



CITY OF  
BAINBRIDGE ISLAND

**CITY COUNCIL STUDY SESSION  
TUESDAY, JANUARY 21, 2020**

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

**AGENDA**

1. **CALL TO ORDER / ROLL CALL - 6:00 PM**  
Councilmember Tirman will be absent.
2. **APPROVAL OF AGENDA/ CONFLICT OF INTEREST DISCLOSURE - 6:05 PM**
3. **MAYOR'S REPORT - 6:10 PM**
4. **FUTURE COUNCIL AGENDAS**
  - 4.A **(6:15 PM) Future Council Agendas, 15 Minutes**  
[City Council Regular Business Meeting January 28, 2020.pdf](#)  
[City Council Study Session February 4, 2020.pdf](#)  
[City Council Regular Business Meeting February 11, 2020.pdf](#)  
[2020 List of Pending Council Meeting Topics.docx](#)  
[2020 List of Proposed Future Council Topics.docx](#)
5. **UNFINISHED BUSINESS**
  - 5.A **(6:30 PM) Police and Court Project Update and Sustainability Discussion - Public Works, 30 Minutes**  
[Presentation - Sustainability for CC 1212020](#)  
[Council LEED Presentation Notes](#)  
[Financial Analysis for LEED Budget Addition - Memo and Report](#)  
[Cost Estimate Summary - Police and Court Harrison Building - Coates - 07072018](#)
  - 5.B **(7:00 PM) Formation of Council Ad Hoc Committee for Public Farmland - Executive, 5 Minutes**  
[Public Farmland Ad Hoc Committee and Scope of Work 01072020](#)
  - 5.C **(7:05 PM) Extension of Closing Date for Harrison Medical Building Purchase and Sale Agreement - Public Works, 10 Minutes**  
[Amendment to Purchase and Sale Agreement.docx](#)

6. NEW BUSINESS

- 6.A (7:15 PM) Sustainable Transportation Plan: Laying the Groundwork - Public Works, 2 Hours  
[BI Council Workshop\\_Laying the Groundwork\\_20200116.pdf](#)

7. FOR THE GOOD OF THE ORDER - 9:15 PM

8. ADJOURNMENT - 9:25 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.

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CITY OF  
BAINBRIDGE ISLAND

## City Council Study Session Agenda Bill

**MEETING DATE:** January 21, 2020

**ESTIMATED TIME:** 15 Minutes

**AGENDA ITEM:** (6:15 PM) Future Council Agendas,

**SUMMARY:** Council will review future Council agendas.

**AGENDA CATEGORY:** Discussion

**PROPOSED BY:** Executive

**RECOMMENDED MOTION:** Discussion.

**STRATEGIC PRIORITY:** Good Governance

**FISCAL IMPACT:**

|                                    |  |
|------------------------------------|--|
| <b>Amount:</b>                     |  |
| <b>Ongoing Cost:</b>               |  |
| <b>One-Time Cost:</b>              |  |
| <b>Included in Current Budget?</b> |  |

**BACKGROUND:**

**ATTACHMENTS:**

[City Council Regular Business Meeting January 28, 2020.pdf](#)

[City Council Study Session February 4, 2020.pdf](#)

[City Council Regular Business Meeting February 11, 2020.pdf](#)

[2020 List of Pending Council Meeting Topics.docx](#)

[2020 List of Proposed Future Council Topics.docx](#)

**FISCAL DETAILS:**

**Fund Name(s):**

**Coding:**



**CITY OF  
BAINBRIDGE ISLAND**

**CITY COUNCIL REGULAR BUSINESS MEETING  
TUESDAY, JANUARY 28, 2020**

**BAINBRIDGE ISLAND CITY HALL  
280 MADISON AVENUE N.  
BAINBRIDGE ISLAND, WASHINGTON**

**AGENDA**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE - 6:00 PM**
- 2. EXECUTIVE SESSION**
  - 2.A (6:05 PM) Pursuant to RCW 42.30.110(1)(i), to discuss with legal counsel matters relating to litigation or potential litigation to which the city, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency, 30 Minutes**
- 3. APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE**
- 4. PUBLIC COMMENT**
- 5. MAYOR'S REPORT**
- 6. CITY MANAGER'S REPORT**
- 7. FUTURE COUNCIL AGENDAS**
  - 7.A (x PM) Future Council Agendas, 15 Minutes**
- 8. PRESENTATION(S)**
  - 8.A Proclamation declaring February 9, 2020 as "The Arc of the Peninsulas Awareness Day," 5 Minutes**
  - 8.B COBI and Bainbridge Island Metropolitan Park & Recreation District (BIMPRD) Trail Workgroup Inventory Discussion - Public Works, 45 Minutes**
- 9. PUBLIC HEARING**

- 9.A (x PM) Public Hearing on Ordinance No. 2019-40, Adopting a Temporary Moratorium on Self-Service Storage Facilities - Planning, 10 Minutes**  
Ordinance No. 2019-40 Adopting a Moratorium on Self-Storage Facilities Approved 112619

**10. UNFINISHED BUSINESS**

- 10.A Visconsi / Sound to Olympics Trail Project Update and Budget Amendment - Public Works, 10 Minutes**  
Memo\_STO Visconsi addl costs.docx  
Attachment A - Timeline\_Visconsi Trail.pdf  
Attachment B - MOU\_Addendum 1.pdf  
Attachment C - Visconsi Project Budget.pdf  
Sakai trail plan\_2017.pdf
- 10.B (x PM) Ordinance No. 2020-01, Updating the City's General Code Enforcement Process Contained in Chapter 1.26 BIMC (Placeholder) 20 Minutes**
- 10.C (XX PM) Youth Mental Health Workshop Proposal - Council Ad Hoc Committee, Executive, 20 Minutes**  
BI Youth Mental Health Summit Proposal - for CC 01282020

**11. NEW BUSINESS**

- 11.A Biennial Budget Process 10 Minutes**
- 11.B Resolution No. 2020-01 Relating to a Fee Schedule Update - Finance, 10 Minutes**  
Resolution No. 2020-01 Updating Fee Schedule.docx
- 11.C Amendment to Master Lease Agreement between the City of Bainbridge Island and Friends of the Farms, Executive - 10 Minutes**  
Amendment No 2 to Master Lease Agreement

**12. COUNCIL DISCUSSION**

- 12.A (X PM) Role of the Mayor and Deputy Mayor - Councilmember Hytopoulos, 10 Minutes**
- 12.B (X PM) Council Procedural Rules - Councilmember Pollock, 20 Minutes**  
Mayor Powers in BIMC Complete List.pdf  
Mayoral Powers Examples in BIMC and GM-Appendix 1.pdf  
Mayoral Powers.pdf  
Council Rules of Order Analysis 01-16-20.pdf  
Decorum in Debate-Council Rules of Order.pdf  
Four Simple Rules of Parliamentary Procedure.pdf  
MRSC Guide to RONR.pdf
- 12.C Affordable Housing Sales Tax Discussion - Councilmember Hytopoulos, 10 Minutes**

**12.D City Manager Contract and City Manager Search - Council, 10 Minutes**

**13. CONSENT AGENDA**

**13.A Agenda Bill for Consent Agenda, 5 Minutes**

**13.B Accounts Payable and Payroll**  
Payroll.pdf

**13.C City Council Study Session Minutes, January 7, 2020**

**13.D Special City Council Business Meeting Minutes, January 16, 2020**

**13.E Special City Council Meeting Minutes, January 16, 2020**

**13.F Wyatt Way Reconstruction Project Professional Services Agreement Amendment No. 4 - Public Works 5 Minutes**  
Amendment No 4. to Professional Services Agreement  
Exhibit A Scope of Work

**13.G Wyatt Way Reconstruction Project Budget Increases - Public Works 5 Minutes**  
Wyatt Way Presentation 010920.pptx  
Wyatt Way Reconstruction Budget Report

**14. COMMITTEE REPORTS**

**15. FOR THE GOOD OF THE ORDER**

**16. ADJOURNMENT**

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**CITY OF  
BAINBRIDGE ISLAND**

**CITY COUNCIL STUDY SESSION  
TUESDAY, FEBRUARY 04, 2020**

**BAINBRIDGE ISLAND CITY HALL  
280 MADISON AVENUE N.  
BAINBRIDGE ISLAND, WASHINGTON**

**AGENDA**

- 1. CALL TO ORDER / ROLL CALL - 6:00 PM**
- 2. EXECUTIVE SESSION**
- 3. APPROVAL OF AGENDA/ CONFLICT OF INTEREST DISCLOSURE**
- 4. MAYOR'S REPORT**
- 5. FUTURE COUNCIL AGENDAS**
- 6. PRESENTATIONS**
- 7. UNFINISHED BUSINESS**
  - 7.A Update on the Development Moratorium - Planning, 10 Minutes**
  - 7.B Green Building Update - Planning, 10 Minutes**
  - 7.C Sustainable Transportation Plan Update - Public Works, 15 Minutes**
  - 7.D State Route 305 / Day Road Roundabout Project Update - Public Works 10 Minutes**
  - 7.E (x PM) Next Steps for Suzuki Property Affordable Housing Project - Executive, 60 Minutes**  
Suzuki Revised Proposal 111319.pdf
  - 7.F (x PM) Discussion of Possible Inclusionary Zoning / Multifamily Tax Exemption Programs - Planning, 60 Minutes**  
ECONorthwest Council Briefing Memo - Inclusionary Zoning and MFTE  
WMP Study Area Zoning Map

PSRC Inclusionary Zoning Summary.pdf  
PSRC MFTE Summary.pdf  
February 2019 Transfer of Development Rights and Inclusionary Zoning Assessment (ECONorthwest & Forterra)  
February 2019 Presentation - TDR / Incentive Zoning Analysis (ECONorthwest & Forterra)

8. **NEW BUSINESS**
9. **CITY COUNCIL DISCUSSION**
10. **FOR THE GOOD OF THE ORDER**
11. **ADJOURNMENT**

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CITY OF  
BAINBRIDGE ISLAND

**CITY COUNCIL REGULAR BUSINESS MEETING  
TUESDAY, FEBRUARY 11, 2020**

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

**AGENDA**

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE - 6:00 PM**
2. **EXECUTIVE SESSION**
3. **APPROVAL OF AGENDA / CONFLICT OF INTEREST DISCLOSURE**
4. **PUBLIC COMMENT**
5. **MAYOR'S REPORT**
6. **CITY MANAGER'S REPORT**
7. **FUTURE COUNCIL AGENDAS**
8. **PRESENTATION(S)**
  - 8.A **(x PM) Proclamation Declaring February 2020 as "Black History Month" - Mayor Schneider, 5 Minutes**  
Black History Month Proclamation 2020
9. **PUBLIC HEARING(S)**
10. **UNFINISHED BUSINESS**
11. **NEW BUSINESS**
  - 11.A **Ordinance 2020-03 "Housekeeping" Changes: Revising BIMC Title 2 Administration,....and Land Use Procedures and Title 18 Zoning 20 Minutes**  
CC Staff Memo  
DRAFT Ord 2020-03  
Exhibit A Title 2 Housekeeping Changes.docx  
Exhibit B BIMC 18.09.020 Use Table Excerpt Temporary Uses.docx  
Exhibit C Title 18 Housekeeping Changes.docx

**11.B Resolution No. 2020-02, Updating the City's Procedure for the Surplus and Sale of City-Owned Real Property - Executive, 10 Minutes**  
Resolution No. 2016-18 Amending Resolution Nos. 2009-02 and 2011-16 - Surplus Property Policy.pdf

**11.C Front Broom Sweeper Procurement - Public Works, 10 Minutes**

**11.D Police Vehicle Procurement - Public Works, 10 Minutes**

**12. CONSENT AGENDA**

**12.A Agenda Bill for Consent Agenda, 5 Minutes**

**13. COMMITTEE REPORTS**

**14. FOR THE GOOD OF THE ORDER**

**15. ADJOURNMENT**

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CITY OF  
BAINBRIDGE ISLAND

## Memorandum

Date: 1/17/2020  
To: City Council  
From: Morgan Smith, Deputy City Manager  
Subject: Pending City Council Topics

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The table below provides a list of City Council topics that are currently ready for Council consideration but have not yet been scheduled for a Council meeting. Some notes are provided to indicate to what degree the topic is time-sensitive, etc.

| TOPIC   | NOTES   |
|---|---|
| BIMC Title 2 and 18 – process changes           | Workplan item from 2018 development moratorium. Planning Commission review is complete and ordinance is ready for City Council final review. Depending on Council level of interest, could either go to study session first or go straight to business meeting. |
| BIMPRD proposal to manage City Dock             | Suggest schedule in Q1 in order to reach decision ahead of planned RFP process. In the absence of any changes, City will issue RFP in Q3 to cover City Dock services after current agreement expires (12/31/20)   |
| Ethics Program follow-up question               | Discussion to meet Q4-2019 commitment to address question on what should happen in the event procedures are not followed.   |
| Options for City Academy and Quarterly programs | Information developed to respond to Council request to City Manager from May, 2019 Council retreat.   |



CITY OF  
BAINBRIDGE ISLAND

## Memorandum

Date: 1/10/2020  
To: City Council  
From: Morgan Smith, Deputy City Manager  
Subject: Proposed Future City Council Topics

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The table below provides a list of potential future City Council topics that have been identified by one or more councilmembers.

| TOPIC   |
|---|
| \$15 minimum wage   |
| Rights of Nature ordinance                                  |
| Packaging ordinance   |
| Islandwide 25 mph speed limit                               |
| Tenant policies for rental properties                       |
| Requirement for on-site manager for short-term rental units |
| Street Tree program   |



CITY OF  
BAINBRIDGE ISLAND

## City Council Study Session Agenda Bill

**MEETING DATE:** January 21, 2020

**ESTIMATED TIME:** 30 Minutes

**AGENDA ITEM:** (6:30 PM) Police and Court Project Update and Sustainability Discussion - Public Works,

**SUMMARY:**

Potential options for increasing sustainability goals for the project will be discussed.

**AGENDA CATEGORY:** Discussion

**PROPOSED BY:** Executive

**RECOMMENDED MOTION:**

I move to direct the City Manager to bring back for Council consideration of approval a professional services agreement amendment to investigate and estimate LEED Silver status for the project.

**STRATEGIC PRIORITY:** Green, Well-Planned Community

**FISCAL IMPACT:**

|                                    |  |
|------------------------------------|--|
| <b>Amount:</b>                     |  |
| <b>Ongoing Cost:</b>               |  |
| <b>One-Time Cost:</b>              |  |
| <b>Included in Current Budget?</b> |  |

**BACKGROUND:**

The project was presented to the Design Review Board on June 3, 2019, and the DRB suggested that the City "think about sustainability and improving the performance of the building (e.g., Increasing the R-value of insulation.)" There was a discussion at the City Council on October 15, 2019 in which design plans, sustainability features, and options were discussed, and the commitment was made to return at a later date to present any additional recommendations. The project was presented again to the DRB at their December, 2, 2019 meeting and was approved by the DRB.

At their December 10, 2019, meeting, the City Council directed staff to return with analysis for increasing the project budget by \$800,000 to achieve LEED Gold certification.

**ATTACHMENTS:**

[Presentation - Sustainability for CC 1212020](#)

[Council LEED Presentation Notes](#)

[Financial Analysis for LEED Budget Addition - Memo and Report](#)

[Cost Estimate Summary - Police and Court Harrison Building - Coates - 07072018](#)

**FISCAL DETAILS:** The project has a current approved budget of \$20.0 million which includes design, site acquisition, construction, and project management. Pursuing LEED or other certification for the building will increase design and construction costs and was not included in the current budget estimate.

**Fund Name(s):** Capital Construction Fund

**Coding:**



CITY OF  
BAINBRIDGE  
ISLAND

# Police and Court Project Sustainability Discussion Cont'd

January 21, 2020

# Agenda for Tonight

- Introduction of Sustainable Building Consultant
  - Elizabeth Powers – O'Brien360
- Presentation on LEED Certification Process
- Preliminary Analysis of Proposed Project and Options

# Decision Points for City Council

- Proceed toward LEED Project Certification?
  - Rule out other certification?
  - Move forward with Design contract amendment to proceed with Step 1 LEED analysis and cost estimating?
  - Bring back results prior to authoring full incorporation of LEED into project?

# Next Steps

- Proposed Amendment to Professional Services Agreement:
  - Coates Design
  - PAE Mechanical Electrical Subconsultant
  - O'Brien360 Sustainable Building Consultant
  - Robinson & Co. Cost Estimator
  - Approximately \$30K for LEED Step 1 design team efforts
    - Can bring to upcoming CC session for approval



Questions?

Discussion



# BI Police and Courts

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*Preliminary analysis and considerations for LEED certification*

## Agenda

- Value of LEED Certification
- What does it mean to pursue LEED on the Police and Courts Building?
- What happens next?



O'Brien360 was asked by Coates Design to join this project after pursuing LEED certification was added as project goal by the City. My goal in presenting today is to give you a little more context on the value of LEED certification, what it is going to mean to pursue LEED on the Police and Courts project, and how the project team will move forward to implement LEED. I hope to provide endorsement of your decision and a deeper understanding of how to proceed.

## Value of LEED Certification

- Walking the talk
- Demonstration
- Support City goals
- Legacy of leadership



Understand City is undertaking to develop Green Building Code which could include LEED certification as a requirement or incentive. As this building is being developed while the code is developing, opportunity to demonstrate the City's commitment to green building and how LEED can be accomplished on island.

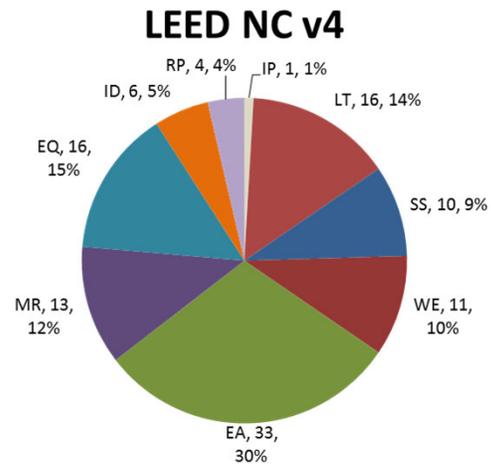
Applying LEED to this project supports other City of BI goals around carbon neutrality, environmental stewardship, and healthy communities.

The City of Bainbridge Island has a long history of leadership in green building, going back to the construction of this building which engaged a whole community in discussion about the value of sustainable forestry and was a "green building" before there was LEED.

Kudos!

## What does it mean to 'go LEED'?

- LEED v4 is a higher bar
- Must address energy efficiency
- Limitations with Harrison building
- Opportunities to address embodied carbon
- All categories require investment



The fourth version of LEED was launched 6 years ago to raise the bar on sustainable building. It has been a long road as the industry struggled to catch up and the USGBC learn some lessons about how to create change. Now v4 and its beta variant v4.1 are better understood and really starting to move the industry.

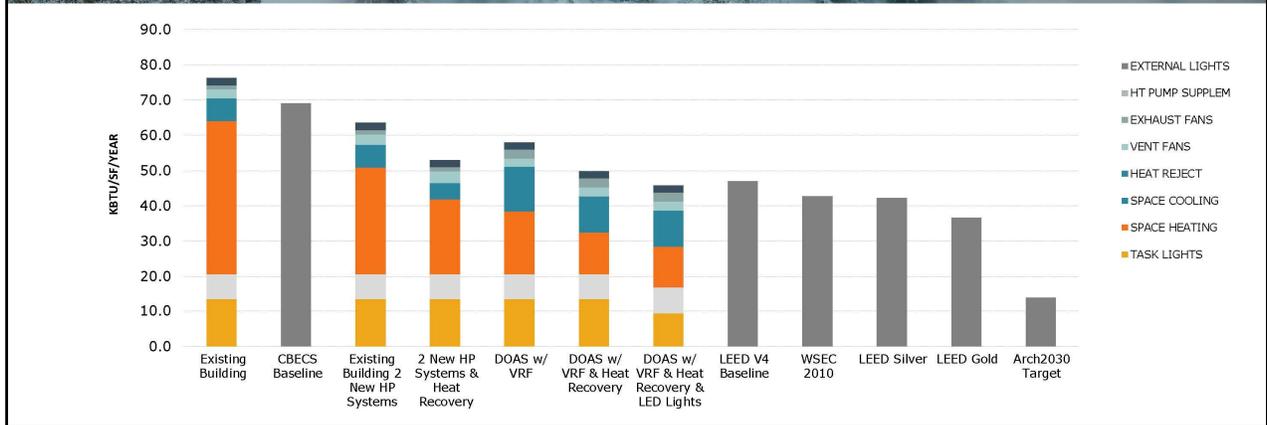
As with previous versions, the largest amount of points available are in the Energy and Atmosphere category. Because the baseline for scoring points has increased however, it is even more critical that projects start developing a path LEED founded on energy efficiency, even with Washington State's stricter energy codes. In the case of the Police and Courts building, a renovation there are limits on how much improvement in building performance can be improved as I'll explain in a minute.

At the same time renovating older buildings is also rewarded with more points in LEED than previously for the embodied carbon savings.

What follows is a preliminary LEED analysis that reflects early models of energy and water use by PAE, attributes earned by the project location, and evaluation of other categories based on O'Brien360's experience. As we've found with other LEEDv4 projects, this project will need to earn points across all categories to reach your LEED goals.

# Energy Use Goal Setting

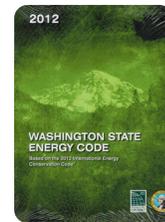
## ENERGY SAVINGS TARGET



This is the early energy analysis by PAE showing the performance of the existing building against a national average, options for energy systems and improvements, and a series of other current green building benchmarks. Let's look at what those benchmarks mean.

## Energy Benchmarks

- **Energy Star** – score compares to CBECS
- **LEED BD&C**- % improvement over ASHRAE 90.1
- **Architecture 2030** – Reduce fossil fuel energy consumption from CBECS to zero
- **WSEC** – State code for energy performance
- **LEED O+M** – Actual performance compared to other high performing buildings



CBECS = Commercial Building Energy Consumption Survey

A 2012 survey from the Department of Energy (previously 2006) of existing buildings around the country that establishes national average energy use of different types of buildings/building uses.

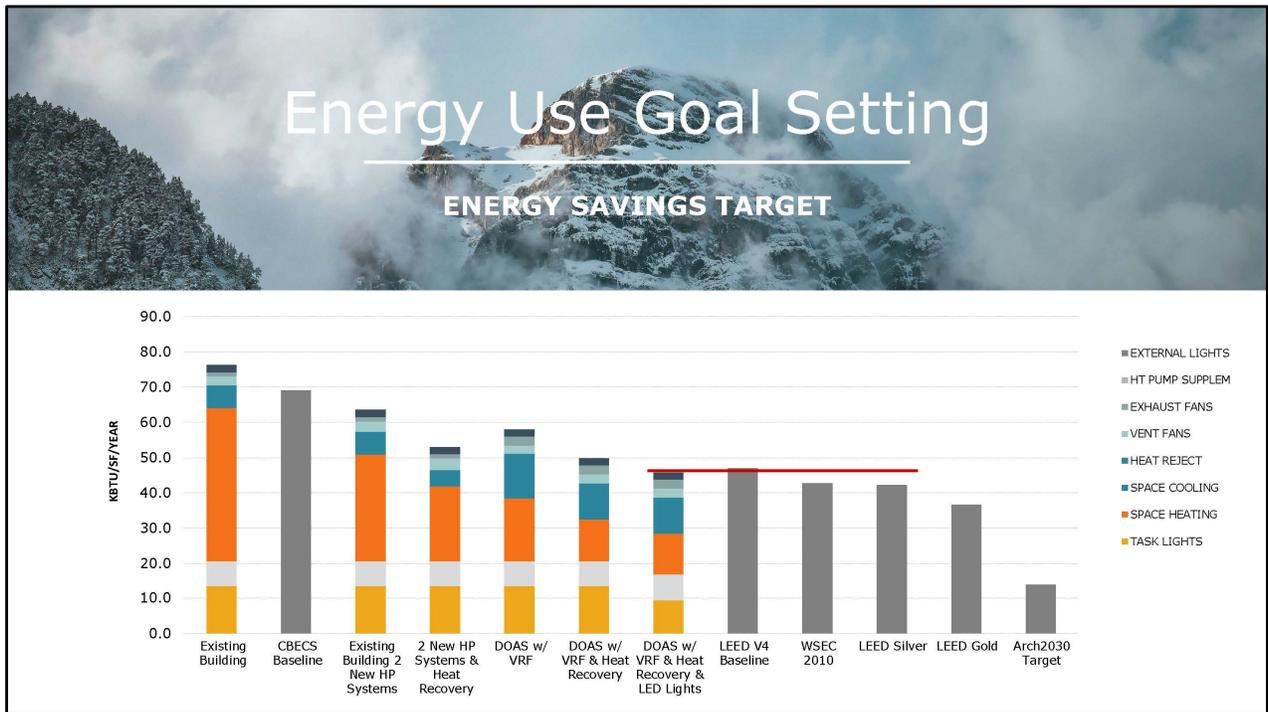
Energy Star for Buildings creates a 1-100 scale that compares your actual building performance to the CBECS average. If your building is a 75 or better, it can be labelled an Energy Star building. Can also use a tool for Energy Star to create an industry average baseline to reference when designing a building (This is called Target Finder). That's what PAE did in the graph.

The LEED systems for Building Design and Construction, including major renovation, award points based on predicted building energy performance using an energy model that follows rules set in Standard 90.1 from the American Society of Heating and Air-conditioning Engineers. LEEDv4 references the 2010 version of ASHRAE 90.1

WSEC is Washington State Energy Code, the actual legal requirements for buildings in the state. The current version of the code is from 2015.

LEED for Operations and Maintenance, used on existing operating buildings, takes 1 year of

actual performance data and compares it other high performing (LEED) buildings. This option has not been studied yet.



Walk through the graph from left to right

**Existing Building:** This is the energy use of the building with the new program if the existing systems were to be used. This is fairly close to existing design, except that we have a new heat pump for the courts.

**CBECS Baseline:** The energy use of an average building of the same type/use currently in stock in the region.

**Existing Building – 2 new Heat Pumps Systems:** This is the energy use if the existing Air Handling Unit is replaced with a Variable Air Volume heat pump and a new Heat pump is provided for Courts. The current design

**2 New HP Systems and Heat Recovery:** This is the same as previous but adding airside heat recovery to both heat pumps and can be incorporated into current design.

**DOAS w/ VRF:** Total change in HVAC system concept. Rather than VAV, provide a Dedicated Outside Air System to handle ventilation and exhaust. Then provide a variable refrigerant flow system to handle space loads.

DOAS w/ VRF & Heat Recovery: Same as previous but add airside heat recovery to the DOAS units.

DOAS w/ VRF & Heat Recovery & LED lights: Same as previous but add more efficient lighting

LEED v4 baseline: Estimation of where the LEED Baseline energy use is.

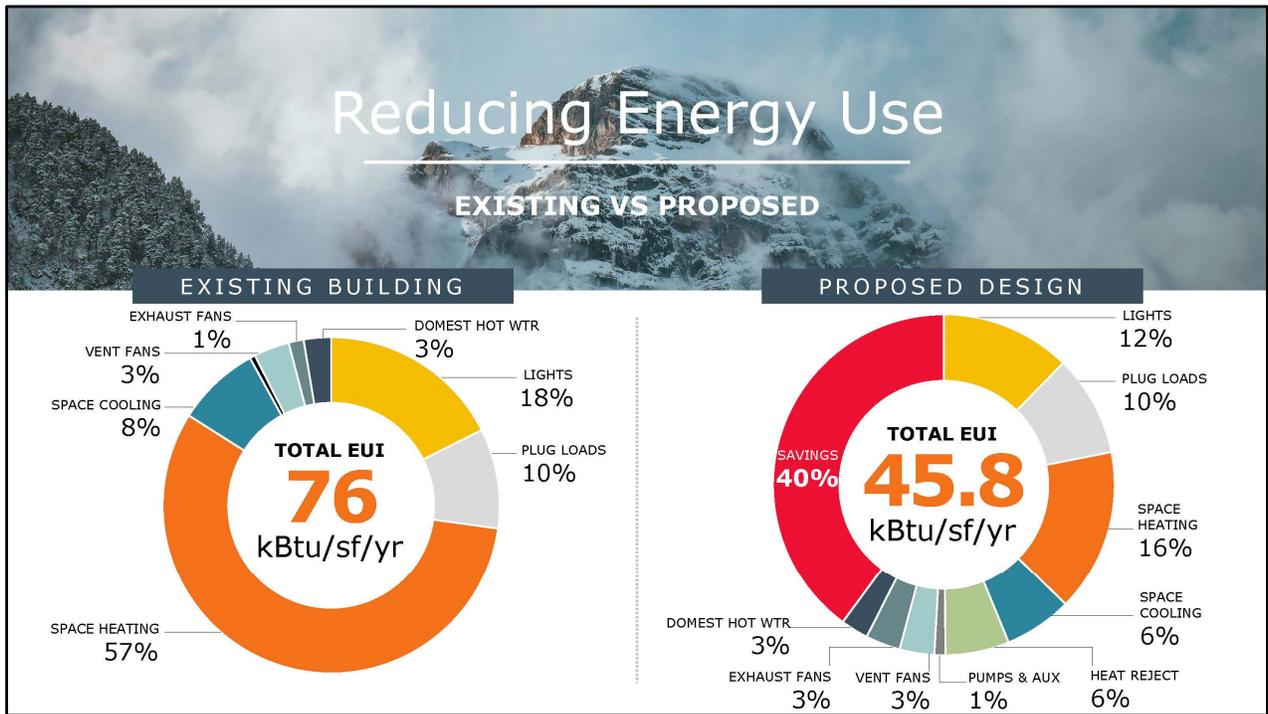
WSEC 2010: Estimated energy use for a brand new building designed to meet the latest energy code.

LEED Silver: Estimate of energy use required to get enough points for LEED silver. But this is dependent on other credits of course.

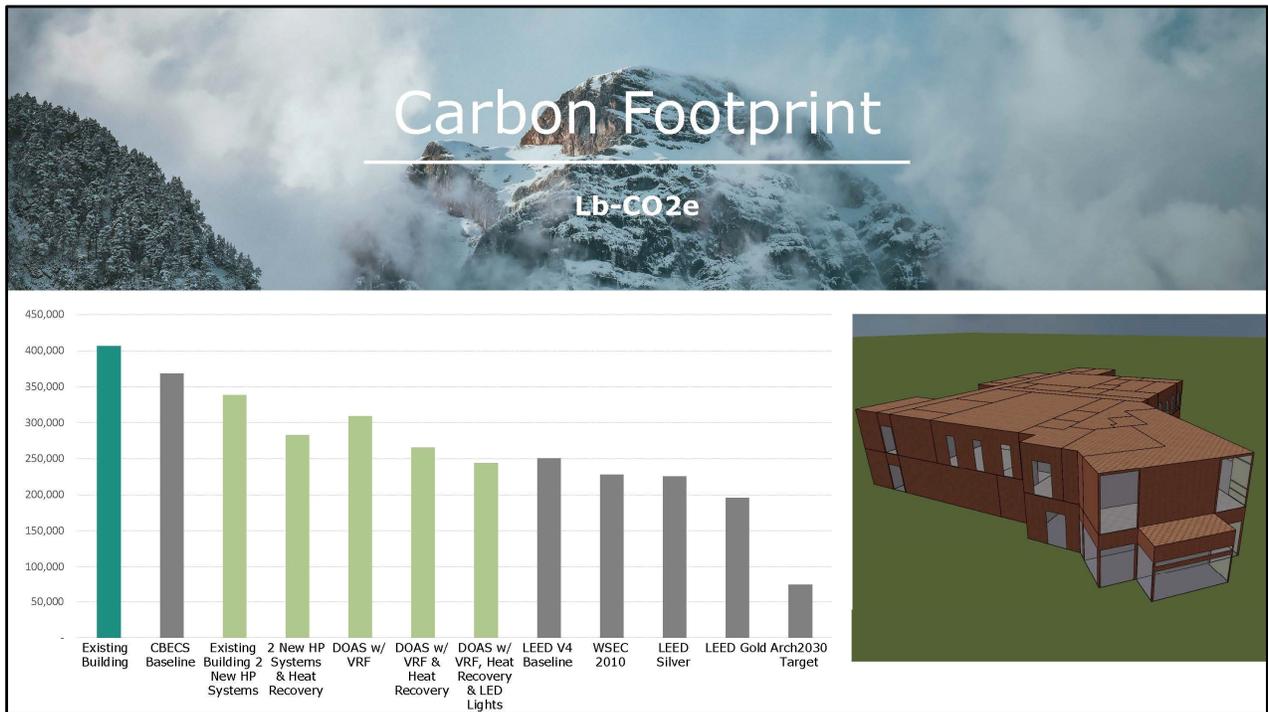
LEED Gold: Same as above for LEED Gold.

Arch 2030 Target: current target to meet Arch 2030 is an 80% reduction from the CBECS Baseline. Existing building is a different use.

The most important thing to note is that even with the most aggressive energy savings systems proposed, there is a gap to where the project should score to achieve LEED Silver and a further gap to LEED Gold. Because this is an early analysis there are still other 'dials' that can be turned to close this gap but the point is that the project will need to use all the levers available to improve building performance.



The good news is that a focus on energy efficiency will make significant improvement over current building performance reducing operational energy use by about 40%.



Which in this case also results in a 40% reduction of operational carbon. This graph from PAE shows the same information as the previous bar graph but in a measure used for carbon, pounds of CO<sub>2</sub> equivalents.

Pause here to note the role that LEED can play on this project in driving better performance. The decision pursue LEED trigger analysis that revealed the need for a strong focus on energy efficient building systems and building improvements, but if followed, there is a real success story in how renovating this building cut energy use and operational carbon in a city asset.

Circling back to the possibility raised earlier of replacing some systems you were wanting reuse by purchasing a newer building. Consider that the largest embodied carbon footprint comes from the structure and enclosure of a building and that recycling of the metals in HVAC systems further reduces the environmental impact of replacement. I know that doesn't address potential economic impacts its just another lens through which to consider that decision.



Speaking of reducing carbon. LEED version 4 does a better job and offers more points for projects that are renovating existing buildings because of the substantial benefit in reducing embodied carbon. This report from a Seattle based preservation group foretold what the green building industry and sustainability movements are now just focusing on, that we must reduce the carbon embodied in making building materials and building buildings to reduce contributions to climate change. Energy efficiency can't do it all. This project could earn 3-4 points for reuse of an existing building.



## Some Opportunities

- Additional native landscaping and a goal of no permanent irrigation
- Rainwater collection for flushing or grey water reuse for irrigation
- Renewable energy (PV array)
- Skylights to increase daylight. Pursue lighting quality credit.
- LEEDv4.1 O+M



Green investments currently marked as unlikely but that are opportunities to consider for the project to jump up performance are adding more native landscaping and consider no permanent irrigation, looking at non-potable water sources like rainwater or greywater for uses like flushing toilets or irrigation, on-site renewable energy (probably PV) and adding skylights to bring in more light to the upper level. I also put LEEDv4.1 O+M on this as an LEED certification pathway you could explore. The details of that are for another presentation, but the reason we mention it is that is performance based and will have a less prescriptive impact on design. To do well, you may very well need to do some of the same things but you may find it more flexible.

## Cost Planning for LEED

- Registration and Certification~ \$5000
- LEED consulting, energy modeling, and commissioning \$100k - \$150K for typical project
- Additional design/redesign - ?
- Construction costs - ?



To address the big underlying question in the room: I understand the City preliminarily designated an additional 10% or 800,000 for LEED. What that number says to me is that you understand there are fixed costs for LEED, such as certification fees and certain consulting services like energy modeling and commissioning. The certification fees for this project will be around \$5000. We are finding that the combined cost of LEED consulting, energy modeling, and commissioning is in the range of \$100K - \$150K for the average project. For a visual reference I put that bar at \$150000. Those are the only two numbers you can know now. |

The other costs in this case are design costs for either things that need redesign or new design elements and what those things will cost to build. We can't predict those without more analysis and the work of a cost estimator. People often want to assign a % to these costs and some early LEED studies did provide some clear proof that LEED was not a significant cost driver on projects (small %) and that LEED could be accomplished at many budget levels. This gives some confidence in your budget, but from general information, not project specific.

The challenge on individual projects is that the percent varies from where you start. With an existing building you are starting with some things in your favor and other things that may require bigger changes. From the analysis so far, what you do know, is that is likely

that investments need to be made in energy efficiency, which will probably be your biggest cost drivers, and that other changes are required.

So, this is what needs to happen next.

## What's next?

---

- Focus effort by design team to firm up a LEED scorecard and identify changes or additions to the design needed.
- Cost estimating.
- Final decision-making on strategies to achieve targeted LEED level.
- Full incorporation of LEED into project drawings and specifications.

The project needs to go ahead to conduct more detailed credit by credit analysis and identify changes or additions that may be needed for LEED certification. What you know now is that you must invest in the most efficient system proposed and study further ways to improve performance, upgrade water fixtures, and make a series of other moves across LEED credit categories.

This detailed plan, and options within it can be next be costed for final decision making on a plan for LEED and then the project can go full steam ahead to incorporate the decisions into drawings and specifications.

## Remember the big picture

- Walking the talk
- Demonstration
- Support City goals
- Legacy
- Regional leadership
- Federal Gov't – GSA LEED Silver or Green Globes (2 globes)
- King County – LEED Platinum
- City of Seattle – LEED Gold
- City of Everett – LEED Silver
- City of Bellingham – LEED Silver
- Other cities with LEED requirements, incentives, programs – Shoreline, Renton, Mill creek, Issaquah...

As you get into the details and specifics remember why you decided to look at LEED certification.

I've add one more bullet here for regional leadership. CoBI certainly wouldn't be the first to require LEED on public or private projects but I did want to highlight the company you'd be keeping.

 O'Brien360

# Thank you

Elizabeth Powers  
Elizabeth@obrien360.com



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Thank you. Any questions



CITY OF  
BAINBRIDGE ISLAND

## FINANCE DEPARTMENT MEMORANDUM

DATE: January 16, 2020

TO: Morgan Smith, City Manager

FROM: Finance Department

SUBJECT: Funding LEED Certification of Police and Court Facility from General Fund Balance

---

### Summary

In preparation for the upcoming Council discussion regarding the addition of LEED certification to the Police and Municipal Court project, staff reviewed the financial impact of making this funding decision. We used the assumption that funding LEED Certification of the Police and Court Facility will increase the budget by \$800,000 and come from existing fund balance from the General Fund. The result is that the overall tax-supported recurring revenues and recurring expenses would be unchanged while the fund balance would decrease by \$800,000 bringing us closer to our policy reserve level within ten years.

With the addition of a one-time expense of \$800,000, the City's budgeted recurring revenues are estimated to be greater than recurring expenditures until 2029. The ending fund balance for the General Fund exceeds the policy reserves throughout the 10-year analysis window.

### Ten-Year Analysis Approach

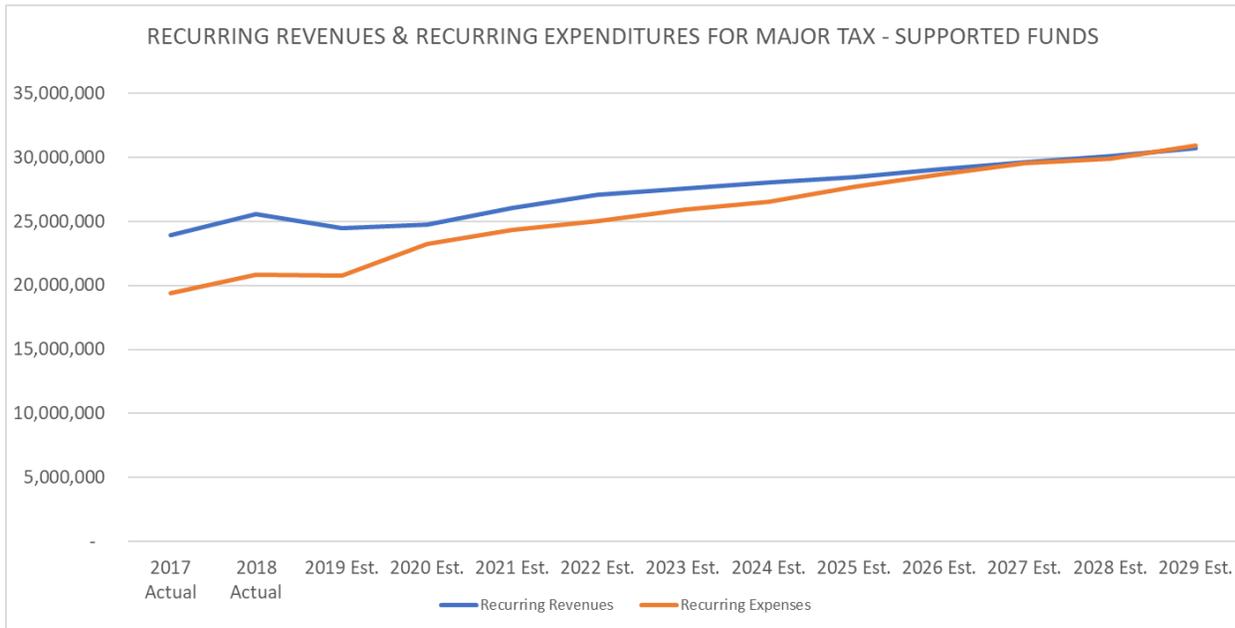
To support the review of the long-term viability of the City's financial structure, the Finance Department provides a ten-year forward look at the City's projected financial performance by fund. These charts use the same approach as the charts presented in the 2019-2020 biennial budget, however, they have been updated to reflect current financial performance so the charts in this memo do not exactly match the charts presented in the Adopted Budget. Key assumptions used in the current analysis include:

- 2019 revenues and expenditures match current forecasts;
- 2019 ending fund balance updated per current financial performance;
- 2020 revenues and expenditures match the 2020 modified budget;
- Suzuki project expenditures included as assumed in the Adopted Budget, with \$800,000 in approved spending and \$800,000 in assumed revenue for sale of the property;
- Police and Municipal Court Building funding comes from \$8.0 million in debt and \$12.0 million in existing City resources;
- Debt service updated to match new debt issue and existing debt;

- Revenue assumptions updated to move towards 100% recovery for B&DS per the financial policies;
- Other revenue and expenditure inflators not changed from previous models, and
- Charts are extended by one year.

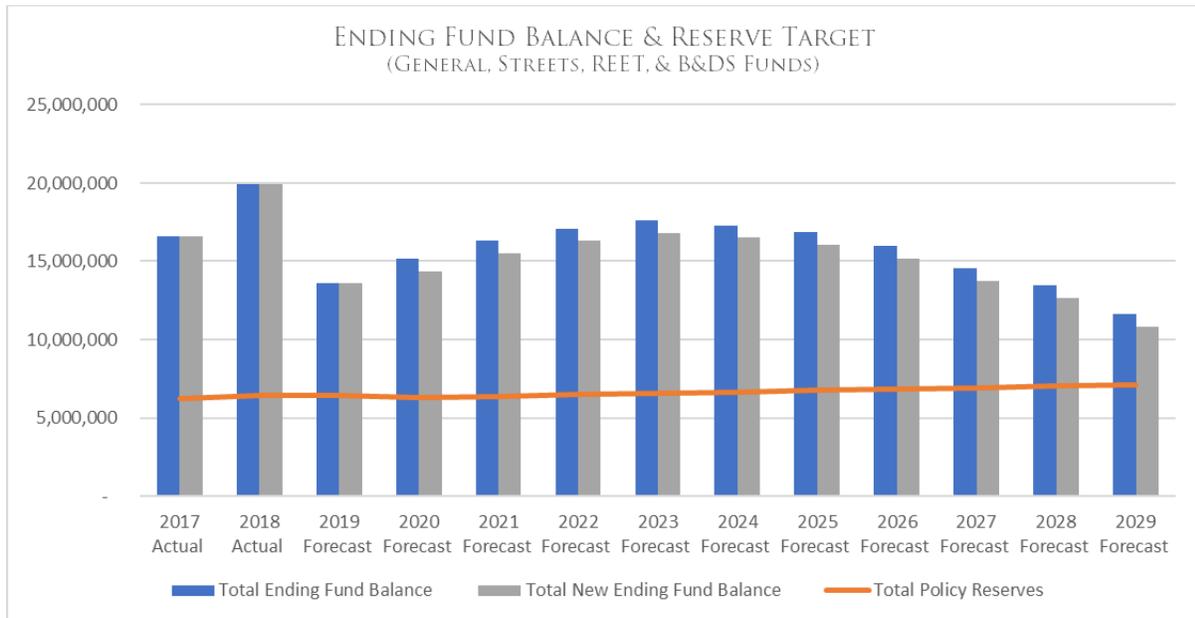
### Recurring Revenues and Recurring Expenditures for Major Tax-Supported Funds

The addition of a one-time expense of \$800,000 does not change the City’s budget for recurring revenues or recurring expenditures. The chart below shows that recurring revenues exceed recurring expenditures until 2029.



### Ending Fund Balance and Policy Reserves

The current spending on the Police and Court Facility is sustainable in the 10-year plan, while funding LEED Certification through a contribution from General Fund Balance at a cost of \$800,000 will bring us closer to our policy reserve levels. In the chart below, the blue columns represent the current approved budget while the gray columns show the addition of \$800,000 to the project budget.



### Attachment:

- Police – Court Capital Project Report as of January 10, 2020

# Project: Police and Municipal Court Building

Location: Harrison Building

00724

## Project Description



### Scope:

The project provides for a replacement Police Station and relocating the Municipal Court to The Harrison Medical Building site includes a 3.13-acre parcel and an existing two-story building with approximately 18,000 square feet of space.

| Schedule Milestones:                | 2020 Q1 | 2020 Q2 | 2020 Q3 | 2020 Q4 | 2021 Q1 |
|-------------------------------------|---------|---------|---------|---------|---------|
| Purchase Building Jan 2020          |         |         |         |         |         |
| Design in Spring 2020               |         |         |         |         |         |
| Est. Start Construction Summer 2020 |         |         |         |         |         |
| Est. End Construction Summer 2021   |         |         |         |         |         |

### Budget

| Project Phase   | Lifetime Budget      | Commitment to Date   | Actuals to date   | Estimated Final Cost (EFC) | Budget vs. EFC |
|---|----------------------|----------------------|-------------------|----------------------------|----------------|
| Administration  | 280,000              | 280,000              | 29,605            | 280,000                    | -              |
| Pre-Design  | 415,000              | 415,000              | 415,000           | 415,000                    | -              |
| Land and Bldg Purchase  | 8,975,000            | 8,975,000            | 50,522            | 8,975,000                  | -              |
| Total Renovation Cost (see Cost Estimate Summary dated July 17, 2018) |                      |                      |                   |                            |                |
| <i>Permits</i>  | 66,199               | -                    | 15,001            | 66,199                     | -              |
| <i>Design</i>   | 728,184              | 710,000              | 135,726           | 728,184                    | -              |
| <i>Renovation</i>   | 8,258,270            | -                    | -                 | 8,258,270                  | -              |
| <i>Furniture, Fixtures, Equipmt</i>                                   | 311,133              | -                    | -                 | 311,133                    | -              |
| <i>Technology</i>   | 198,596              | -                    | -                 | 198,596                    | -              |
| Subtotal of renovation items  | 9,562,382            |                      |                   | 9,562,382                  |                |
| Contingency   | 767,618              |                      |                   | 767,618                    | -              |
| <b>Capital Total</b>  | <b>\$ 20,000,000</b> | <b>\$ 10,380,000</b> | <b>\$ 645,854</b> | <b>\$ 20,000,000</b>       | <b>-</b>       |

Finance Cost More than \$500k per/year  
 Operating Costs Estimated \$100k per/year

### Current Status

The City and Seller have signed a purchase and sale agreement for the Harrison Building. Sale will close in early 2020. Design is in progress.



THE  
ROBINSON  
COMPANY

CITY OF BAINBRIDGE ISLAND  
POLICE STATION-COURT HOUSE  
COST MODEL ESTIMATE  
Revised 7/17/2018

HARRISON SITE TEST TO FIT

|   |          |        |                  |
|---|----------|--------|------------------|
| Building Renovation w/Minor Site Improvements           | 17739 SF | 373 \$ | 6,619,856        |
| <b>Total Construction/MACC - Escalated to Feb. 2020</b> |          | \$     | <b>6,619,856</b> |
| Construction Related Soft Costs (WSST/Contingency)      |          | \$     | 926,780          |
| Project/Bidding/Island/Code Change Contingency @ 10%    |          | \$     | 661,986          |
| <b>Sub-Total Project Cost</b>                           |          | \$     | <b>8,208,621</b> |
| Other Project Soft Costs                                |          | \$     | 1,353,761        |
| <b>Total Project Cost - Escalated to Feb. 2020</b>      |          | \$     | <b>9,562,382</b> |

**Project Development/Soft Costs Include:**

|   |               |
|---|---------------|
| Washington State Sales Tax                                | 9.00%         |
| Construction Contingency                                  | 5.00%         |
| Project/Bidding/Island Contingency                        | 10.00%        |
| <b>Total Construction Related Soft Costs</b>              | <b>24.00%</b> |
| Architect/Engineering                                     | 11.00%        |
| Permits   | 1.00%         |
| Builders Risk Policy                                      | 0.75%         |
| Police/Court Furnishings and Equipment (\$15.00 SF + Tax) | 4.70%         |
| Technology  | 3.00%         |
| <b>Total Other Project Development Costs</b>              | <b>20.45%</b> |

**Exclusions:**

- Land Acquisition and Real Estate Fees
- Off-Site-ROW Improvements/Emergency Access to SR305
- Sustainability/LEED Certification

COBI POLICE AND COURT HARRISON BUILDING TEST FIT

**COST ESTIMATE SUMMARY**





CITY OF  
BAINBRIDGE ISLAND

## City Council Study Session Agenda Bill

**MEETING DATE:** January 21, 2020

**ESTIMATED TIME:** 5 Minutes

**AGENDA ITEM:** (7:00 PM) Formation of Council Ad Hoc Committee for Public Farmland - Executive,

**SUMMARY:** The Council will consider creation of the Public Farmland Ad Hoc Committee, including the following:

- 1) authorize formation of the committee;
- 2) specify the Ad Hoc Committee members, and
- 3) review and affirm the Scope of Work (as detailed in the attachment and below in the background section).

**AGENDA CATEGORY:** Discussion

**PROPOSED BY:** Executive

**RECOMMENDED MOTION:** Identify Councilmembers who will constitute this Ad Hoc committee; review scope of work.

I move to schedule this item for further discussion and consideration of approval at the February 11 Business Meeting.

**STRATEGIC PRIORITY:** Healthy and Attractive Community

**FISCAL IMPACT:**

|                                    |  |
|------------------------------------|--|
| <b>Amount:</b>                     |  |
| <b>Ongoing Cost:</b>               |  |
| <b>One-Time Cost:</b>              |  |
| <b>Included in Current Budget?</b> |  |

**BACKGROUND:** The City Council discussed its public farmland and the desired way to manage and fund the farmland several times in 2019, including at the July 16, September 17, and October 22 Council meetings. At the October 22 meeting, the Council stated its intent to form an ad hoc committee, with membership to be determined in 2020. The Council discussed this item on January 7, 2020 and agreed to set aside time for additional discussion at this meeting.

Section 3.1.3 of the City's Governance Manual describes Council Ad Hoc Committees as follows:

An Ad Hoc Committee is a temporary committee established by Council to investigate and advise Council on a specific policy or issue for future Council action, or to develop a legislative or policy proposal for Council on a

particular topic. The Council determines the purpose of an Ad Hoc Committee at the time of establishing it. The Council may appoint up to three Councilmembers to an Ad Hoc Committee, and, if applicable, one or more citizens or subject matter experts who are not city employees. Furthermore, each Ad Hoc Committee shall include the City Manager (or his or her designee) and any City staff that the City Manager chooses to assign to the Committee. An Ad Hoc Committee shall be dissolved upon completion of the Council-assigned task.

The draft scope of work is as follows:

Review current framework for management of the City's public farmland, in order to develop recommendations to the full Council on:

1. Whether all of the City farmland properties should continue to be managed within a single framework.
2. Whether some or all of the City properties should be managed on behalf of the City by an external organization.
3. If an external organization is responsible for management of some or all of the City properties, what are the scope of services the City requires.
4. If an external organization is responsible for management of some or all of the City properties, what is the preferred framework to manage the provision of those services.

**ATTACHMENTS:**

[Public Farmland Ad Hoc Committee and Scope of Work 01072020](#)

**FISCAL DETAILS:**

**Fund Name(s):**

**Coding:**

# AdHoc Committee Formation Request

Request date:

Requested by:

Procedural Authority/Governance Manual Reference(s):

Name of Committee Proposed:

Purpose/Scope of Work:

Specific task deliverable(s) (recommendation, report, etc.):

Link to Council/Dept work plan:

Reports to:  City Council  City Manager Public participation/education required?  Yes  No

Staff support required?  Yes  No Sunset date:

If Yes, in what form (notes, technical, etc.)?

City Manager's comments:

Members:

**Proposed Motion:**

Date action taken:



CITY OF  
BAINBRIDGE ISLAND

# PUBLIC FARMLAND AD HOC COMMITTEE

## Scope of Work

Review current framework for management of the City's public farmland, in order to develop recommendations to the full Council on:

1. Whether all of the City farmland properties should continue to be managed within a single framework.
2. Whether some or all of the City properties should be managed on behalf of the City by an external organization.
3. If an external organization is responsible for management of some or all of the City properties, what are the scope of services the City requires.
4. If an external organization is responsible for management of some or all of the City properties, what is the preferred framework to manage the provision of those services.



CITY OF  
BAINBRIDGE ISLAND

## City Council Study Session Agenda Bill

**MEETING DATE:** January 21, 2020

**ESTIMATED TIME:** 10 Minutes

**AGENDA ITEM:** (7:05 PM) Extension of Closing Date for Harrison Medical Building Purchase and Sale Agreement - Public Works,

**SUMMARY:**

The City has an executed agreement with Harrison Medical Center to purchase the existing Harrison Medical Building and plans to renovate the building into a new Police and Court facility. The City has been informed by Harrison Medical Center that their move out of the existing Harrison Medical Building has been delayed due to recent winter weather impacts. They have asked to delay the Closing Date for the City's purchase of the building a few days to January 31, 2020. The latest Closing Date in the signed Purchase and Sale Agreement is January 28, 2020. The City's real estate legal counsel has advised that in most real estate deals a three-day extension would not be considered material.

**AGENDA CATEGORY:** Contract

**PROPOSED BY:** Executive

**RECOMMENDED MOTION:** I move to authorize the City Manager to execute, in substantially the form as included with this agenda item, an amendment to the Purchase and Sale Agreement with Harrison Medical Center to extend the Closing Date to January 31, 2020.

**STRATEGIC PRIORITY:** Safe City

**FISCAL IMPACT:**

|                                    |     |
|------------------------------------|-----|
| <b>Amount:</b>                     |     |
| <b>Ongoing Cost:</b>               |     |
| <b>One-Time Cost:</b>              |     |
| <b>Included in Current Budget?</b> | Yes |

**BACKGROUND:**

The City Council approved the Purchase and Sale Agreement at its meeting on March 26, 2019.

CHI Franciscan (which is affiliated with Harrison Medical Center) received their Certificate of Occupancy on Friday, January 3, 2020, from the City and indicated to the City that they were prepared to move to their new facility on January 18, 2020. CHI Franciscan also indicated, however, that inclement weather earlier this week delayed Comcast in completing internet service work, and that in order to not disrupt and or cancel the provision of healthcare to their patients, CHI Franciscan needs to continue service in the existing building while

work is completed in the new facility. The City regards this request for an extension as reasonable under the circumstances.

**ATTACHMENTS:**

[Amendment to Purchase and Sale Agreement.docx](#)

**FISCAL DETAILS:** The agreed purchase price of the building is \$8,975,000.00.

**Fund Name(s):**

**Coding:**

**AMENDMENT TO  
PURCHASE AND SALE AGREEMENT**

This Amendment to Purchase and Sale Agreement is effective as of January 21, 2020, and is between **Harrison Medical Center**, a Washington nonprofit corporation (“**Seller**”), and **The City of Bainbridge Island**, a Washington municipal corporation (“**Buyer**”). This Amendment modifies the terms of the Real Estate Purchase and Sale Agreement dated March 26, 2019 between Seller and Buyer (the “**Purchase Agreement**”). Defined terms not specifically defined in this Amendment will have the meaning given to them in the Purchase Agreement.

The Outside Closing Date under the Purchase Agreement is January 28, 2020. Seller and Buyer wish to amend the Purchase Agreement to extend the Closing Date as follows:

1. **Closing Date.** The Closing Date under the Purchase Agreement is extended, and Closing will occur on January 31, 2020.
  
2. **No Other Changes.** Except as expressly set forth in this Amendment, the Purchase Agreement will remain unmodified and will otherwise continue in full force and effect as written. In the event of any conflict between the terms of this Amendment and the terms of the Purchase Agreement, the terms of this Amendment will control.
  
3. **Counterparts.** This Amendment may be executed in counterparts, all of which taken together will constitute one and the same instrument, and any party executing this Amendment may do so by signing any such counterpart.

**SELLER:**

**Harrison Medical Center**, a  
Washington nonprofit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**BUYER:**

**The City of Bainbridge Island**, a  
Washington municipal corporation

By \_\_\_\_\_  
Morgan Smith, City Manager



CITY OF  
BAINBRIDGE ISLAND

## City Council Study Session Agenda Bill

**MEETING DATE:** January 21, 2020

**ESTIMATED TIME:** 2 Hours

**AGENDA ITEM:** (7:15 PM) Sustainable Transportation Plan: Laying the Groundwork - Public Works,

**SUMMARY:** This workshop was requested by the City Council during their discussion of the Sustainable Transportation Plan scope of work on December 10, 2019. Nelson Nygaard, the City's consultant for the Plan will lead an educational/informational discussion with the Council on the fundamentals of sustainable transportation.

**AGENDA CATEGORY:** Discussion

**PROPOSED BY:** Public Works

**RECOMMENDED MOTION:** Information only.

**STRATEGIC PRIORITY:** Reliable Infrastructure and Connected Mobility

**FISCAL IMPACT:**

|                                    |     |
|------------------------------------|-----|
| <b>Amount:</b>                     | N/A |
| <b>Ongoing Cost:</b>               |     |
| <b>One-Time Cost:</b>              |     |
| <b>Included in Current Budget?</b> |     |

**BACKGROUND:** Over the past year, City Council and City Staff have been working on defining a Sustainable Transportation project, hiring a transportation planning consultant, and refining the project scope of work. This presentation marks the beginning of the project work. Consultant Nelson Nygaard will present information on the principles, project complexities and defining concepts of our sustainable transportation planning effort, and lead a Council discussion on using a values-based approach for making decisions moving forward.

**ATTACHMENTS:**

[BI Council Workshop Laying the Groundwork 20200116.pdf](#)

**FISCAL DETAILS:** N/A

**Fund Name(s):**

**Coding:**

City of Bainbridge Island

# Sustainable Transportation Plan

## *Laying the Groundwork*

Presenting Today:  
Jennifer Wieland



January 21, 2020



## WORK SESSION OVERVIEW

- Setting the Context
- Areas of Focus
- Principles of Sustainable Transportation
- Making Tradeoffs
- Moving Forward Together



A scenic view of a road lined with trees in autumn. The road is paved and has double yellow lines. The trees are in various stages of autumn, with some showing bright yellow and orange, and others still green. A speed limit sign is visible on the right side of the road, indicating a speed limit of 25. The overall atmosphere is peaceful and picturesque.

# 1. Setting the Context

# FRAMING GOALS

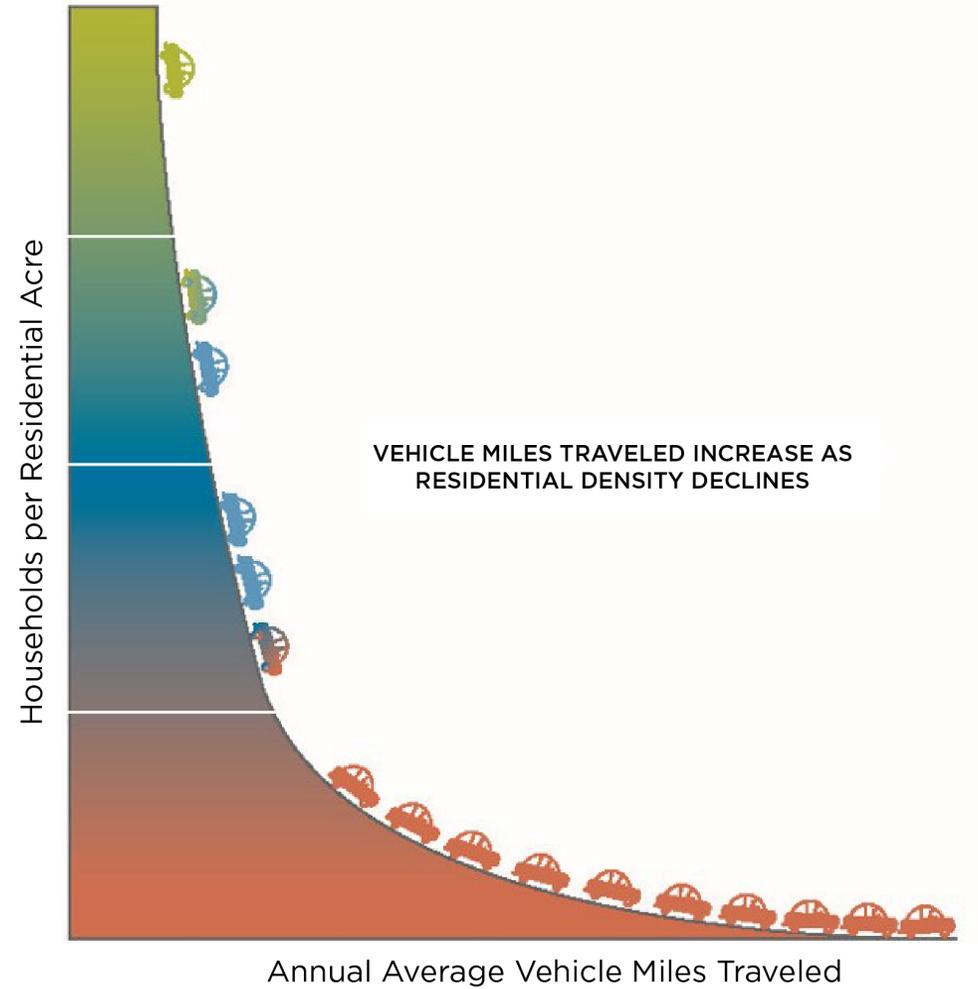
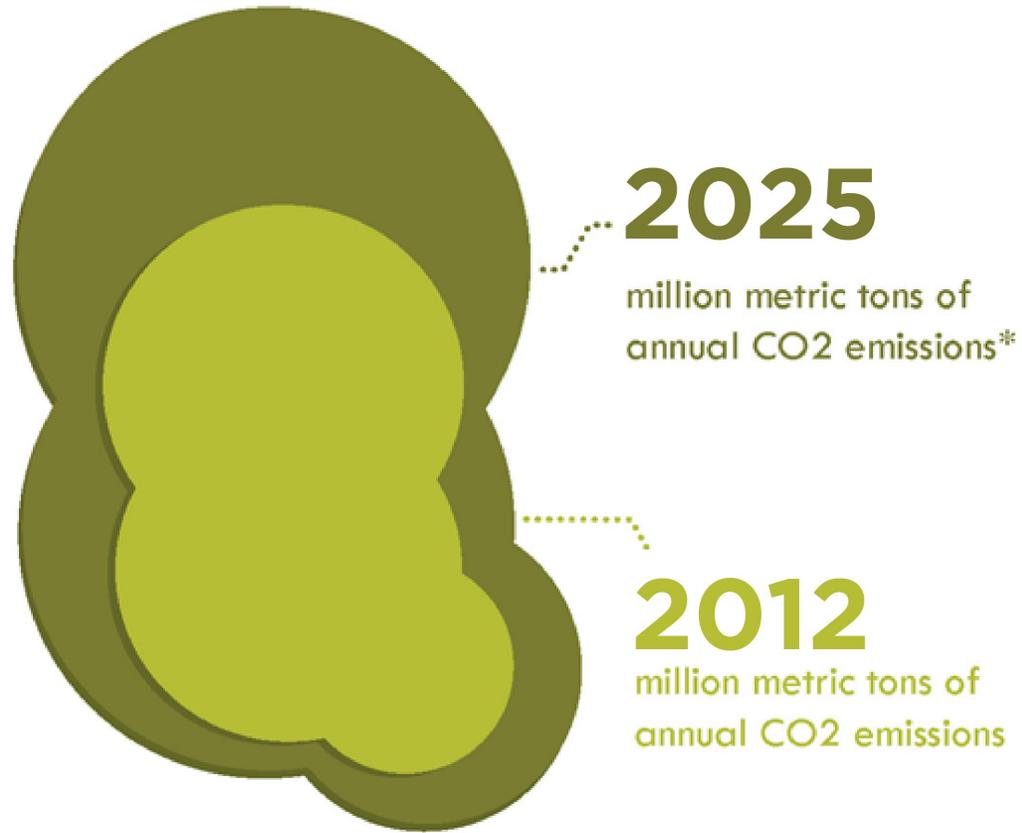
## Initial Council Input

- Present a **unifying vision**
- Create a **holistic, inclusive definition** of sustainable mobility
- Integrate the island's **transportation and land use** planning
- Complete **missing links** and make **first/last mile connections**
- Build a **toolbox of solutions**
- Demonstrate **transparent decision making**



# THE NEED: TAKING CLIMATE ACTION

## 90% Emissions Reduction by 2040



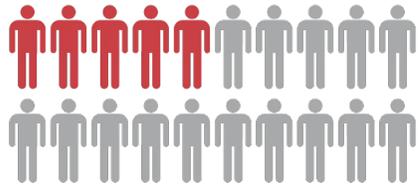
# THE NEED: DIRECTING MOBILITY TRENDS

## Rapid Pace of Change



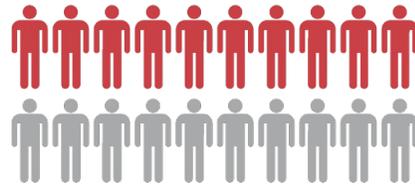
# THE NEED: KEEPING PEOPLE SAFE

## Design to Prevent Fatalities and Serious Injuries



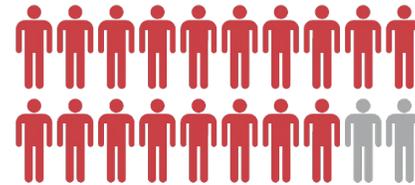
**25%**

chance of pedestrian fatality or severe injury



**50%**

chance of pedestrian fatality or severe injury



**90%**

chance of pedestrian fatality or severe injury

Source: Tefft, Brian, 'Impact speed and a pedestrian's risk of severe injury or death' (Accident Prevention and Analysis, 2013)

# THE NEED: SERVING A GROWING POPULATION

## Creating Affordable Travel Options



POPULATION GROWTH  
AND CHANGE



AFFORDABILITY

# THE NEED: PRIORITIZING OUR SPACE & FUNDS

## Making the Best Use of Limited Resources

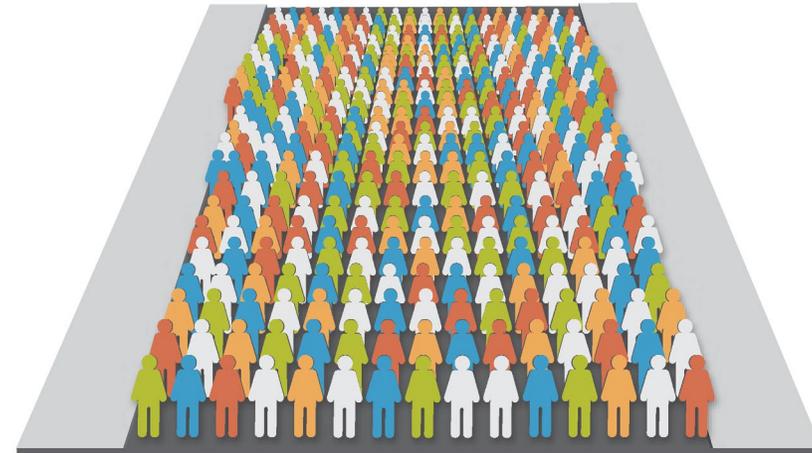
MOVING CARS



**28.4 PEOPLE**  
PER BLOCK

OR

MOVING PEOPLE



**1,000 PEOPLE**  
PER BLOCK

## 2. Areas of Focus



# THE FUTURE OF MOBILITY ON BAINBRIDGE ISLAND

## The Values, The People, The Network



# THE VALUES

## The Future is ...

- Articulating what matters
- Tying values to decisions
- Making investments that serve everyone



# THE VALUES

## The Future is ...



# THE NETWORK

## The Future is ...

- Giving people more transportation choices
- Making the system integrated and holistic
- Designing facilities that match the context



## DISCUSSION

What or who else do we need to **prioritize** in thinking about the **future of mobility** on Bainbridge Island?

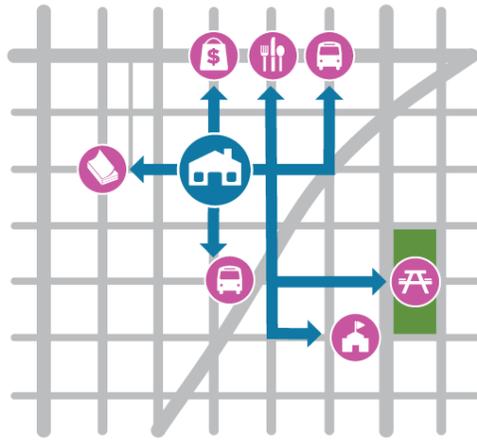




### **3. Principles of Sustainable Transportation**

# PRINCIPLES OF SUSTAINABLE TRANSPORTATION

## Core Areas of Focus for Bainbridge Island



INTEGRATE LAND USE AND TRANSPORTATION



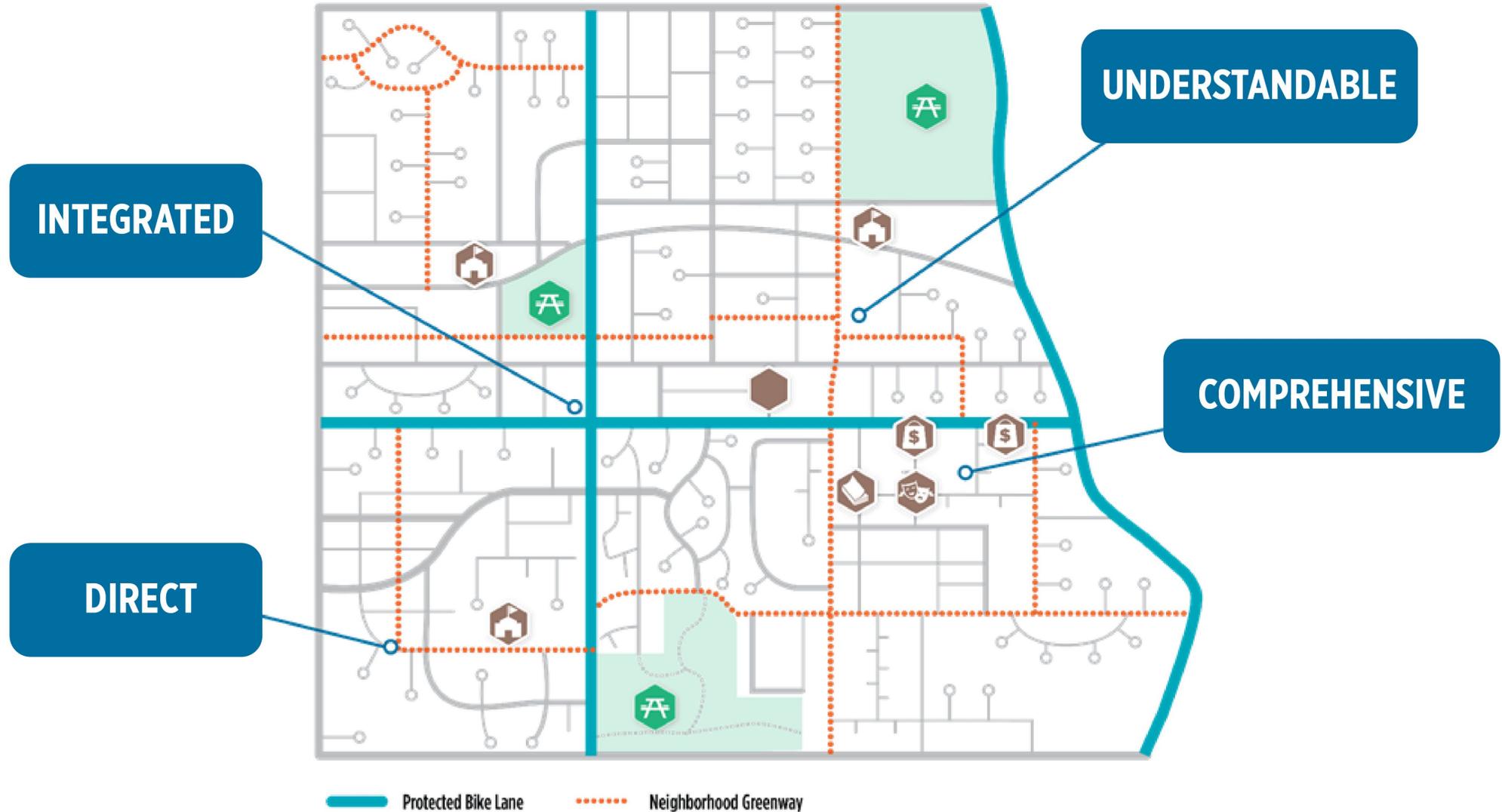
USE AN EQUITY FRAMEWORK AND ANALYTICAL TOOLS



FOCUS ON FEASIBILITY AND IMPLEMENTATION

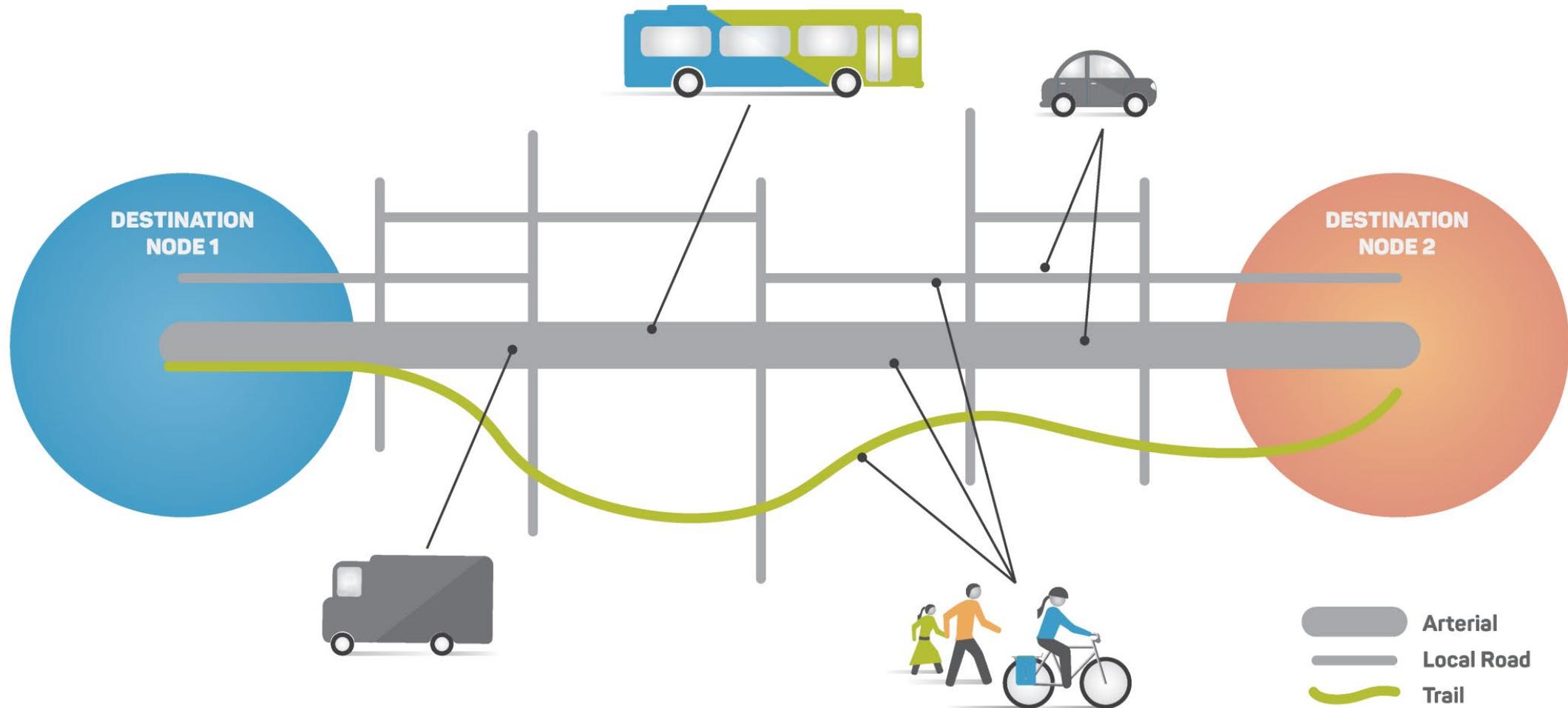
# LAND USE & TRANSPORTATION

## Making the System Integrated and Holistic



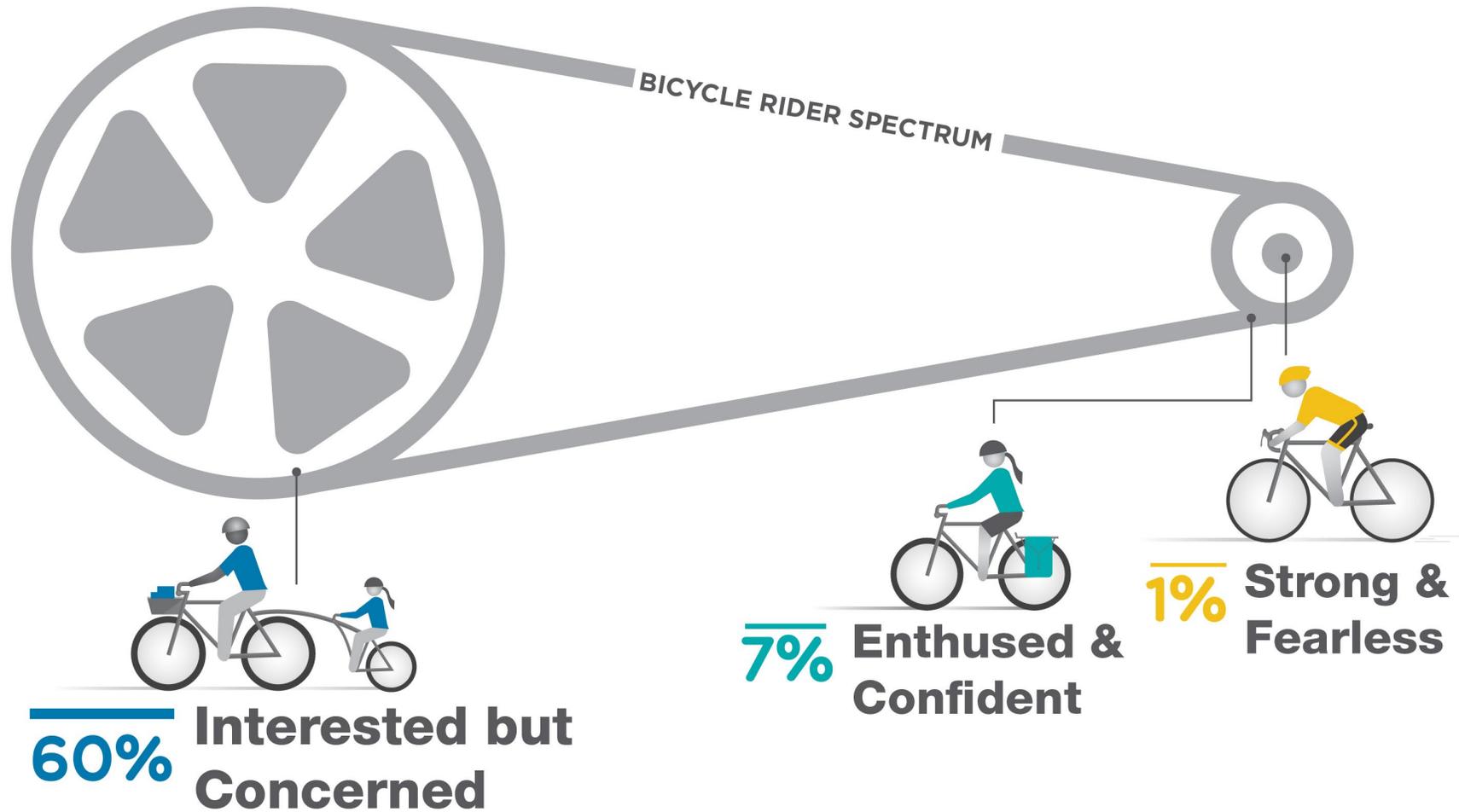
# LAND USE & TRANSPORTATION

## Mobility Options Connecting Nodes



# LAND USE & TRANSPORTATION

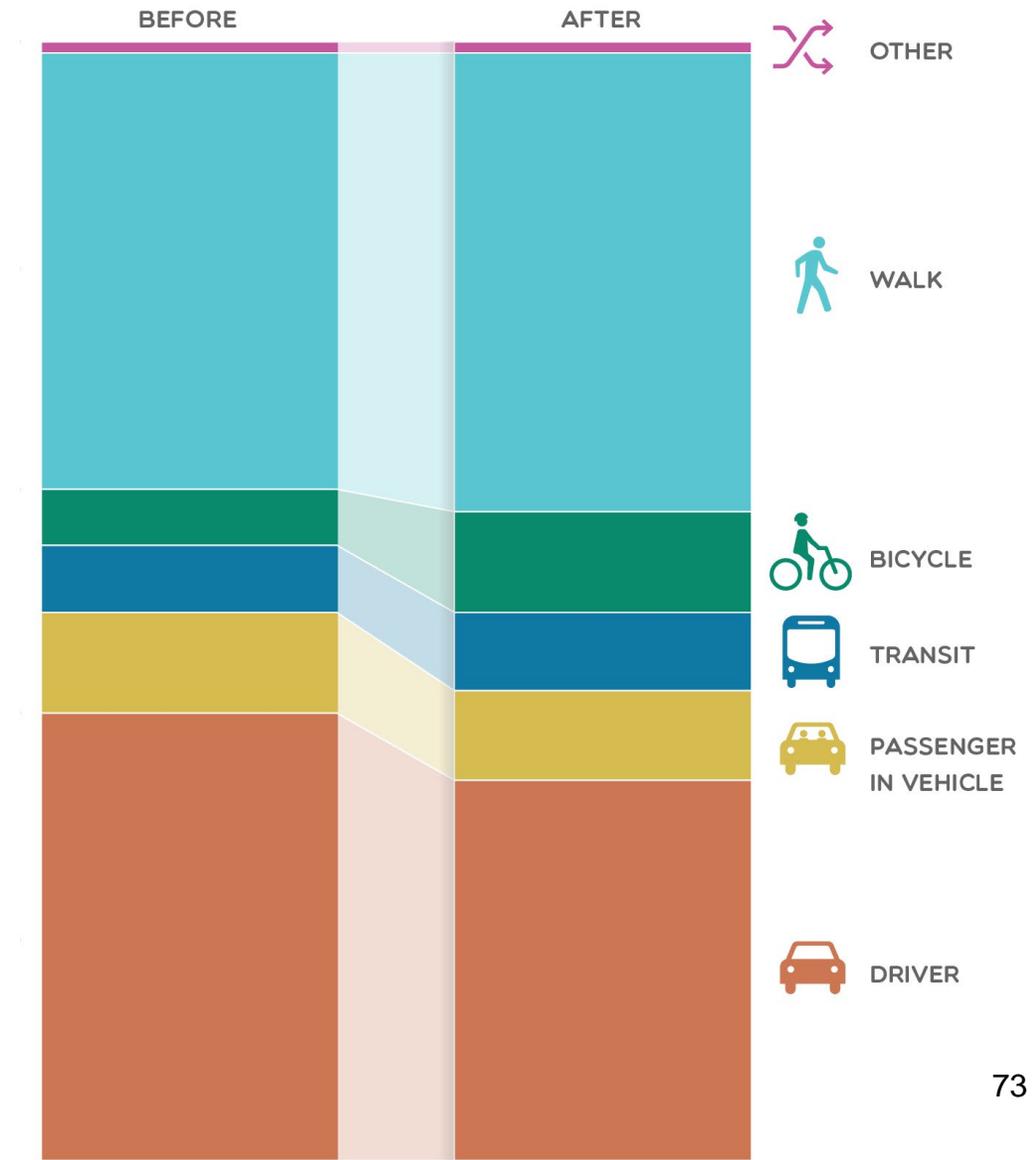
## Designing Facilities that Match the Context



# LAND USE & TRANSPORTATION

## Mobility Options Result in Behavior Change

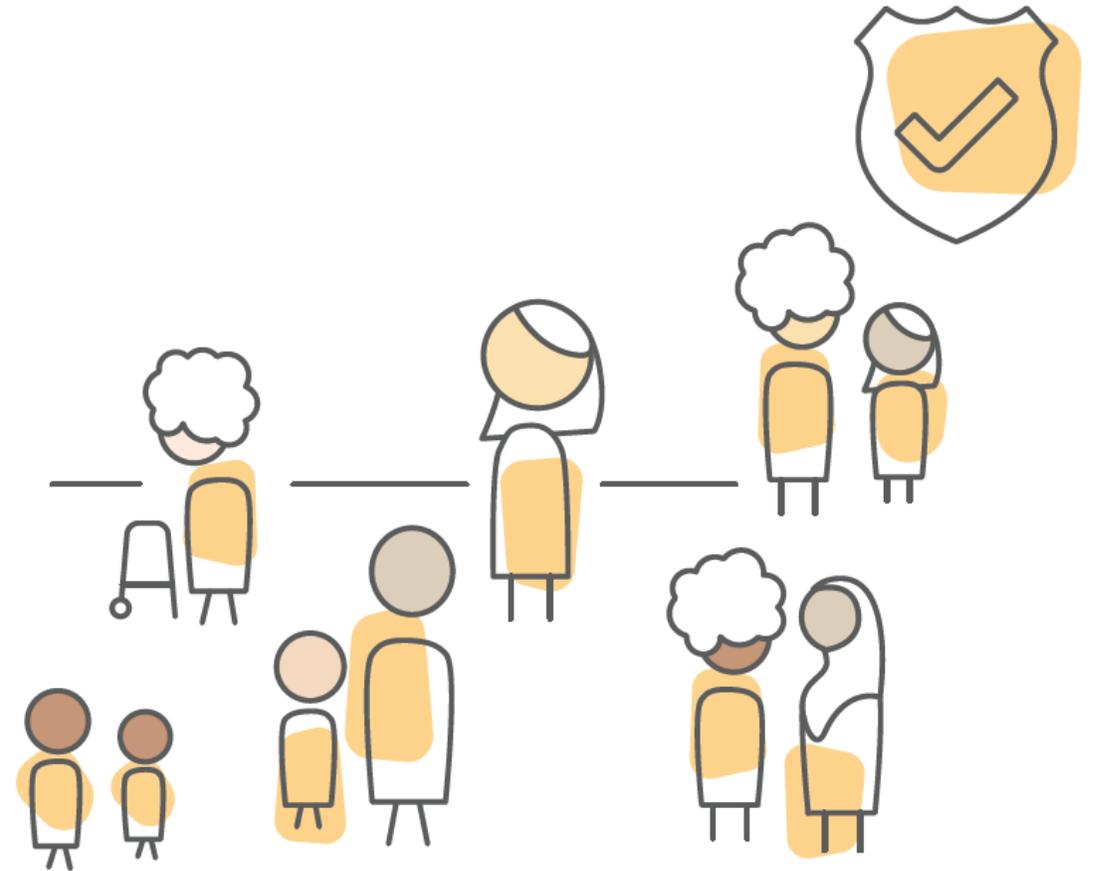
- Changing behavior for some trips can dramatically shift mode share
- Providing safe, comfortable connections encourages people to try something new
- Supporting infrastructure investments with policies and programs is critical



# EQUITY FRAMEWORK & ANALYSIS

## Accommodate the Most Vulnerable People First

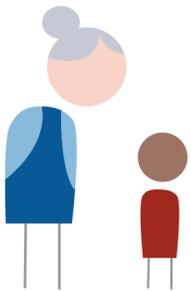
- Recognize that different populations have different needs
- Prioritize where people rely on walking, bicycling, and transit most
- Eliminate traffic-related injuries and fatalities
- Design improvements to eliminate barriers



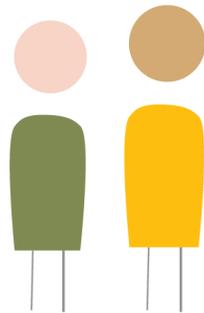
# EQUITY FRAMEWORK & ANALYSIS

## Eliminate Disproportionate Burden in our Mobility System

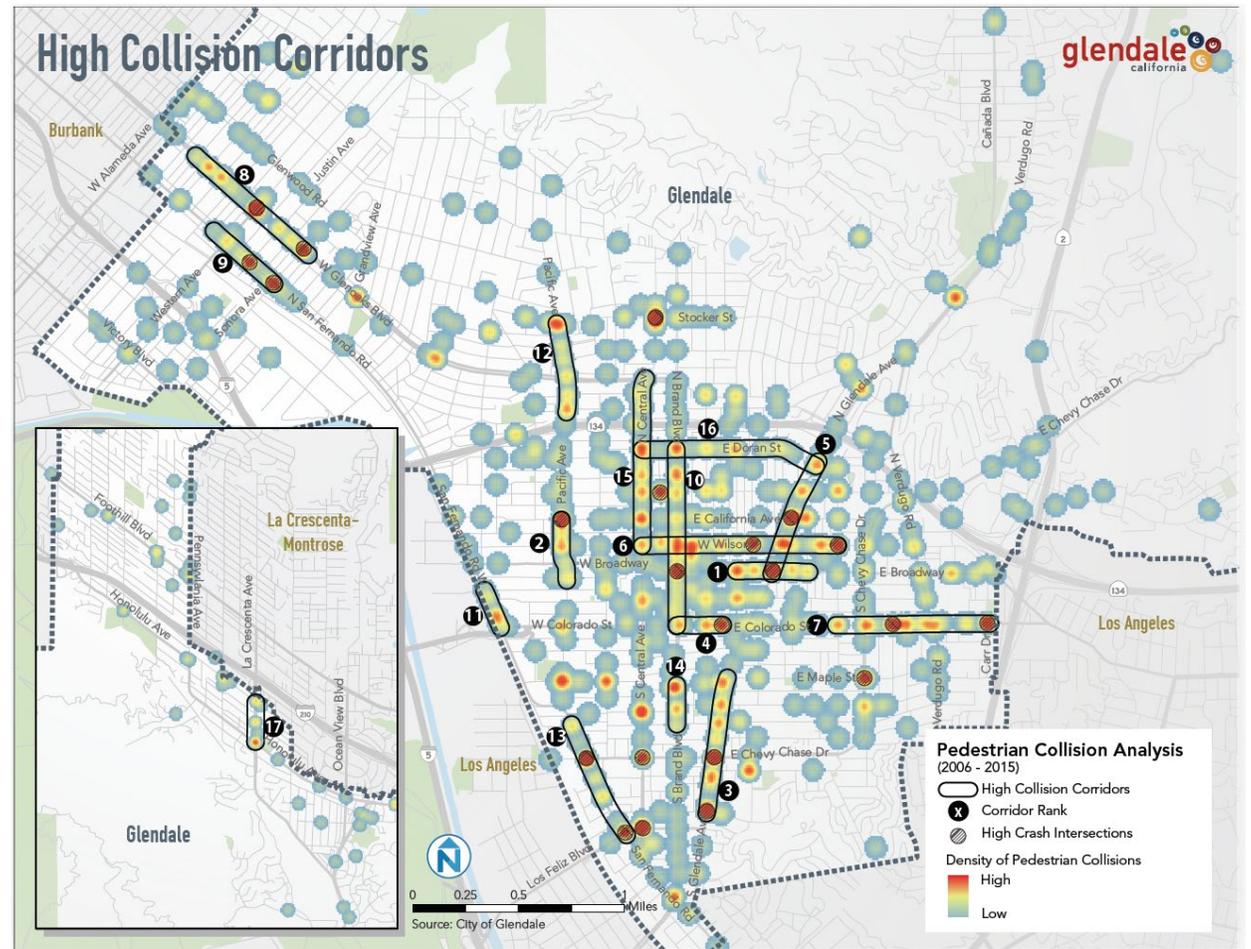
- **Safety and Equity Analyses:** Understand where certain populations experience inequitable outcomes or disproportionate burden



**Younger and older pedestrians are more likely to be hit** in collisions than the population on average.



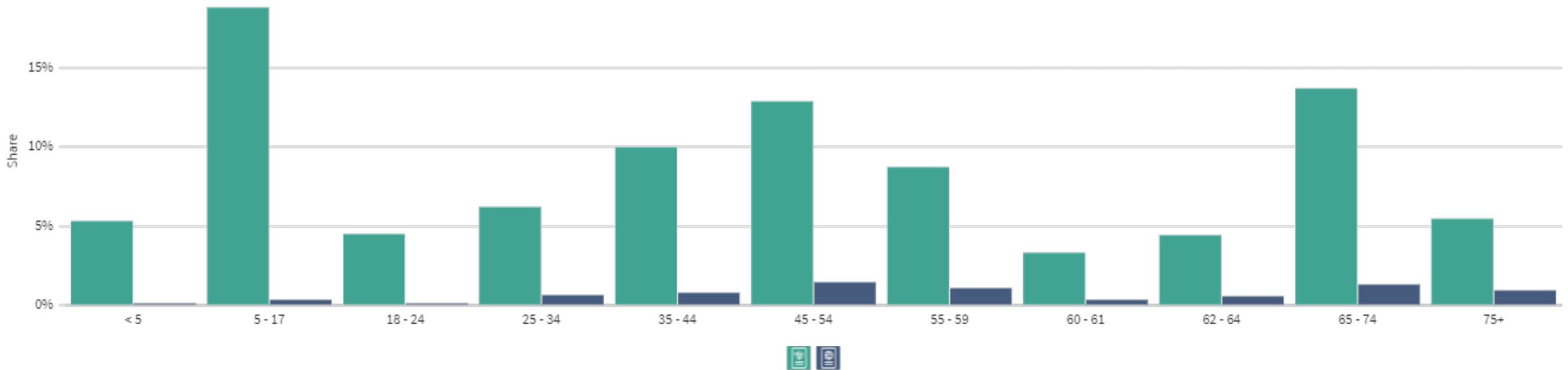
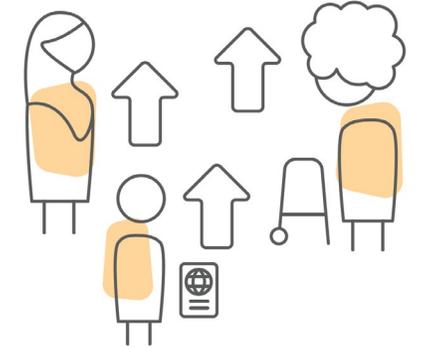
**Young adults and men are over-represented as drivers** in collisions involving pedestrians.



# EQUITY FRAMEWORK & ANALYSIS

## Eliminate Disproportionate Burden in our Mobility System

- **Demographic, Growth, and Travel Pattern Analyses:**  
Identify changing mobility needs in the community



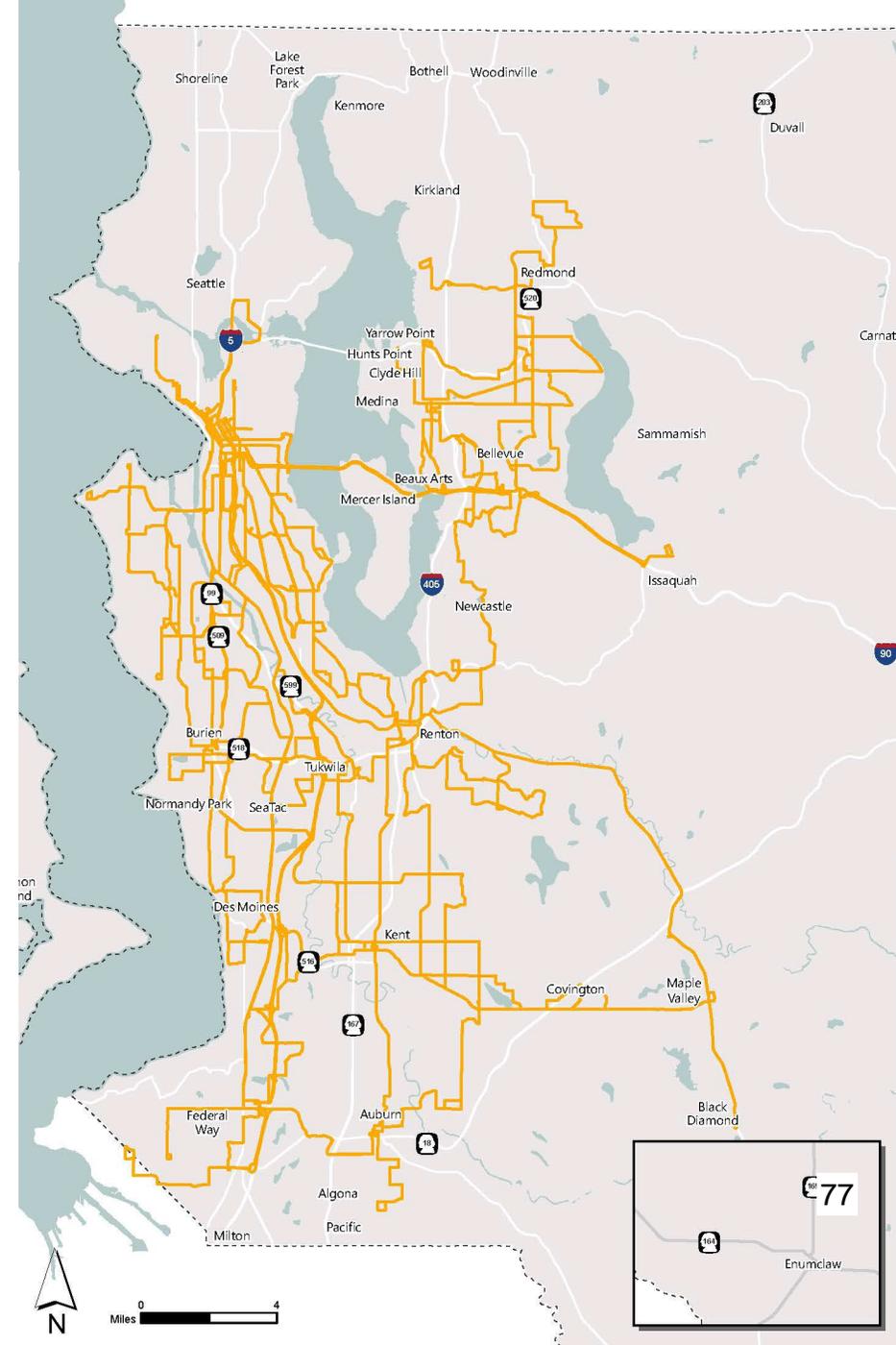
Median Age of Native- and Foreign-Born Bainbridge Islanders (2017) 2013 2014 2015 2016 2017

# EQUITY FRAMEWORK & ANALYSIS

## Direct Investments to Areas of Greatest Need

- Develop a mobility equity framework
- Partner with community members to shape and make decisions
- Identify the mobility needs of specific communities
- Match investments to meet those needs while minimizing burden

— Priority Population Serving Routes for Analysis



# FEASIBILITY & IMPLEMENTATION

## Begin with the End in Mind

- Use priority networks to focus high-value investments
- Provide facility design guidance for all ages and abilities
- Include a mix of projects, programs, partnerships, and policy change
- Focus on the first five years

### CYCLING POLICIES

#### C1 Cycling Network

- C1.1 Build cycling routes that feel comfortable for people of all ages and abilities
- C1.2 Upgrade and expand the cycling network to efficiently connect people to destinations
- C1.3 Maintain bikeways in a state of good repair
- C1.4 Make the cycling network easy to navigate

#### C2 Parking and End-of-Trip Facilities

- C2.1 Provide abundant and convenient bicycle parking and end-of-trip facilities

#### C3 Multi-Modal Integration

- C3.1 Make it easy to combine cycling with other forms of transportation
- C3.2 Provide a public bicycle system

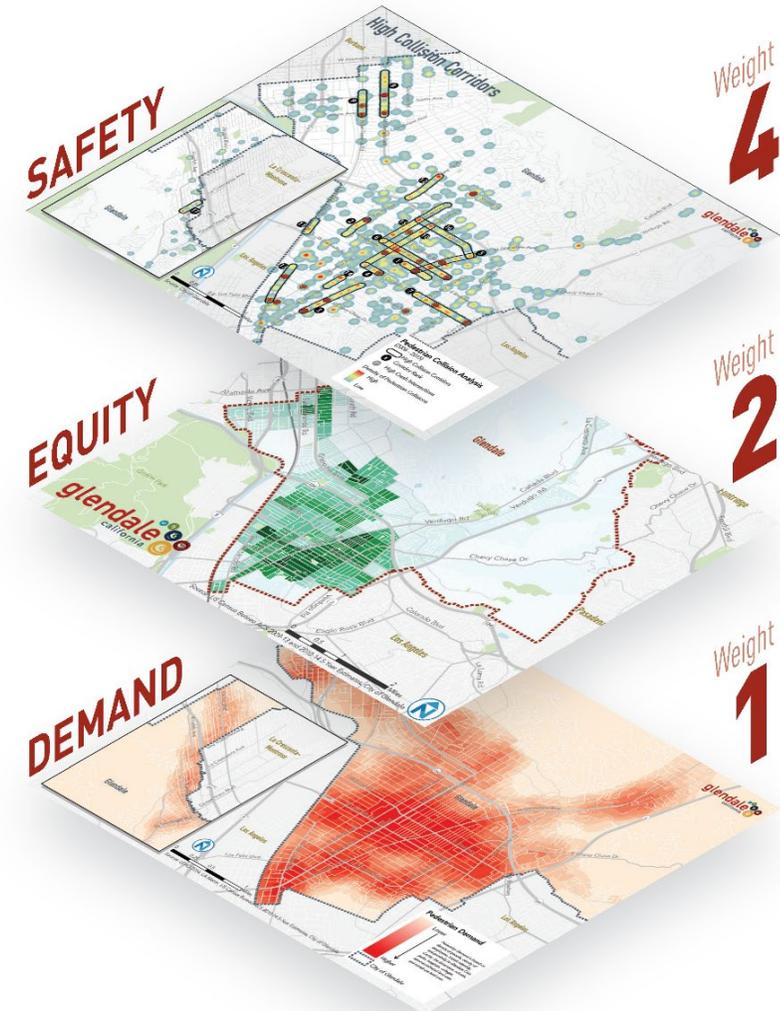
### PUBLIC COMMENT

*“Since the separated routes were built, biking has become a part of my daily routine.”*

*—public engagement participant*

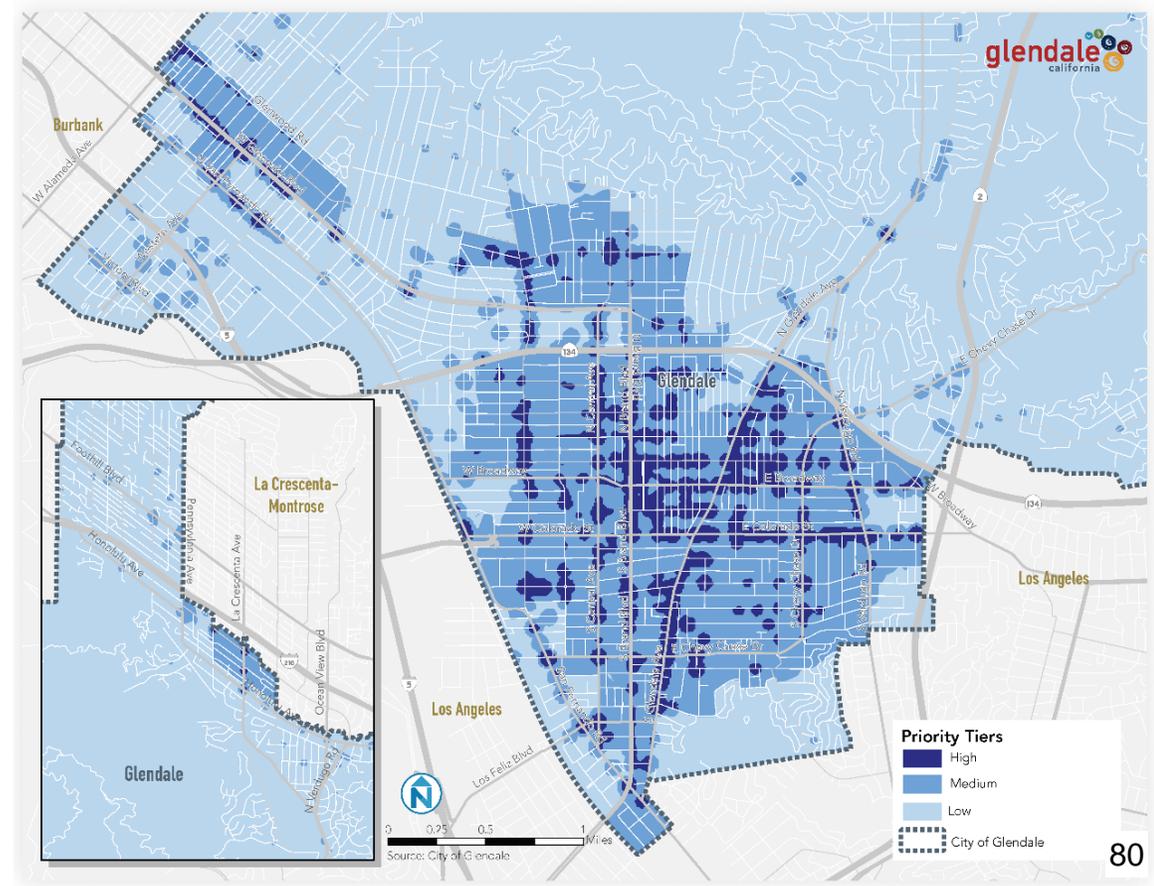
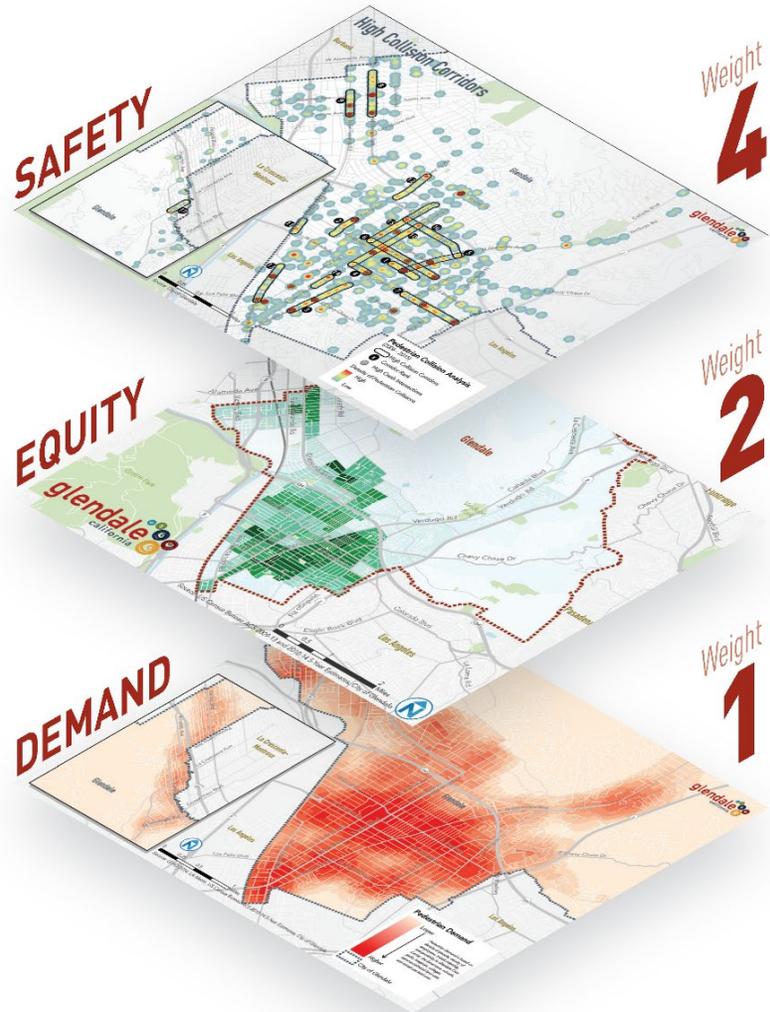
# FEASIBILITY & IMPLEMENTATION

## Community Values to Inform Analysis



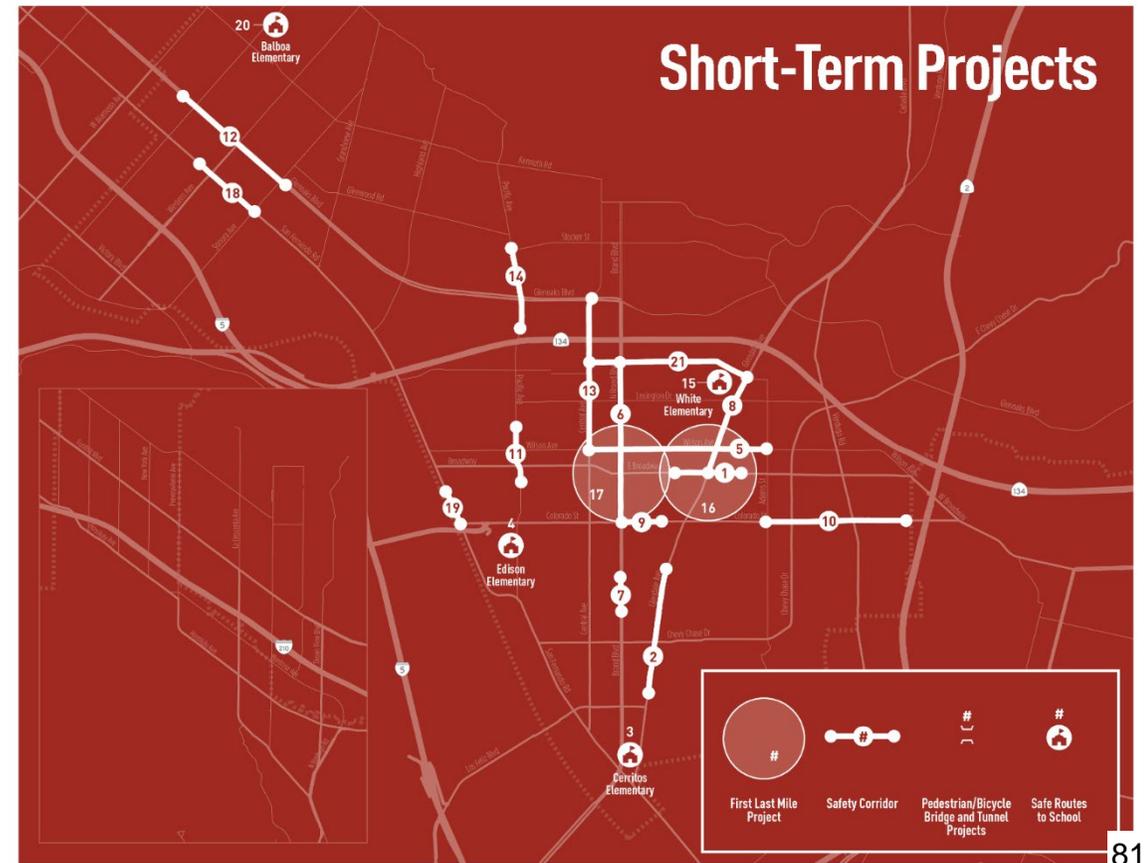
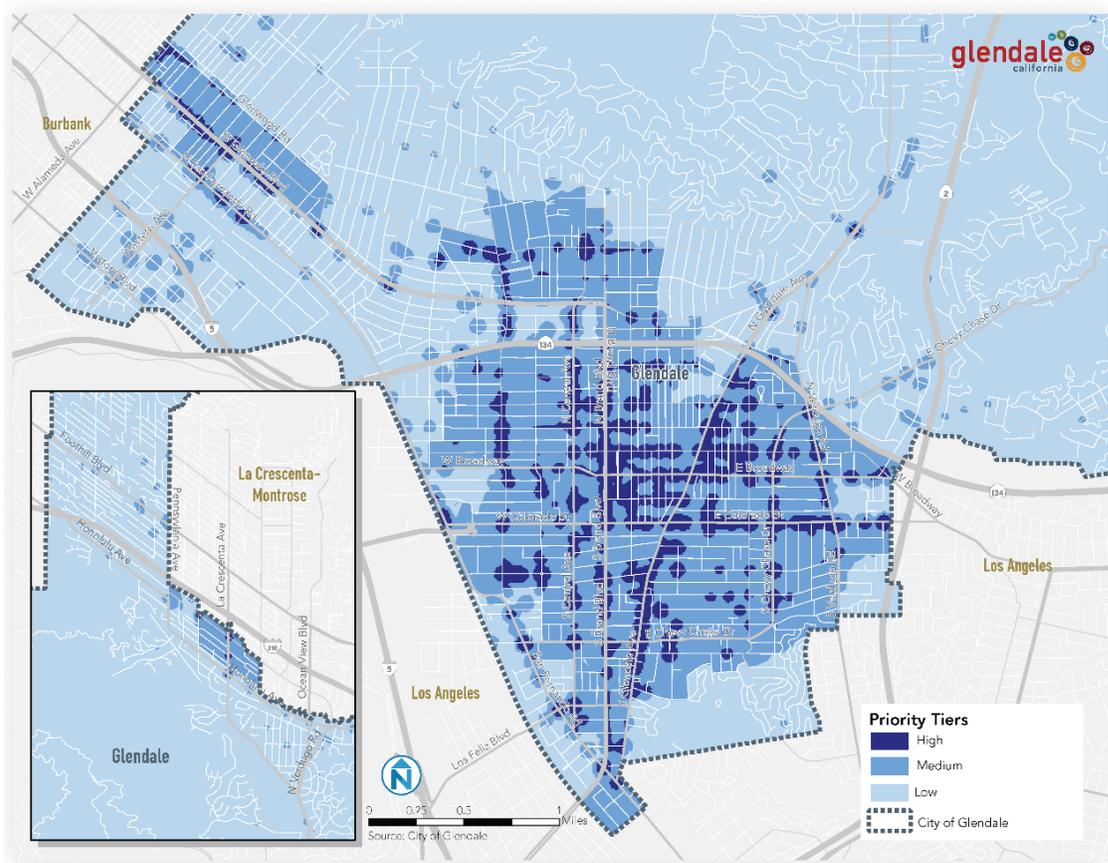
# FEASIBILITY & IMPLEMENTATION

## Targeted Analysis to Plan Priorities



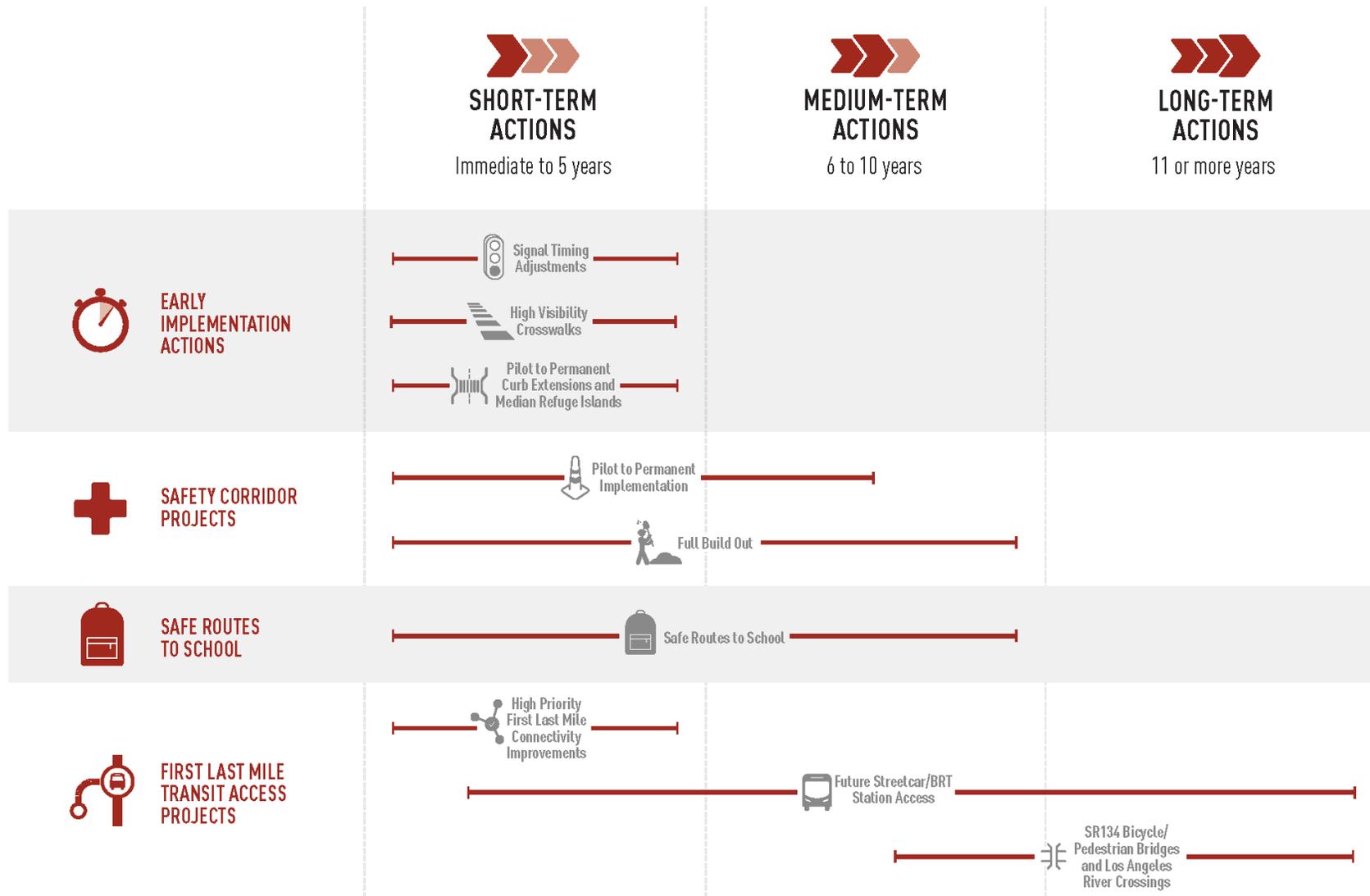
# FEASIBILITY & IMPLEMENTATION

## Focus on the Short-Term



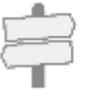
# FEASIBILITY & IMPLEMENTATION

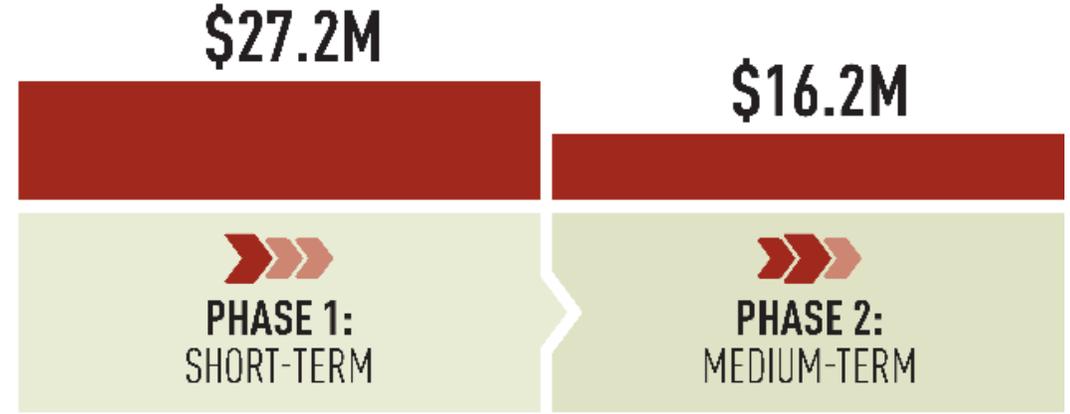
## Phase Investments to Address Feasibility



# FEASIBILITY & IMPLEMENTATION

## Secure and Allocate Resources

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |
| Pedestrian Head Start   | Pedestrian Countdown Signal   | Transit Shelter   | Enhanced Bikeway (1 mile)   | Pedestrian Lighting   | Wayfinding (1 sign)   | Landscaping (1/4 mile)  | Bike/Pedestrian Bridge  |
| \$  | \$\$  | \$\$  | \$\$\$\$  | \$\$  | \$  | \$\$\$  | \$\$\$\$  |
| \$500   | \$1,000   | \$2,000   | \$1.25M   | \$4,000   | \$900   | \$50K   | \$2-3M  |
|  |  |  |  |  |  |  |  |
| Protected Left Turn Phase   | High Visibility Crosswalk   | Median Refuge Island  | Curb Extension  | Midblock Crossing with RRFB   | Sidewalk (1/4 mile)   | Pedestrian Signage (1 sign)   | ADA Accessible Curb Ramp  |
| \$\$\$  | \$\$  | \$\$\$  | \$\$\$  | \$\$\$  | \$\$\$  | \$  | \$\$  |
| \$55K   | \$7-10K   | \$28K   | \$20K   | \$50K   | \$50K   | \$350   | \$5,200   |





## 4. Making Tradeoffs

# USING VALUES TO MAKE DECISIONS

## Grounding in What Matters Most

- Community articulates values through initial engagement
- Council is the steward of those values and uses them to support decision making
- There are always tradeoffs to be made



# CONVENIENCE VS SAFETY

## Choose Where on the Scale You Fall



*Convenience means you can get to where you need to go faster, but that might come at the price of keeping fellow **travelers safe**. The faster we move by any mode, the **more risk** there is for our most **vulnerable** residents.*

# PLACE VS FLOW

## Choose Where on the Scale You Fall



*Streets and sidewalks with **amenities** and places to sit and rest help to create a **welcoming community**. But they can also interfere with the **movement** of services, goods, and people, including those using wheelchairs or other devices.*

# CURRENT RESIDENTS VS FUTURE RESIDENTS

## Choose Where on the Scale You Fall

We need to help people get around today and worry less about the future.



We need to plan for future generations, including housing types and locations that support sustainable transportation.

*Prioritizing our **current residents** means reacting to needs based on Bainbridge Island's current housing mix and travel patterns. If we focus on **future residents**, we will anticipate new housing types and travel patterns, which could be a significant change from the status quo.*

# BUILDING VS MAINTAINING

## Choose Where on the Scale You Fall

We need to focus on maintaining our existing systems and bringing our infrastructure to a state of good repair.



We need new projects and programs to supplement what we already have and expand our networks.

*If we wait too long to maintain our existing infrastructure, it will fail. **Deferred maintenance** is a bit like only paying the minimum balance on your credit card each month. If we build new infrastructure, we'll add to our maintenance needs but have facilities to **support our changing travel patterns.***

# REGIONAL VS LOCAL

## Choose Where on the Scale You Fall

We should prioritize the needs of the region to keep people moving to and from Bainbridge Island.



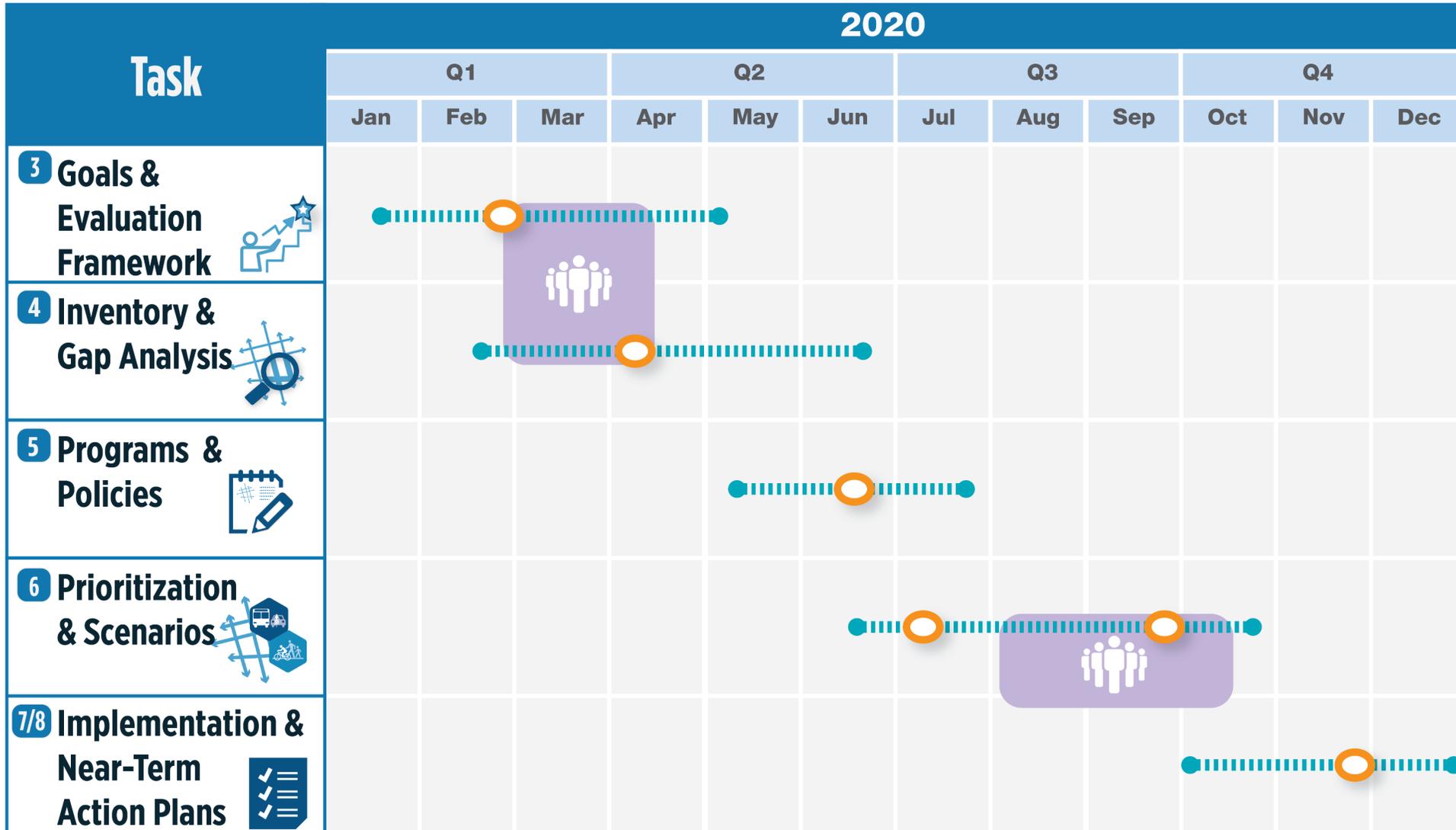
We should prioritize the needs of local residents and businesses to increase sustainable travel on the island.

*Choosing regional investments means more focus on the **corridors that carry people** into, through, and out of Bainbridge. This could mean less focus on investments that make it easier to **get around our neighborhoods**.*



# 5. Moving Forward Together

# PROJECT SCHEDULE



-  Stakeholder Task Force
-  Public Outreach
-  Task Timeline

# IMMEDIATE NEXT STEPS

## January and February Focus

- Select and convene Task Force
- Establish Interagency Technical Team
- Develop public involvement plan
- Gather and review existing plans, data, and background information
- Begin initial inventory analysis
- Develop preliminary goals for community review



# THANK YOU!



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