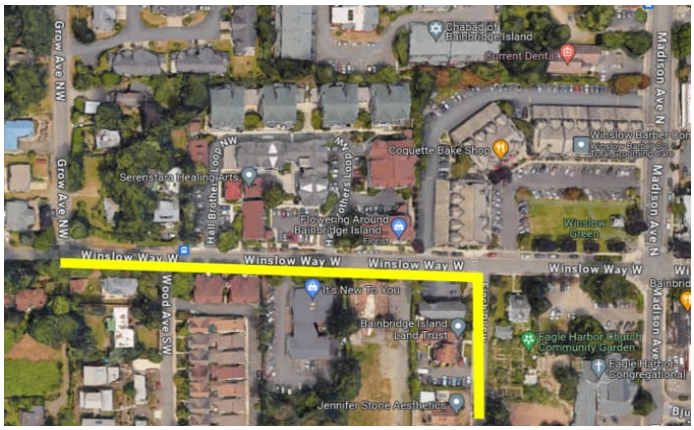
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	208	-	-	1,500	-	-	-	1,708
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	208	-	-	1,500	-	-	-	1,708
FUNDING USES (1000's)								
Proj. Management	8	-		75	-	-	-	83
Design/construction	200	-	-	1,425	-	-	-	1,625
Sub-total	208	-	-	1,500	-	-	-	1,708

Project: Winslow Way West Number: TBD

Location: Winslow Way and Finch Place

Project Description



Description: This proejct will replace aging water mains in Winslow Way at Grow Avenue and Finch Place prior to roadway reconstruction.

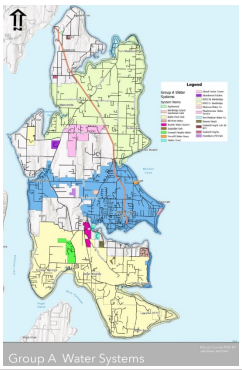
Benefit: Provides for reliable water service in the Winslow area.

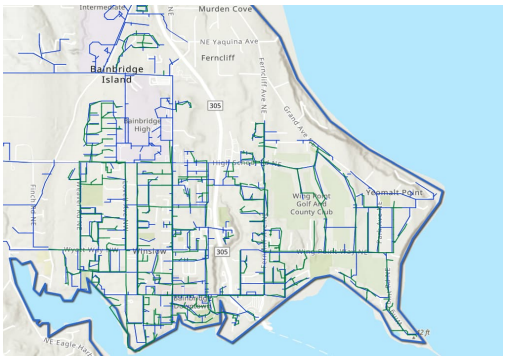
Schedule: 2027: Design; 2028: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
REET Fund	-	-	-	175	700	-	-	875
Water Fund	-	-	-	75	450	-	-	525
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	250	1,150	-	-	1,400
FUNDING USES (1000's)								
Project Management	-	-	-	11	45	-	-	56
Design/construction	-	-	-	239	1,105	-	-	1,344
Sub-total	-	-	-	250	1,150	-	-	1,400

Project: Winslow Coordination and Redundancy Projects Number: TBD
Location: TBD





Project Description

Description: This project is a placeholder for addressing potential connections and or other coordination or redundancy projects between the City's Winslow Water System and other Group A and Group B systems in th city.

Benefit: Provides for emergency water needs and allows for stress reduction on well sites for short-term dry-spells and long-term planning.

Schedule: 2025-28: Conceptual Planning; 2029: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
REET Fund	-	-	-	-	-	-	-	-
DONATION	-	-	-	-	-	-	-	-
Water Fund	-			-	-	750	750	1,500
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	-	-	750	750	1,500
FUNDING USES (1000's)								
Project Management	-	-	-	-	-	38	38	75
Design/construction	-	-	-	-	-	713	713	1,425
Sub-total	-	-	-	-	-	750	750	1,500

Project: Japanese American Exclusion Memorial Water Extension Number: 1339

Location: Eagle Harbor Drive

Project Description

Description: This project would construct a 10" water main from the Rockaway Beach Water System reservoir to a new service line serving the future Bainbridge Island Japanese American Exclusion Memorial (BIJAEM) visitor center. The project is entirely funded by the BIJAEM organzation, but will become a publically-owned asset upon completion.

Benefit: The project serves a community-centered facility

Schedule: 2024: Design; 2025: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
REET Fund	-	-	-	-	-	-	-	-
DONATION	-	900	-	-	-	-	-	900
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	900	-	-	-	-	-	900
FUNDING USES (1000's)								
Project Management	-	-	-	-	-	-	-	-
Design/construction	-	900	-	-	-	-	-	900
Sub-total	-	900	-	-	-	-	-	900

City of Bainbridge Island
Sewer CIP (2025-2030)
2025-2026 Proposed Budget

Project	Grant Eligible	Grant Awarded	Grant Funds	Tax Supported	Wtr Component	Swr Component	SSWM Comp	Prior Years	2025	2026	2027	2028	2029	2030	Total
SEWER PROJECTS - 6-YEAR CIP (1000s)															
Rehabilitate Pumps *Sunday Cove*						Y		754	196	-	-	-	-	-	950
Pump Station & Force Main *Wood Ave*						Y		791	3,184	-	-	-	-	-	3,975
Rehabilitate Pump Station (Lower Lovell) *Lower Lovell*						Y		1,210	415	-	-	-	-	-	1,625
Install Gravity Sewers *Sunday Cove*						Y		225	1,396	-	-	-	-	-	1,621
Wastewater Treatment Plant Capacity (WWTP) Upgrades *WWTP*						Y		3,133	1,307	-	-	-	-	-	4,440
Extend WWTP Outfall *WWTP*						Y		1,050	-	250	-	-	-	-	1,300
WWTP SCADA Control System Replacement *WWTP*						Y		-	-	-	300	-	-	-	300
WWTP Clarifier/Drain Pump/Fine Screen *WWTP*						Y		-	-	-	560	2,290	-	-	2,850
WWTP Misc. Upgrades Project *WWTP*						Y		-	-	310	-	310	-		620
Relocate Pump Station *Wing Point*						Y		1,850	(1,200)	-	1,800	-	-	-	2,450
Hawley Pump Upgrades *Lower Hawley*						Y		124	(124)	-	190	-	-	-	190
North Town Woods Pump Upgrades *NW Winslow*						Y		139	(139)	-	190	-	-	-	190
Woodward Pump Upgrades *NW Winslow*						Y		133	(133)	-	190	-	-	-	190
Island Terrance Pump Upgrades *Island Terrace*						Y		180	(180)	-	190	-	-	-	190
Village Pump Station Upgrades *SR305*						Y		-	-	-	-	210	-	-	210
Ferncliff Ave Conveyance Upgrades *Ferncliff Ave*						Y		-	-	-	250	-	-	-	250
							City Total	9,590	4,722	560	3,670	2,810	-	-	21,352
							Grant Total	-	-	-	-	-	-	-	-
							TOTAL	9,590	4,722	560	3,670	2,810	-	-	21,352

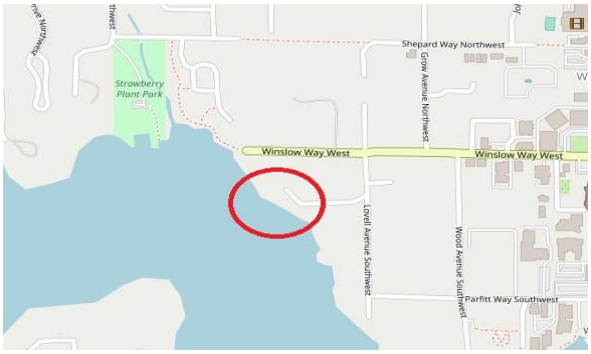
Project	Grant Eligible	Grant Awarded	Grant Funds	Tax Supported	Wtr Component	Swr Component	SSWM Comp	Prior Years	2025	2026	2027	2028	2029	2030	Total
UNFUNDED SEWER PROJECTS - 6-YEAR CIP (1000s)															
Extend WWTP Outfall *WWTP*						Y		-	-	-	-	6,500	-	-	6,500
WWTP Misc. Upgrades Proejct *WWTP*						Y		-	-	-	-	-	-	310	310
WWTP SCADA Control System *WWTP*						Y		-	-	-	-	-	750	-	750
Hawley Pump Upgrades *Lower Hawley*						Y		-	-	-	-	730	-	-	730
North Town Woods Pump Upgrades *NW Winslow*						Y		-	-	-	-	730	-	-	730
Woodward Pump Upgrades *NW Winslow*						Y		-	-	-	-	-	730	-	730
Island Terrance Pump Upgrades *Island Terrace*						Y		-	-	-	-	-	730	-	730
Village Pump Station Upgrades *SR305*						Y		-	-	-	-	-	-	810	810
Ferncliff Ave Conveyance Upgrades *Ferncliff Ave*						Y		-	-	-	-	1,000	-	-	1,000
Ferry Terminal Pump Station Relocation *Winslow*						Y		-	-	-	-	-	220	1,000	1,220
Hildebrand Sewer Main Upgrade *Hildebrand Road*						Y		-	-	-	-	250	1,000	-	1,250
							City Total	-	-	-	-	9,210	3,430	2,120	14,760
							Grant Total	-	-	-	-	-	-	-	-
							TOTAL	-	-	-	-	9,210	3,430	2,120	14,760

Amounts in thousands

Project: Rehabilitate Pumps Number: 00989

Location: Sunday Cove

Project Description



Description: Some components of the Sunday Cove pump station will reach the end of their useful life, which is assumed to be approximately 30 years, over the next few years. In addition to replacement of the pumps and motors, this project will include the replacement of the station's emergency generator.

Benefit: Replacement of a deteriorated system with a reliable sewer collection system that can be maintained in the future.

Schedule: 2025: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	464	196	-	-	-	-	-	660
SSWM Fund	-	-	-	-	-	-	-	-
PWTF Loan	291	-	-	-	-	-	-	291
State Grant	-	-	-	-	-	-	-	-
Sub-total	754	196	-	-	-	-	-	950
FUNDING USES (1000's)								
Project Management	68	6	-		-	-	-	73
Design/construction	687	190	-	-	-	-	-	877
Sub-total	754	196	-	-	-	-	-	950

Project: Pump Station and Force Main Number: 00990

Location: Wood Ave

Project Description

Description: This project is part of a suite of projects (Lovell Pump Station; Sunday Cove Pump Station; and Sunday Cove Gravity Sewers) that are planned to facilitate the abandonment of the north and south sewer beach main, which is an aging facility that has reached the end of its useful life. Abandonment of the beach mains was determined to be the best replacement approach due to environmental, maintenance and cost-benefit concerns.

Benefit: Replacement of a deteriorated system with a reliable sewer collection system that can be maintained in the future.

Schedule: 2025: Construction

Capital Funding (1000's)

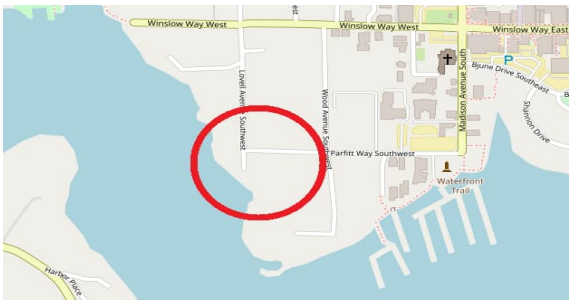
	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	356	2,403	-	-	-	-	-	2,759
SSWM Fund	-	-	-	-	-	-	-	-
PWTF Loan	435	781	-	-	-	-	-	1,216
State Grant	-	-	-	-	-	-	-	-
Sub-total	791	3,184	-	-	-	-	-	3,975
FUNDING USES (1000's)								
Project Management	28	10	-	-	-	-	-	38
Design/construction	762	3,175	-	-	-	-	-	3,937
Sub-total	791	3,184	-	-	-	-	-	3,975

Amounts in thousands

Project: Rehabilitate Pump Station and Re-connect Side Sewers Number: 01086

Location: Lower Lovell

Project Description



Description: The pump station is reaching the end of its useful life, and needs to be upgraded with replacement pumps. This project is part of a suite of projects (Lovell Pump Station; Sunday Cove Pump Station; and Sunday Cove Gravity Sewers) that are planned to facilitate the abandonment of the north and south sewer beach main, which is an aging facility that has reached the end of its useful life. Side sewers associated with several properties along Lovell Avenue will be reconnected to the upland sewer main as part of this project.

Benefit: Replacement of a deteriorated system with a reliable sewer collection system that can be maintained in the future.

Schedule: 2025: Construction

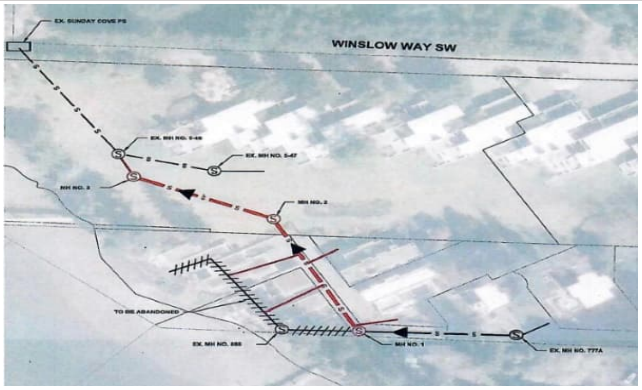
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	849	228	-	-	-	-	-	1,076
SSWM Fund	-	-	-	-	-	-	-	-
PWTF Loan	361	188	-	-	-	-	-	549
State Grant	-	-	-	-	-	-	-	-
Sub-total	1,210	415	-	-	-	-	-	1,625
FUNDING USES (1000's)								
Project Management	29	6	-	-	-	-	-	34
Design/construction	1,181	410	-	-	-	-	-	1,591
Sub-total	1,210	415	-	-	-	-	-	1,625

Project: Install Gravity Sewers Number: 01085

Location: Sunday Cove

Project Description



Description: This project is part of a suite of projects (Lovell Pump Station; Sunday Cove Pump Station; and Sunday Cove Gravity Sewers) that are planned to facilitate the abandonment of the north and south sewer beach main, which is an aging facility that has reached the end of its useful life. Abandonment of the beach mains was determined to be the best replacement approach due to environmental, maintenance and cost-benefit concerns.

Benefit: Replacement of a deteriorated system with a reliable sewer collection system that can be maintained in the future.

Schedule: 2025: Construction

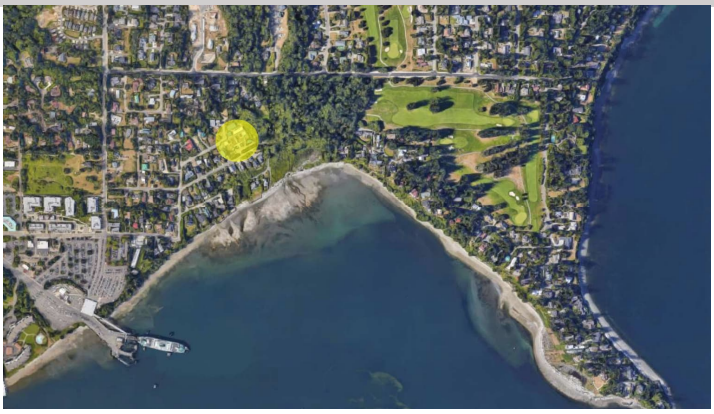
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	84	1,041	-	-	-	-	-	1,125
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Long Term Debt	141	355	-	-	-	-	-	496
Sub-total	225	1,396	-	-	-	-	-	1,621
FUNDING USES (1000's)								
Project Management	22	2	-	-	-	-	-	24
Design/construction	203	1,394	-	-	-	-	-	1,597
Sub-total	225	1,396	-	-	-	-	-	1,621

Project: Wastewater Treatment Plant Upgrades Number: 01187

Location: Donald Place

Project Description



Description: The Wastewater Treatment Plant requires near-term capacity upgrades to ensure compliance with the City's wastewater discharge permit issued by the Department of Ecology. The near-term improvements include optimization of settling capacity; replacing the UV disinfection system; modifying existing clarifiers and improving sludge dewatering.

Benefit: Compliance with state requirements.

Schedule: 2025/26: Construction

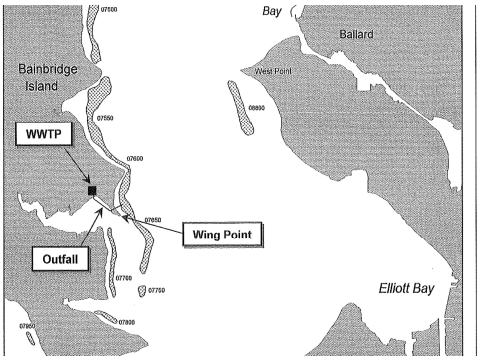
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	3,133	1,307	-	-	-	-	-	4,440
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	3,133	1,307	-	-	-	-	-	4,440
FUNDING USES (1000's)								
Project Management	54	6	-	-	-	-	-	61
Design/construction	3,079	1,301	-	-	-	-	-	4,379
Sub-total	3,133	1,307	-	-	-	-	-	4,440

Project: Extend WWTP Outfall Number: 01106

Location: Wing Point

Project Description



Description: This proejct will extend the existing outfall from the City WWTP, which operates under an aquatic lease with WDFW. The outfall terminates in a geoduck bed, which is closed for harvesting due to this outfall. Recent shellfish surveys have documented the loss of potential harvest, and WDFW has notified the City that the outfall discharge location must be moved.

Benefit: Protect natural resources and ensure the future operation of the WWTP.

Schedule: 2025/26: Design; Construction TBD

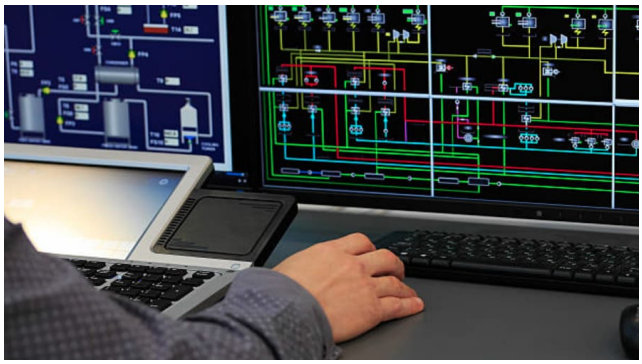
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	1,050	-	250	-	-	-	-	1,300
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	1,050	-	250	-	-	-	-	1,300
FUNDING USES (1000's)								
Project Management	4	-	8	-	-	-	-	12
Design/construction	1,046	-	242	-	-	-	-	1,288
Sub-total	1,050	-	250	-	-	-	-	1,300

Project: WWTP SCADA Control Number: TBD

Location: Donald Place

Project Description



Description: This project will replace the mainframe for the City's supervisory control and data acquisition (SCADA) system, which is located at the wastewater treatment plant. The mainframe runs all of the plant and remote SCADA systems, including housing the remote alarm systems. The system technology is outdated and is in need of replacement.

Benefit: Replacement of critical infrastructure nearing end of servicable life.

Schedule: 2027: Design; Construction TBD

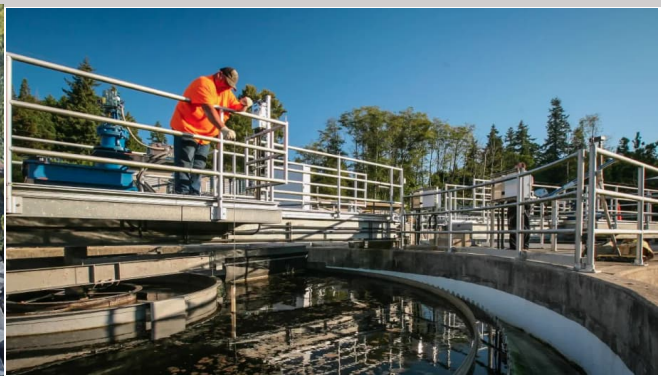
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	300	-	-	-	300
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	300	-	-	-	300
FUNDING USES (1000's)								
Project Management	-	-	-	15	-	-	-	15
Design/construction	-	-	-	285	-	-	-	285
Sub-total	-	-	-	300	-	-	-	300

Project: WWTP Clarifier/Drain Pump/Fine Screen Number: TBD

Location: Donald Place

Project Description



Description: This project will refurbish the largest and oldest clarifier at the WWTP, including replacement of the motor, pumps and other misc. parts. The project scope was developed as part of an evaluation of the WWTP infrastructure and equipment.

Benefit: Preservation of existing critical infrastructure.

Schedule: 2027: Design; 2028: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	-	-	-	-	-	-	-
Long-Term Debt	-	-	-	-	2,290	-	-	2,290
Federal Grant	-	-	-	560	-	-	-	560
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	560	2,290	-	-	2,850
FUNDING USES (1000's)								
Project Management	-	-	-	28	115	-	-	143
Design/construction	-	-	-	532	2,176	-	-	2,708
Sub-total	-	-	-	560	2,290	-	-	2,850

Amounts in thousands

Project: WWTP Misc. Upgrades Project Number: 1361

Location: Donald Place

Project Description

Description: This project will replace and upgrade a suite of mechanical equipment at the WWTP which is not included in the capacity upgrade project. Examples of equipment replacement includes grit pumps, polymer skid, bio-solids room belt motors, etc.

Benefit: Replacement and upgrade of critical infrastructure.

Schedule: Procurement and replacement in 2026 and 2028.

Capital Funding (1000's)

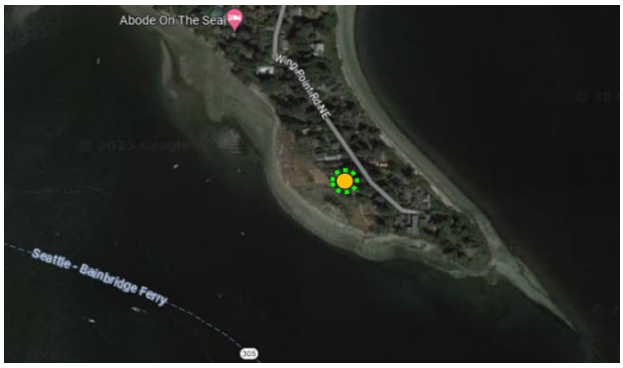
	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	310	-	-	-	-	310
Long-Term Debt	-	-	-	-	310	-	-	310
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	310	-	310	-	-	620
FUNDING USES (1000's)								
Project Management		-	16	-	16	-	-	31
Design/construction	-	-	295	-	295	-	-	589
Sub-total	-	-	310	-	310	-	-	620

Amounts in thousands

Project: Wing Point Pump Relocation Number: 00820

Location: Wing Point

Project Description



Description: The Wing Point Pump Station has not been upgraded since its construction in 1979, and has reached the end of its useful life. In addition to required upgrades, the pump station will need to be relocated and rebuilt to accommodate impacts from sea-level rise.

Benefit: Improves reliability of current sewer collection system.

Schedule: 2024: Design; 2027: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	1,850	(1,200)	-	1,800	-	-	-	2,450
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	1,850	(1,200)	-	1,800	-	-	-	2,450
FUNDING USES (1000's)								
Project Management	29	-	-	90	-	-	-	119
Design/construction	1,821	(1,200)	-	1,710	-	-	-	2,331
Sub-total	1,850	(1,200)	-	1,800	-	-	-	2,450

Project: Rehabilitate Pump Station Number: 01102

Location: Lower Hawley

Project Description

Description: This project will rehabilitate the Lower Hawley pump station, which was originall constructed in 1979 and upgraded in 1996. The electrical system, pumps, wet well and telemetry will be replaced in accordance with the General Sewer Plan.

Benefit: Replacement and upgrade of critial infrastructure.

Schedule: 2027: Design; Construction: TBD

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	124	(124)	-	190	-	-	-	190
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	124	(124)	-	190	-	-	-	190
FUNDING USES (1000's)								
Project Management	24	(24)	-	10	-	-	-	10
Design/construction	100	(100)	-	181	-	-	-	181
Sub-total	124	(124)	-	190	-	-	-	190

Project: North Town Woods Pump Number: 01104

Location: NE Northtown Loop

Project Description

Description: This project proposes to upgrade the North Town Woods pump station to meet current standards, as identified in the City's General Sewer Plan. The electrical system, pumps, wet well and telemetry will be replaced.

Benefit: Replacement and upgrade of critical infrastructure.

Schedule: 2027: Design; Construction: TBD

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	139	(139)	-	190	-	-	-	190
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	139	(139)	-	190	-	-	-	190
FUNDING USES (1000's)								
Project Management	39	(39)	-	10	-	-	-	10
Design/construction	100	(100)	-	181	-	-	-	181
Sub-total	139	(139)	-	190	-	-	-	190

Project: Woodward Pump Number: 01125
Location: New Brooklyn Road

Project Description

Description: This project proposes to upgrade the Woodward pump station to meet current standards, as identified in the City's General Sewer Plan. The electrical system, pumps, wet well and telemetry will be replaced.

Benefit: Replacement and upgrade of critical infrastructure.

Schedule: 2027: Design; Construction: TBD

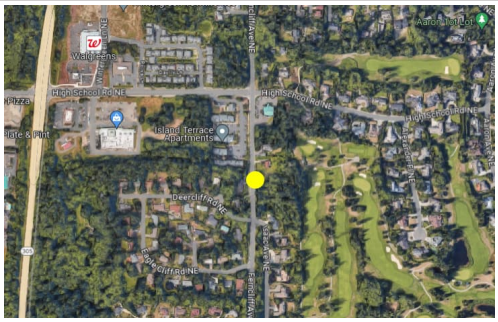
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	133	(133)	-	190	-	-	-	190
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	133	(133)	-	190	-	-	-	190
FUNDING USES (1000's)								
Project Management	33	(33)	-	10	-	-	-	10
Design/construction	100	(100)	-	181	-	-	-	181
Sub-total	133	(133)	-	190	-	-	-	190

Project: Rehabilitate Pump Station Number: 01105

Location: Island Terrace - Ferncliff Ave NE

Project Description



Description: This project proposes to upgrade the Island Terrace pump station to meet current standards, as identified in the City's General Sewer Plan. The electrical system, pumps, wet well and telemetry will be replaced.

Benefit: Replacement and upgrade of critical infrastructure.

Schedule: 2027: Design; Construction: TBD

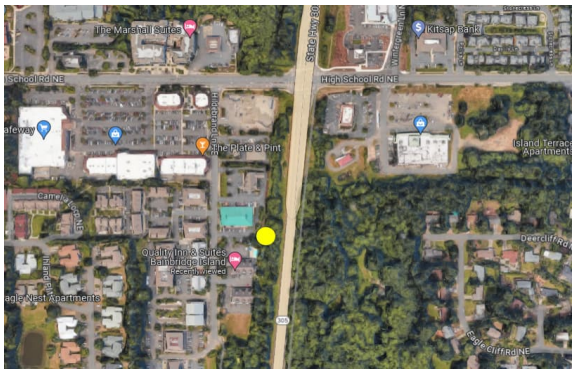
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	180	(180)	-	190	-	-	-	190
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	180	(180)	-	190	-	-	-	190
FUNDING USES (1000's)								
Project Management	-	-	-	10	-	-	-	10
Design/construction	180	(180)	-	181	-	-	-	181
Sub-total	180	(180)	-	190	-	-	-	190

Project: Village Pump Station Upgrades Number: TBD

Location: SR 305 / Hildebrand Lane

Project Description



Description: This project proposes to upgrade the Village pump station to meet current standards, as identified in the City's General Sewer Plan. The electrical system, pumps, wet well and telemetry will be replaced.

Benefit: Benefit: Replacement and upgrade of critical infrastructure.

Schedule: 2027: Design; Construction: TBD

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund			-	-				-
Long-Term Debt	-	-	-	-	210	-	-	210
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	-	210	-	-	210
FUNDING USES (1000's)								
Project Management		-	-	-	11	-	-	11
Design/construction	-	-	-	-	200	-	-	200
Sub-total	-	-	-	-	210	-	-	210

Project: Ferncliff Ave Conveyance Upgrades Number: 01235

Location: Ferncliff Ave

Project Description

Description: This project will evaluate and replace a portion of the existing sewer collection system in Ferncliff Avenue between Deercliff and Wing Point Way, and upgrade an existing manhole at Wing Point Way.

Benefit: Replacement and upgrade of critical infrastructure.

Schedule: 2027: Design; Construction: TBD

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	250	-	-	-	250
SSWM Fund	-	-	-	-	-	-	-	-
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	250	-	-	-	250
FUNDING USES (1000's)								
Project Management	-	-	-	13	-	-	-	13
Design/construction	-	-	-	238	-	-	-	238
Sub-total	-	-	-	250	-	-	-	250

City of Bainbridge Island
Stormwater CIP (2025- 2030)
2025 - 2026 Proposed Budget

Project / Location	Grant Eligible	Grant Awarded	Grant Funds	Tax Supported	Wtr Component	Swr Component	SSWM Comp	Prior Years	2025	2026	2027	2028	2029	2030	Total
STORMWATER PROJECTS - 6-YEAR CIP (1000s)															
Eagle Hrbr. Dr. @ McDonald Creek Culvert *Eagle Harbor Dr*	x		-				Y	376	800	400	-	-	-	-	1,576
Fletcher Bay Road Culvert Replacement *High School Rd & Fletcher*	x		-				Y	1,560	(320)		-	-	-	-	1,240
Springbrook Fish Passage *Fletcher Bay Rd*	x		6,766	Y			Y	1,325	15	5,812		-	-	-	7,152
Eagle Harbor Drive Cooper Creek Fish Passage *Head of Bay*	x		-				Y	1,608	320	-	-	-	-	-	1,928
New Sweden Culvert Replacement	x						Y	-	-	100	-	300	-	-	400
Issei Creek Culvert Replacement	x						Y	-	-	-	250	-	850	-	1,100
Food Forest Stormwater Recharge Project	x		975					-	185	-	975	-	-	-	1,160
City Hall Parking Lot Retrofit *City Hall*	x	X	113				Y	257	-	-	-	-	-	-	257
							City Funding	4,284	1,000	275	250	300	850	-	6,959
							Grant Totals	842	-	6,037	975	-	-	-	7,854
							TOTAL	5,126	1,000	6,312	1,225	300	850	-	14,813

Amounts in thousands

Project: Eagle Harbor Drive at McDonald Creek Number: 00823

Location: 5530 Eagle Harbor Drive

Project Description

Description: Replacement of an existing deep concrete culvert that shows signs of failure. Project mitigation includes removal of upstream Mac's Dam.

Benefit: Preservation of roadway and drainage system.

Schedule: 2025: Mitigation; 2026: Culvert construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	376	800	400	-	-	-	-	1,576
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	376	800	400	-	-	-	-	1,576
FUNDING USES (1000's)								
Project Management	25	40	20	-	-	-	-	85
Design/construction	351	760	380	-	-	-	-	1,491
Sub-total	376	800	400	-	-	-	-	1,576

Project: Fletcher Bay Road Culvert Number: 01236

Location: Fletcher Bay Road north of High School Road

Project Description

Description: Upgrade critical failing culvert at Fletcher Bay Road tand replace with fish passage.

Benefit: Preserve roadway and improve environmental conditions

Schedule: 2025: Design; 2026: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	1,560	(320)	-	-	-	-	-	1,240
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	1,560	(320)	-	-	-	-	-	1,240
FUNDING USES (1000's)								
Project Management	48	-	-	-	-	-	-	48
Design/construction	1,512	(320)	-	-	-	-	-	1,192
Sub-total	1,560	(320)	-	-	-	-	-	1,240

Project: Springbrook Fish Passage Number: 01159

Location: Fletcher Bay Road west of New Brooklyn

Project Description

Description: The Springbrook Fish Weir/Passage project proposes to replace the existing culvert at Springbrook Creek with an open box structure and streambed restoration.

Benefit: Environmental enhancement and infrastructure replacement.

Schedule: 2025: Design; 2026: Construction

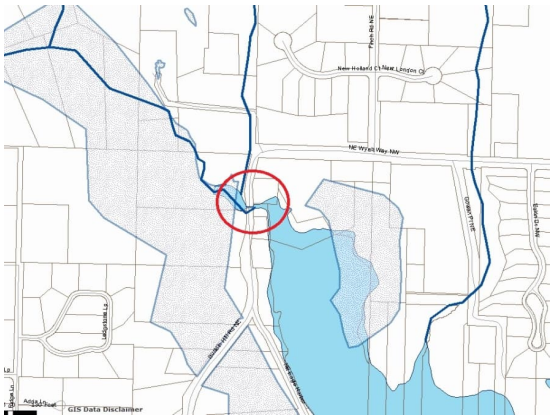
Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	226		(34)	-	-	-	-	192
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	245	15	(66)	-	-	-	-	194
Federal Grant	770		5,911		-	-	-	6,681
State Grant	85	-	-	-	-	-	-	85
Sub-total	1,326	15	5,811	-	-	-	-	7,152
FUNDING USES (1000's)								
Project Management	1	-	-	-	-	-	-	1
Design/construction	1,325	15	5,811	-	-	-	-	7,151
Sub-total	1,326	15	5,811	-	-	-	-	7,152

Project: Eagle Harbor Drive Cooper Creek Fish Passage Number: 01107

Location: Head of the Bay North of Green Light Automotive

Project Description



Description: Replace existing undersized culvert with a fish passage box culvert wide enough to accomodate non-motorized improvements on Eagle Harbor Drive.

Benefit: Addresses flooding, provides for fish passage, and accommodates concurrent non-motorized improvements.

Schedule: 2024: Design; 2025: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	1,608	320	-	-	-	-	-	1,928
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	1,608	320	-	-	-	-	-	1,928
FUNDING USES (1000's)								
Proj. Management	25	10	-	-	-	-	-	35
Design/construction	1,583	310	-	-	-	-	-	1,893
Sub-total	1,608	320	-	-	-	-	-	1,928

Project: New Sweden Culvert Number: 1362

Location: New Sweden Road

Project Description

Description: This project would replace an aging stormwater culvert under New Sweden Road with a new conveyance.

Benefit: Replacement of failing infrastructure.

Schedule: 2026: Design; 2028: Construction

Capital Funding (1000's)

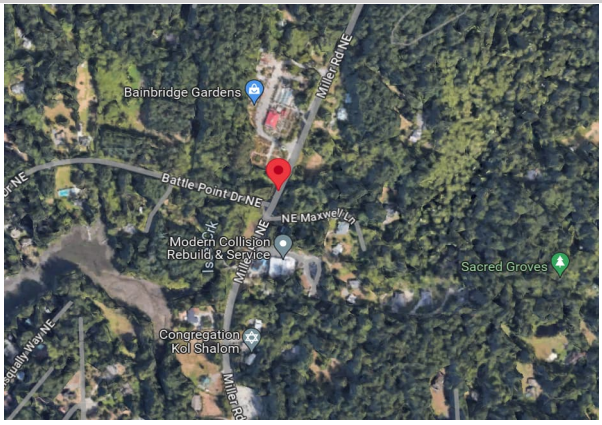
	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund		-	100	-	300	-	-	400
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	100	-	300	-	-	400
FUNDING USES (1000's)								
Proj. Management		-	5	-	15	-	-	20
Design/construction		-	95	-	285	-	-	380
Sub-total	-	-	100	-	300	-	-	400

Amounts in thousands

Project: New Issei Creek Culvert Number: TBD

Location: Miller Road north Battle Point Drive

Project Description



Description: This project would replace an undersized stormwater culvert with a box structure fish passage improvement.

Benefit: Replacement of aging infrastructure and environmental enhancement.

Schedule: 2027: Design; 2029: Construction

Capital Funding (1000's)

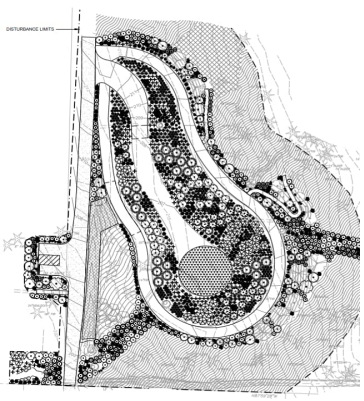
	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund		-		250		850	-	1,100
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	-	-	250	-	850	-	1,100
FUNDING USES (1000's)								
Proj. Management		-	-	13	-	43	-	55
Design/construction		-	-	238	-	808	-	1,045
Sub-total	-	-	-	250	-	850	-	1,100

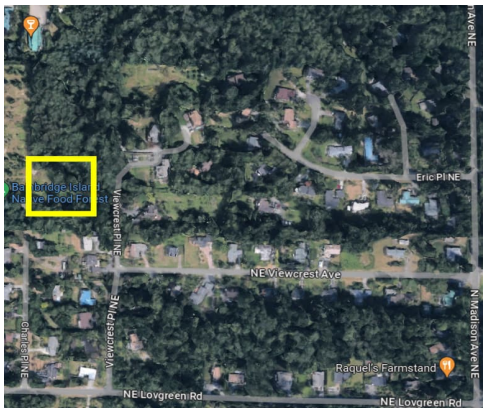
Amounts in thousands

Project: Food Forest Stormwater Recharge Number: 1363

Location: Morales Farm

Project Description





Description: This project would construct a stormwater recharge element on City property at Morales Farm. The project was one of the recommendations stemming from the Manzanita Creek Watershed Assessment.

Benefit: Environmental enhancement; groundwater recharge.

Schedule: 2027: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund		185		975			-	1,160
Federal Grant	-	-	-	-	-	-	-	-
State Grant	-	-	-	-	-	-	-	-
Sub-total	-	185	-	975	-	-	-	1,160
FUNDING USES (1000's)								
Proj. Management		9	-	49	-	-	-	58
Design/construction		176	-	926	-	-	-	1,102
Sub-total	-	185	-	975	-	-	-	1,160

Amounts in thousands

Project: City Hall Parking Lot Retrofit Number: 01118

Location: City Hall

Project Description

Description: Improve the stormwater drainage system and add water quality facilities at the City Hall lower parking lot in accordance with the City's stormwater permit. The project will likely use storm filters as a method of quality enhancement.

Benefit: The improvements would improve drainage and water quality from the site, and potentially enhance the visual aesthetics of the parking lot.

Schedule: 2025: Construction

Capital Funding (1000's)

	Prior Yrs.	2025	2026	2027	2028	2029	2030	Total
FUNDING SOURCES (1000's)								
General Fund	-	-	-	-	-	-	-	-
REET Fund	144	(144)	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
SSWM Fund	-	144	-	-	-	-	-	144
State Grant	113	-	-	-	-	-	-	113
Sub-total	257	-	-	-	-	-	-	257
FUNDING USES (1000's)								
Project Management	33	-	-	-	-	-	-	33
Design/construction	224	-	-	-	-	-	-	224
Sub-total	257	-	-	-	-	-	-	257

CITY OF BAINBRIDGE ISLAND

Planning Commission Regular Meeting Agenda Bill

MEETING DATE: September 12, 2024 **ESTIMATED TIME:** 10 Minutes

AGENDA ITEM: (7:30) Review the duties regarding building permits and listed historic properties

AGENDA CATEGORY: Discussion **PROPOSED BY:** Patricia Charnas

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUCIL REVIEW DATE(S):

RECOMMENDED MOTION:
Information only

SUMMARY:
The Planning Commission will review new duties transferred to them by City Council that were formerly conducted by the City's Historic Preservation Commission. Specifically, the review of building permits that include alteration, reconstruction or remodel of structures listed on the local historic register will be discussed in anticipation of an building permit applicant 's scheduled presentation at the September 26, 2024 meeting.

BACKGROUND: Ordinance 2024-12 transferred some of the duties of the City' Historic Preservation Commission to the Planning Commission including reviews of building permit applications that involved modifying, altering or remodeling structures and properties included on the local historic register.

Prior to their disbanding, the HPC would meet with applicants, review building permit plans and issue a "certificate of appropriateness" if the work did not substantially negatively impact the historic nature of a building. The economic and technical feasibility of projects is also considered.

This duty of the former HPC will be reviewed with the Planning Commission in anticipation of a scheduled review of a building permit at the September 26, 2024 meeting.

The City refers to the Dept. of the Interior National Park Service Standards and Guidelines

ATTACHMENTS:

Planning Commission Reviews of Building Permits involving Listed Historic Properties- an overview

Sept 12, 2024

Ordinance 2024-12 transferred some of the duties of the Historic Preservation Commission to the Planning Commission

Duties include a review of building permits that affect properties on the Local Historic Register

Building permits that specifically involve alteration, reconstruction or remodeling of listed properties

Before the city’s historic preservation commission disbanded, there were an average 4 building permits reviewed per year.

The City refers to Dept of the Interior Standards published by the National Park Service (NPS)

“Standards and Guidelines for Rehabilitation”

Rehabilitation is defined as “the act or process of making possible a compatible use for a property though repair, alterations, and additions while preserving those portions of features which convey its historical, cultural or architectural values.”

There are 10 Standards for Rehabilitation

The NPS Standards take into consideration the economic and technical feasibility of each project.

Guidelines aid in applying the Standards.

Both exterior and interior work on listed historic buildings is addressed.

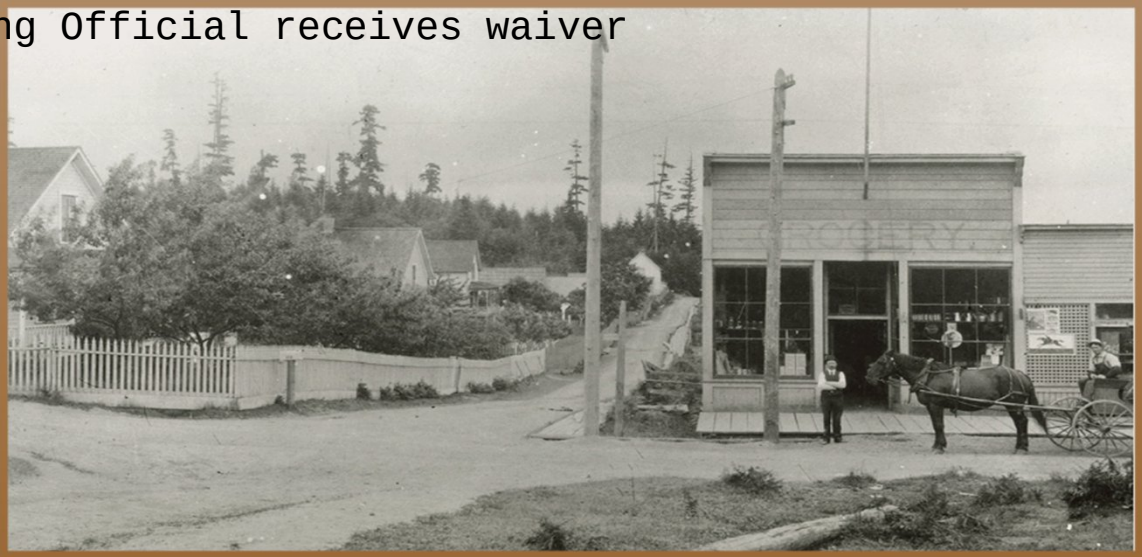
10 Standards…to assist Planning Commission review and action for the City Building Official

1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5	Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9	New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A project is scheduled for the Planning Commission at the September 26th meeting.

Staff will prepare an analysis, make a short presentation and prepare a waiver or “Certificate of Appropriateness for consideration

The property owner/applicant will describe their project

Rules exist on the length of time for action (on or before 60 days)

City Building Official receives waiver