



CITY OF
BAINBRIDGE ISLAND

**CITY COUNCIL STUDY SESSION
TUESDAY, FEBRUARY 21, 2023**

COUNCIL CHAMBERS
280 MADISON AVENUE NORTH
BAINBRIDGE ISLAND, WA

AND

ZOOM WEBINAR

PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:
[HTTPS://BAINBRIDGEWA.ZOOM.US/J/92947338351](https://bainbridgewa.zoom.us/j/92947338351)
OR TELEPHONE: US: +1 253 215 8782
WEBINAR ID: 929 4733 8351

AGENDA

1. **CALL TO ORDER / ROLL CALL - 6:00 PM**
2. **APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE - 6:05 PM**
3. **REGULAR BUSINESS**
 - 3.A **(6:10 PM) Receive Presentation on Regional Housing Needs from Puget Sound Regional Council - Planning**, 30 Minutes
[Presentation_PSRC RHS BI CC 20230221.pdf](#)
 - 3.B **(6:40 PM) Discuss Community Solar and Electric Vehicle Charging Programs with Puget Sound Energy**, 60 Minutes
[PSE City Council Study Session - Intro Slides for 02.21.23.pptx](#)
[PSE Responses to Study Session Questions 02.21.23.docx](#)
[PSE Community Solar Site Considerations.pdf](#)
[PSE EV Charger and Community Solar Program Slides 02.21.23.pptx](#)
4. **COMMITTEE REPORTS - 7:40 PM**
5. **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.



City Council meetings are wheelchair accessible. Assisted listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the City Clerk's Office at 206-780-8604 or cityclerk@bainbridgewa.gov by noon on the day preceding the meeting.



CITY OF
BAINBRIDGE ISLAND

City Council Study Session Agenda Bill

MEETING DATE: February 21, 2023

ESTIMATED TIME: 30 Minutes

AGENDA ITEM: (6:10 PM) Receive Presentation on Regional Housing Needs from Puget Sound Regional Council - Planning,

SUMMARY: Puget Sound Regional Council (PSRC) staff will present an overview of the Regional Housing Strategy and associated implementation efforts. Housing access and affordability are key policy areas in VISION 2050, the region’s long-range plan for growth. VISION 2050 calls for the region to better assess and address housing needs through a coordinated regional housing strategy and a regional housing needs assessment.

Tonight’s briefing is an opportunity for the City Council to learn more about the Strategy and direction provided under the Strategy for the City’s ongoing long-range planning efforts, including the Housing Action Plan, Winslow Subarea Plan, and Comprehensive Plan periodic update.

AGENDA CATEGORY: Presentation

PROPOSED BY: Planning & Community Development

RECOMMENDED MOTION: Receive presentation.

COMMUNITY ENGAGEMENT AND OUTREACH: Puget Sound Regional Council meetings, videotapes and web page publications and email notifications of the VISION 2050 Plan and the Regional Housing Strategy

FISCAL IMPACT:

Amount:	
Ongoing Cost:	
One-Time Cost:	
Included in Current Budget?	

BACKGROUND: PSRC’s Executive Board adopted the Regional Housing Strategy in February 2022. The Regional Housing Strategy is a “playbook” of regional and local actions to preserve, improve, and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy, and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The strategy identifies roles for PSRC, cities, counties, and other stakeholders to implement the strategy, with a focus on providing resources and support for the 2024 local comprehensive plan update. By providing data,

guidance, and technical assistance, PSRC supports jurisdictions in their efforts to adopt best housing practices and establish coordinated local housing and affordable housing targets.

The Regional Housing Strategy is an opportunity to develop overarching regional approaches that increase consistency and collaboration in housing work, and local and individual actions that can be tailored to communities based on needs and opportunities.

ATTACHMENTS:

[Presentation PSRC RHS BI CC 20230221.pdf](#)

FISCAL DETAILS:

Fund Name(s):

Coding:

REGIONAL HOUSING STRATEGY



Bainbridge Island City Council • February 21, 2023

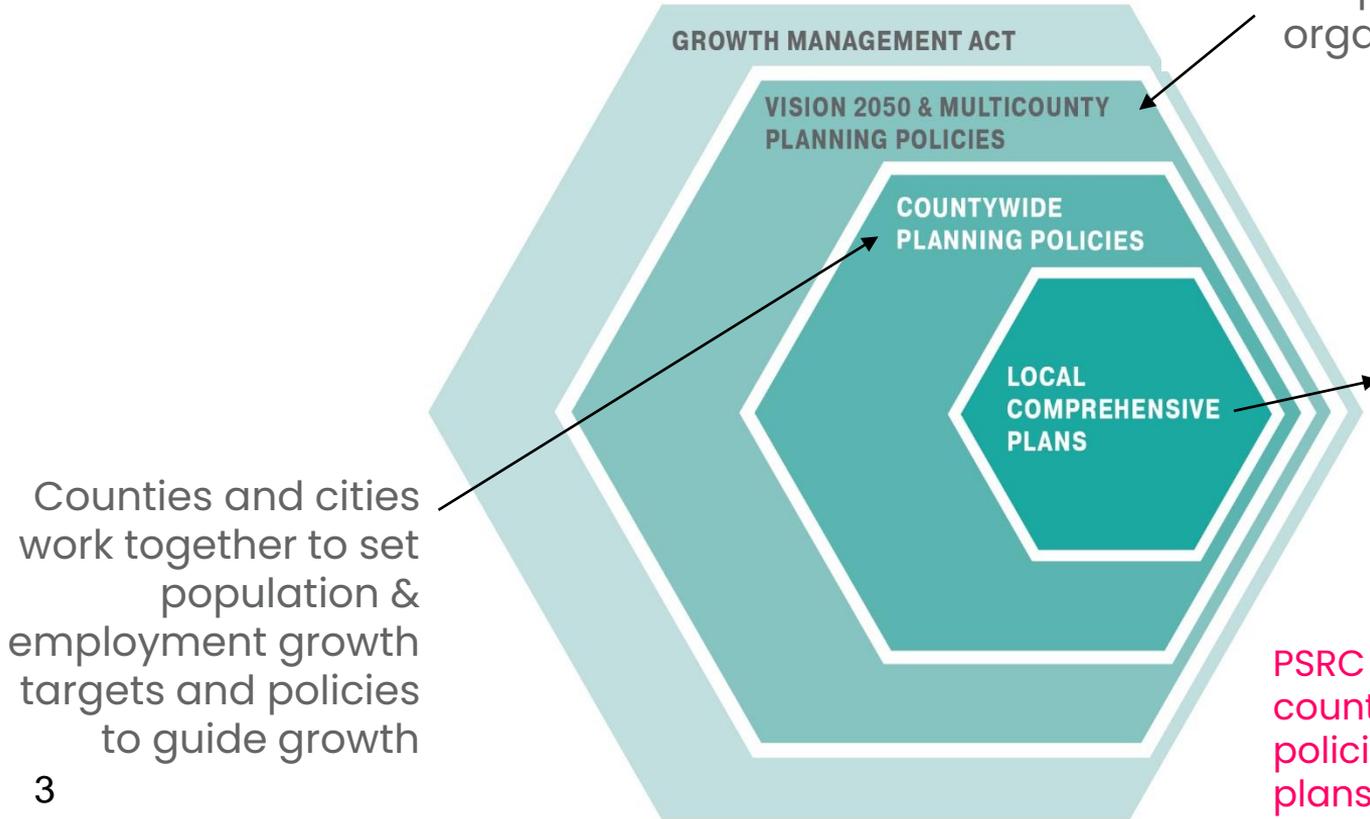
Central Puget Sound Region



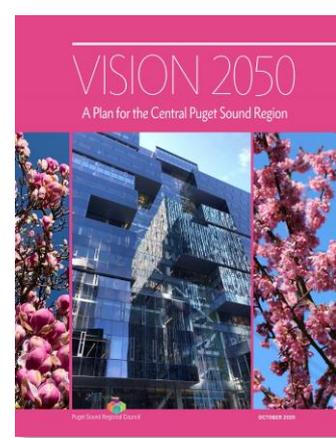
- **4 million people**
- **4 counties: King, Pierce, Snohomish, and Kitsap**
- **82 cities and towns**
- **Urban and rural**
- **6,300 square miles**
- **1,000 square miles in urban growth areas**



Planning Framework



PSRC as the regional planning organization



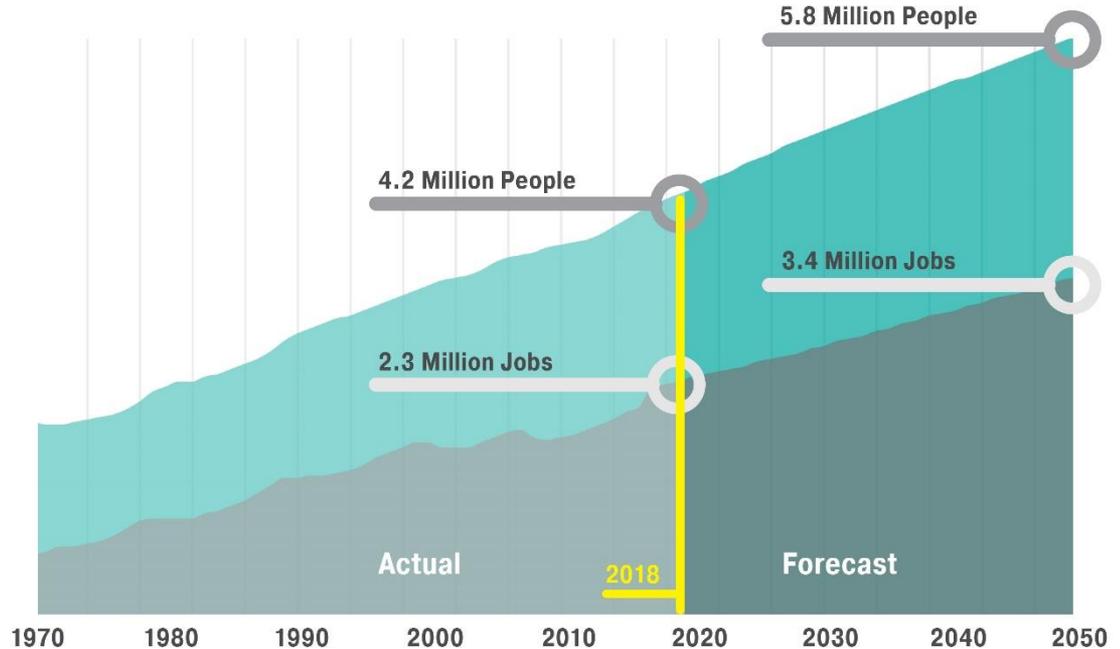
Local jurisdictions prepare plans that must be consistent with multicounty & countywide policies

PSRC certifies countywide planning policies and local plans

Regional 2050 Growth Forecast



- The region is projected to grow by about **1.6 million people** by 2050
- The region is projected to add about **1.1 million jobs** by 2050



Source: PSRC, 2018 Regional Macroeconomic Forecast

Key Policy Themes in VISION 2050



-  Increase **housing** choices and affordability
-  Provide **opportunities** for all
-  Sustain a strong **economy**
-  Significantly reduce greenhouse gas **emissions**
-  Keep the region **moving**
-  Restore the health of **Puget Sound**
-  Protect a network of **open space**
-  Growth in **centers** and near **transit**
-  Act **collaboratively** and support **local efforts**

Housing in VISION 2050

- Housing is a regional issue
- Housing access and affordability are tied to transportation, the economy, the environment, and overall quality of life
- Jobs-housing balance is a key issue



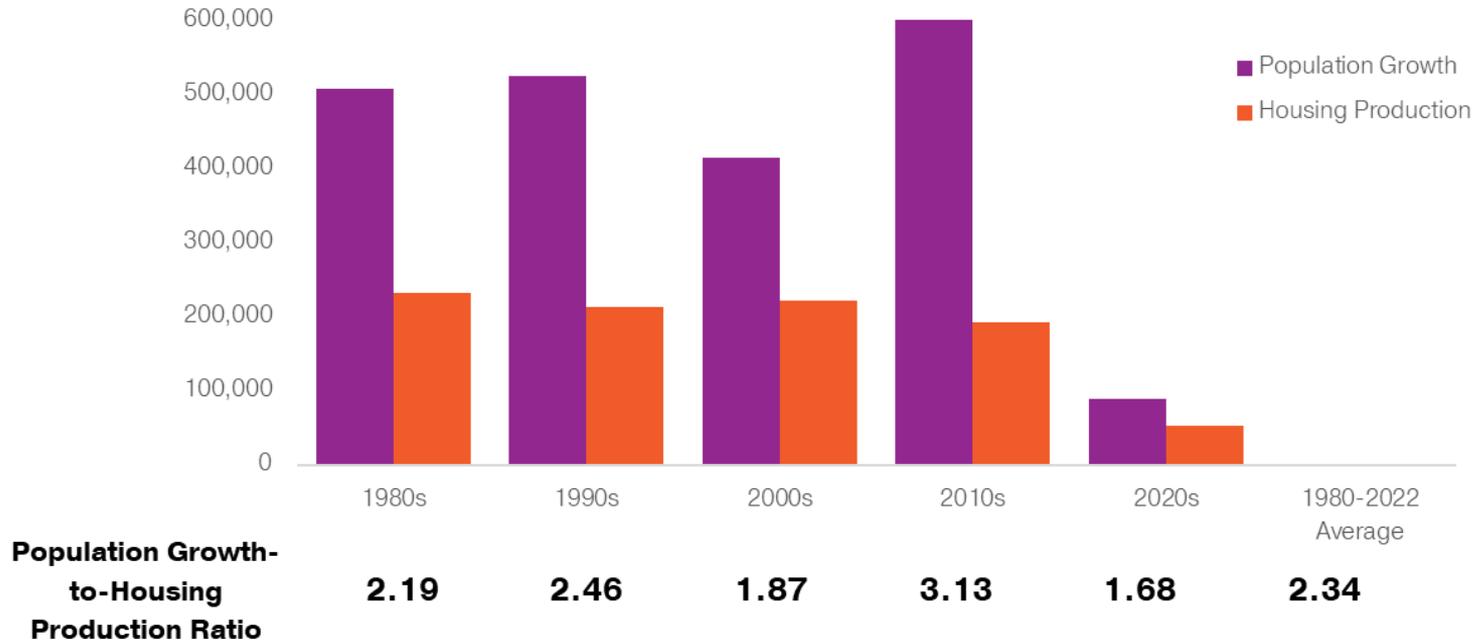
Regional Housing Strategy

Available online at
<https://www.psrc.org/our-work/regional-housing-strategy>



Recent uptick in housing production is helping to correct backlog, but more units are needed

Population Growth vs. Housing Production by Decade



Source: U.S. Census Bureau, Washington State Office of Financial Management



Between 2020 and 2050 the region needs 800,000 additional housing units to accommodate future growth



King County – 418,000 units



Kitsap County – 43,000 units



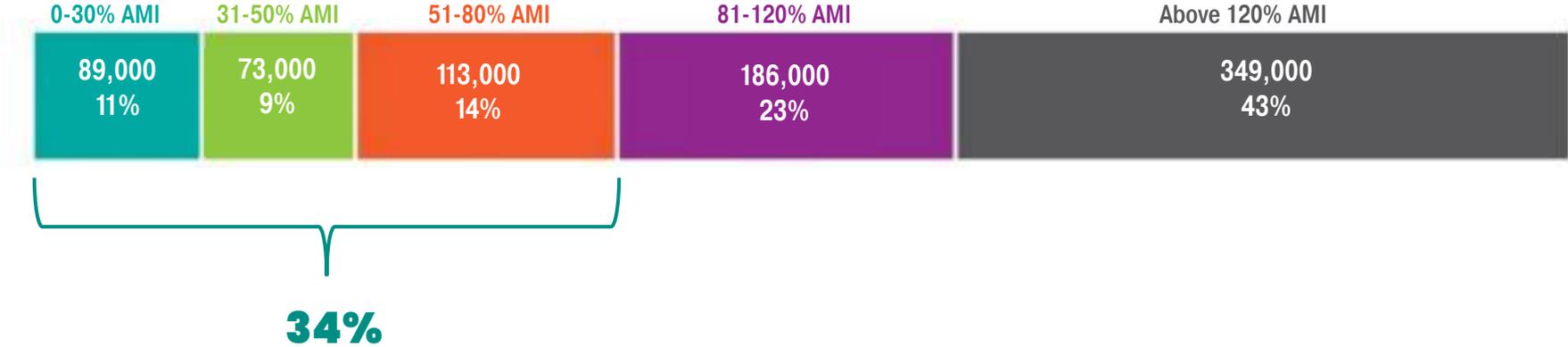
Pierce County – 161,000 units



Snohomish County – 187,000 Units

Over one-third of new units should be affordable to moderate- and lower-income households to meet future affordability needs

Households by Income Level, 2050



Focus Areas for Actions and Tools

Supply



Stability



Subsidy



Supply: Build more housing of different types

- Allow for more **multi-family housing choices near transit**
- Allow for more **middle density housing**
- Allow for more **housing choices within single-family zones**
- **Reduce the costs** to build housing

Stability: Provide opportunities for residents to live in housing that meets their needs

- Strengthen **tenant assistance and protections**
- Increase **access to home ownership**
- Increase **services and amenities** to provide access to opportunity in low opportunity areas
- Incentivize and/or require the **creation and preservation of long-term affordable housing**

Subsidy: Create and sustain long-term funding sources for very low-income households and unhoused residents

- Advocate for **substantial federal and state funding** to address affordability for very low-income households
- Encourage **major employers to finance affordable housing construction and preservation** to provide opportunities for employees to live closer to where they work
- Expand **local funding options** and how they are used across the region

Implementation – Regional

	Capacity	Resources	Funding
PSRC	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances</p> <p>Provide data and research including ongoing monitoring of implementation efforts, and exploring the feasibility of potential new tools and resources</p>	<p>Explore financial incentives for housing actions</p>

Implementation – Subregional & Local

	Capacity	Resources	Funding
Sub-Regional Agencies	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Support local audits of existing development regulations and revise as needed</p> <p>Increase consistency in development regulations</p>	<p>Establish and/or expand a capital fund</p> <p>Explore establishing a housing benefit district, if enabled</p>
Local Jurisdictions	<p>Join a multi-jurisdictional agency, if applicable</p>	<p>Rezone/upzone</p> <p>Establish/expand tenant and landlord programs</p> <p>Audit existing development regulations and revise as needed</p>	<p>Contribute to multi-jurisdictional agency capital funds, if applicable</p> <p>Audit existing and potential local revenue sources and adopt new sources as needed</p>

2022 Monitoring Report

Provides a **snapshot of key housing measures** in the region as well as longer term trends

Key findings include:

- Housing is expensive, particularly for first-time buyers
- More housing units are needed, especially near transit
- There continue to be racial disparities in home ownership
- Partnership is critical for funding

Full report available online at <https://www.psrc.org/media/7294>

Public Opinion Survey

PSRC and the state Department of Commerce contracted with PRR to develop and conduct a **statistically valid public opinion poll**

Key findings include:

- The cost of housing is a top issue across the state
- Housing is hard to find, and discrimination continues
- Housing can strengthen communities
- Support for middle housing

Full report available online at <https://www.psrc.org/media/7324>

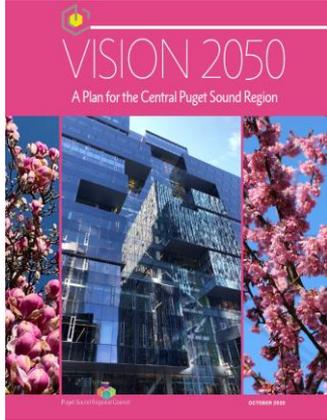
Housing Opportunities by Place

- Develop and use a typology to identify the strategies, tools, and actions that have the **most potential to make an impact in different types of places**
- More information, including interactive website, available in spring 2023

Housing Incentives & Tools Survey

- Survey local jurisdictions to better understand what **housing tools are being used** and their **impact on housing development and affordability**
- Build on 2010 and 2019 surveys
- Findings available in early 2023
 - Local tools and incentives to build more housing/affordable housing
 - Tenant protections
 - Displacement mitigation
 - Local revenue sources

Plan Review Manual



VISION 2050 PLANNING RESOURCES

Plan Review Manual

May 2021



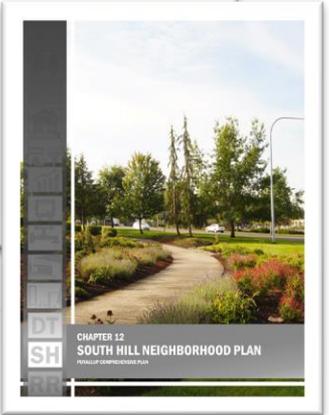
Regional Collaboration	
<p>The plan supports collaboration for a healthy environment, thriving communities, and opportunities for all, including coordination with other jurisdictions and agencies, tribes, ports, military installations, and adjacent regions.</p> <p>Policies and programs should:</p>	
Support regional collaboration	Page/Policy Reference
<ul style="list-style-type: none"> ✓ Include a statement about how the plan relates to countywide planning policies, VISION 2050, and planning requirements of the Growth Management Act. ☐ Coordinate with other jurisdictions, agencies, tribes, ports, military installations, special purpose districts, and adjacent regions (RCW 36.70A.070)(a)(iv), MPP-RC-1, RC-4-5) ☐ Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address need (MPP-RC-2) ☐ Address land use, transportation, and housing opportunities and challenges related to military installations, when applicable (MPP-RC-6) ✓ Prioritize investments in centers, including regional centers, countywide centers, high-capacity transit areas with a station area plan, and other local centers (MPP-RC-8-9) ✓ Explore funding sources, changes to regulatory, pricing, taxing, and expenditure practices, and other fiscal tools to meet infrastructure and other needs (MPP-RC-10-11, RC-Action-7, RC-Action-9) 	

Additional comments on Regional Collaboration or additional documents to share (optional): _____



2012 King County Countywide Planning Policies

With amendments ratified by June 23, 2016



City of Edmonds Comprehensive Plan

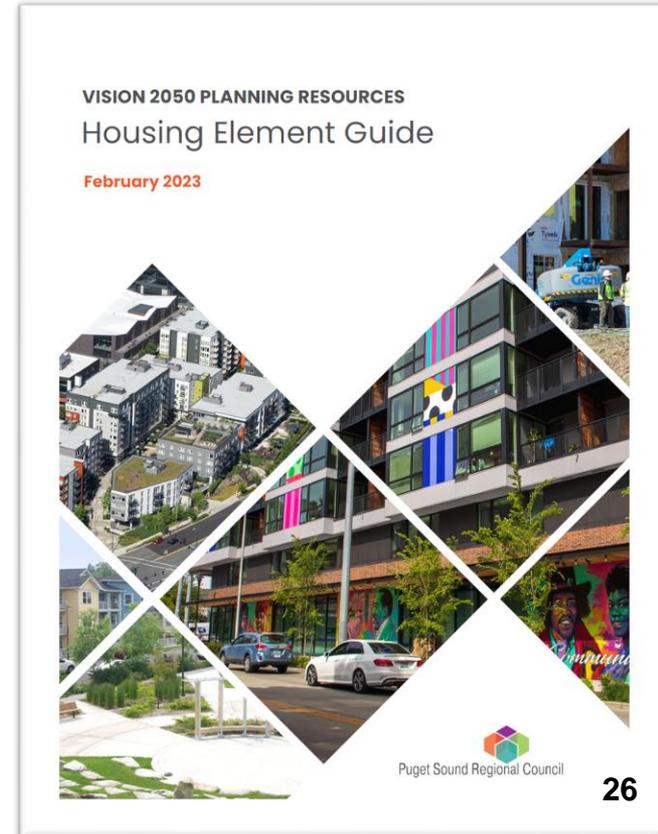


Adopted July 28, 2015
Updated December 15, 2017

PSRC Housing Resources

- Housing Element Guide
- Housing Innovations Program (HIP)
- Displacement Risk Mapping
- Residential Racial Segregation
- Housing Opportunity by Place (HOP) – *forthcoming*

<https://www.psrc.org/our-work/housing>



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206-464-7134



Dolce Si
Sicilian Bakery & Cafe

Tranquility dental
all care dentists

Thank you.





CITY OF
BAINBRIDGE ISLAND

City Council Study Session Agenda Bill

MEETING DATE: February 21, 2023

ESTIMATED TIME: 60 Minutes

AGENDA ITEM: (6:40 PM) Discuss Community Solar and Electric Vehicle Charging Programs with Puget Sound Energy,

SUMMARY: The purpose of this agenda item is to share information and discuss how the City, Puget Sound Energy, and the community can work collaboratively to achieve the goals of the Bainbridge Island Climate Action Plan that was approved by the City Council in November 2020. This session will focus specifically on opportunities to collaborate to increase the installation of publicly available electric vehicle charging stations on the Island and identify future Community Solar project applications.

AGENDA CATEGORY: Discussion

PROPOSED BY: Executive

RECOMMENDED MOTION: Discussion only.

COMMUNITY ENGAGEMENT AND OUTREACH: This topic was discussed at previous Climate Change Advisory Committee meetings, which are open to the public.

FISCAL IMPACT:

Amount:	
Ongoing Cost:	
One-Time Cost:	
Included in Current Budget?	

BACKGROUND: The City's 2018 community greenhouse gas (GHG) emissions inventory indicated that residential and commercial electrical use contributed about 51% of total community GHG emissions. The Climate Action Plan discussed the importance of reducing electrical demand, increasing the use of clean renewable energy, and preparing our Island for the impacts of climate change. Specifically, the Climate Action Plan set the following goals:

1. Eliminate carbon-based energy sources from all energy sectors by 2040 (5 years ahead of the Clean Energy Transformation Act goal of 2045).
2. Increase energy conservation and efficiency throughout the planned and existing built environment, including customer-owned generation.
3. Transition the City's fleet to 75% electric vehicles by 2025. By 2045 80% of registered vehicles on Bainbridge Island will be either electric vehicles (EVs) or plug-in hybrid electric vehicles and evaluate current

code to see if a need to increase the number of EV-charge-ready for all new development/major renovations and multifamily units/commercial development include EV charging infrastructure.

4. Create energy self-sufficiency for emergency preparedness and increase energy infrastructure reliability and resilience in light of the changing climate (e.g. by 2030, half of the Bainbridge Prepares disaster hubs have installed 6-20kW solar arrays and sufficient storage for resilience and continuity of service in islanded operation).

Representatives from the City's Climate Change Advisory Committee and Utility Advisory Committee met with City and Puget Sound Energy (PSE) staff to formulate topics of discussion and associated questions for this study session. Two topics were identified for an in-depth discussion at this Study Session – EV Charging Stations and Community Solar programs – with additional questions regarding the Clean Energy Transformation Act to be provided by PSE in writing (per the "PSE Responses to Study Session Questions 02.21.23" attachment). EV Charging Stations and Community Solar were selected for the following reasons:

- The City is actively working to add more public EV charging stations in the community. As part of a grant funded project with ZEV Co-Op, the City is working to facilitate the addition of two EV chargers at City Hall - one for a community EV carshare program and one for public charging.
- The City is actively working to increase the number of EVs in the City fleet and associated charging infrastructure for fleet vehicles. The City's first fully electric, zero emission Ford Mach-E arrived in August 2022 and a Level 2 charger was installed at the Public Works Operations & Maintenance Yard. Two more EVs are expected to arrive at City Hall in 2023 with additional fleet charging infrastructure to be added.
- There is a lot of community interest in identifying additional Community Solar sites on the Island but none were submitted to PSE in the last round. The City worked with PSE in 2022 to complete an evaluation of a potential community solar location by the Transfer Station at Vincent Road. PSE determined that this site was not a viable candidate for community solar due to the lack of three phase power at the site. The "PSE Community Solar Site Considerations" attachment provides more information about current criteria for community solar projects.

Staff anticipates that the Climate Change Advisory Committee will also request a future Study Session with PSE to discuss Demand Response and opportunities to increase energy resilience on the Island.

ATTACHMENTS:

[PSE City Council Study Session - Intro Slides for 02.21.23.pptx](#)

[PSE Responses to Study Session Questions 02.21.23.docx](#)

[PSE Community Solar Site Considerations.pdf](#)

[PSE EV Charger and Community Solar Program Slides 02.21.23.pptx](#)

FISCAL DETAILS:

Fund Name(s):

Coding:



Clean Energy Transformation Act



City Council Study Session with PSE

Mike Cox, CCAC Vice Chair
February 21, 2023

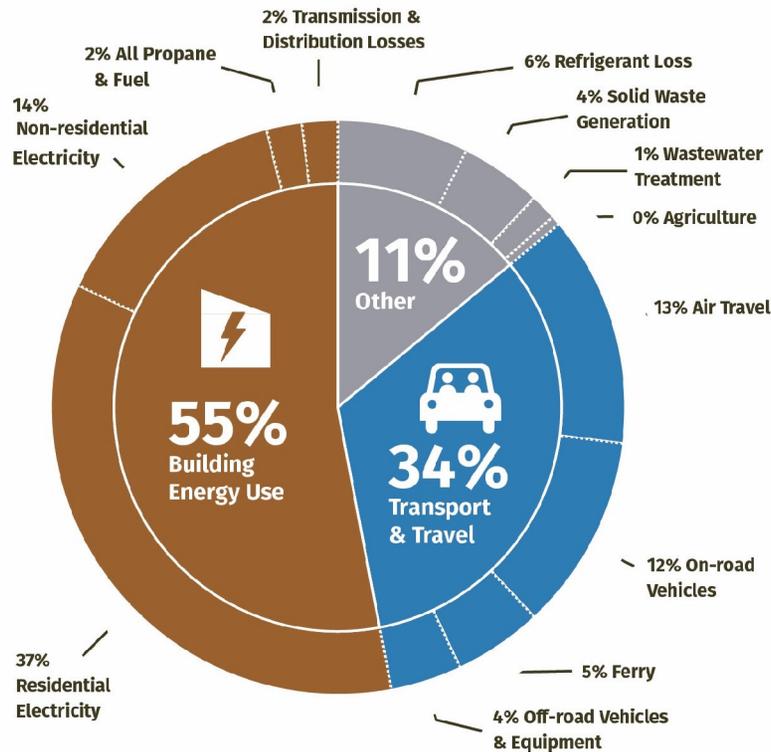
Share information and discuss how the City, PSE, and the community can work collaboratively to achieve the goals of the Climate Action Plan.



Bainbridge Island Carbon Footprint and Goals

Community Overall Emissions

233,998 MTCO₂e



Climate Action Plan Goals:

1. Reduce GHG emissions

- 25% by 2025
- 60% by 2035
- 90% by 2045 (all compared to 2014)

2. Prepare our community for climate change impacts

3. Engage and educate community members

OVERVIEW

- Prep meetings: PSE, City Staff, and CCAC/UAC members
- Focus on 8 areas
- Tonight
 1. EV Charging
 2. Community Solar
 3. Clean Energy Transformation Act (written responses)

OVERVIEW

- Future Forums
 - Demand Reduction
 - Resilience
- Written responses
 - PSE Franchise/Partnership
 - Battery Storage
 - Ferry Electrification

AGENDA



- PSE presents on EV Charging and Community Solar
- Discussion
- Wrap up and Next Steps

ANY
QUESTIONS



Bainbridge Island February 21, 2023 City Study Session: PSE Questions & Answers

PSE Virtual Presenters:

Danielle Kievit (KIH-VIT), Clean Energy Product Manager

Kate Hartgering (HART-JER-ING), Community Projects Manager

PSE In-person Attendees:

Christine Nhan, Local Government Affairs Manager

Karen Brubeck, Senior Community Engagement Representative

EV Charging Stations Program

- Status of PSE's EV charging station program on BI?
 - There are five charging stations in the multifamily and workplace pilots and 15 chargers in the residential pilot, which provided over 54,000 kWh to electric vehicles in 2022. This equates to almost 5,406 gallons of gasoline saved and nearly 53 tons of CO2 avoided.
 - The Transportation Electrification Plan (TEP) is a five-year strategic framework for electric vehicle (EV) products and services that will allow PSE to drive the transition to a cleaner energy future by advancing electrified transportation in Washington State. The TEP was filed with the Washington Utilities and Transportation Commission (UTC) in March 2021. The UTC acknowledged the TEP in August 2021.
 - Products described in the TEP are being released in phases. Expansions of the Education & Outreach service and Multifamily charging products have launched to customers. A new Fleet charging product will be available in Q2 of this year, followed by an expansion of the Workplace charging product in late Q3. Remaining products and services – single family residential, public, and alternative technology demonstrations – will be launched in 2024.
 - All programs under the TEP include equity-focused components, and PSE has committed to allocating 30 percent of the TEP budget toward equity-focused programs that support electrification among low-income customers, BIPOC communities and the community-based organizations, government agencies and tribal entities that serve them.
 - Information and links to apply for all new products are accessible via our main transportation electrification page – www.pse.com/upandgo.
- Number of public and in-house private charging?
 - Through the Up & Go Electric pilots, PSE installed chargers in 20 locations on Bainbridge Island, providing charging to those at multifamily properties, workplaces, and at their home.
- What PSE rebate programs are available?
 - Up & Go Electric for Multifamily is opened for enrollment in January 2023 and a link is available at www.pse.com/multifamilycharging
 - Up & Go Electric for Fleets is opening to all for enrollment in Q2 of 2023 and a link will be available at www.pse.com/evfleet.
- What are the opportunities for PSE-hosted public charging stations on BI?
 - PSE is currently completing projects under the Up & Go Electric public pilot which launched in 2019. We plan to introduce a new program in 2024 that would provide additional opportunities for properties to host PSE-owned/operated/maintained public charging stations, or install and operate their own public charging stations with the support of PSE incentives. More details will become available as the tariffs are finalized and approved by the Utilities and Transportation Commission.
- What is the role of PSE for installing chargers at commercial properties?

- All properties interested in installing chargers should contact PSE early in the process to make sure the infrastructure serving the property can support the additional power needed, even for a relatively low-kW charger.
- How will PSE manage the additional load with more EVs charging on the island?
 - Customers participating in TEP programs that involve EV charging will be automatically enrolled in a corresponding load management program. These programs are designed entirely as a benefit to customers at no cost and can be opted out of at any time.
 - These load management programs are designed to mitigate peak impacts from EV charging while still promoting equitable access to EV charging. They will include both financial and educational incentives to encourage customers to shift their charging outside of peak windows.
 - PSE is also exploring other load management alternatives such as voluntary demand response and EV time varying rates.
 - In addition to load management efforts, PSE continually forecasts the impacts of transportation electrification and accounts for these increases in its system and grid planning.
- Can PSE help the City as they electrify their vehicle fleet?
 - Up & Go Electric for Fleets is opening to all for enrollment in Q2 of 2023 and a link will be available at www.pse.com/evfleet.

Community Solar

- Are there any Community Solar projects in the pipeline for BI?
 - There are currently no Community Solar projects in the pipeline on Bainbridge. PSE is currently developing a web-based platform to allow interested sites/organizations to submit an application online; more information will be coming soon on that.
- What criteria does PSE use when evaluating potential Community Solar sites?
 - A minimum of 20,000 square feet available is needed for the installation of solar panels. This could be a rooftop, or ground level location. For ground mounted systems, either Greenfield (undisturbed) land, or Brownfield (previously used for industrial purposes) could be ideal, with special considerations for Brownfield.
 - The area should be clear of equipment and other types of obstructions. A site is not in an ideal location if there are competing uses or intentions for future use of the space.
 - Southern exposure that is unshaded for the majority of daylight hours throughout the year is ideal. The site needs to be free of walls, trees, buildings, poles and other obstructions, as well as of any potential future obstructions including tree growth and planned neighboring development.
- How can BI work with PSE to create community solar opportunities?
 - PSE will inform the BI team when the web application is ready, which will also include further guidance on what makes a good site.
- What suggestions does PSE have to ensure BI taxing districts (e.g., City, school, parks, and fire district) are competitive in developing proposals for Community Solar projects?
 - PSE's new application process will allow sites to be submitted on a continuous basis, so process will no longer be competitive. We encourage the BI taxing districts to submit sites that meet our site guidelines as soon as our new website launches.

Clean Energy Transformation Act (CETA - written only no presentation)

- What are PSE's plans to meet the CETA goals? What is the timeline?
 - PSE submitted our first Clean Energy Implementation Plan (CEIP) to implement CETA in 2021, which charts new directions in our electric supply and moves us forward to 63% clean electricity by the end of 2025. While this plan is still undergoing a formal review process by the

Washington Utilities and Transportation Commission, we must continue to make progress. We published a draft of Chapter 3: Resource Plan from our first Electric Progress Report on Jan. 24. This chapter builds upon the 2021 IRP and CEIP and describes our plan to meet our CETA obligations.

- [Visit our website](#) for more information about the CEIP.
- What challenges does PSE see in meeting the goals of CETA?
 - As we work to create a new clean energy future and the urgent need to address climate change, we must do so in a way that ensures all of our customers, especially those who shoulder an outsized share of the climate burden, have a voice in and benefit from the transition to clean energy.
 - In 2021, PSE also convened an inaugural [Equity Advisory Group](#) (EAG) to help seek perspectives from and broaden engagement with communities we serve, including frontline communities of low-income people and Black, Indigenous, and People of Color (BIPOC). The members of the EAG share perspectives from their lived or working experiences related to environmental justice, Tribal interests, highly impacted communities, vulnerable populations, social services and affordable housing.
 - In early 2022, we welcomed several new members to the EAG for 2022 and 2023. Alongside our new members, several inaugural EAG members returned for a second year. Together, our new and returning members are helping to deepen and expand our perspectives in the clean electricity transition.
- What can Bainbridge Island do to help PSE meet the CETA goals?
 - We know that it will take a diverse set of solutions to reach our clean energy goals and that we cannot do this on our own. In addition to ramping up utility-scale clean energy resources like large-scale wind and solar generation, our CEIP also outlines targets for collaborating with customers to significantly increase installation of Distributed Energy Resources (DERs) such as rooftop solar and battery storage programs. It also creates more ways for customers to save energy and reduce costs through energy efficiency improvements, and introduces new programs and incentives to reduce or shift energy use during peak times (also known as Demand Response and Peak Energy Rewards).
 - We look forward to continuing to work with the City of Bainbridge Island and our customers towards meeting CETA and our CEIP goals!
- What are PSE's plans regarding Colstrip? What about the transmission infrastructure that could be re-utilized for renewable resources?
 - As part of its pathway to complying with CETA, PSE has signed an agreement to transfer its ownership in Units 3 and 4 of the Colstrip Generating Station in Eastern Montana to Talen Energy effective December 31, 2025. Under CETA, the state's electric utilities are required to eliminate coal-fired generation serving Washington State customers by the end of 2025. PSE is one of six owners in Unit 3 and 4, holding a 25% interest in each unit. There is no transfer of the Colstrip transmission system as part of this assumption of PSE's interests in the generating assets.
 - PSE continues to invest in the diverse resources of Montana, including through power purchase agreements from the Clearwater Wind Farm and Selis Ksanka Olispe hydroelectric project. Additionally, PSE will remain in Colstrip for years to come for decommissioning and remediation work. In 2017, PSE contributed \$10 million to the Colstrip Impacts Foundation to support the community's transition planning efforts.

Community Solar Site Considerations

PSE's Community Solar program is looking for sites at which to develop and install large solar arrays. Site selection is an important element to a smooth design process, keeping construction on budget, and minimizing delays. This document outlines location characteristics that factor into the selection, design, and construction of Community Solar sites. While sites may share common characteristics, we recognize that some sites may have unique qualities.

It is important to note that with the Community Solar approach, PSE owns the solar array and pays the property owner (Site Host) a yearly lease amount for the use of their roof or ground space. The energy generated by the solar array is not directly used by the Site Host and does not offset the property's conventional electricity use. Instead, the energy generated by the solar array benefits everyone by replacing a portion of conventional electricity in PSE's power supply.

Size and Space

A **minimum of 20,000 square feet** available is needed for the installation of solar panels. This could be a rooftop, or ground level location. For ground mounted systems, either Greenfield (undisturbed) land, or Brownfield (previously used for industrial purposes) could be ideal, with special considerations for Brownfield.

The area should be clear of equipment and other types of obstructions. **A site is not in an ideal location if there are competing uses or intentions for future use of the space including:**

- Construction
- Agriculture production
- Habitat for protected species
- Public use spaces
- Siting a solar array to meet the building's energy needs

Solar Access

Southern exposure that is unshaded for the majority of daylight hours throughout the year is ideal. The site needs to be free of walls, trees, buildings, poles and other obstructions, as well as of any potential future obstructions including tree growth and planned neighboring development.

It can be hard to assess a rooftop's solar access without professional tools. Google's Project Sunroof offers a quick and easy initial solar site analysis: <https://sunroof.withgoogle.com/>

Structural integrity

A rooftop site must have a **minimum of 25 years** of useable life remaining, with the structural integrity to support the weight of solar panels. As an example, standard rack mount rooftop installations require 3 to 4 pounds of excess load capacity; ballast systems require 4 to 6 pounds; and pitched flush mount which are typically installed on metal awnings only require 2.75 pounds per square feet. PSE will need engineering drawings for the structure proposed and/or physical access to the building to visually inspect construction and condition of materials.

Interconnection

The site will need to easily connect to PSE's grid infrastructure. The grid connection cannot take place within the property's electrical system, it must connect on the PSE side of the site's meter. This means connecting the solar array to a building's existing electrical panel is not an option.

The site must be **within 300 feet** of PSE distribution system infrastructure (utility transformer, pole, vault, etc.) that provides 3 phase electricity.

The site should be located such that the path to the utility interconnection point is free of street/rail/water crossings, wetlands, public use areas, or protected areas - anything that would make it difficult or disruptive to lay conduit.

PSE will need to maintain the project and will require 24/7/365 access to meters and other equipment, especially during a power outage.

Expanding the EV ecosystem with PSE Up & Go Electric

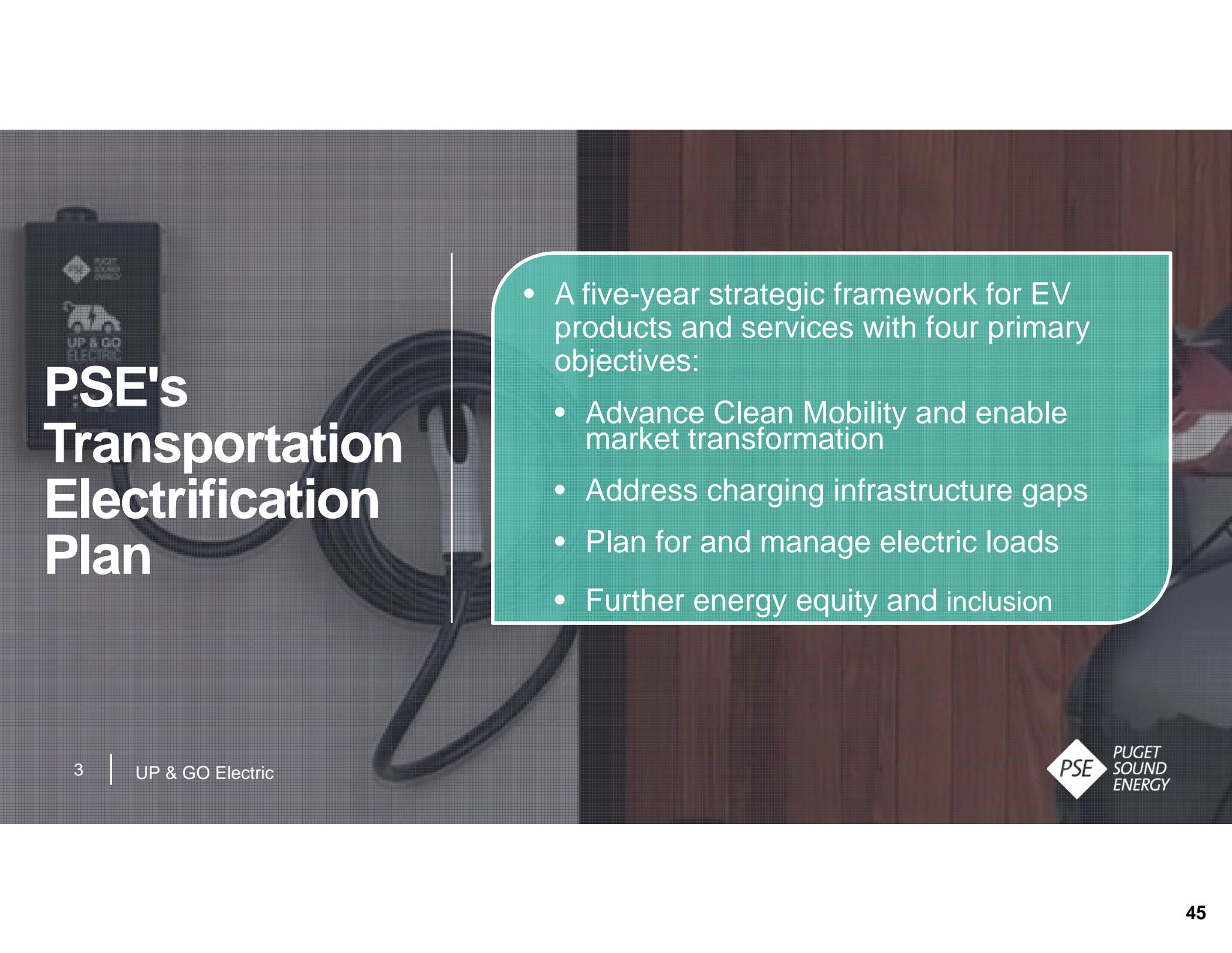
February 2023



Up & Go Electric Pilot Results

Bainbridge Island

- ◆ Completed installations for open enrollment pilots in 2021
- ◆ **3 properties** participating in the multifamily charging pilot
- ◆ **2 properties** participating in the workplace charging pilot
- ◆ **14 customers** participated in the residential charging and off-peak load shifting study
- ◆ Those active chargers provided **54,078.8 kWh** to electric vehicles in 2022. This equates to:
 - Nearly **5,406 gallons** of gasoline saved
 - Nearly **53 tons** of CO2 avoided



PSE's Transportation Electrification Plan

- A five-year strategic framework for EV products and services with four primary objectives:
 - Advance Clean Mobility and enable market transformation
 - Address charging infrastructure gaps
 - Plan for and manage electric loads
 - Further energy equity and inclusion

Fostering equitable access to electric mobility



- Input from community engagement efforts for all future programs and services has directly informed our tariffs
- All programs under the TEP include equity-focused components
- At least 30% of the TEP budget is allocated to equity-focused programs supporting electrification among Named Communities and their service providers

Tariffs for PSE's TE programs addressed in two phases

Phase I

Approved
5.26.22

- Residential Multi-Family
- Education & Outreach
- Fleet & Commercial
- Load Management

Phase II (Q2 2023)

- Residential Single-Family
- Public Charging
- Workplace
- Technology Demonstrations

Education and Outreach

- ◆ Expand awareness of electric vehicles, charging options, and the cost and benefits of switching to electric vehicles.
- ◆ Support PSE's fleet customers through fleet advisory services, digital cost-of-ownership calculators, commercial vehicle databases, and incentive databases.
- ◆ Engage customers who face significant barriers to EV ownership and participation in transportation electrification with;
 - co-created, culturally relevant education and materials
 - hands-on experience with EVs
 - share information through trusted messengers
 - connect audiences to available grants and incentives, and provide application and enrollment assistance.

Up & Go Electric for Multifamily

- ◆ Expands on the multifamily charging program piloted through Up & Go Electric
- ◆ Supports the installation of charging infrastructure at multifamily properties
- ◆ Level 2 smart chargers for tenant use by installing with a trusted PSE service partner
- ◆ Flexible ownership structure
- ◆ Incentives for both EVs and charging equipment to benefit Named Communities and their service providers
- ◆ **Open for applications**

Up & Go Electric for Fleets

- ◆ New program to empower businesses, municipalities, community-based service providers and organizations with electrifying their fleets
- ◆ Includes fleet advisory services and incentives to help offset costs of transitioning to an electric fleet
- ◆ Flexible ownership structure for Level 2 and DCFC smart chargers
- ◆ Additional charger and EV incentives for customers in Named Communities and their service providers
- ◆ Participants are automatically enrolled in an optional, incentive-based load management program
- ◆ Open for applications on **March 31**

Phase 2 TEP Programs

Up & Go Electric for Workplaces

- ◆ Expands on the Workplace charging program piloted through Up & Go Electric
- ◆ Supports the installation of charging infrastructure for employee use at Workplace properties such as businesses, municipalities, community-based service providers and other organizations via a trusted PSE service partner
- ◆ Encourages employee empowerment and supports PSE's Beyond Net Carbon Zero objectives by enhancing equitable access to EV charging
- ◆ Additional charger and installation incentives for Equity-Focused Customers (e.g. Tribal entities, organizations primarily serving or employing named communities)

Up & Go Electric for Single-Family Residential Charging

- ◆ Expands on the single-family charging program piloted through Up & Go Electric
- ◆ Supports the installation of Level 2 charging infrastructure at single-family properties
- ◆ On bill credit for demand response events
- ◆ Additional charger and installation incentives for Equity-Focused Customers (e.g. limited income households, Tribal communities)

Up & Go Electric for the Public

- ◆ Expands on the Public charging program piloted through Up & Go Electric
- ◆ Increase charging accessibility to EV drivers that do not have access to dedicated residential charging and reduce range anxiety by installing charging options while customers are away from home.
- ◆ Allow for a more diversified installations (e.g. Curbside Level 2 Charging) and ownership models to serve multiple varieties of Public Charging use cases.
- ◆ Additional charger and installation incentives for Equity-Focused Customers (e.g. Tribal entities, municipalities that can show benefits to named communities, community based organizations that want to provide charging to both employees and the public)

Community Solar

Overview

February 2023



Program overview

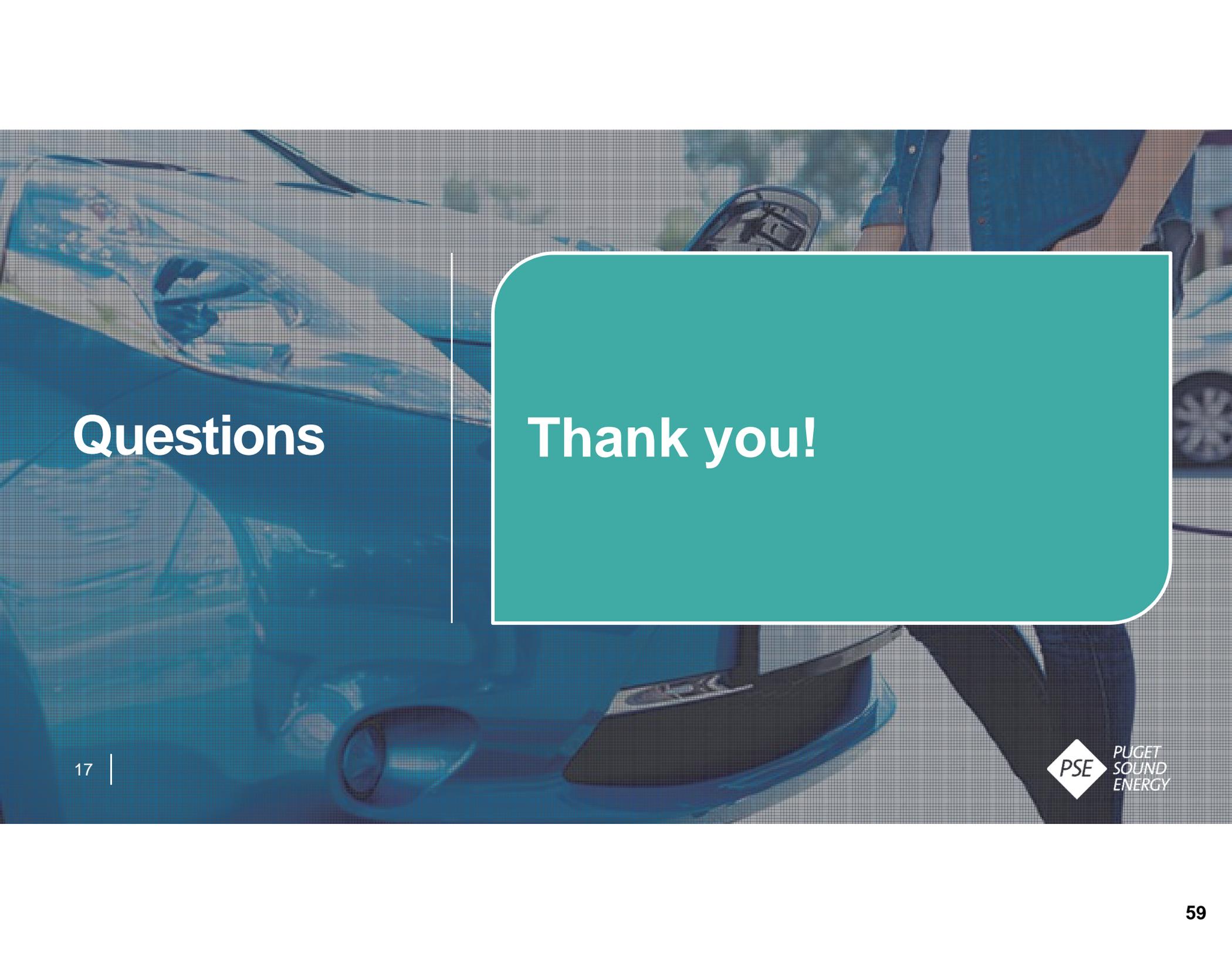
- ◆ **Community Solar** is a way for PSE electric customers to share the benefits of 100% local solar power.
- ◆ Customers **subscribe to shares** of a local solar array and receive credits on their electric bills for energy produced.
- ◆ **Partnerships with site hosts** make it possible for PSE to build solar installations in the communities we serve.
- ◆ 5 sites are currently operational.

Site Host Application

- ◆ An application will be available on PSE.com to submit sites for Community Solar, distributed solar, or battery storage projects
- ◆ Applications will be reviewed on a continuous basis
- ◆ Public entities interested in Community Solar are welcome to apply
- ◆ We will also be reviewing other types of properties, including commercial or privately owned

Site Evaluation Criteria

- ◆ Rooftop or ground space
- ◆ Ideal space/size is 20,000 square feet or above (min. of 10,000 square feet)
- ◆ Southern exposure that is unshaded
- ◆ Rooftop must have a minimum of 25 years of useable life remaining
- ◆ Site must be within 300 feet of PSE's distribution system (utility transformer, pole, vault, etc.)
- ◆ Accessible to PSE equipment and system 24/7
- ◆ More detail included in the Community Solar Site Considerations document



Questions

Thank you!