



City of Kenmore
City Council Regular Meeting
Agenda
Monday, February 9, 2026
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/89813447121>

Password: 020926

Telephone: Dial US: +1 253 215 8782

Webinar ID: 898 1344 7121

SIGN UP FOR VIRTUAL PUBLIC COMMENT HERE: kenmorewa.gov/virtualpubliccomment

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

If you have technical difficulties accessing the meeting virtually, please contact the Deputy City Clerk at mkang@kenmorewa.gov.

Technical Difficulties - If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

1. CALL REGULAR MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. LAND ACKNOWLEDGEMENT

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

4. FLAG SALUTE

5. AGENDA APPROVAL

6. WHERE'S THE FUN?

7. PUBLIC COMMENTS

Welcome to the Council's meeting. Please address your comments to the Mayor and Council. You'll have three minutes to speak. If there are more than 20 speakers, time will be reduced to

two minutes per speaker. The Clerk will call your name when it's your turn. The Presiding Officer may choose to alternate between in-person and online comments. Please state your name and city of residence and keep within the allotted time. To make every person feel welcome and safe here, please refrain from booing, clapping, heckling, yelling, or other interruptions. Please note: Under Washington State law (RCW 42.17A.555), public comment time may not be used to support or oppose candidates or ballot measures. Thank you for keeping remarks focused on City business. The meeting is recorded for transparency. Thank you for being here, and for sharing your input respectfully.

- A) **VIRTUAL PUBLIC COMMENT PRE-REGISTRATION:** To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form opens Tuesdays at 12:00 Noon and closes Mondays at 12:00 Noon. You will be confirmed by the City Clerk's Office. If you are having difficulty, please reach out to the City Clerk's Office at clerks@kenmorewa.gov.

8. CONSENT AGENDA

- A) Cancel the City Council Regular Meeting of Tuesday, February 17, 2026.
- B) Cancel the City Council Regular Meeting of Monday, February 23, 2026 and reschedule as a City Council Special Meeting of Monday, February 23, 2026 to begin at 6:00 PM.
- C) Approve the City Council Special and Regular Meeting Minutes of Monday, January 26, 2026.
1. City Council Special and Regular Meeting of Monday, January 26, 2026
- D) Approve the following Voucher Certification and Approval:
- Total Check #s 57594 through 57688 totaling \$2,575,002.48
 - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 01/09/2026 in the amount totaling \$326,785.18
 - Total EFT Payment #s 1939 through 1943 total \$66,817.41
1. Voucher Certification & Approval 12/31/2025 - 01/16/2026
- E) Adopt proposed Resolution No. 26-443 amending the 2026-2027 Council Committee appointments.
1. Agenda Bill - 2026-2027 Council Committee Appointments
 2. Attachment 1 - Proposed Resolution No. 26-443
- F) Adopt proposed Resolution No. 26-444, approved the 2026 Parks, Recreation, and Open Space (PROS) Plan.
1. AB PROS Plan Adoption 020926
 2. Attachment 1 - Proposed Resolution No. 26-444
 3. Attachment 2a - PROS Plan
 4. Attachment 2b - PROS Plan Appendix
- G) Authorize the City Manager to execute an interlocal agreement with the Washington State Department of Ecology to accept a Stormwater Capacity Grant in an amount of \$120,000.

1. Agenda Bill - Stormwater Capacity Grant

9. BUSINESS AGENDA

A)

- Proposed Resolution No. 26-447: Fall 2025 ARCH Housing Trust Fund (HTF) Project Funding, presented by Assistant City Manager/Community Development Director Debbie Bent, *for discussion and potential adoption* [attachments 1-3]
- Proposed Resolution No. 26-446: Delegation of pre-2010 ARCH HTF Awards to Administering Agency, presented by Assistant City Manager/Community Development Director Debbie Bent, *for discussion and potential adoption* [attachments 4-6]
- Proposed Resolution No. 26-445: House Key Plus ARCH East King County Downpayment Assistance (DPA) Program Update, presented by Assistant City Manager/Community Development Director Debbie Bent, *for discussion and potential adoption* [attachments 7-9]

1. Agenda Bill - ARCH Resolutions
2. Attachment 1 - Proposed Resolution No. 26-447
3. Attachment 2 - Exhibit A to Resolution
4. Attachment 3 - Presentation Slides: 2025 HTF ARCH Executive Board Recommendations
5. Attachment 4 - Proposed Resolution No. 26-446
6. Attachment 5 - Memo from ARCH Executive Board Chair
7. Attachment 6 - Presentation Slides: Administrative Agency Delegation
8. Attachment 7 - Proposed Resolution No. 26-445
9. Attachment 8 - Exhibit A to Resolution
10. Attachment 9 - Presentation Slides: House Key Plus ARCH

10. STAFF REPORTS

11. COUNCILMEMBER REPORTS & COMMENTS

12. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Monday, February 16, 2026 - **HOLIDAY**
Tuesday, February 17, 2026 7:00 PM – City Council Regular Meeting – **TENTATIVELY CANCELED**
Monday, February 23, 2026 6:00 PM – City Council Special Meeting – **TENTATIVELY SCHEDULED**

NOTICE OF POTENTIAL QUORUMS

- A) [Click here for information about Potential Quorums of the City Council](#). Now found on the City website under City Council Meetings.

**City of Kenmore
City Council Meeting
Special & Regular Meeting Minutes
Monday, January 26, 2026**

These minutes are created to capture Council action. This is not a verbatim transcript. Meeting video is available on the [City YouTube channel](#). Attachments are available on the [CivicClerk Agenda Management Portal](#).

PRESENT:

Councilmembers: Mayor Nigel Herbig
Deputy Mayor Valerie Sasson
Councilmember Melanie O’Cain
Councilmember Joe Marshall
Councilmember Jon Culver
Councilmember Eric Adman
Councilmember Nathan Loutsis

Staff: City Manager Teri Killgore
Deputy City Manager Stephanie Lucash
City Attorney Dawn Reitan
City Clerk Scott Passey
Deputy City Clerk Michelle Kang
Debbie Bent, Assistant City Manager/Community Development Director
Todd Hall, Principal Planner
John Vicente, Engineering Director

Speaking Guests: Melissa Drewry, Washington State Office of the Attorney General
Local Government Public Records Consultant
Dri Ralph, Northshore School District Executive Director of Support Services and Capital Projects
Carri Campbell, Northshore School District Executive Director of Communications and Engagement
Tracy Banaszynski, Planning Commission Chair
David Dorrian, Planning Commission Vice Chair
Mike Vanderlinde, Planning Commissioner

Public Comments Speaking Guests:
William Lider, Lynnwood resident (virtual)

Special Topic #1 Public Comment Speaking Guests:
(none)

Special Topic #2 Public Comment Speaking Guests:
David Dorrian, Kenmore resident

Special Topic #3 Public Comment Speaking Guests:
(none)

CALL SPECIAL MEETING TO ORDER

Mayor Herbig called the special meeting to order at 6:00 PM.

TRAINING

Public Records Act: A Refresher for Compliance and Best Practices, presented by Washington State Office of the Attorney General Local Government Public Records Consultant Melissa Drewry

ADJOURN SPECIAL MEETING

Mayor Herbig adjourned the special meeting at approximately 7:00 PM.

CALL REGULAR MEETING TO ORDER

Mayor Herbig called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT

Mayor Herbig read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE

Mayor Herbig led the Council in the Pledge of Allegiance.

AGENDA APPROVAL

The agenda was approved as presented.

PROCLAMATION

Mayor Herbig, on behalf of the City Council, proclaimed February 2026, as Black History Month, throughout the City of Kenmore.

WHERE'S THE FUN?

City Manager Teri Killgore highlighted the Seahawks winning the NFC Championship game against the Los Angeles Rams on Sunday, January 25, securing their spot in Super

Bowl XL. On Friday, January 23, the Seahawks' "ChampionSHIP" sailed through Lake Union and Lake Washington, making a stop in Kenmore, to rally the fans on the shore.

PUBLIC COMMENTS

The City Council took comments from the public.

Timestamped link here: <https://youtu.be/w6zNwdkhNis?t=4105>.

CONSENT AGENDA

- A. Approve the City Council Special and Regular Meeting Minutes of Monday, January 12, 2026.
- B. Approve the following Voucher Certification and Approval:
 - Total Check #s 57550 through 57593 totaling \$325,590.73
 - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 12/26/2025 in the amount totaling \$318,626.27
 - Total EFT Payment #s 1932 through 1938 total \$64,734.10
 - Total Wire Transfers totaling \$17,000.00
- C. Approve the 2026 Planning Commission Docket.
- D. Authorize the City Manager to execute a contract for \$2,500,000 with Parametrix for transportation engineering on-call services.
- E. Authorize the City Manager to execute an Interlocal Agreement with King County to accept a Parks Levy Open Space - River Corridors Grant in an amount of \$1,000,000.
- F. Accept and ratify award of Brownfields Assessment Grant from the Environmental Protection Agency in the amount of \$500,000, and authorize the City Manager, or designee, to take steps necessary to implement the same.
- G. Authorize the City Manager to execute Contract No. 25-C3132 with Olympic Environmental Resources in an amount not to exceed \$108,000.00 for the management of residential recycling events and administration of the supporting grant funds.

MOTION: Approve the consent agenda outlined above.

Moved by Culver; seconded by O'Cain.

VOTE: Consent Agenda was approved by UNANIMOUS CONSENT

BUSINESS AGENDA

A. February 10, 2026 Special Election Ballot Measures:

1. Northshore School District No. 417

Proposition No. 1

Renewal of Expiring Educational Programs and Operations Levy

2. Northshore School District No. 417

Proposition No. 2

General Obligation Bonds

3. Northshore School District No. 417

Proposition No. 3

Renewal of Expiring Technology and Capital Projects Levy

- Presentation Northshore School District Executive Director of Support Services and Capital Projects Dri Ralph and Executive Director of Communications and Engagement Carri Campbell
- Questions and Discussion by the Council
- Public Comment Opportunity per RCW 42.17A.555(1) for Proposition No. 1
- Public Comment Opportunity per RCW 42.17A.555(1) for Proposition No. 2
- Public Comment Opportunity per RCW 42.17A.555(1) for Proposition No. 3
- Potential Adoption of Proposed Resolutions Nos. 26-440, 26-441, and 26-442

Carri Campbell, Northshore School District Executive Director of Communications and Engagement, and Dri Ralph, Northshore School District Executive Director of Support Services and Capital Projects, outlined the three Northshore School District ballot measure, listed above, emphasizing their role in maintaining current programs, addressing state underfunding, and stabilizing local tax rates.

Per RCW 42.17A.555(1), the City Council provided an approximately equal opportunity for the expression of an opposing view of Northshore School District No. 417 Proposition No. 1 Renewal of Expiring Educational Programs and Operations Levy. No one signed up to speak.

Timestamped link here: <https://youtu.be/w6zNwdkhNis?t=5298>

Per RCW 42.17A.555(1), the City Council provided an approximately equal opportunity for the expression of an opposing view of Northshore School District No. 417 Proposition No. 2 General Obligation Bonds. One member of the public signed up to speak.

Timestamped link here: <https://youtu.be/w6zNwdkhNis?t=5320>

Per RCW 42.17A.555(1), the City Council provided an approximately equal opportunity for the expression of an opposing view of Northshore School District No. 417 Proposition No. 3 Renewal of Expiring Technology and Capital Projects Levy. No one signed up to speak.

Timestamped link here: <https://youtu.be/w6zNwdkhNis?t=5421>

MOTION: Adopt Proposed Resolution No. 26-440, expressing support for Northshore School District No. 417 Proposition No. 1 Renewal of Expiring Educational Programs and Operations Levy.

Moved by Culver; seconded by Marshall.

VOTE: 7 Yes – Culver, Marshall, O’Cain, Adman, Loutsis, Sasson, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

MOTION: Adopt Proposed Resolution No. 26-441, expressing support for Northshore School District No. 417 Proposition No. 2 General Obligation Bonds.

Moved by Culver; seconded by Adman.

VOTE: 7 Yes – Loutsis, Culver, Marshall, O’Cain, Adman, Sasson, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

MOTION: Adopt Proposed Resolution No. 26-442, expressing support for Northshore School District No. 417 Proposition No. 3 Renewal of Expiring Technology and Capital Projects Levy.

Moved by Culver; seconded by Herbig.

VOTE: 7 Yes – Adman, Loutsis, Culver, Marshall, O’Cain, Sasson, Herbig; 0 No; 0 Abstain.

MOTION PASSES.

B. Planning Commission Recommendation on Draft Amendments to the Parks, Recreation, and Open Space (PROS) Plan, presented by Assistant City Manager/Community Development Director Debbie Bent, Principal Planner Todd Hall, and Planning Commissioners, *for discussion and direction*

City staff outlined the PROS Plan’s role in setting long-range goals, priorities, and strategies for capital investments, maintenance, and partnerships, based on extensive public outreach (interviews, open houses, surveys, markets, podcasts, digital tools).

The Planning Commission reiterated that the plan inventories potential actions with indicative budgets only; any specific project would require further community engagement, planning, design, funding analysis, and later Council decisions.

Commissioners highlighted existing progress on waterfront access but stressed the need to rebalance toward indoor facilities and programming for teens, older adults, and arts and culture. Councilmembers discussed the current lack of age-appropriate spaces for

teens, with teens often using playgrounds intended for younger children, and tied this concern to plan policies on inclusive facilities. Equity was discussed as both a data and value question: the plan provides data to inform equitable park placement, but Council and community must still decide how to define and operationalize equity across projects.

There was Council-consensus to approve a consent-agenda resolution at the next meeting adopting the updated PROS Plan as recommended by the Planning Commission. Staff will bring forward a proposed resolution and finalized PROS Plan for consideration at the February 9 Council meeting.

STAFF REPORTS

- A. Kenmore Automated Photo Enforcement (KAPE) Update, presented by Deputy City Manager Stephanie Lucash and Engineering Director John Vicente
- B. City Manager Teri Killgore reported on: 1) meetings with State legislators regarding legislation/funding affecting the City; and 2) response planning for any potential protests in the City.

COUNCILMEMBER REPORTS & COMMENTS

EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(b), the City Council entered an executive session to consider the acquisition of real estate. This executive session was slated to last approximately 15 minutes. No final action was expected. The Council exited the executive session at approximately 8:33 PM. No final action took place.

ADJOURNMENT

Mayor Herbig adjourned the meeting at approximately 8:33 PM.

Nigel Herbig, Mayor

Scott Passey, City Clerk



Voucher Certification & Approval

City of Kenmore

DATE RANGE: 12/31/2025 through 01/16/2026

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Kenmore and that I am authorized to authenticate and certify to said claim. The following checks and electronic payments are approved for payment:

Total EFT Payments: # 1939-1943	66,817.41
Total Checks: # 57594 through 57688	2,575,002.48
Total Payroll EFT & Bank Drafts: Payroll/Taxes/FSA/HSA/Retirement: Dated 01/09/2026	326,785.18
Total Wire Transfers:	None


Tai P. Killgore (Jan 2, 2026 16:27:45 PST)
City Manager / Date

Jan 22, 2026


Melinda Merrill

Jan 21, 2026

Finance Director / Date

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
CENTER FOR HUMAN SERVICES	1939	12/31/2025	Q4 2025 Behavioral Health Support	2,500.00
ELECTRONIC BUSINESS MACHINES	1940	12/31/2025	Dec 2025 Color & BW Copies 2nd Floor	142.76
JACOBS ENGINEERING GROUP	1941	12/31/2025	Nov-Dec 2025 Consulting Svcs 24-C3032	41,458.02
KBA INC.	1942	12/31/2025	Oct-Nov 2025 61st Ave Sidewalk Replacement 25-C3147	20,251.47
COMMANDLINK	1943	01/16/2026	Jan 2026 Phone Svc CH	2,465.16
CITY OF KIRKLAND	57594	01/02/2026	2026 Human Svcs Pool Portion 1 of 2	31,828.50
TYLER TECHNOLOGIES, INC.	57595	01/02/2026	01/01-10/31/2026 Subscription	32,945.25
WA CITIES INSURANCE AUTHORITY	57596	01/02/2026	2026 WCIA Premiums	896,332.00
DEPARTMENT OF LABOR AND INDUSTRIES	57597	01/02/2026	Q4 2025 L&I Volunteers	30.18
AMERICAN GENERAL LIFE GPO/400S	57598	01/09/2026	Life Insurance	220.33
HRA VEBA TRUST	57599	01/09/2026	HRA VEBA - Employer	22,995.00
VOID	57560	01/12/2026	VOID	-
ACF WEST INC	57601	01/15/2026	Straw for Noble Pond 88th / 163rd	39.12
ACORN CONSULTING LLC	57602	01/15/2026	July 2025 Consulting	6,000.00
ALWAYS ACTIVE SERVICES LLC	57603	01/15/2026	61st Ave NE Concrete Pad Installation 25-C3182	12,645.00
AMERICAN PUBLIC WORKS ASSOCIATION	57604	01/15/2026	2026 Memberships	2,784.00
ANSWERING SERVICE CARE LLC	57605	01/15/2026	Dec 2025 After Hours Call Service & Replace Voided Check 57189	335.01
AQ GLASS INC	57606	01/15/2026	Cash Deposit Refund - Rcpt # 1844	9,166.30
BECKWITH CONSULTING GROUP	57607	01/15/2026	Adopt PROS/Element?CFP/SEPA 50% & Nov 2025 Pros Plan Consulting 24-C3092	6,000.00
CENTRICITY GIS, LLC	57608	01/15/2026	Nov 2025 Cityworks Svcs 21-C2714	171.88
CHAE LAW FIRM, O.S. IOLTA	57609	01/15/2026	Cash Deposit Refund PRJ22-0059/ENG22-0584	8,750.11
CHICAGO TITLE	57610	01/15/2026	Mailing Labels for PRJ25-0074	2.00
CONVERGINT TECHNOLOGIES	57611	01/15/2026	CH Lobby Door Svc Call [Cancelled - not in time]	1,282.79

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
CREATIVE HOUSE BRANDING	57612	01/15/2026	Target Zero Reflective Beanies	2,130.68
CWA CONSULTANTS, PS	57613	01/15/2026	Dev Services Plan Review 25-C3110	14,820.00
DOMESTIC ABUSE WOMENS NETWORK	57614	01/15/2026	Q4 2025 CAP Support 25-C3116	1,250.00
FAMILIES OF COLOR SEATTLE	57615	01/15/2026	Q3 2025 Peer-Led Parent Groups Support 25-C3117	195.00
FOOTPRINT PROMOTIONS	57616	01/15/2026	Podcast Promo Items	1,199.74
GAYLYNN BRIEN	57617	01/15/2026	Dec 2025 for Oct 2025 Sales Tax Conversion Svcs	66.12
GORDON THOMAS HONEYWELL	57618	01/15/2026	Dec 2025 Consulting	4,650.00
GRAINGER	57619	01/15/2026	Materials SW	485.08
HARPER'S PLAYGROUND	57620	01/15/2026	Dec 2025 CH Playground Feasibility Study	5,096.00
HOME DEPOT CREDIT SERVICES	57621	01/15/2026	Supplies & Equipment PW	709.54
HOUSING CONNECTOR	57622	01/15/2026	Q4 2025 Housing for All Support 25-C3118	1,250.00
IRONCLAD COMPANY	57623	01/15/2026	Street Sweeper Brooms for Stock	1,327.58
KENMORE ELEMENTARY PTA	57624	01/15/2026	Q4 2025 Social Svcs Program Support 25-C3119	1,250.00
KENMORE MIDDLE SCHOOL	57625	01/15/2026	Q4 2025 Human Services Support	2,750.00
KING COUNTY FINANCE	57626-57631	01/15/2026	Q3 2025 Liquor Prof & Tax, Dec 2025 Dump Disposal, Dec 2025 Indigent Public Defence, Replace Voided Checks 57127 / 57128/ 57126	58,152.25
KING COUNTY SHERIFF	57632	01/15/2026	Oct 2025 KCSO Police Svcs 00-C76	395,323.33
KPFF CONSULTING ENGINEERS	57633	01/15/2026	Nov 2025 Professional Svcs 22-C2862	106,588.18
LIGHTHOUSE CONSULTING INC	57634	01/15/2026	Dec 2025 Computer & Software Maintenance	12,509.81
MACDONALD MILLER FACILITY SOLUTIONS	57635	01/15/2026	Nov - Dec 2025 Billing Kenmore Sr Center Annex Sink	4,849.20
MARY MILLER STEPHENS	57636	01/15/2026	Nov - Dec 2025 Public Defense Svcs 12-C1097	2,500.00
NORTHSHORE SCHOOL DISTRICT	57637	01/15/2026	Oct & Nov 2025 School Impact Fee Remittance	60,636.00
NORTHSHORE SENIOR CENTER	57638	01/15/2026	Q4 2025 Adult Day Health, Transportation & Kenmore Senior Center Support 25-C3123	16,750.00
OLSON BROTHERS PRO VAC LLC	57639	01/15/2026	Dec 2025 Drainage Maint Svcs 25-C3098	6,089.98
OPEN DOORS FOR MULTICULTURAL FAMILIES	57640	01/15/2026	Q4 Open Doors Support	1,250.00
PACE ENGINEERS, INC.	57641	01/15/2026	Nov - Dec 2025 On Call Eng Svcs 21-C2667	2,451.00
PACIFIC TOPSOILS	57642	01/15/2026	Dec 2025 Material Disposal	1,247.35
PARAMETRIX INC	57643	01/15/2026	Nov 2025 Professional Svcs 24-C3075	9,826.96
PAWS	57644	01/15/2026	Nov - Dec 2025 Animal Sheltering Svcs 10-C873	476.00
PUGET SOUND ENERGY	57645	01/15/2026	Dec 2025 Electricity CH & Streetlight Collective	31,250.62
REGIONAL ANIMAL SERVICES OF KC	57646	01/15/2026	Dec 2025 Pet Licenses	120.00
REPUBLIC SERVICES #172	57647	01/15/2026	Dec 2025 Solid Waste Rhododendron Park, CH & PW	2,111.77
RRJ COMPANY, LLC	57648	01/15/2026	Final Contract Payment 23-C2893	101,574.51
RYATT CONSTRUCTION LLC	57649	01/15/2026	Nov-Dec 2025 PWOC Site Work	495,323.46
SARAH ROBERTS	57650	01/15/2026	Oct - Dec 2025 Prosecution Services	42,220.53
SCORE	57651	01/15/2026	Dec 2025 Detention-Housing, Med 19-C2113	16,587.02
SEATTLE TIMES	57652	01/15/2026	Dec 2025 Legal Notices	680.90
SHORELINE FIRE DEPT	57653	01/15/2026	1Q24-4Q25 Fire Review Fees	13,432.00
SHRED IT, C/O STERICYCLE, INC.	57654	01/15/2026	Dec 2025 Shred Pickup	123.97
STAPLES	57655	01/15/2026	Maintenance Supplies Hangar	611.26
STEWART MACNICHOLS HARMELL, INC.	57656	01/15/2026	Dec 2025 Public Defence Svcs 06-C537	5,000.00
TOTAL LANDSCAPE CORP	57657	01/15/2026	Dec 2025 Landscape Maint Parks	2,259.10
Town and Country Fence Inc.	57658	01/15/2026	Fence Repair 18700 Blk 73rd Ave NE	2,457.46
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA	57659	01/15/2026	Adopt A Drain - Hamline University	1,235.41
UPLIFT TEENS TODAY	57660	01/15/2026	2025 Pride Day Event 25-C3139	99.14
UTILITIES UNDERGROUND LOCATION CTR	57661	01/15/2026	Dec 2025 Utility Locates	160.65

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
VERIZON WIRELESS	57662	01/15/2026	Dec 2025 Machine to Machine Data Plan	50.04
WA ASSOC OF BUILDING OFFICIALS	57663	01/15/2026	WABO Membership Shelby	52.00
WA STATE DEPT OF TRANSPORTATION	57664	01/15/2026	Sept 2025 WSDOT Traffic Signal Maint	373.24
WASHINGTON AUTISM ALLIANCE	57665	01/15/2026	Q4 2025 Human Services Support 25-C3125	500.00
WASHINGTON STATE OFFICE CASH MGMT	57666	01/15/2026	Q4 2025 State Building Permit Fees	256.00
WESTLAKE HARDWARE WA-153	57667	01/15/2026	Supplies & Materials PW	490.56
WHIRLWIND SERVICES, INC.	57668	01/15/2026	Supplemental Street Sweeping Svcs	9,842.25
WM CORPORATE SERVICES INC.	57669	01/15/2026	Dec 2025 Sweeper Dump Fees	6,842.40
XEROX CORPORATION	57670	01/15/2026	Dec 2025 Color & BW Overages 1st Floor	628.14
ZIPLY FIBER	57671	01/15/2026	Dec 2025 Phones CH & PW Office	827.65
AGORA REFRESHMENTS	57672	01/16/2026	Jan 2026 Filtered Water CH & PW Shop	198.19
ASSOCIATION OF WA CITIES	57673	01/16/2026	2026 AWC Drug & Alcohol / Retro Safety Fees & City Membership	24,566.00
CASCADE PEST CONTROL	57674	01/16/2026	Jan 2026 Pest Control CH	275.75
COMCAST	57675	01/16/2026	Jan 2026 Internet CH & Hangar	2,220.18
COMCAST BUSINESS	57676	01/16/2026	Jan 2026 Internet & Cable CH & Ti-awh-ah-dees Park	233.11
COSTAR REALTY INFORMATION INC	57677	01/16/2026	Computer Software & Subscriptions	948.58
E SQUARED SYSTEMS, LLC	57678	01/16/2026	2026 Annual Fire Alarm Monitoring Boathouse	595.62
IWORQ SYSTEMS	57679	01/16/2026	2026 ROW Utility Permit Software Subscription	2,800.00
KING COUNTY FINANCE	57680	01/16/2026	2026 K4C Dues	1,200.00
LIGHTHOUSE CONSULTING INC	57681	01/16/2026	2026 Firewall Software Subscription	3,180.37
NARWHAL MET, LLC	57682	01/16/2026	Jan 2026 Weather Monitoring Svc	425.00
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	57683	01/16/2026	Q1 2026 Emergency Radios	1,200.81
QUADIENT LEASING USA, INC.	57684	01/16/2026	Jan-Apr 2026 Postage Meter Rental	646.35
REGIONAL CRISIS RESPONSE AGENCY	57685	01/16/2026	Q1 2026 RCR Payment 23-C2903	52,033.25
SESAC	57686	01/16/2026	2026 Annual Music License	641.00
SUNBELT RENTALS	57687	01/16/2026	Trencher Rental Parks	170.92
WASHINGTON STATE UNIVERSITY-CONFERENCE MANAGEMENT	57688	01/16/2026	NWCI PDII Training - Michelle Kang	1,200.00
MISSION SQUARE / 109964	DFT0003028-3030	01/09/2026	City of Kenmore 401a & 401a Loan	32,643.91
DRS 457	DFT0003031-3032	01/09/2026	DRS 457 Deferred Comp	838.08
MISSION SQUARE 457 / 304745	DFT0003033-3037	01/09/2026	ICMA 457 Deferred Comp	9,803.66
NAVIA HSA	DFT0003038	01/09/2026	Employee Health Savings Contribution	300.76
NAVIA FSA	DFT0003039	01/09/2026	HSA - Employer	14,375.00
PERS DEPT OF RETIREMENT SYSTEMS	DFT0003040-3047	01/09/2026	Public Employees Retirement	31,284.08
NAVIA FSA	DFT0003048	01/09/2026	Employee Flexible Spending Account	818.45
BANNER BANK 941 DEPOSIT	DFT0003049	01/09/2026	Medicare, Social Security, Federal Withholding	34,751.49
PAYROLL	Electronic Deposit	01/09/2026	Direct Deposit	201,969.75
Grand Total:				2,968,605.07

Vendor Purchasing Report

For Date Range 01/01/2026 - 01/16/2026

Name	Volume
AGORA REFRESHMENTS	198.19
AMERICAN GENERAL LIFE GPO/400S	220.33
ANSWERING SERIVCE CARE LLC	165.35
ASSOCIATION OF WA CITIES	24,566.00
BANNER BANK 941 DEPOSIT	34,751.49
CASCADE PEST CONTROL	275.75
CENTER FOR HUMAN SERVICES	2,500.00
COMCAST	2,220.18
COMCAST BUSINESS	233.11
COMMANDLINK	2,465.16
CONVERGINT TECHNOLOGIES	1,282.79
COSTAR REALTY INFORMATION INC	948.58
DEPARTMENT OF LABOR AND INDUSTRIES	30.18
DOMESTIC ABUSE WOMENS NETWORK	1,250.00
DRS 457	838.08
E SQUARED SYSTEMS, LLC	595.62
ELECTRONIC BUSINESS MACHINES	142.76
HOME DEPOT CREDIT SERVICES	709.54
HOUSING CONNECTOR	1,250.00
HRA VEBA TRUST	22,995.00
iWORQ SYSTEMS	2,800.00
JACOBS ENGINEERING GROUP	41,458.02
KENMORE ELEMENTARY PTA	1,250.00
KENMORE MIDDLE SCHOOL	2,750.00
KING COUNTY FINANCE	76.00
LIGHTHOUSE CONSULTING INC	15,690.18
MISSION SQUARE / 109964	32,643.91
MISSION SQUARE 457 / 304745	9,803.66
NAVIA FSA	15,193.45
NAVIA HSA	300.76
NORTHSHORE SENIOR CENTER	5,000.00
OPEN DOORS FOR MULTICULTURAL FAMILIES	1,250.00
PACE ENGINEERS, INC.	774.00
PAWS	238.00
PERS DEPT OF RETIREMENT SYSTEMS	31,284.08
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	1,200.81
RRJ COMPANY, LLC	101,574.51
SARAH ROBERTS	42,220.53
SCORE	16,587.02
SESAC	641.00
SHORELINE FIRE DEPT	13,432.00
STEWART MACNICHOLS HARMELL, INC.	5,000.00
SUNBELT RENTALS	170.92
WA CITIES INSURANCE AUTHORITY	896,332.00
WASHINGTON AUTISM ALLIANCE	500.00

Name	Volume
WASHINGTON STATE UNIVERSITY-CONFERENCE MANAGEMENT	1,200.00
WHIRLWIND SERVICES, INC.	9,842.25
WM CORPORATE SERVICES INC.	6,842.40
XEROX CORPORATION	628.14

2026-01-16 Voucher List for Approval

Final Audit Report

2026-01-23

Created:	2026-01-22
By:	Jenilee Knox (jknox@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHbjGNbemcFI5ZpfhbvcXA1YDYi45nF3g

"2026-01-16 Voucher List for Approval" History

-  Document created by Jenilee Knox (jknox@kenmorewa.gov)
2026-01-22 - 1:08:42 AM GMT
-  Document emailed to Melinda Merrell (mmerrell@kenmorewa.gov) for signature
2026-01-22 - 1:09:49 AM GMT
-  Email viewed by Melinda Merrell (mmerrell@kenmorewa.gov)
2026-01-22 - 1:10:05 AM GMT
-  Document e-signed by Melinda Merrell (mmerrell@kenmorewa.gov)
Signature Date: 2026-01-22 - 1:10:58 AM GMT - Time Source: server
-  Document emailed to Teri Killgore (tkillgore@kenmorewa.gov) for signature
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Signature Date: 2026-01-23 - 0:27:45 AM GMT - Time Source: server
-  Agreement completed.
2026-01-23 - 0:27:45 AM GMT

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 2/9/2026

Subject/Topic:	Proposed Council Action/Motion:
Adoption of Resolution No. 26-443 Amending the 2026-2027 Committee Appointments	☐ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☐ Public Hearing ☒ Adopt/Approve ☐ Authorize ☐ Other:
Department: City Clerk's Office	
Prepared by: Scott Passey City Clerk	
Attachments: Resolution No. 26-443 and Exhibit 1	Motion to adopt Resolution No. 26-443 Amending the 2026-2027 Committee Appointments

Approvals: _____
Department Head SP 1/26/26 City Attorney DR 1/29/26 Finance Director N/A City Manager TK 1/30/26 Optional _____

Summary/Background:

The City Council amends its committee appointments on a biennial basis. Resolution No. 26-443 memorializes the City Council's committee appointments made at the January 12, 2026 Council Meeting. Adopting these appointments by resolution makes it easier for staff to track the legislative history of these appointments rather than researching minutes.

Previous Council Action(s):

None

Fiscal Consideration:

N/A

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

[City Council Priorities](#) or Budget Objective Being Addressed:

All Council Priorities are implicated by Council's representation on local committees and associations.

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 26-443**

**A RESOLUTION OF THE CITY COUNCIL OF KENMORE, WASHINGTON,
AMENDING THE 2026-2027 APPOINTMENTS, INCLUDING APPOINTMENT
OF A CITY REPRESENTATIVE TO THE GOVERNING BOARD OF THE
NORTHSHORE PARKS AND RECREATION SERVICE AREA.**

WHEREAS, the City Council of the City of Kenmore desires to formally appointment certain of its members to assignments to represent the City and the City Council; and

WHEREAS, the City Council has discussed and decided its appointments for the 2026-2027 period; and

WHEREAS, the City of Kenmore has approved the Interlocal Agreement that designates Kenmore as an official member of the Northshore Parks and Recreation Service Area (NPRSA), by which creation and membership in this joint governing board is legislated by RCW 36.68.400; and

WHEREAS, the City Council wishes to support the efforts of the NPRSA to carry out its duties as a special district with an independent governing board, including a board member appointed by the City of Kenmore.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Kenmore City Council establishes the 2026-2027 City Council appointments and assignments as shown in Exhibit 1, attached hereto and herein incorporated as part of this resolution.

Section 2. The City Council appoints Councilmember Loutsis as the City of Kenmore Representative and Councilmember O'Cain as the Alternate Representative to the governing board of the Northshore Parks and Recreation Service Area.

PASSED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 9TH DAY OF FEBRUARY, 2026.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

EXHIBIT 1 - Resolution 26-443

26-4432026 COUNCIL COMMITTEE LIST

Updated 01.22.2026

APPOINTMENT BY THE CITY COUNCIL

Name of Regional Board/Committee	Position or Informational?	Part of an ILA or other Contract?	Meeting Schedule & Location	City Representative(s)	Staff Point of Contact
ETP Eastside Transportation Partnership	2 Voting Positions	Yes	2 nd Fri of month 8-9am Virtual	Nigel Herbig Nathan Loutsis	John Vicente
SeaShore Transportation Forum King County Transportation Dept.	2 Informational Positions	No	1 st Fri of month 7:30-9:30 a.m. Shoreline City Hall	Nathan Loutsis [open]	John Vicente
SCA PIC - Public Issues Committee Sound Cities Association (SCA)	1 Voting Position		2 nd Wed of month 7:00 p.m. Renton City Hall	Eric Adman Alternate: Nathan Loutsis	TBD
WRIA #8 Salmon Recovery Council	1 Voting Position	Yes	3 rd Thu of month 3:00 – 5:30 p.m. (5-6 times per year) Virtual	Eric Adman Alternate: Melanie O’Cain	Richard Sawyer
North Urban Human Services Alliance (NUHSA)*	1 Board of Directors Position			Valerie Sasson	Stephanie Lucash

K4C – Regional Climate Action*	1 Voting Position	Yes	1 st Fri of month 10AM, Every other week during Leg Session	Melanie O’Cain	Richard
Northshore Parks and Recreation Service Area (NPRSA)	1 Voting Position	Yes	3 rd Wed of month 5pm Bothell City Hall	Nathan Loutsis Alternate: Melanie O’Cain	Debbie Bent
Regional Crisis Response (RCR) Principals Assembly	1 Principal Position	Yes		Nathan Loutsis Alternate: Melanie O’Cain	
ARCH Elected Officials Council (1 Year Pilot)*	TBD	Yes	Quarterly	Jon Culver Alternate: Nigel Herbig	Debbie Bent

- New to list in 2026

OTHER REGIONAL AND NATIONAL BOARDS & COMMITTEES THAT KENMORE SERVES ON (NOT APPOINTED BY THE COUNCIL)

Name of Regional Board/Committee	Position or Informational?	Part of an ILA or other Contract?	Meeting Schedule & Location	City Representative(s)	NOTES
Coffee with Council	Informational		1 st Monday, 7:30; and 3 rd Saturday, 8:00 The Hangar at Town Square	Up to three Councilmembers can "accept" meeting request	
King County Affordable Housing Committee				Nigel Herbig	
King County Flood Control District Advisory Committee				Melanie O'Cain	
North King County Coalition on Homelessness		MOA, non voting	Monthly, Thursday Afternoon	Valerie Sasson	
Washington State Traffic Safety Commission				Nigel Herbig	
SCA Committees	Individual applications			Pending SCA process	<i>RPC is a SCA committee, not a Council appointed position as shown on the 2025 list</i>

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 2/9/2026

Subject/Topic:	Proposed Council Action/Motion:
Adopt Resolution No. 26-444 approving the 2026 Parks, Recreation, and Open Space (PROS) Plan Department: Community Development Prepared by: Debbie Bent, Community Development Director Todd Hall, Principal Planner Attachments: 1. Resolution No. 26-444 2. PROS Plan	☐ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☐ Public Hearing ☒ Adopt/Approve ☐ Authorize ☐ Other: Adopt Resolution No. 26-444 approving the 2026 Parks, Recreation, and Open Space (PROS) Plan

Approvals: _____

Department	City	Finance	City
Head <u>DB, 1/27/26</u>	Attorney <u>DR, 1/29/26</u>	Director <u>N/A</u>	Manager <u>TK 1/30/26</u>

Optional _____

Summary/Background:

Staff requests that the City Council adopt Resolution 26-444 approving the 2026 Parks, Recreation, and Open Space (PROS) Plan.

Background: The 2026 Kenmore Parks, Recreation, and Open Space (PROS) Plan provides a framework and resource for considering options and decisions for future development of the city's parks, recreation, and open space system. Updated every 6 years in coordination with Washington State's Recreation and Conservation Office (RCO) requirements and the Growth Management Act (GMA), the Plan ensures Kenmore remains eligible for state and federal funding while aligning with the City's Comprehensive Plan and preparing for projected population growth and evolving community needs.

The PROS Plan update also aligns with the Parks and Recreation Chapter of Kenmore's Comprehensive Plan and the list of potential parks capital improvement projects in the Capital Facilities Element of the Comprehensive Plan.

Previous Council Action(s):

The PROS Element and Capital Facilities Element was last amended and adopted by City Council in November 2025. The PROS Plan was last updated in 2020.

Fiscal Consideration:

Contract 24-C3092 with Beckwith Consulting Group for \$120,000 for a scope of work related to updating the PROS Element of the Comprehensive Plan, Capital Facilities Element of the Comprehensive Plan, PROS Plan and Park Impact Fee Rate Study. \$120,000 budgeted in the Community Development Department budget.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

DEIA Objective 1.2: Ensure equitable access and representation in city services.

[City Council Priorities](#) or Budget Objective Being Addressed:

Council Priority 9: Explore opportunities to expand Parks and Recreation.

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 26-444**

**A RESOLUTION OF THE CITY COUNCIL OF KENMORE, WASHINGTON,
ADOPTING AN UPDATED PARKS, RECREATION, AND OPEN SPACE (PROS)
PLAN**

WHEREAS, the City is required by the Washington State Recreation and Conservation Office (RCO) to periodically adopt a Parks, Recreation, and Open Space (PROS) Plan to maintain eligibility for related state grants and funding programs; and

WHEREAS, the City's most recent PROS Plan was adopted in 2020 and conditions in the City have changed since that time; and

WHEREAS, throughout the development of the PROS Plan, a concerted effort has been made to generate public involvement and input, including online and mailed surveys, a public open house, farmers markets, City podcast, and the City's website, and weekly and quarterly notices; and

WHEREAS, the Planning Commission considered the proposed amendments at public meetings throughout 2025; and

WHEREAS, on January 26, 2026, the Planning Commission presented its final recommendations on the PROS Plan to the City Council; and

WHEREAS, the City Council desires to adopt the updated PROS Plan for the City of Kenmore.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Plan Adopted. The City Council approves and adopts the "City of Kenmore, Washington Parks, Recreation, and Open Space (PROS) Plan, Updated 2026" as set forth in Exhibit 1, attached hereto and incorporated by this reference.

Section 2. Filing of the Plan. The City Manager or designee is authorized and directed to file a copy of this resolution, together with the attached Exhibit, with the State of Washington Recreation and Conservation Office within thirty (30) days of adoption of this resolution.

PASSED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 9th DAY OF FEBRUARY 2026.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

CITY OF KENMORE

WASHINGTON



Parks, Recreation, and Open Space (PROS) Plan

Updated 2026





CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan ELECTED OFFICIALS



**Mayor
Nigel Herbig**
Position No. 4



**Deputy Mayor
Valerie Sasson**
Position No. 3



**Councilmember
Melanie O'Cain**
Position No. 1



**Councilmember
Joe Marshall**
Position No. 2



**Councilmember
Jon Culver**
Position No. 5



**Councilmember
Eric Adman**
Position No. 6



**Councilmember
Nathan Loutsis**
Position No. 7

PLANNING COMMISSION

Tracy Banaszynski, Chair

David Dorrian, Vice Chair

Mike Vanderlinde

Dwight Thompson

Chris Olson

Edouard Lassalle

Kara Macias

CITY STAFF

Teri Killgore, City Manager

Stephanie Lucash, Deputy City Manager

Debbie Bent, Community Development Director

Todd Hall, Principal Planner

Brittany Chue, Senior Planner

Shannon Tipple-Leen, Administrative Specialist

Amanda Larson, GIS Analyst

Lauren Chomiak, Communications & Tourism Manager

CONSULTANTS

Beckwith Consulting Group - Tom Beckwith, Owner



TABLE OF CONTENTS

Executive Summary	6
Introduction	11
Objectives	
Approach	
Public Involvement	
Documentation	
Goals and Policies	15
Context	24
History	
Economy	
Demographics	
Population Projections	
Age-specific Forecasts	
Recreation Demand	
Annual Volumes 2020-2050	
Social Equity	
Walkability	
Heat Index	
Public Involvement	56
Resident Outreach Survey	
Workshops and Open Houses	
Jurisdictions	
Recreation Groups	
Northshore School District (NSD)	
Arts and Culture	
Citywide Plan Amenities	69
Inventory	
Level of Service (LOS)	
Citywide Park Amenities	
Natural Areas	
Trails	
Athletic Facilities	
Indoor Facilities	
Special Use Activities	
Support Facilities	





2026 Parks, Recreation, and Open Space Plan

TABLE OF CONTENTS

Park Plans 121

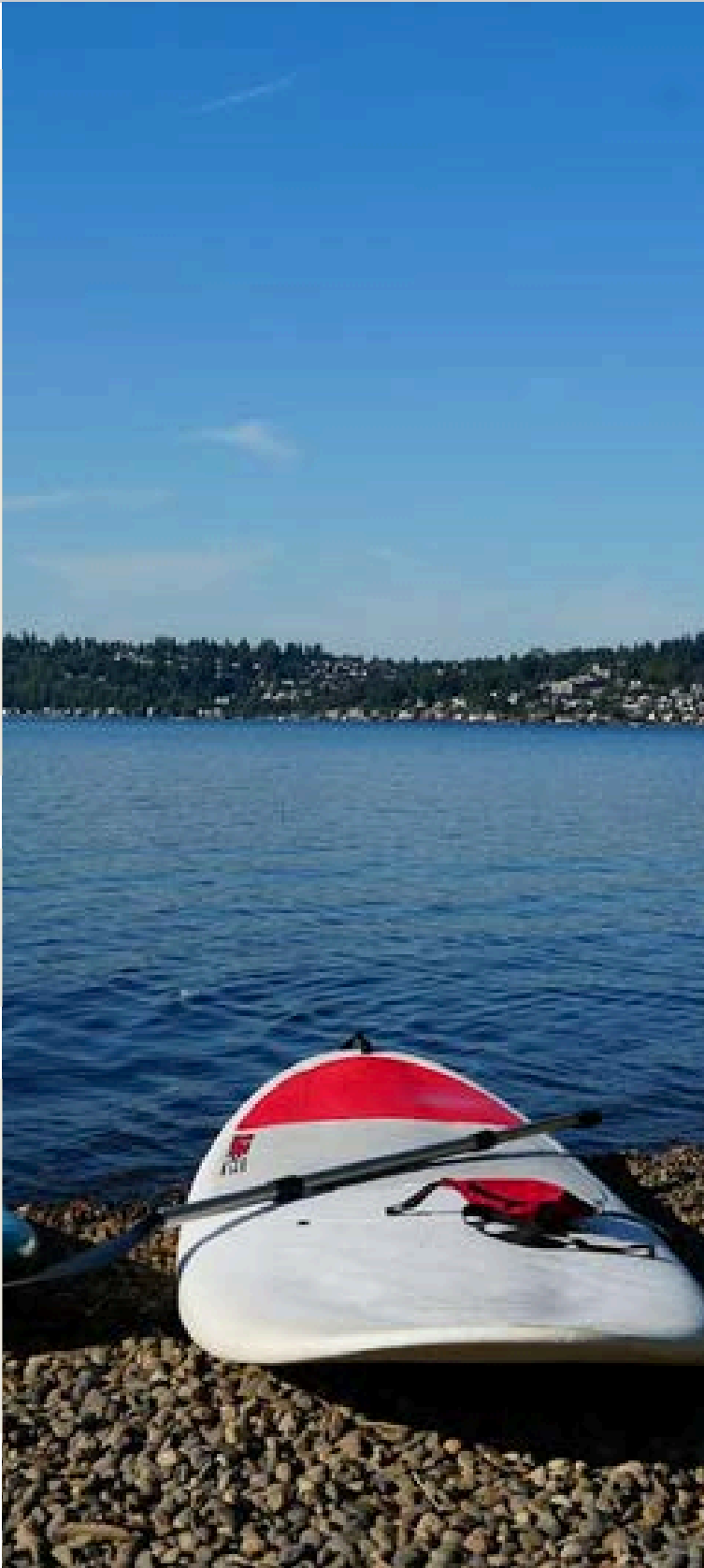
- Linwood Park
- Northshore Summit Park
- Wallace Swamp Creek Park
- Swamp Creek Wetland
- Twin Springs Park
- Town Square/Hangar Building
- City Hall/Skate Court
- Log Boom Park
- Inglewood Wetlands
- Rhododendron Park
- ł'ałwadis (Tl'awh-ah-dees) Park
- Moorlands Park
- WDFW Boat Launch
- Saint Edward State Park
- Harbour Village Marina
- Bastyr Athletic Fields
- Tolt Pipeline Trail
- Burke-Gilman Trail

Implementation 140

- Adopt Plan
- Adopt project finance strategies
- Initiate PROS projects
- Monitor progress

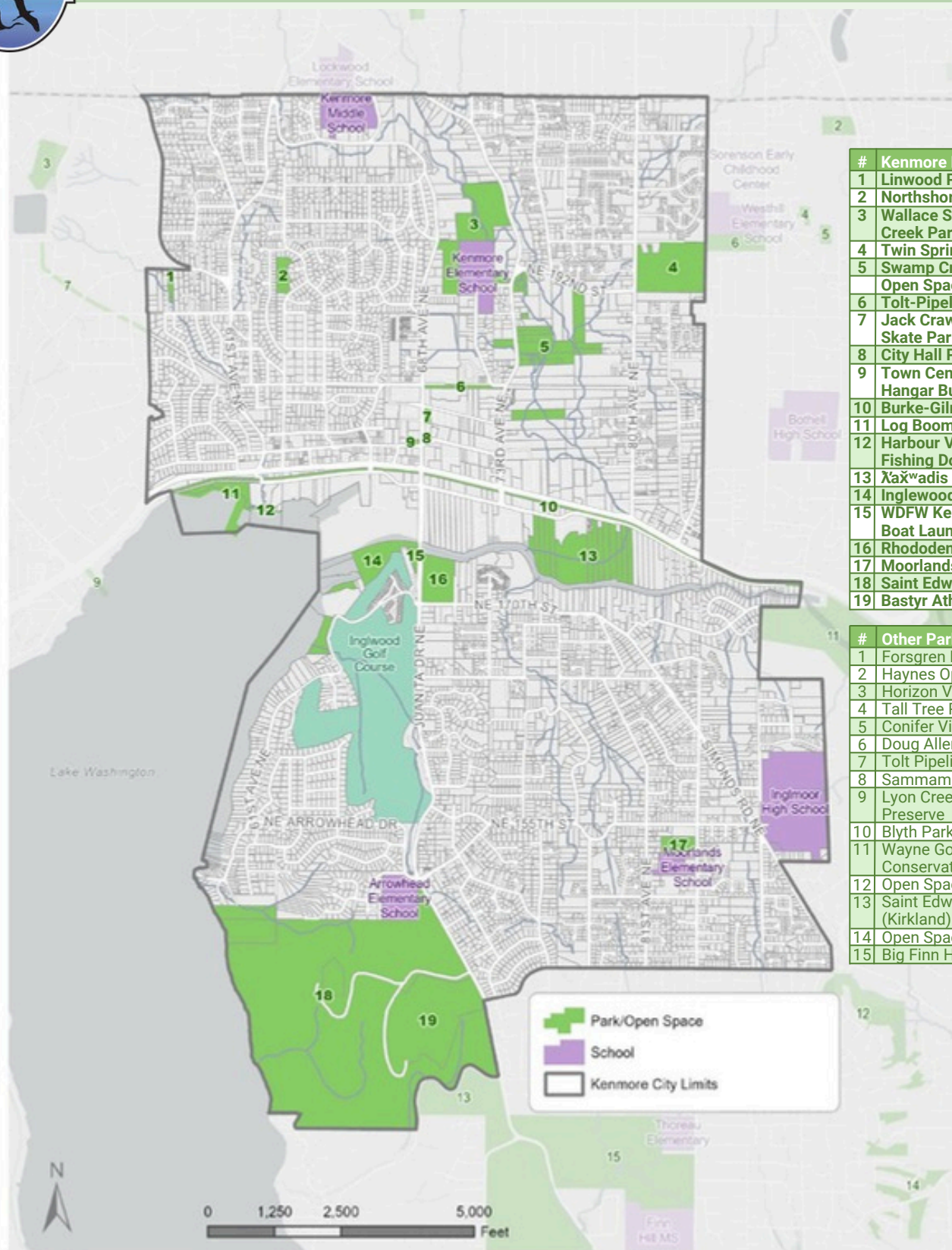
Appendices

- A: Online Survey Summary
- B: Existing Level-of-Service Requirements
- C: Capital Facilities Plan
- D: Table CF-A Parks Capital Improvements
- E: Public Art
- F: Finances
- F-2: Kenmore Funds Strategy
- G: Cost Facility
- G-2: Cost Trails





Kenmore Parks



#	Kenmore Parks
1	Linwood Park
2	Northshore Summit Park
3	Wallace Swamp Creek Park
4	Twin Springs
5	Swamp Creek Wetland
6	Open Space
7	Tolt-Pipeline Trail
8	Jack Crawford Skate Park
9	City Hall Park
10	Town Center & Hangar Building
11	Burke-Gilman Trail
12	Log Boom Park
13	Harbour Village Marina Fishing Dock
14	Waxwaxadis Park
15	Inglewood Wetlands
16	WDFW Kenmore Boat Launch
17	Rhododendron Park
18	Moorlands Park
19	Saint Edward State Park
20	Bastyr Athletic Fields

#	Other Parks
1	Forsgren Park
2	Haynes Open Space
3	Horizon View Park
4	Tall Tree Park
5	Conifer View Park
6	Doug Allen Sportsfields
7	Tolt Pipeline Trail (LFP)
8	Sammamish River Park
9	Lyon Creek Waterfront Preserve
10	Blyth Park
11	Wayne Golf Course Conservation Easement
12	Open Space
13	Saint Edward State Park (Kirkland)
14	Open Space
15	Big Finn Hill Park



Executive Summary

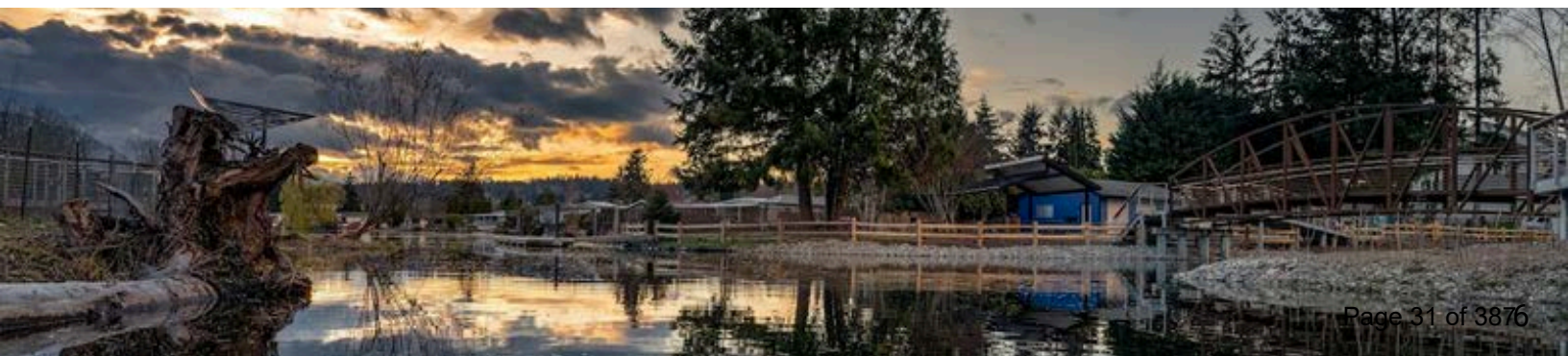
The 2026 Kenmore Parks, Recreation, and Open Space (PROS) Plan provides a framework and resource for considering options and decisions for future development of the city's parks, recreation, and open space system. Updated every six years in coordination with Washington State's Recreation and Conservation Office (RCO) requirements and the Growth Management Act (GMA), the Plan ensures Kenmore remains eligible for state and federal funding while aligning with the City's Comprehensive Plan and preparing for projected population growth and evolving community needs. The PROS Plan update also aligns with the Parks and Recreation Chapter of Kenmore's Comprehensive Plan and the list of potential parks capital improvement projects in the Capital Facilities Element of the Comprehensive Plan.

Kenmore has changed significantly since the 2020 PROS Plan update. Shifts in demographics, increasing demand for diverse recreational experiences, and growing expectations around environmental stewardship have created a need for a more cohesive, data-driven, and community-informed strategy for future investment. This PROS Plan explores evolving needs by assessing existing assets across agencies, analyzing gaps, engaging community members, and establishing a clear vision for the next two decades.

Purpose and Objectives of the Plan

The PROS Plan outlines strategies and actions the City can employ to continue providing a balanced, accessible, and equitable park and recreation system. Key objectives include:

- **Defining Kenmore's setting**, including climate, habitat, culture, and demographic trends.
- **Inventorying existing park and recreation assets** across city, county, state, school district, nonprofit, and private providers.
- **Forecasting demand** for future parks, trails, open spaces, and recreational facilities.
- **Clarifying roles and responsibilities** for facility development and stewardship.
- **Developing a citywide plan** addressing natural areas, trails, athletic facilities, recreation centers, cultural facilities, and specialized amenities.
- **Estimating costs and exploring financing strategies**, including impact fees, grants, and partnerships.
- **Outlining implementation measures** for acquisition, development, maintenance, and operations.
- **Gathering public input** through surveys, workshops, and meetings to shape priorities.





Executive Summary

Community Engagement and Public Input

The Plan is rooted in extensive community involvement. Engagement methods included open houses, workshops with partner agencies, two citywide surveys, and Planning Commission presentations. Residents, cultural groups, athletic organizations, school district staff, and neighboring jurisdictions all contributed to shaping the Plan's direction.

Survey data indicated the following top community priorities:



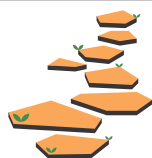
Strong support for the current park system and continued investment for future facilities, including preservation of existing playgrounds, fields, and other neighborhood amenities



High community priority for a future recreation center which emphasizes fitness, youth/teen programming, indoor sport courts, and senior programming



Natural area protection and parkland acquisition preserving open spaces, which allows for the protection of wildlife, clean water, salmon recovery, and tree canopy



Trail expansion and improved connectivity that emphasize completion of missing trail segments, looped trail systems, improved access between parks and neighborhoods, and safer walking and biking routes



Strong interest in program expansion, safe places for youth and teens, including after-school and summer programming, inclusive activities, and activities that build community



Strong support for waterfront and open space enhancements that provide water access, lake-related recreation, and scenic views, while also promoting shoreline restoration where possible

These insights shape the City's focus on community-scale amenities, linking waterfront parks, improving trail networks, and expanding indoor recreation.



Executive Summary

Existing System Overview

Kenmore's park system includes:

- **14 City-owned parks and open spaces** representing 153 acres.
- **Regional and state-managed lands** within city limits, including the Burke-Gilman Trail and Saint Edward State Park.
- **School district facilities** that provide additional fields and open space.
- **Private and nonprofit assets**, such as the Inglewood Golf Course and community event spaces.

In total, 36 parks, trails, school grounds, and private open spaces representing more than 1,100 acres lie within or adjacent to Kenmore. While Kenmore itself owns a modest share of this land, residents benefit greatly from regional access and shared facilities.

Benchmarking using National Recreation and Park Association (NRPA) Park Metrics indicates Kenmore exceeds peer communities in overall park access when accounting for regional spaces but falls short in specific amenities, such as athletic courts and fields, indoor recreation spaces, and aquatic centers. As Kenmore grows, from 24,520 residents in 2025 toward a projected 33,491 residents by 2050, the pressure for these amenities will increase.





Executive Summary

Key System Needs

Analysis of inventory, levels of service, demographic change, and public input identified several core needs:

Natural Areas

- **Continued habitat restoration and stewardship** to protect salmon-bearing streams and wetlands.
- **Improved access to nature** through trails and environmental education.

Trails and Connectivity

- **Expanded trail mileage and improved connections** between neighborhoods, parks, schools, and the waterfront.
- **A citywide non-motorized network** to support both recreation and daily mobility.

Athletic Facilities

- **Increased capacity** for multi-use turf fields, courts, and all-ages sport amenities.

Indoor Recreation Spaces

- **Major gaps** in recreation centers, aquatics, cultural space, and youth/teen indoor programming.
- **Community priority for new facilities**, including a recreation center, aquatic center, and cultural center that can serve all ages.

Community Gathering Spaces

- **Desire for urban plazas, neighborhood-scale gathering areas, and a large community space** in the future Lakepointe development area.



Executive Summary

Goals and Policies Framework

The Plan establishes a comprehensive goals framework to guide decision making:

1. **Develop and maintain parks, trails, and waterfront areas** that support active and passive recreation while protecting natural resources.
2. **Enhance stewardship of natural environments** through restoration and sustainable management.
3. **Improve connectivity** with a citywide network of trails and accessible routes.
4. **Expand recreation opportunities**, both outdoors and indoors, to align with community needs.
5. **Strengthen arts and cultural facilities** to support Kenmore's growing creative and cultural sectors.
6. **Use a data-informed, community-driven planning process** for continuous improvement.
7. **Establish durable and diversified funding sources** to support long-term acquisition, development, and maintenance needs.

Implementation Strategy

The Plan outlines four major implementation steps:

1. **Adopt the PROS Plan** as a formal GMA planning document and integrate it with the City's Comprehensive Plan.
2. **Adopt coordinated finance strategies**, including allocations from Real Estate Excise Tax (REET), park impact fees, lodging taxes, Conservation Futures, and competitive state/federal grants.
3. **Initiate PROS projects**—from natural area restoration and trail building to playground upgrades, new sport courts, and development of indoor recreation or cultural facilities.
4. **Monitor progress and adjust strategies** based on annual reviews, metrics, and updated community input.

This framework ensures that the Plan is actionable, financially grounded, and adaptable to future needs.

Conclusion

The 2026 PROS Plan is required to ensure continued eligibility for essential state and federal grant funding, and its adoption ensures funding avenues for future park projects. While the objective of the 2025 PROS Plan is to position Kenmore to better enhance its parks, recreation, and open spaces, the contents of this document should be regarded primarily as an inventory and compliance resource, and not as a compilation of detailed prioritized improvement and investment recommendations.

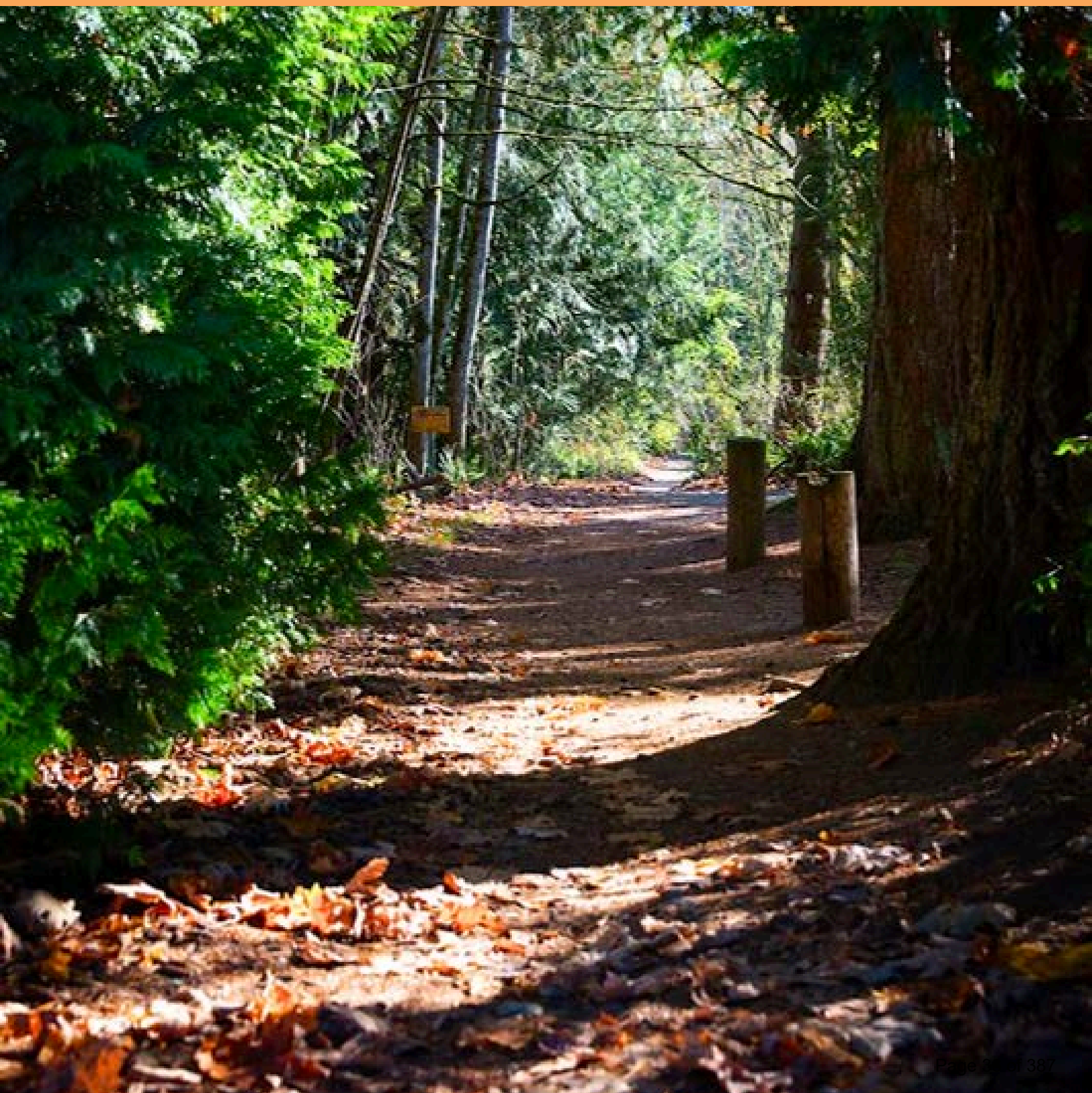
The Plan establishes necessary regulatory compliance and offers valuable preliminary data through surveys and benchmarking. However, it should be regarded as a foundational inventory rather than a final, prioritized investment guide, providing a practical pathway to implementation and ensuring Kenmore's parks and recreation system remains vibrant, equitable, and resilient.



CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan

INTRODUCTION



Introduction

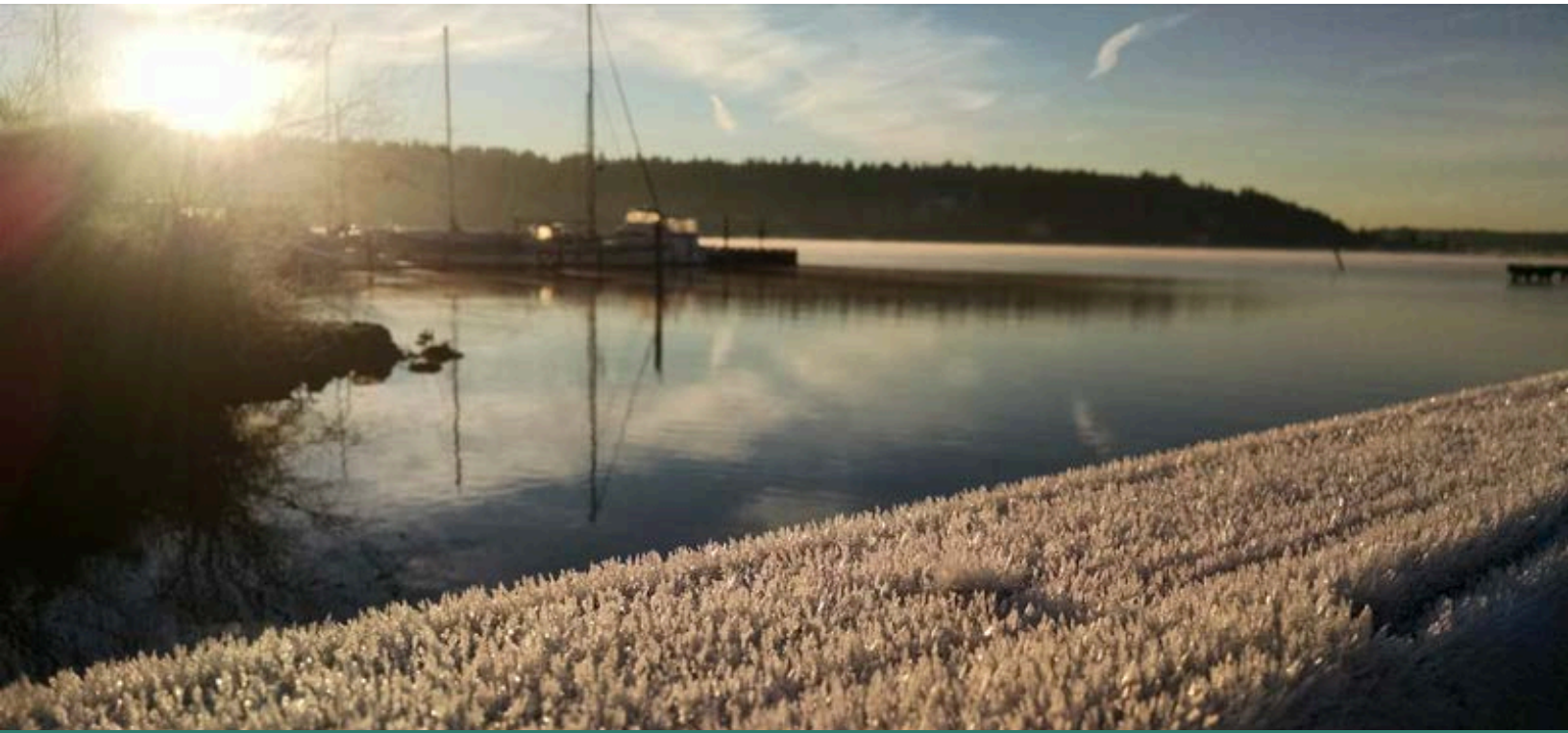
The State of Washington Recreation Conservation Office (RCO) requires the Parks, Recreation, and Open Space (PROS) Plan be updated at least every six years to qualify for certain state and federal park, open space, and trail grants. The PROS Plan update also aligns with the Parks and Recreation Chapter of Kenmore's Comprehensive Plan which must be updated at least every 6-8 years for the city to qualify for utility, transportation, and community development grants and funds.

Kenmore has grown and demographically changed since the last Parks, Recreation & Open Space (PROS) Plan was updated in 2020. The choices that confront Kenmore at the present time concerning the number, location, and content of city parks and trails are significant and could alter the character and quality of open space, trail, and park facilities if not adequately planned.

This document outlines the choices that are available and the means for implementing preferred actions found to be beneficial to Kenmore residents.



Objectives



The specific objectives of the PROS Plan Update were:

Define the setting – within Kenmore including climate, environment, wildlife habitat, history, culture, population changes, and current development conditions.

Inventory assets – existing public, private, and nonprofit park facilities and open spaces that have been developed to-date by Kenmore and other agencies and organizations.

Forecast demand – for future park, recreation, open space, and trails that may be provided by Kenmore and other agencies.

Identify appropriate roles and responsibilities – that should be undertaken by Kenmore to meet critical park, recreation, open space, and trail facility needs.

Develop the elements of a citywide plan – for park, recreation, open space, and trail facilities including natural areas, resource activities, trails, athletic fields and facilities, community and recreation centers, and other special purpose facilities.

Determine the costs – involved in acquiring, maintaining, and/or improving park, recreation, open space, and trail facilities to meet level-of-service (LOS) standards and the possible use of innovative financing tools or methods.

Define an implementation program – outlining the actions necessary to realize the PROS Plan including supporting actions necessary for partnership agreements with other agencies and organizations.

Determine public opinion – through a series of public participation events and refine final project, plan, and financing components based on the results of public input.

Approach

The PROS Plan analyzed the supply, demand, and need for park, recreation, open space, and trail facilities on a citywide basis. The analysis includes Northshore School District, King County, adjacent cities of Bothell, Kirkland, Lake Forest Park, and Mountlake Terrace, Washington State Parks, and nonprofit organizations' assets to holistically determine needs and demands, and thereby the City's role in coordinating the development of park, recreation, open space, and trail facilities in the future.

While nonprofit assets are included, that does not mean that nonprofit assets are consistently available for public use. It is up to park users to follow posted and adopted rules and make authorized use of nonprofit agency lands and facilities.

The proposed implementation strategies are the result of this comprehensive analysis. Generally, the proposed strategies recommend the City focus its resources where park, recreation, open space, and trail facility needs are most critical and most effective.

Public Involvement

Public involvement methods used during the PROS Plan Update include:

Workshops and open houses – with adjacent jurisdictions, state agencies, Northshore School District, arts and culture groups, athletic groups, and Kenmore residents.

Online surveys – one conducted at the beginning of the process to determine current park utilization practices and condition assessments, and another at the end of the process to determine priorities and financing.

Presentations – to the Planning Commission to elicit feedback. Public comments received during Planning Commission meetings and part of a Public Hearing. City Council presentations to elicit feedback.

The proposals contained within this PROS Plan document represent the opinions developed from the public participation events.

Documentation

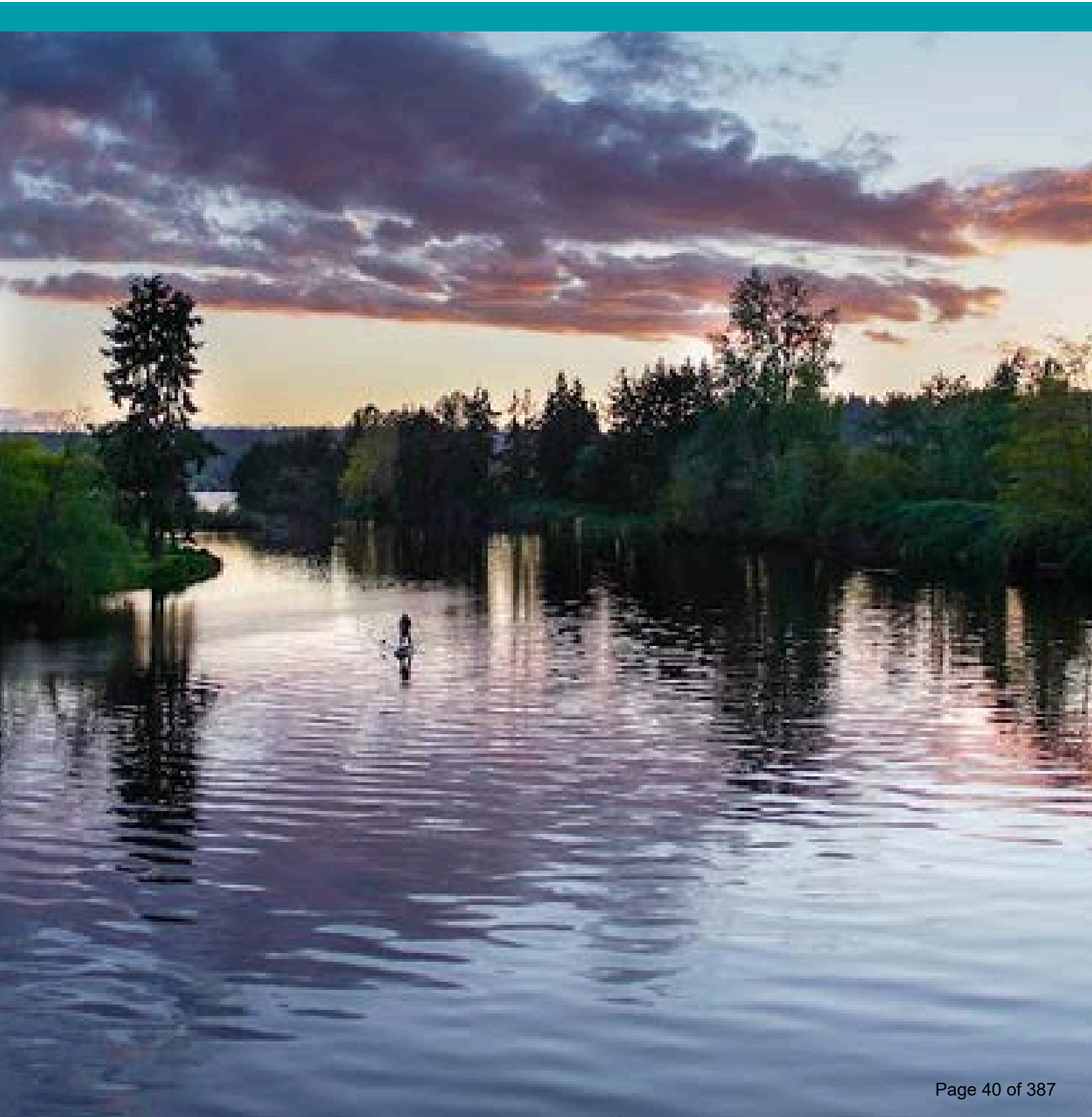
This report is organized into seven chapters outlining goals and objectives, open space, trail, and park plan elements, and implementation measures. Separate technical appendices are attached detailing the city setting, facility inventories, park opportunities, land and facility demands, finances, and public opinion.



CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan

GOALS AND POLICIES





Goals, Objectives, and Policies

The following are the Parks, Recreation, and Open Space goals, objectives, and policies. The goals establish overarching priorities that establish the vision for the Parks, Recreation, and Open Space Element. Objectives provide direction, and policies provide the action to support the goals. These actions are specifically related to the implementation of a healthy, viable, and balanced park and recreation system for Kenmore.

Goals and policies form the framework for the Parks, Recreation, and Open Space (PROS) Plan. A goal may change over time to reflect changing community values or economic conditions. Policies are more specific statements that describe a means to achieving goals, are measurable, and also may change over time.

The goals and policies were developed to provide policy direction for implementation strategies and actions.

GOAL P-1 **Develop new and maintain existing parks, trails, and waterfront areas to support a balance of both active and passive recreation, while also prioritizing protection and stewardship of the city's waterways and natural resources.**

Objective P-1.1 **Provide high quality maintenance and stewardship of Kenmore parks and open spaces that are sustainable, safe, and attractive to use.**

Policy P-1.1.1 Evaluate park and recreation facilities to ensure safety and operational requirements are being met.

Policy P-1.1.2 Maintain an asset maintenance and life cycle replacement schedule for all park assets.

Policy P-1.1.3 Provide procedures, practices, and resources to maintain and operate a quality park and recreation system.

Policy P-1.1.4 Establish and adopt park maintenance standards and practices for the park and recreation system.

Policy P-1.1.5 Conduct regular safety inspections of park and recreation facilities and correct any safety issues.

Goals, Objectives, and Policies

Policy P-1.1.6 Repair, replace/upgrade park assets based on their condition and prior to reaching the end of their expected life cycle.

Policy P-1.1.7 Use equipment, landscaping and design techniques that reduce long-term maintenance costs and increase safety for park users.

Policy P-1.1.8 Incorporate sustainable design for new or renovation to existing park and recreation facilities. For example, incorporate the use of low impact development and green building best practices.

Policy P-1.1.9 Incorporate sustainable practices when implementing recreation program offerings. For example, consider impacts of recreational programs scheduled in natural areas.

Objective P-1.2 Establish and implement plans, development policies, regulations, and incentives for waterfront access to retain views and create water dependent recreational opportunities in conjunction with private and public development.

Policy P-1.2.1 Continue to identify public and private parcels to locate a Water Walk from Log Boom Park to ʔaʔwadis (Tl'awh-ah-dees) Park.

Policy P-1.2.2 Identify specific opportunities for joint development, partnership, and other options for implementing a Water Walk.

Policy P-1.2.3 Develop a Waterfront Strategic Plan to improve park activities and access (physical or visual) along the waterfront while also focusing on the protection of sensitive natural areas.

Policy P-1.2.4 Allow sufficient space from the shoreline for natural ecosystem processes when considering Water Walk trail locations, especially those involving hardscapes.

Policy P-1.2.5 Adopt development regulations and incentives that are consistent with and further the implementation of a Waterfront Strategic Plan.

Policy P-1.2.6 Seek external funding sources or partnerships to provide public access and ensure water-dependent recreational opportunities are available.

Policy P-1.2.7 Identify and retain important public access and view corridors to Lake Washington and the Sammamish River.



Goals, Objectives, and Policies

GOAL P-2 Preserve, restore, maintain, and enhance built and natural environments to ensure quality and equitable recreational opportunities exist.

Objective P-2.1 Identify and implement strategies to preserve, restore, and enhance both built and natural environments within parks and recreational areas to support high-quality, sustainable recreational opportunities for current and future users.

Policy P-2.1.1 Identify opportunities to provide access, views, and education of environmental critical areas.

Policy P-2.1.2 Establish and implement development regulations and incentives to provide access and protection to critical areas.

Policy P-2.1.3 When developing parks, create a balance between habitat restoration, particularly salmon habitat, enhancement, and public access.

Policy P-2.1.4 Develop a Strategic Plan to explore opportunities for continuing habitat and riparian corridor restoration that includes opportunities for public access where appropriate.

Policy P-2.1.5 Seek funding sources to support efforts for habitat restoration, enhancement, and public access.

Policy P-2.1.6 Develop aquatic weed and vegetation management plans for parks with critical areas.

Policy P-2.1.7 Identify resource management agencies, such as the Water Resource Inventory Area (WRIA 8) Salmon Recovery Council, and other partners to steward critical areas in parks and open spaces.

Policy P-2.1.8 Develop and install interpretive signage to inform and educate about environmental sustainability, as well as the value and function of environmental critical areas.

Policy P-2.1.9 Develop and install signage to inform and educate about community history, including the importance of First Nations and Indigenous peoples, culture, and history.

Policy P-2.1.10 Identify agencies and organizations in partnership with the City that support volunteer programs and efforts focused on habitat restoration, vegetation management, and stewardship.

Policy P-2.1.11 Develop, consider, and implement climate resiliency measures that mitigate the impacts of climate change (for example: heat islands), such as planting trees and vegetation in parks and in corridors connecting parks.



Goals, Objectives, and Policies

GOAL P-3 Promote safe multimodal and non-motorized access to parks and recreational facilities in the city.

Objective P-3.1 Develop an interconnected road and off-road trail system throughout Kenmore that supports both regional and local active transportation, destinations, and recreation, while thoughtfully protecting and integrating habitat corridors.

Policy P-3.1.1 Prepare, communicate, and promote a safe routes plan which maps a network of pedestrian and bicycle connections from neighborhoods to downtown, the waterfront, parks, and public facilities, ensuring equitable, inclusive, and accessible access.

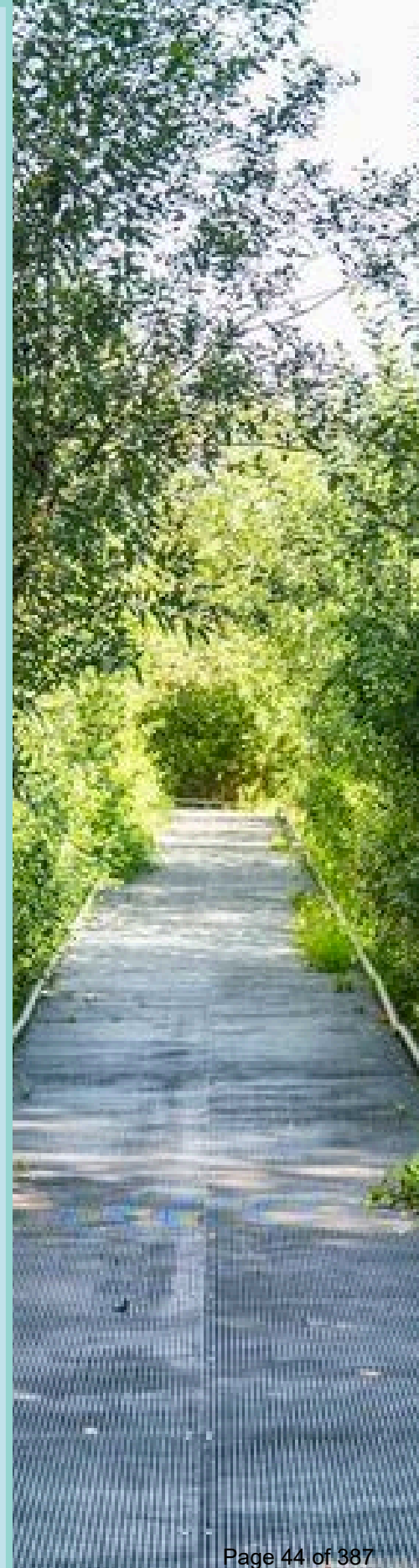
Policy P-3.1.2 Identify and create opportunities to provide connections to parks, trails, and open space in adjoining cities, including access to and parking for trail heads.

Policy P-3.1.3 Review development proposals for creating viewpoints, view corridors, and easements for pedestrian and bicycle connections to parks, recreation, and open space facilities.

Policy P-3.1.4 Plan and develop park connections utilizing transportation corridors, as appropriate (e.g., 68th Ave NE, 73rd Ave NE).

Policy P-3.1.5 Pursue the acquisition of easements and develop the Tolt Pipeline Trail linking to adjoining cities, excluding crossing the Swamp Creek wetland, consistent with the transportation element.

Policy P-3.1.6 Establish and implement development regulations and incentives for new development to provide pedestrian/bicycle routes.



Goals, Objectives, and Policies

Goal P-4 Preserve, develop, and enhance existing parks and open space to provide quality passive and active recreation opportunities and community needs.

Objective P-4.1 Develop facilities and programs that adapt to demographic shifts, community input, and identified needs.

Policy P-4.1.1 Design and manage Kenmore parks to support a balanced mix of active (e.g., sports, playgrounds) and passive (e.g., trails, picnic areas, nature observation) recreational uses, ensuring options that are equitable, inclusive, and accessible for all ages, interests, and abilities.

Policy P-4.1.2 Based on the level of service analysis for Kenmore, consider improving and developing new features or amenities at existing parks that enhance experiences.

Policy P-4.1.3 Continue to monitor and assess baseline and benchmark data, level of service, trends, community needs, demand, participation, satisfaction, and other key metrics for all recreational programs so that informed decisions can be made for appropriate investment.

Policy P-4.1.4 Pursue opportunities to ensure equitable access to all residents with access to an aquatic facility.

Policy P-4.1.5 Complete strategic plans and development of park and recreation facilities as funding allows.

Objective P-4.2 Explore partnership opportunities to acquire properties to develop new parks and facilities to meet existing and future park needs.

Policy P-4.2.1 Pursue local and regional partnerships with public and private entities to support planning, enhancement, and maintenance for parks and recreational facilities and programming.

Policy P-4.2.2 Identify areas of Kenmore to locate a variety of park types and sizes that fit both localized and city-wide needs, depending on their location (e.g., mini, active, passive).

Policy P-4.2.3 Collaborate with private property owners and the business community to incorporate and expand public spaces throughout Kenmore.

Objective P-4.3 Encourage pursuing multi-purpose and/or joint use of school district (including adjoining school districts), special district, government, non-profit, and other similar agency facilities for civic, recreational, cultural, and beautification activities.

Policy P-4.3.1 Partner with local jurisdictions, public agencies, and regional park providers to coordinate master plans, share facilities, and expand recreation opportunities such as aquatic centers and trails.

Policy P-4.3.2 Collaborate with organizations and agencies to enhance the city's visual character through landscaping, public art, and thoughtful design.

Policy P-4.3.3 Encourage and actively support and partner with volunteer participation in park maintenance, programming, and stewardship by providing the resources needed for success.



Goals, Objectives, and Policies



GOAL P-5 To meet the diverse needs of the community, expand arts and cultural facilities and opportunities in Kenmore.

Objective P-5.1 Expand community access to public art and cultural programs in Kenmore.

Policy P-5.1.1 Support efforts to restore, protect, preserve, and foster education and stewardship of natural, cultural, artistic, and historic resources.

Policy P-5.1.2 Build partnerships with community organizations, particularly those representing diverse cultural groups, to collaboratively plan and host inclusive community-building events for all residents.

Policy P-5.1.3 Identify locations for expanding opportunities for diverse indoor and outdoor spaces for arts and cultural activities and events.

Policy P-5.1.4 Explore opportunities to integrate public art throughout Kenmore's parks, recreational facilities, and cultural programming with an emphasis on celebrating the area's history, natural environment, and cultural diversity.

Policy P-5.1.5 Encourage partnerships with Indigenous peoples to highlight Native history, traditions, and contemporary expression through public art, cultural events, interpretive elements, and educational programming.

Policy P-5.1.6 Continue to expand urban park amenities, including public art and cultural elements, in Kenmore's downtown.

Objective P-5.2 Provide equitable opportunities for diverse and affordable arts and recreation programs and community and cultural events.

Policy P-5.2.1 Support the efforts of organizations that offer recreation and arts programs and community and cultural events.

Policy P-5.2.2 Publicize arts and recreation programs and community and cultural event opportunities in the city using the newsletter, webpage, and other marketing materials.

Policy P-5.2.3 Promote private arts, recreation, and cultural programming and facilities within the city.

Policy P-5.2.4 Promote plans that increase park amenities to existing parks that support new trends in recreation, arts, and culture to continue to meet community needs.

Policy P-5.2.5 Support recreation, arts, and cultural providers in offering opportunities in Kenmore and defining the City's role in providing programs for the community.

Policy P-5.2.6 Ensure that all future capital improvement projects have an allowance for art and cultural elements.

Goals, Objectives, and Policies



GOAL P-6 Guide parks, recreation, and open space development through strategic, community-based planning.

Objective P-6.1 Establish a comprehensive, data-informed, and community-driven planning framework to guide the development, improvement, and management of Kenmore's parks and recreation system, ensuring alignment with community needs, strategic priorities, and sustainable funding strategies.

Policy P-6.1.1 Maintain and periodically update the Parks, Recreation, and Open Space (PROS) Plan, park master plans, and ordinances to reflect evolving community needs and citywide goals.

Policy P-6.1.2 Use inclusive public involvement to identify recreation needs, set priorities, and shape the vision for park improvements and land acquisition.

Policy P-6.1.3 Conduct inventories, needs assessments, and level of service analyses to inform planning and decision-making for parks and recreation.

Policy P-6.1.4 Identify funding sources, prepare capital improvement plans, and establish acquisition strategies to ensure sustainable investment in park facilities.

Policy P-6.1.5 Coordinate the parks and recreation system with other City strategic plans to maximize benefits and community impact.

Goals, Objectives, and Policies



GOAL P-7 Identify and implement a stable and durable revenue source for acquisition and maintenance of the City's parks, recreation, and open space assets.

Objective P-7.1 Identify City and agency partnerships for joint development and maintenance of parks, recreation, and open space assets.

P-7.1.1 Budget for capital, operations, maintenance, and site mitigation before committing to new park projects or programs. However, land acquisition for parks and open space can sometimes be a strategic opportunity where future costs for development and maintenance may not be known.

P-7.1.2 Develop and maintain a six-year Capital Improvement Program to guide park and recreation priorities and funding needs.

P-7.1.3 Pursue a mix of funding sources—including grants, partnerships, impact fees, and regional collaborations—to support acquisition, development, restoration, and programming.

Policy P-7.1.4 Collaborate with service districts, organizations, and volunteers to expand recreation opportunities and steward parks.

Policy P-7.1.5 Plan for long-term feasibility of the existing senior center to consider improvements or expansion of the existing facility or full replacement if no longer adequate to serve the community's needs.



CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan

CONTEXT

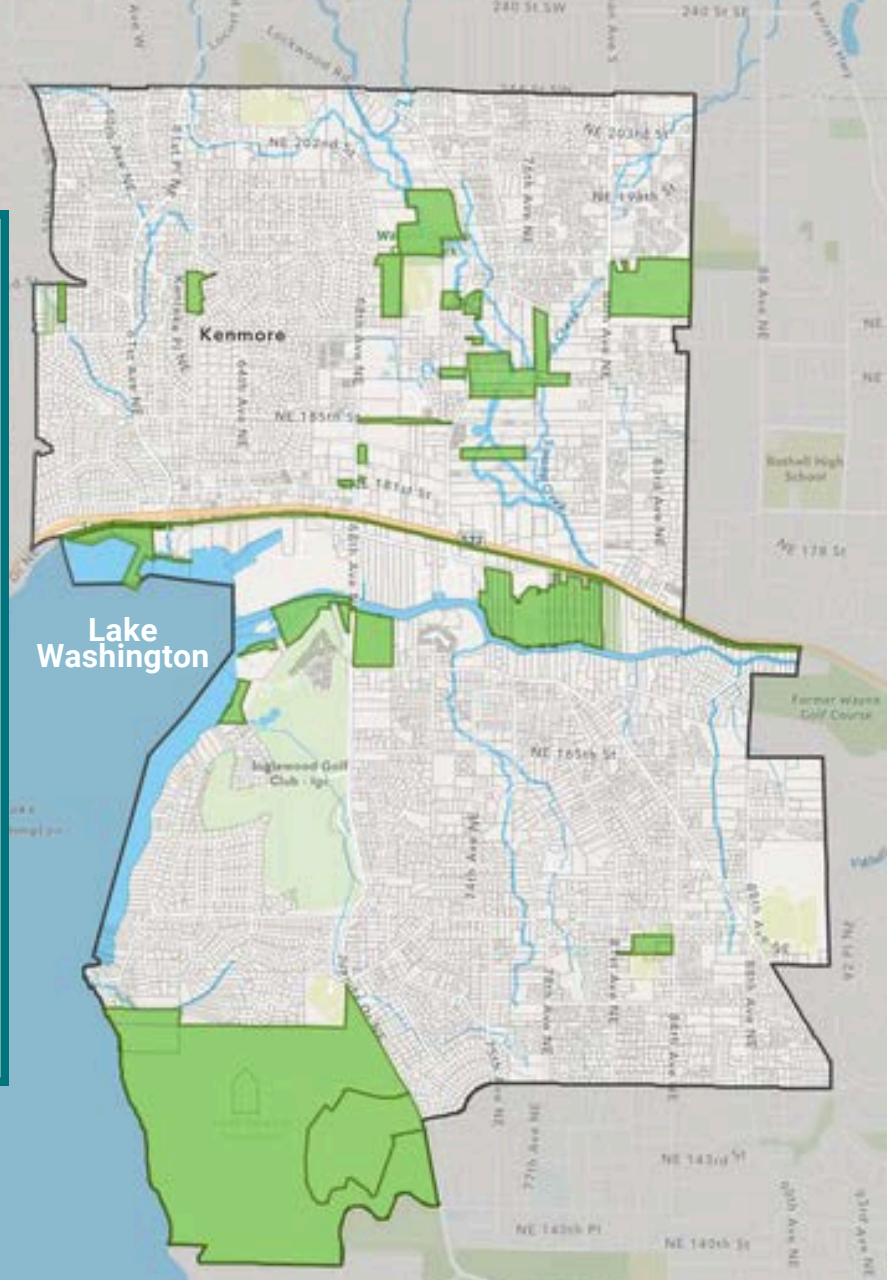


History

Kenmore borders the north shore and a significant portion of the northeastern shore of Lake Washington. The local terrain is typical of Puget Sound lowlands, consisting largely of rolling hills formed from glacial till, occasionally interrupted by flatlands typically found near substantial bodies of water.

The largest river is the Sammamish, which connects Lake Sammamish to Lake Washington, dividing the city into north and south halves. The northeastern corner of the city includes a narrow set of swamps and marshlands running north to south along Swamp Creek.

The city has a total area of 6.26 square miles, of which 6.15 square miles is land and 0.11 square miles is water.



Native Americans who lived in the Sammamish River Valley Area were known as the Simump Tribe. Local settlers called them the Squaks, a corruption of the word "Squowh." According to historical accounts, approximately 200 Native Americans lived along Lake Sammamish or the Sammamish River Valley when white settlers arrived in the 1860s. Numerous arrowheads were found by early settlers at the mouth of the Sammamish River along Lake Washington. Two hundred years ago, Native Americans were the only people living in what is now the Kenmore area. The Sts'ahp-absh ("people of the Sts'ahp") or "Meanderers," lived on the waterway that later became known as the Sammamish Slough (Sammamish River), which they called Sts'ahp ("crooked" or "meandering"). The Sts'ahp-absh village was located where the Sammamish Slough enters Lake Washington. The settlement was called Tl'awh-ah-dees ("something growing or sprouting"). Nearby was a spot that may have been a gathering place. It was called Stah-tahb-uhb ("many people talking"). Swamp Creek was Tuhth-q'ahb ("the bark of a seal"). Lake Washington was simply Hah-chu ("the lake"). Tl'awh-ah-dees was one of several sites along the slough that made up the winter quarters of the Sts'ahp-absh.

History

Early Development

Beginning in the mid-1800s, abundant timber brought European settlers westward to Washington state, including the Kenmore area. A shingle mill was located at the northern end of Lake Washington at the turn of the 20th century. Rail lines, including the Seattle, Lake Shore & Eastern (SLS&E) Railroad trains went around Lake Washington along the route of today's Burke-Gilman Trail and was a major line serving Puget Sound logging areas.

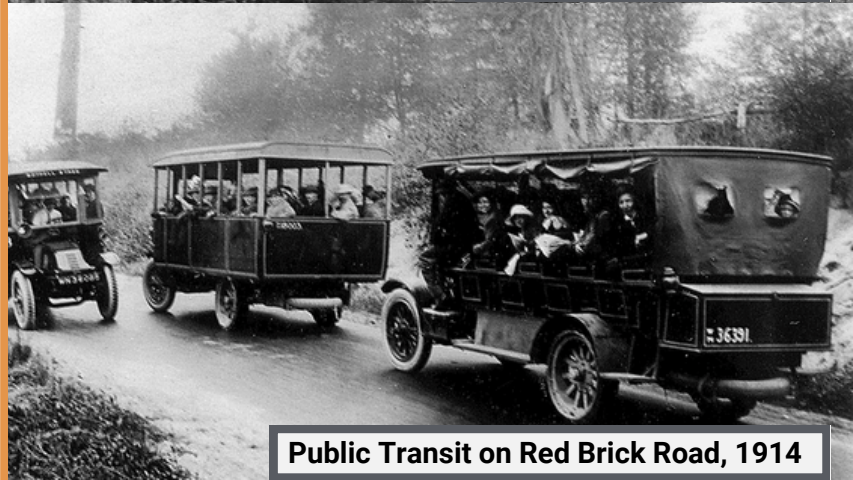
Despite cargo railway service passing through the area as early as 1887 via the SLS&E, most access to the city was by boat, with regular ferry service to Seattle, Bothell, and Woodinville in 1906. The first improved road connection to Seattle and Bothell—the Red Brick Road—opened between 1913 and 1914, with bus service.

After completion of the brick road (now Bothell Way) in 1913-1914, restaurants sprang up in Kenmore. About the time of the completion of the brick road, Kenmore School District built its first school in 1914 on McMasters Street, now NE 181st Street.

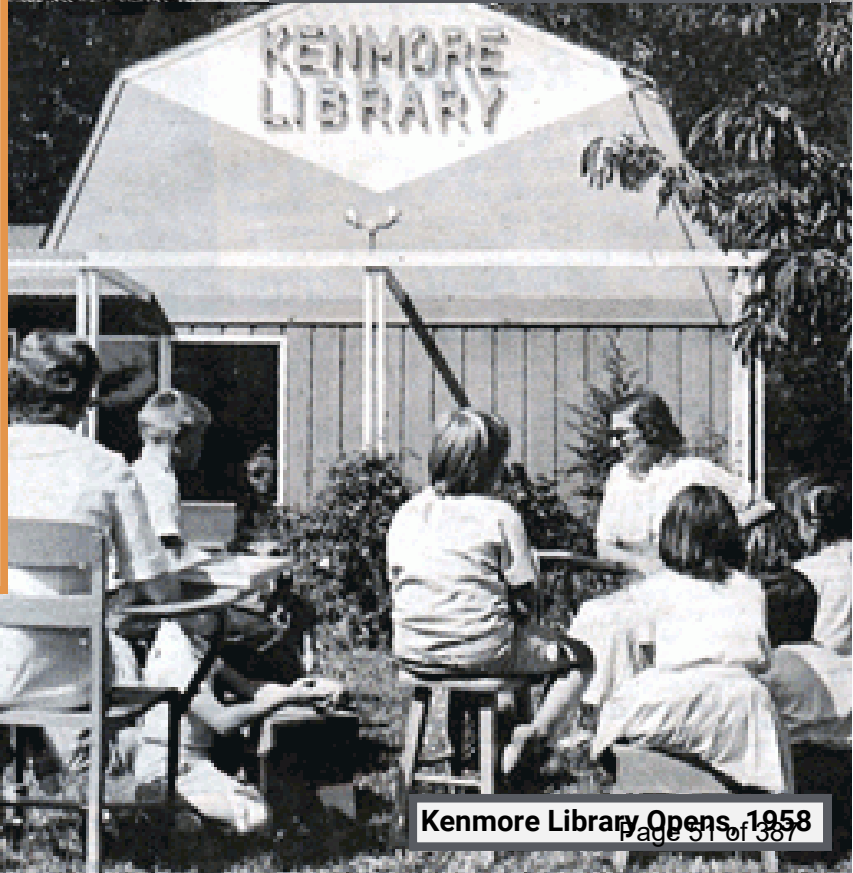
After the end of logging and in the days after World War I, Kenmore's population increased when Puget Mill sold several small tracts for residential use. The mill owners held much of the land in what is now Kenmore and when lots were put on the market, homes were built north of what would be Bothell Way.



Shingle Mill Opens, 1901



Public Transit on Red Brick Road, 1914



Kenmore Library Opens, 1958

History

Prohibition

Kenmore became famous in Seattle for fine country dining and fine country drinking, as a substantial illegal alcohol industry developed to meet the demands of Jazz Age Seattle nightlife. The Blind Pig, a roadhouse on Shuter's Landing at Lake Washington, was the most famous of the Kenmore speakeasys.

The clustering of dining and entertainment - over 30 different restaurants, dance halls, bars, and clubs in a 3-block area - remained a major part of Kenmore's identity through the 1940s.



Post-war Redevelopment

During the Great Depression, Kenmore became a small settlement of workers under President Franklin D. Roosevelt's Back to the Land program. Paid by the Works Progress Administration (WPA), a small number of workers were resettled in an area of north-central Kenmore where lumberjacks and family had been known to settle before, known as "Voucherville," after the vouchers the WPA paid in lieu of a cash salary.

After the end of World War II, Kenmore became home to US Army Nike Hercules missile batteries as part of cold-war era defense plans. The missiles were removed in 1974.

Kenmore Air Harbor one of the world's largest seaplane-only airports, opened not far from the old location of the Blind Pig; Kenmore Air today runs a fleet of seaplanes serving waterside destinations throughout Cascadia.

The Jewel Box Building in downtown Kenmore is a Seattle World's Fair artifact, moved from Seattle Center to Kenmore after the end of the fair in October, 1962. Kenmore gained its first college in 1996, with the relocation of Bastyr University from Seattle onto the grounds of the former Saint Edwards Seminary.



History

Incorporation

Throughout much of the 20th century, Kenmore remained an unincorporated area of King County. On August 31, 1998, after a public vote, the City of Kenmore was incorporated.

Following incorporation, the new government devised a local set of zoning codes and a downtown development plan with the intent of reviving and rebuilding the traditional core areas of the city.



Kenmore's First City Council - 1998



Economy

While a bedroom community for workers commuting to nearby Seattle, Bothell, and Redmond, Kenmore retains a significant independent economic core centered around durable goods (construction materials, concrete, asphalt) and special trade contracting (construction, heavy construction, and highways).

Did you know?

The following findings are noted in the City's Economic Development Element of the Comprehensive Plan (2024):

- Approximately 67% of residents over the age of 25 have earned an associate degree or higher educational attainment
- Approximately 21% of working population in Kenmore are employed in Educational Services
- Only 2% of working Kenmore residents are employed inside the City
- Over 25% of the population is employed in professional, scientific, management, and administrative services
- Kenmore has a 1:2 jobs to housing ratio, meaning there are fewer jobs per housing units
- Kenmore's Downtown is identified as a Countywide Growth Center by King County and a High Capacity Transit Community by Puget Sound Regional Council (PSRC), with good access to the regional transportation network
- Kenmore's Downtown is targeted for both residential and employment growth as part of PSRC's Regional Growth Strategy.



Demographics

The American Community Survey (ACS) is an ongoing statistical survey by the US Census Bureau sent to approximately 250,000 addresses monthly or 3,000,000 per year with a margin of error varying from +/-3.0% to +/-14.6% depending on the subject. The ACS regularly gathers information previously contained only in the long form of the decennial census*. It is the largest survey other than the decennial census that the Census Bureau administers.

*The 2020 Decennial Census was conducted in 2020, and some portions are still being compiled. Normally, the decennial census is considered a 100% count. However, due to Covid and underfunding by Congress, the decennial census includes some random sampling like ACS.

Age

Kenmore’s demographic characteristics are taken from the ACS’s most current compilations from 2019-2023 and compared with King County, Puget Sound (King, Kitsap, Pierce, and Snohomish Counties), Washington State, and the US. Given the limited sampling the results are likely to be typical but not overtly accurate of actual existing conditions. Kenmore’s median age of 38.7 years old is similar to the median age of King County, Puget Sound, and Washington State.

	US	WA	PS	King Co	Kenmore
Median age	39.2	38.6	38	38	38.7
% under 18	22%	21%	20%	19%	21%
% over 18	78%	79%	80%	81%	79%
% 18-64	61%	32%	64%	66%	62%
% over 65+	18%	17%	15%	15%	17%

Demographics

Household and family size

Kenmore's average household size of 2.60 persons is considerably higher compared to King County, Puget Sound, Washington State, and the U.S. Kenmore's average family size of 3.11 is similarly higher compared to King County, Puget Sound, Washington State, and the US.

Average	US	WA	PS	King Co	Kenmore
Household	2.49	2.47	2.49	2.35	2.60
Family	3.09	3.04	3.03	3.03	3.11

Household types

Kenmore has a higher percentage of family households at 67% compared with King County, Puget Sound, Washington State, and the U.S. Kenmore has a lower percentage of non-family households or individuals at 33% compared to King County, Puget Sound, Washington State, and the U.S.

Household	US	WA	PS	King Co	Kenmore
Family	64%	63%	62%	57%	67%
Non-family	36%	37%	38%	43%	33%

Demographics

Median Income

Kenmore has a significantly higher median household income of \$137,000 compared to King County, Puget Sound, Washington State, and the U.S., as well as a higher median family income of \$165,000 compared to King County, Puget Sound, Washington State, and the U.S. Kenmore has a higher median per capita income of \$70,000 than Puget Sound, Washington State, and the U.S., but a lower per capita income than King County.

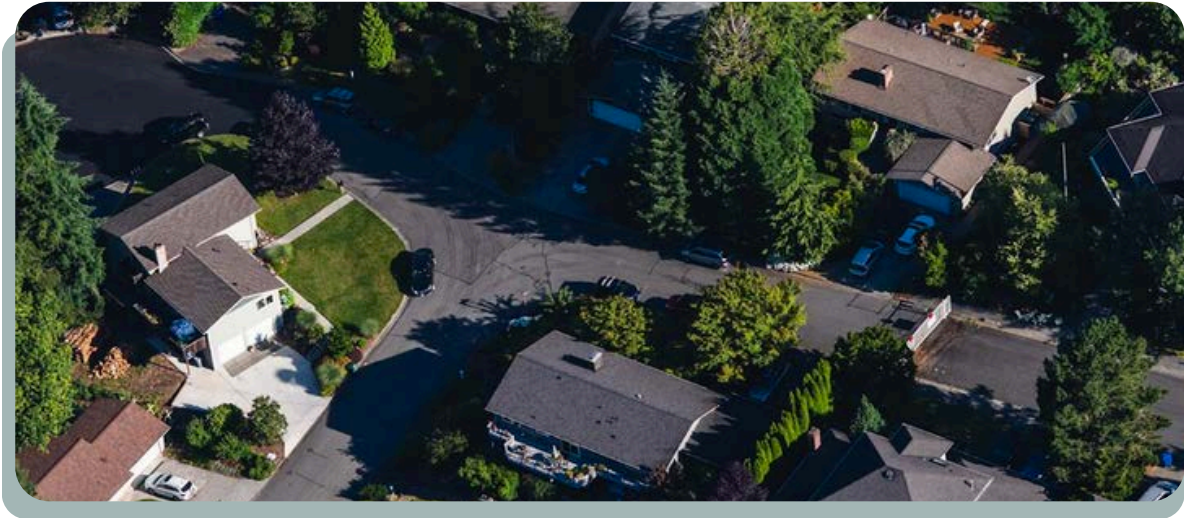
\$000	US	WA	PS	King Co	Kenmore
Household	\$77	\$94	\$112	\$120	\$137
Family	\$80	\$88	\$136	\$154	\$165
Per capita	\$35	\$38	\$61	\$72	\$70

Median House Value

Kenmore's median house value of \$869,000 is higher than King County, Puget Sound, Washington State, and the U.S. Kenmore has a high mortgage percentage of 70% compared with King County, Puget Sound, Washington State, and the U.S.

\$000	US	WA	PS	King Co	Kenmore
Value	\$340	\$576	\$728	\$848	\$869
W/mortgage	60%	65%	69%	68%	70%

Demographics



Owner cost as percent of household income with a mortgage

Kenmore has a lower percentage of owner households with a mortgage paying more than 35% of income at 18% of the population compared to King County, Puget Sound, Washington State, and the U.S. Nonetheless, 18% of Kenmore's population or 807 households are severely cost burdened.

	US	WA	PS	King Co	Kenmore
Under 20.0%	47%	42%	42%	45%	48%
20.0-24.9%	15%	16%	16%	15%	19%
25.0-29.9%	10%	11%	11%	11%	8%
30.0-34.9%	7%	8%	8%	7%	6%
35.0%+	22%	23%	22%	21%	18%

Demographics

Median Rent

Kenmore's median rent of \$1,944 is the same as Puget Sound, but is higher compared to Washington State and the U.S. and lower compared to King County. Kenmore rental households are concentrated primarily in the lower rent categories with 10% paying under \$500, 32% paying under \$2,000, and 16% paying higher rent categories over \$3,000.

\$000	US	WA	PS	King Co	Kenmore
Median rent	\$1.4	\$1.7	\$1.9	\$2.0	\$1.9
\$0-500	6%	5%	4%	4%	10%
\$500-999	21%	11%	5%	4%	9%
\$1,000-1,499	28%	22%	16%	14%	3%
\$1,500-1,999	21%	26%	27%	25%	32%
\$2,000-2,499	12%	18%	23%	24%	23%
\$2,500-2,999	5%	9%	11%	13%	7%
\$3,000+	7%	9%	13%	16%	16%

Demographics

Rental cost as percent of household income

Kenmore has a relatively lower percentage of renter households paying more than 35.0% of income at 37% compared with King County, Puget Sound, Washington State, and the U.S. Nonetheless, 37% of Kenmore's population or 987 households are severely cost burdened.

	US	WA	PS	King Co	Kenmore
Under 15.0%	12%	13%	13%	15%	14%
15.0-19.9%	12%	13%	13%	14%	13%
20.0-24.9%	12%	13%	13%	13%	11%
25.0-29.9%	12%	12%	11%	11%	13%
30.0-34.9%	9%	9%	9%	9%	12%
35.0%+	42%	41%	40%	38%	37%

Demographics

Poverty

Kenmore has a somewhat lower percentage of persons in poverty at 6.0%, families in poverty at 4.5%, and female headed families with related children under 18 at 24.6%, compared with King County, Puget Sound, Washington State, and the U.S.

	US	WA	PS	King Co	Kenmore
People	12.5%	10.3%	9.0%	8.8%	6.0%
Family	8.8%	6.6%	5.7%	5.1%	4.5%
Over 65	11.5%	9.8%	8.5%	8.3%	6.6%
Female head*	32.2%	29.9%	26.7%	24.8%	24.6%

* Female headed families with children under 18.

Race

Kenmore has a higher percentage of persons of one race at 90% compared with King County, Puget Sound, Washington State, and the U.S. Kenmore has a lower percentage of nonwhite persons at 10% compared with King County, Puget Sound, Washington State, and the U.S. Kenmore has the same percentage of Hispanic or Latino population at 11% compared with King County, but a lower percentage compared to Puget Sound, Washington State, and the U.S.

	US	WA	PS	King Co	Kenmore
One race	87%	87%	87%	88%	90%
2 or more	13%	13%	13%	12%	10%
Non-white	39%	35%	41%	46%	32%
Hispanic	19%	15%	12%	11%	11%

Demographics

Language

Kenmore has an average percent of persons that speak English only at 73% compared with King County, Puget Sound, Washington State, and the U.S. Kenmore has an average percent that speak a language other than English at 27% than King County, Puget Sound, Washington State, and the U.S. Kenmore has a lower percent that speak English less than very well at 32% compared with King County, Puget Sound, Washington State, and the U.S.

	US	WA	PS	King Co	Kenmore
English only	78%	79%	75%	69%	73%
Other than English	22%	21%	25%	31%	27%
Less than very well	39%	37%	36%	36%	32%



Demographics

Commute to work

Kenmore has a somewhat lower percent of employed workers over 16 that commute by driving a car alone at 54% compared with Puget Sound, Washington State, and the U.S. but a higher percent compared to King County. Kenmore has a higher percent that work at home at 30% compared with King County, Puget Sound, Washington State, and the U.S. Kenmore has the same travel time to work at 23.4 minutes as King County, but a shorter travel time compared to Puget Sound, Washington State, and the U.S.

	US	WA	PS	King Co	Kenmore
Car alone	69%	65%	61%	53%	54%
Car vanpool	9%	9%	8%	8%	7%
Transit	4%	4%	6%	8%	6%
Walk, bike	2%	3%	3%	5%	2%
Other	2%	2%	2%	3%	1%
Work at home	14%	17%	20%	24%	30%
Travel time*	26.8	26.7	29.1	23.4	23.4

* Mean travel time in minutes

Implications

Kenmore is a suburban, middle family with children, upper income, high value house and rental (but with housing stress costs), community compared with King County, Puget Sound, Washington State, and the U.S. Kenmore's demographics are most comparable to King County.

These suburban, middle family characteristics influenced the development of most of Kenmore's early open space, parks, and trails – most of which were developed by King County prior to incorporation.

The characteristics of Kenmore's future population will determine the type of open space, parks, trails, and recreation centers necessary to support its evolving resident needs and interests.

Demographics

Population Projections

Kenmore's population was 18,678 in 2000 shortly after incorporation in 1998. The city's population increased to 24,520 by 2025 or by 4,713 residents or by 25.2%. Recent growth rates, however, has been gradual, averaging 0.9-1.3% per year between 2000-2025.

Washington State's Office of Financial Management (OFM) projects population growth by county to meet Growth Management Act (GMA) planning requirements. OFM expects King County's population will increase from 2,377,737 in 2025 to 2,879,176 by 2050 or by 501,439 additional people or by 21.2% averaging 0.8-0.7% per year.

OFM's county projections are in turn, allocated by each county amongst the county's cities based on each city's historical trends and development capacity. King County allocated 3,070 additional housing units and 3,200 jobs to Kenmore from 2019 to 2044.

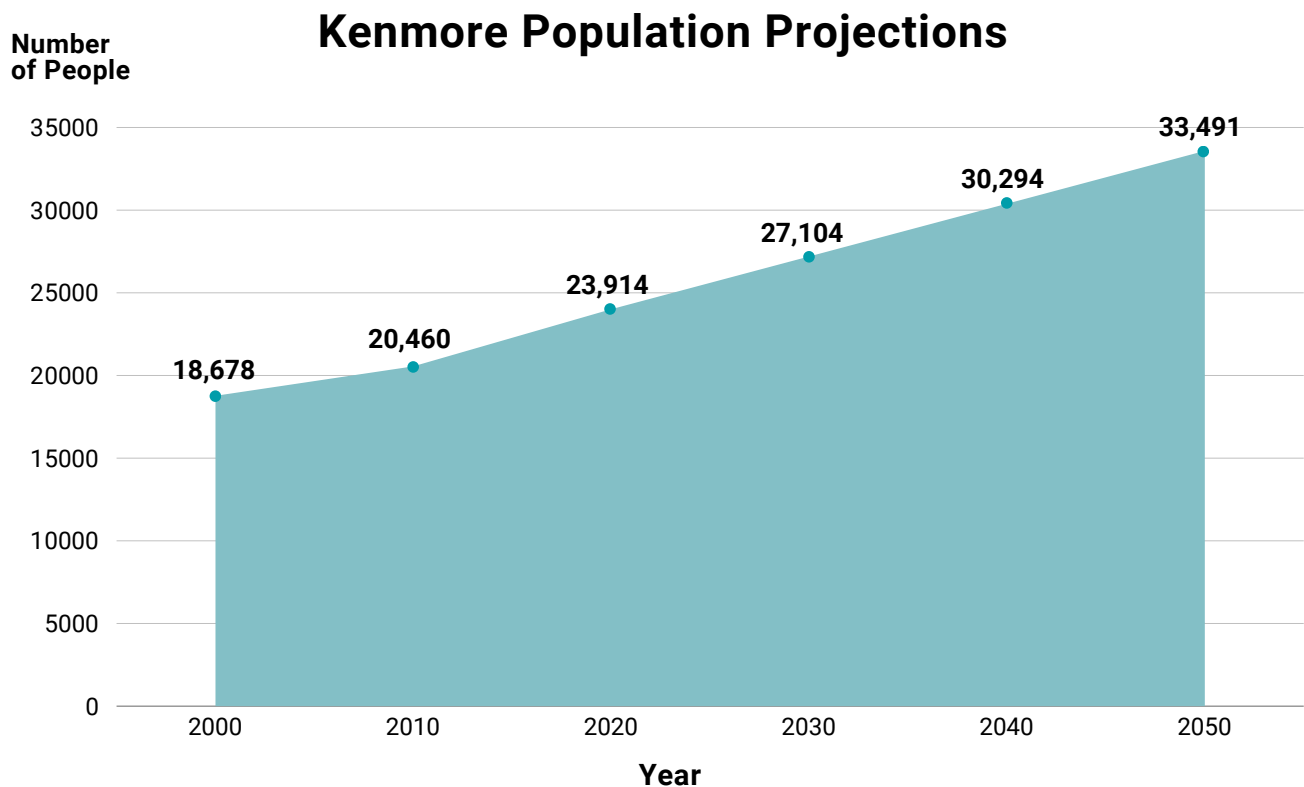
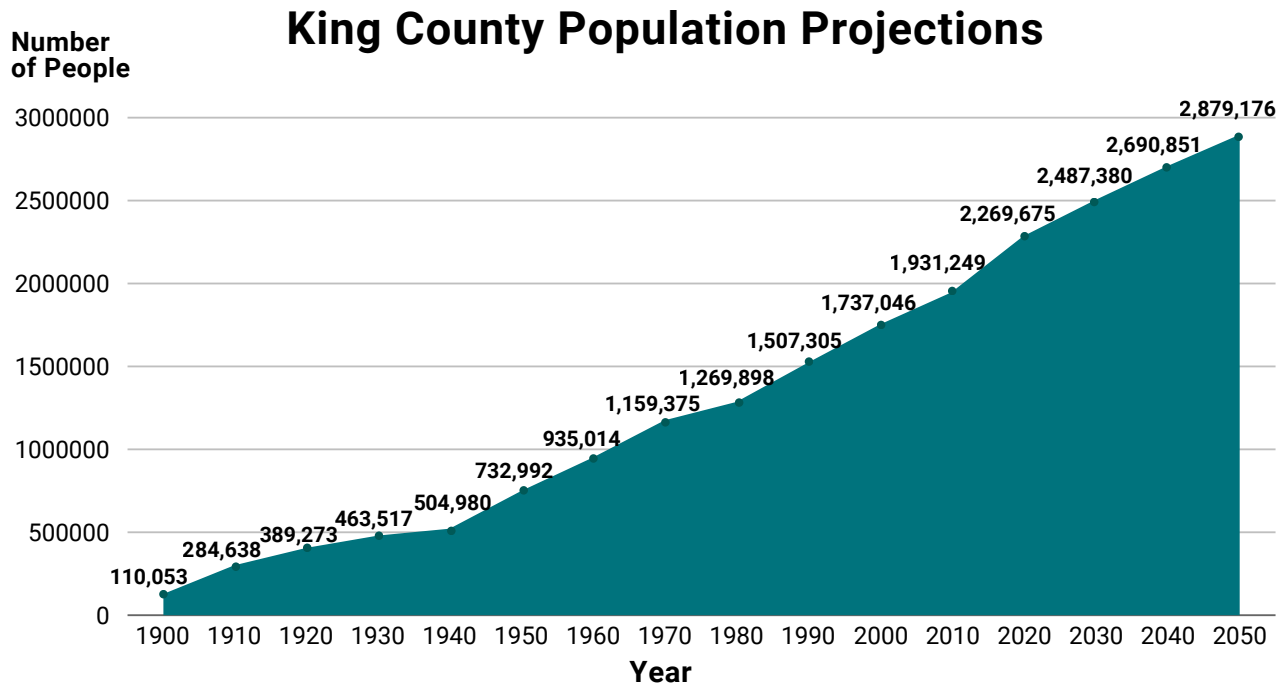
	Housing Units	Jobs
Kenmore	3,070	3,200

Source: 2024 King County Comprehensive Plan, Appendix D1



Population Projections

King County's additional housing allocation will result in a Kenmore total population of 33,491 people by 2050 or 7,982 additional people or 31.3% averaging 1.2-1.0% per year assuming each housing unit is occupied by 2.60 people, the current household ratio.



Age-specific Forecasts

The nation's population before World War II was aligned by age groups in a triangle (pyramid if displayed male versus female) form with the largest proportion in the 0-4 age group gradually declining in proportion for each successive age category because of mortality.

Social trends after World War II, including the effects on fertility during the war, women entering the workplace, birth control, family dissolution because of divorce, declining marriage and thereby family establishment, and changing preferences concerning childbearing, among others altered the triangle into a bell-jar shape where the largest proportion of the population was concentrated in the middle age or World War II baby-boom brackets.

OFM's detailed population growth projections are based on age-specific birth, mortality, and net migration rates that reflect these historical trends for the state and each county. The projections include male-female-combined age-group aggregations for 0-4 up to 85+ in five-year increments.

As a result, King County's population is projected to proportionately retain a significant percent of its total population in middle family ages with children but also to significantly increase the percentage of its population in older age groups age 55 and above.

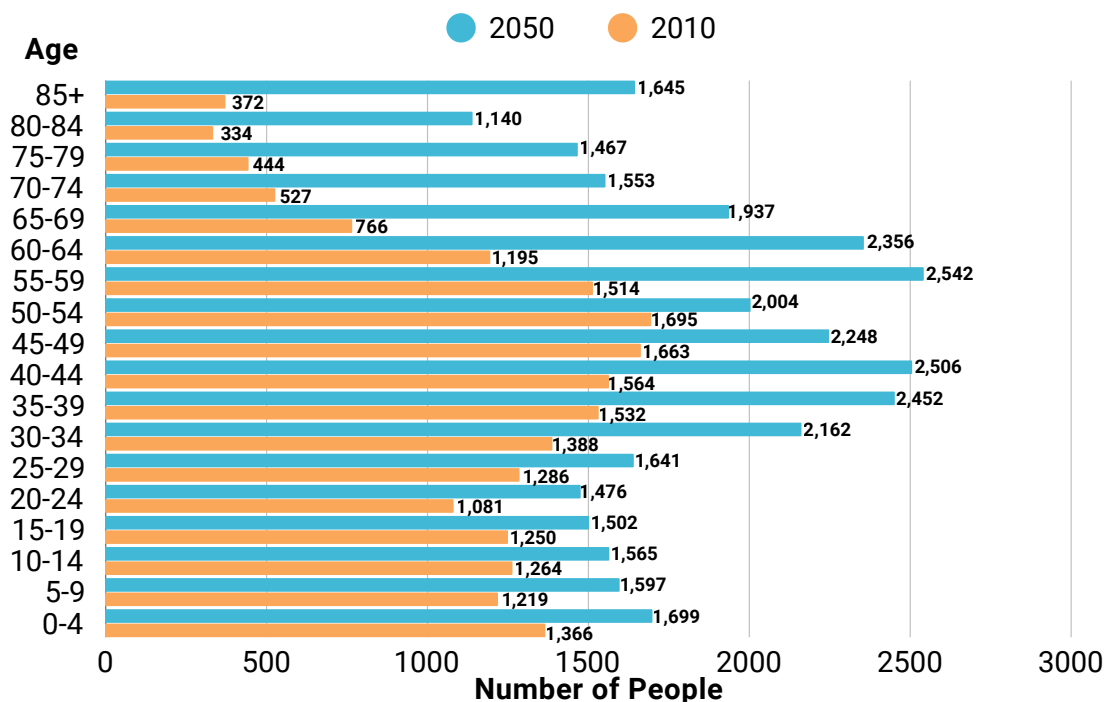
Kenmore is an allocation of King County's population attracting those age groups in the county that prefer Kenmore's housing products, schools, parks, and other amenities. Kenmore's current triangle reflects the bell-jar shape affected by the baby boom and the associated social trends.

Kenmore will tend to continue to attract a similar allocation of King County population characteristics, including baby-boom aging, resulting in a significantly greater proportion of baby-boom adults aging above 55+ and a smaller proportion in the middle family with children age groups.



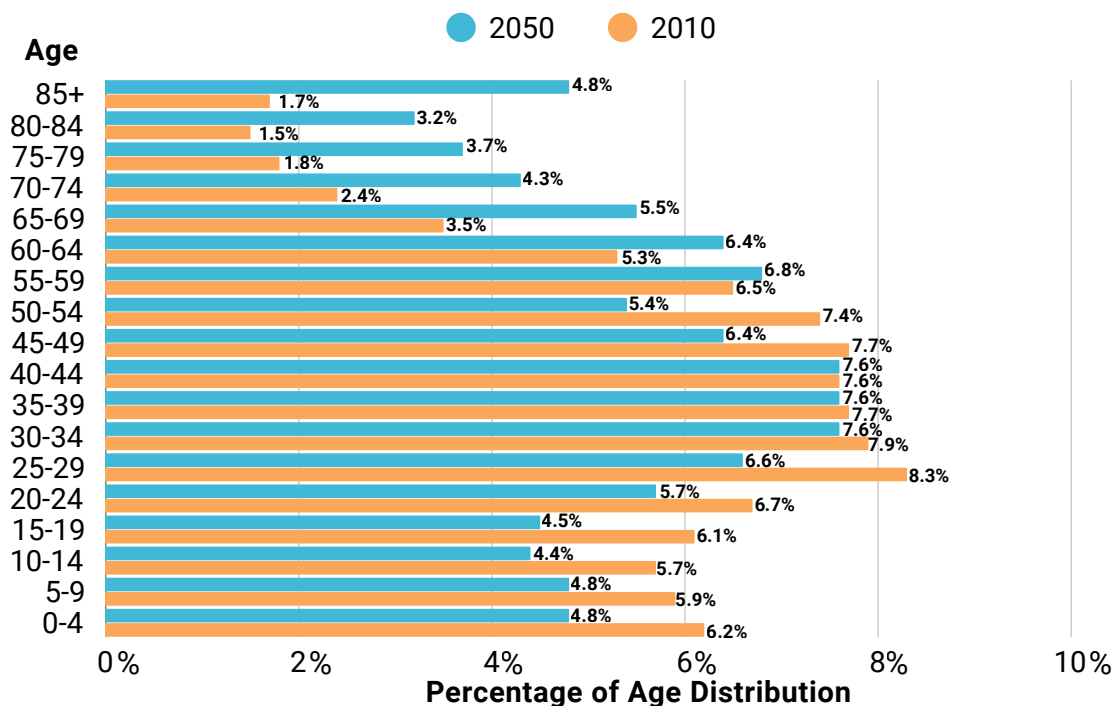
Age Projections

Kenmore Age-specific Projections 2010-2050



WA OFM 2022, Kenmore Population 2020 Factored by Location Quotient and Forecast Control

King County Age Distribution 2010-2050



Source: Washington State Office of Financial Management (OFM)

Implications

These age-specific trends, especially baby-boomer adult aging resulting in a greater proportion of the population above 55+ and a smaller proportion in the middle family with children age groups, will influence recreational behavior and park and recreation facility demands.

Recreation Demand

Washington State's Recreation & Conservation Office (RCO) develops a Statewide Comprehensive Outdoor Recreation Plan (SCORP) every six years to help decision-makers better understand statewide recreation issues and to maintain Washington's eligibility for federal Land and Water Conservation Fund (LWCF) funds.

RCO conducted a series of 12-month diary surveys of a random sample of Washington State residents in 2000, 2006, 2012, 2018, and 2022 to determine the type of indoor and outdoor recreation activities and events residents engaged in over the year, including the resident's age, gender, ethnicity, income, place of residence, and the location of recreation activity.

The 2022 statewide survey was completed by 6,171 persons and collated and weighted by age, gender, region, race, and income and weighted accordingly. The survey is within a 95% confidence level with a +/-5% confidence interval for statewide results. Response by age, gender, region, race/ethnicity, and income varies.



Participation and frequency rates

Seattle-King County region's participation rates (the percent of the population that engages in an activity) vary slightly from Washington State, partly reflecting the availability of different activities in the region, region resident preferences, and statistical variations between the smaller number of survey respondents for the Seattle-King County region compared to the state total.

The 2022 RCO SCORP survey recorded what residents 18 years and older participated in of 10 recreation categories consisting of over 88 different activities including the participation rate and number of occasions per year and generalized location of activity by city, county, federal, and tribal land for 10 regions. Kenmore is in the Seattle-King County region.

Note: The survey assumes the survey participation responses by persons over age 18 reflect the participation of persons under age 18 assuming they may be accompanying under age 18 persons as parents, siblings, or spectators when reporting participation for activities like playgrounds, splash pads, swimming, and other athletic events.

Location

RCO's 2022 SCORP survey did not identify the specific park of each individual activity, but the survey did collate location for major activity groups including by major park ownership including local parks, school districts, state and federal parks, tribal parks, and unspecified.

The 2022 RCO survey elicited what participants did for recreational activities but not where the activity occurred specifically. Survey participants from Kenmore may engage in activities but possibly outside of Kenmore, and conversely participants from other regions may travel to engage in activities in Kenmore. The survey did not control for user transpositions between regions.

Kenmore includes facilities in most ownerships, including local, school districts, and state lands that appeal to all activity groups, so it is unlikely to be able to adjust (or reduce) the projected Kenmore 2020-2050 annual activity volumes significantly.



Sea-King Region Compared with Washington State

	SK%	#	Location
Scooter riding	9%	17.6	59.4%
Inline skating, roller skating	11%	15.3	59.4%
Volleyball	5%	19.5	59.4%
Pickleball	12%	15.5	59.4%
Tennis	13%	16.2	59.4%
Basketball	11%	19.8	59.4%
Skateboarding	4%	19.2	59.4%
Ice sports – hockey, skating	5%	18.3	59.4%
Golf	14%	22.3	59.4%
Baseball/softball	8%	20.3	59.4%
Track	9%	22.0	59.4%
Ultimate frisbee	7%	23.2	59.4%
Rugby	1%	22.4	59.4%
Lacrosse	1%	20.7	59.4%
Football	4%	14.0	59.4%
Soccer	14%	15.4	59.4%
BMX or pump track	10%	18.0	59.4%
Drones, model aircraft	7%	13.4	68.4%
Geocaching, virtual reality	10%	15.0	68.4%
Yard games – horseshoes,	29%	15.8	68.4%
Disc golf	8%	17.4	68.4%
Dog park	32%	16.5	68.4%
Hanging out	73%	10.5	68.4%
Playground	34%	9.2	68.4%
Picnic, BBQ, cook out	64%	11.8	68.4%
Outdoor concert or event	49%	12.2	68.4%
Public garden, farmers' mkt	67%	17.2	68.4%
Splash pad or spray park	12%	13.1	68.4%
Paintball	2%	15.6	60.5%
Shell fishing	13%	13.8	60.5%
Fishing from a boat	14%	9.5	60.5%
Fishing from a bank, dock,	17%	14.2	60.5%
Visit cultural, historical site	63%	14.9	69.1%
Volunteering restoration	37%	23.4	69.1%
Wildlife/nature viewing	83%	10.0	69.1%
Sledding, tubing, snow play	22%	11.6	67.3%
Inner tubing, floating	22%	21.3	71.3%
Surfing, windsurfing,	3%	14.0	71.3%
Snorkeling or scuba diving	9%	13.3	71.3%
Canoe, kayak, paddle board	56%	16.1	71.3%
Sail boating	13%	15.2	71.3%
Motorboats including skiing	24%	13.0	71.3%
Swimming – natural setting	59%	15.6	71.3%
Swimming – public pools	28%	23.4	71.3%
Electric bicycling	13%	22.0	32.8%
Jogging or running on trails	34%	26.3	32.8%
Jogging or running on roads	41%	27.3	32.8%
Walk/mobility device trails	95%	34.0	32.8%



SK% – the percent of the Sea-King County region population that participates in a recreational activity.
 # Frequency – the number of times per year those that participate engage in the activity on a statewide basis.
 Loc – the most likely location of the specific activity in a local park, school, state, federal, tribal, or other facility.
 Source: 2022 SCORP RCO Diary Based Survey

Sea-King Region Compared with Washington State

Implications

- **The five most popular (highest participation rates)** – are walking with a mobility device on trails (95%), wildlife and nature viewing (83%), hanging out (73%), public gardening/farmers' markets (67%), and visiting cultural and historical sites (63%).
- **The five most frequent rates (number of times per year)** – are walking with mobility device on trails (34.0 times a year), jogging or running on roads (27.3), jogging or running on trails (26.3), swimming in public pools (23.4), and volunteering and restoration work (23.4).
- **The five highest percent of activity occurring in local locations** – is swimming in public pools (71.3% of all activity), wildlife and nature viewing, volunteering restoration, and visiting a cultural or historical site (69.1%), and public gardening, farmers' market, and hanging out (68.4%).

Kenmore's recreation demand will depend on how these three variables occur.



Annual Volumes 2025-2050

Kenmore's annual volume of recreation activity is determined by multiplying Washington State's age-specific participation rates for each of the 18-40, 41-64, and 65+ age groups by the annual occasion or frequency rates by the number of persons projected to be in each age-specific category for the projection years by the percent of all activity that will occur in a local park, school district, and state land. (Note: Washington State participation rates are used due to the larger statewide sample size statistical accuracy and identified age group collations.)

The table on the following page itemizes the projected total annual volume in 2025, 2050, and the percent of volume increase that will occur between 2025-2050.

Annual Volumes 2025-2050

	2025	2050	Pct
Scooter riding	23,151	27,684	19.6%
Inline skating	24,455	29,588	21.0%
Volleyball	13,748	16,520	20.2%
Pickleball	25,314	32,246	27.4%
Tennis	29,278	35,847	22.4%
Basketball	30,761	37,898	23.2%
Skateboarding	11,146	13,201	18.4%
Ice sport, hockey	14,022	16,800	19.8%
Golf	34,321	44,127	28.6%
Baseball/softball	20,851	25,817	23.8%
Track	28,867	34,709	20.2%
Ultimate frisbee	20,570	24,185	17.6%
Rugby	3,333	3,845	15.4%
Lacrosse	3,455	3,965	14.8%
Football	12,631	15,177	20.2%
Soccer	42,565	51,912	22.0%
BMX or pump track	21,633	26,011	20.2%
Model aircraft	18,379	22,715	23.6%
Geocaching	28,268	34,625	22.5%
Yard games	57,624	75,043	30.2%
Disc golf	20,788	25,179	21.1%
Dog park	77,108	100,001	29.7%
Hanging out	184,311	244,198	32.5%
Playground	85,062	110,092	29.4%
Picnic, BBQ,	95,246	128,295	34.7%
Concert/ event	65,554	86,870	32.5%
Garden, farmers'	113,928	153,028	34.3%
Splash pad	23,491	29,158	24.1%
Paintball	5,185	5,984	15.4%
Shell fishing	22,648	29,151	28.7%
Fishing in boat	28,913	37,610	30.1%
Fishing bank	30,713	39,826	29.7%
Cultural, historic	85,813	116,168	35.4%
Volunteering	76,896	102,474	33.3%
Gather nature	82,206	109,540	33.3%
Wildlife viewing	273,633	373,570	36.5%
Sledding, tubing	33,489	42,160	25.9%
Inner tubing	41,024	52,192	27.2%
Surfing	11,596	13,541	16.8%
Snorkel diving	20,378	25,604	25.6%
Canoe, kayak	116,160	153,565	32.2%
Sail boating	35,078	44,380	26.5%
Motorboat skiing	55,421	72,430	30.7%
Swim natural	118,085	154,509	30.8%
Swim pools	68,336	88,269	29.2%
Electric bicycling	21,422	27,540	28.6%
Jog, run on trails	56,851	70,468	24.0%
Jog/run on roads	82,319	102,250	24.2%
Walk on trails	176,092	237,667	35.0%
Walk on sidewalk	220,294	297,792	35.2%



The total volume that will occur in 2020 and by 2050,
Pct – the percent increase the additional volume between 2020-2050 represents.
Source: 2022 RCO SCORP Survey

Annual Volumes 2025-2050

The total annual volume of all recreation activities in Kenmore parks will increase from 2,792,412 occasions in 2025 to 3,645,425 occasions by 2050 or by 853,013 additional occasions or by 30.5%.

An increase in annual occasions from 2025 to 2050, however, will not be proportionately the same for all activities due primarily to the aging of Kenmore's population and age-related participation rates.

The lowest annual volume and percentage increase in Kenmore parks will be in lacrosse of 510 additional occasions or by 14.8% and rugby of 512 additional occasions from 2025 to 2050 or by 15.4% which are popular with younger age groups.

Conversely, the greatest annual volume and percentage increase in Kenmore parks will be in wildlife and nature viewing of 99,936 additional occasions from 2025 to 2050 or by 36.5% and walking or using a mobility device on roads and sidewalks of 77,498 additional occasions from 2025 to 2050 or by 35.2% which are popular with older age groups.

Implications

The five activities with the greatest 2050 volumes will be wildlife viewing (373,570 occasions in 2050), waling on sidewalks (297,792), walking on trails (237,667), hanging out (244,198), and swimming in natural settings (154,509) because these activities have high participation rates (especially for older age groups), high frequencies, and will occur in local facilities.

Social Equity

An effective park system should ensure that park services and facilities are provided to residents in areas of the city that are less advantaged than the general population.

Figures P-4–P-7 were generated for Kenmore for equity variables using the US Census Bureau's 2019-2023 American Community Survey (ACS) census tracts based on the percent each equity variable was present. The results indicate:

- **Housing cost stressed** – significant percentages (34.4% and 33.2%) of households of northwest and central Kenmore census tracts are paying more than 30% of gross income or are housing stressed for rent or mortgage payments according to U.S. Department of Housing & Urban Development (HUD).
- **People of color** – significant percentage (46.9%) of persons of color are concentrated in the east central census tract of Kenmore.
- **Limited English** – a sizable percentage (16.3%) of persons in the northeast census tracts of Kenmore speak limited English.
- **Disability** – significant percentage (21.7%) of the persons in the northeast census tract of Kenmore have a physical or mental disability.

Implications

The combined results indicate residents of Kenmore need access to parks and recreation services oriented to households that are housing stressed, who are people of color, who speak limited English, and who have physical disabilities located in the central east neighborhoods.

Similarly, residents of northwest Kenmore are severely stressed with housing costs and have less disposable income available to pay for park and recreation services than typical of the general Kenmore population.

Figure P-4: Housing Costs

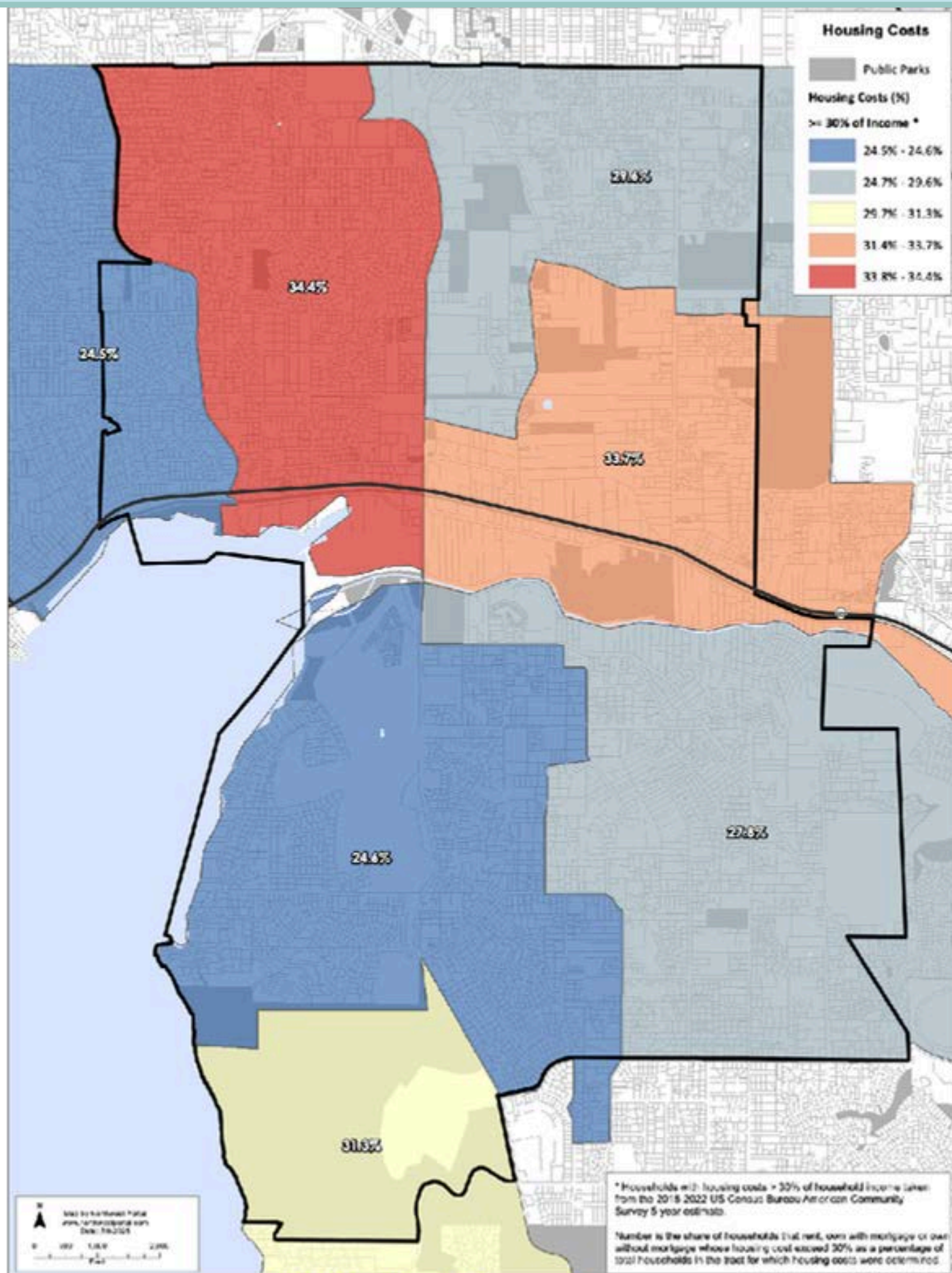


Figure P-5: People of Color

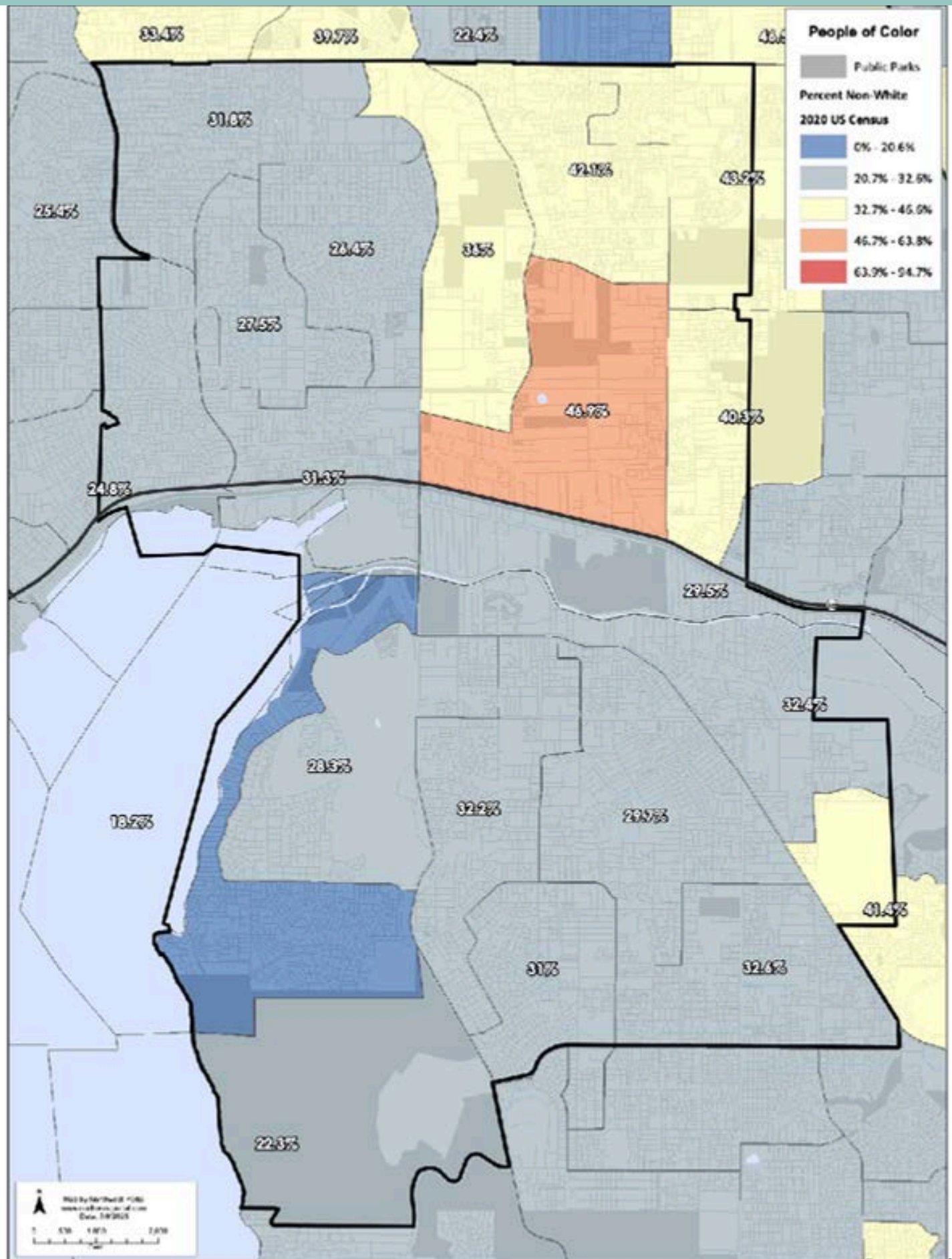


Figure P-6: Limited English

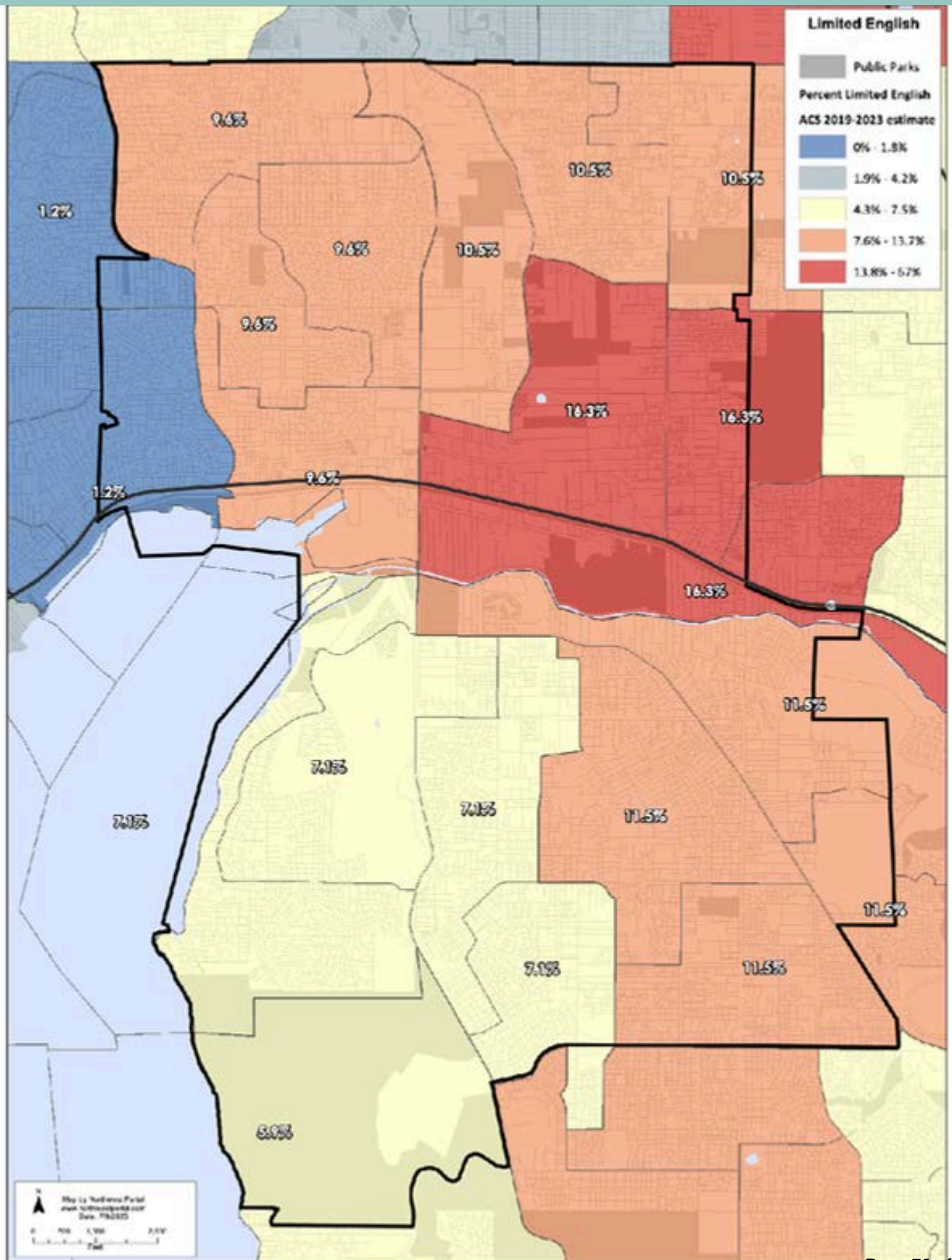
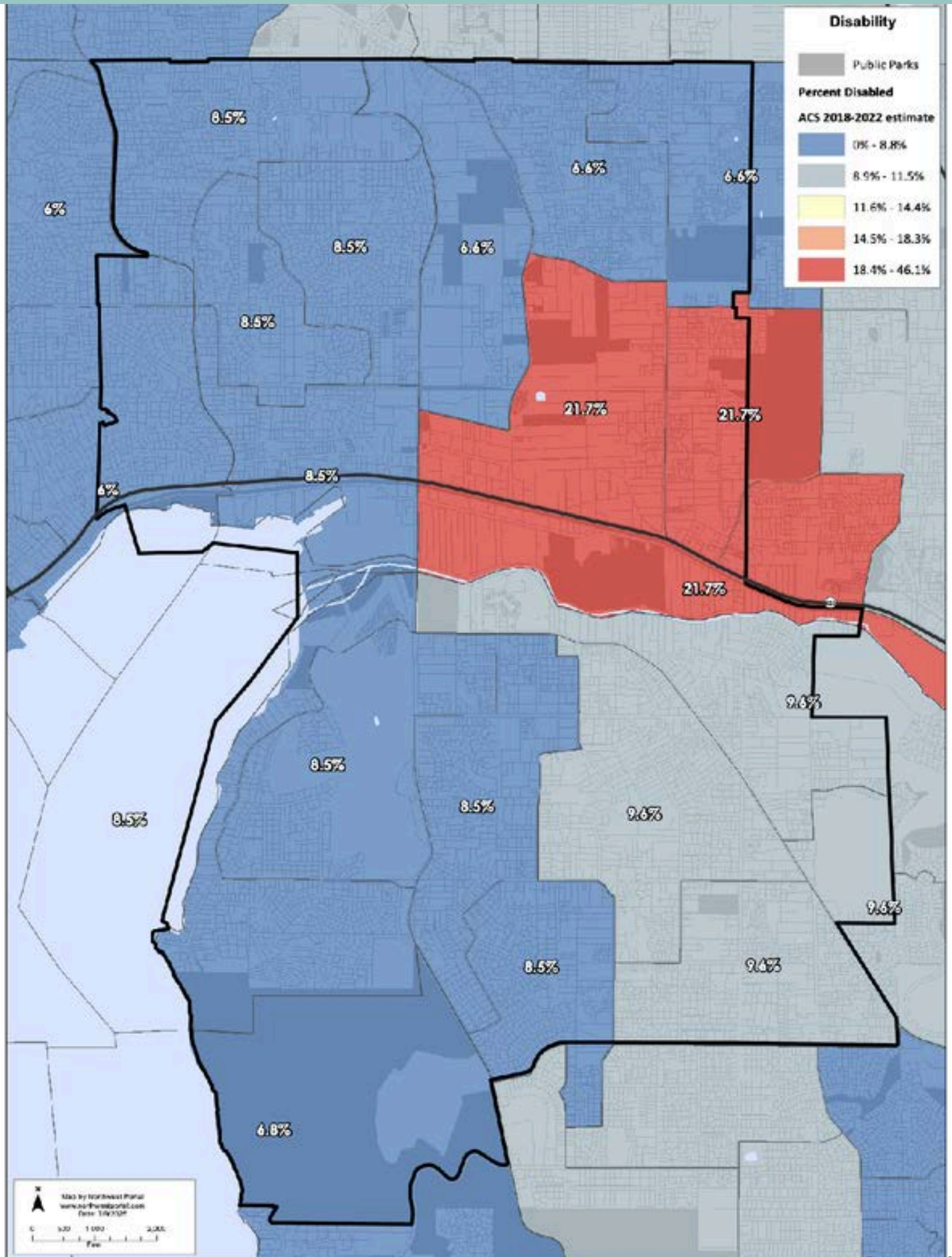
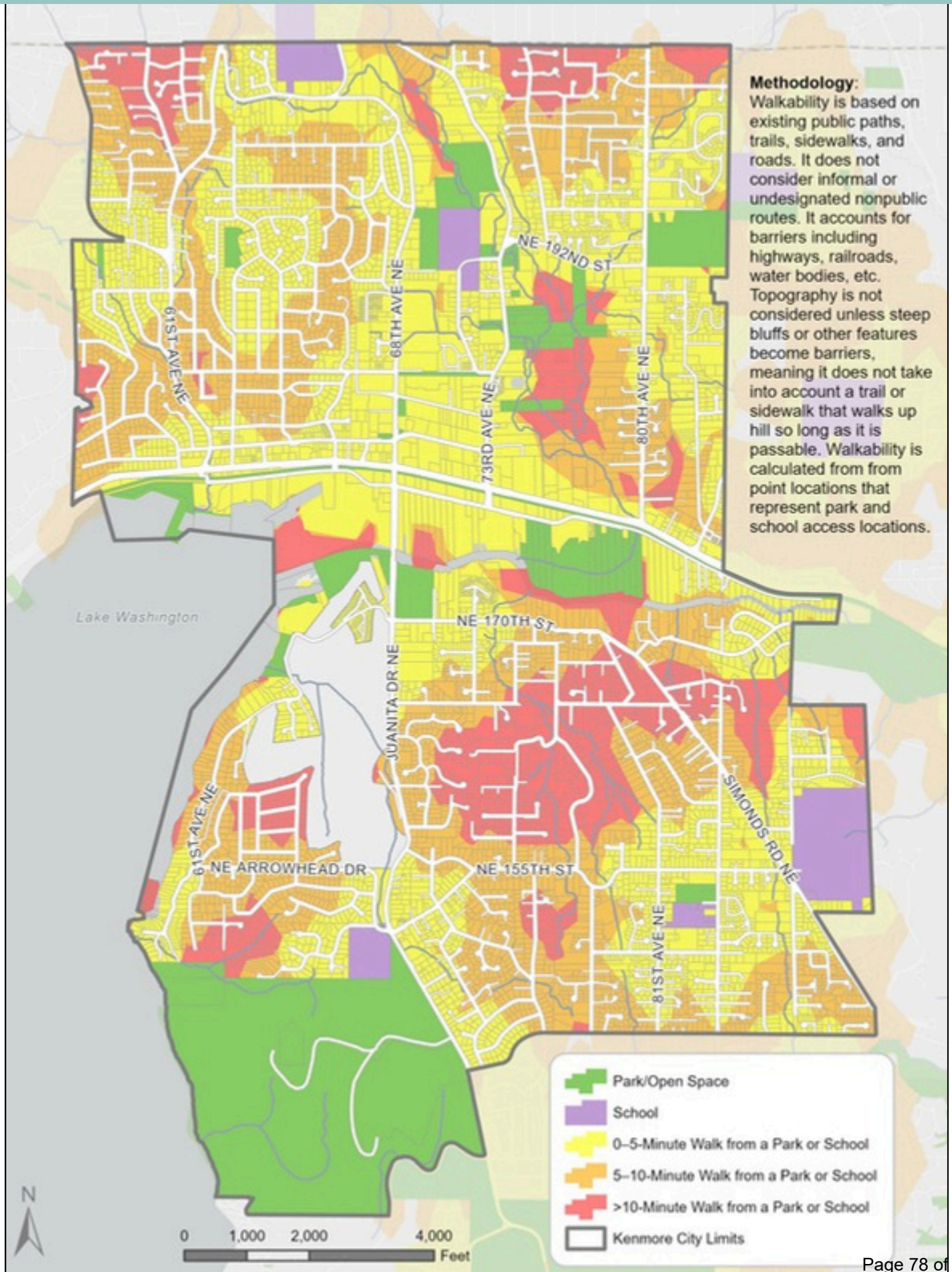


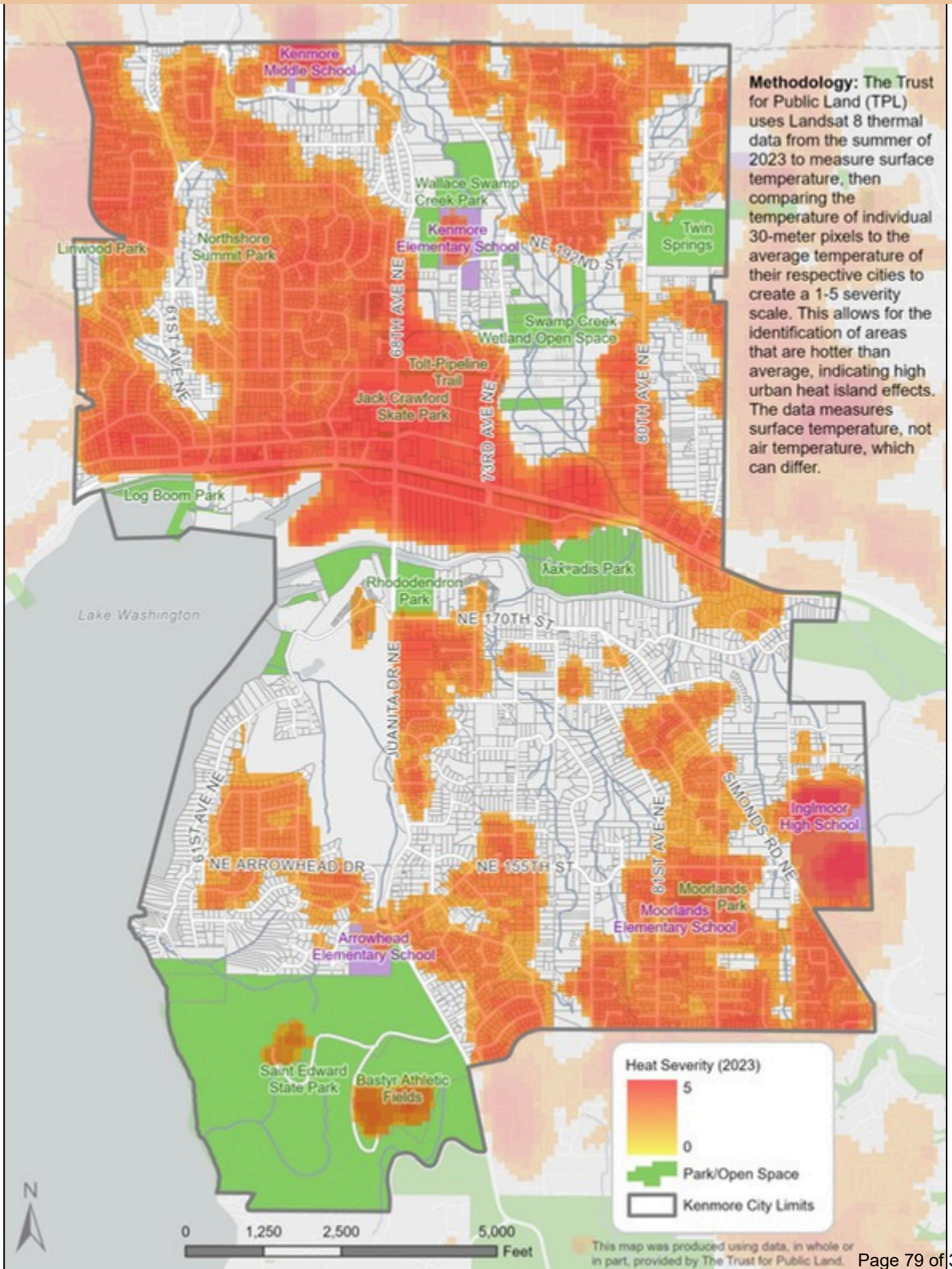
Figure P-7: Disability



Walkability



Heat Severity



Walkability

An effective park system should provide a picnic, playground, sport court, trail, or other local recreation facility within a 5-10-minute walk of residential areas measured by actual walking routes on sidewalks, paths, trails, roads, or other routes.

Natural features such as steep hillsides, water bodies, and other obstacles as well as manmade obstacles like limited access highways or major traffic corridors or the lack of safe paths, trails, sidewalk improvements affect a 5-10-minute walk measurement.

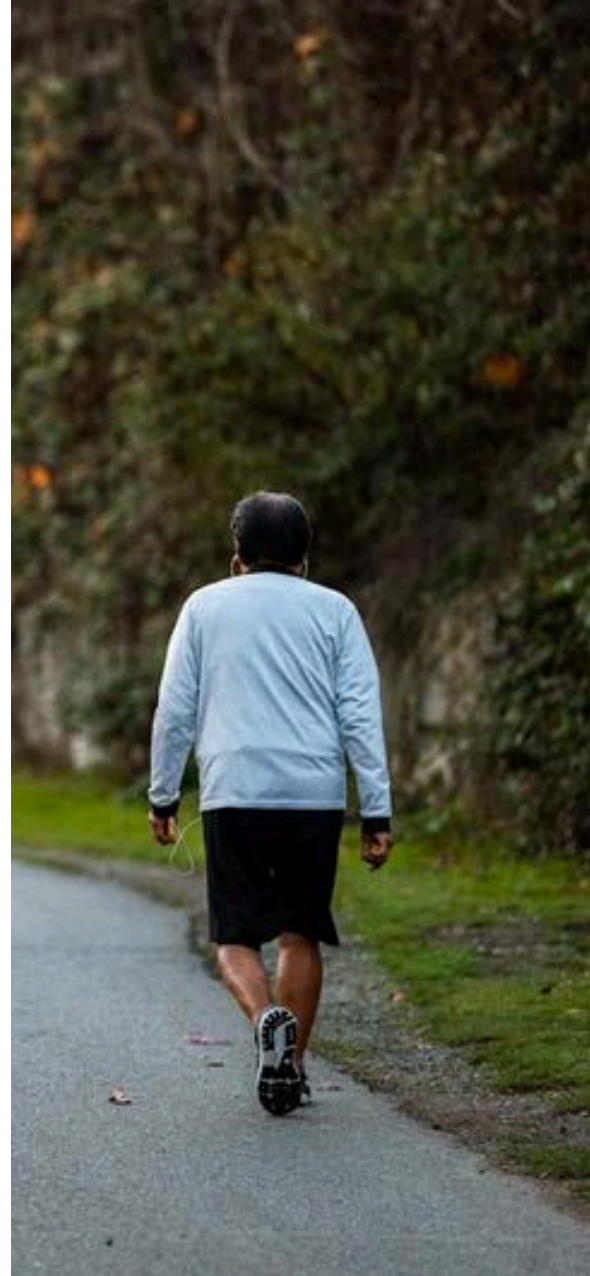
Walkability maps generated by Geographic Information Systems (GIS) calculate 5-10-minute walk distances using sidewalks, paths, trails, and roads that account for natural and manmade obstacles from existing park, recreation, school, and other community facilities.

Park service gaps are areas beyond the 5-10-minute walk of residential developments indicating residents must walk further or commute by bike or vehicle or are blocked by natural or manmade obstacles from a recreational activity.

Implications

Kenmore has park service gaps or residential areas beyond the 5-10-minute walkability zone that should be filled with local park facilities:

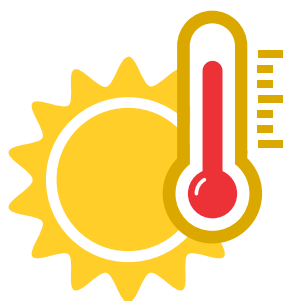
- along the north city limits,
- in the central east neighborhood north of Bothell Way,
- in the central south neighborhood south of the Sammamish River and south of Inglewood Gold Course.



Heat Index

Heat indices are developed by the Trust for Public Land using Landsat 8 imagery for the summers of 2018-2019 to determine which areas of a city are impacted by extensive heat reflecting pavement and building roofs and the lack of mitigating tree and vegetation cover. The heat indices range from low (197-210) or slightly warmer than surrounding areas to severe (221+) or of temperatures of risk to human presence and activity.

The most severe Kenmore heat locations include the paved areas around major commercial parking lots and industrial yards along the Bothell Way/SR-522, which include City Hall and the Skate Court, the Hangar, the Tolt Pipeline Trail, and the Burke-Gilman Trail, and residential neighborhoods directly north of downtown with limited tree cover and parks.



Implications

Heat conditions in these areas should be mitigated by:

- planting trees within large parking lots and along major road corridors,
- utilizing green roofs with vegetation on large building complex roofs, and
- inserting green gathering areas and improvements at the Skate Court, Hangar Building, and along heat impacted trails including the Tolt Pipeline and Burke-Gilman Trails and along roadway corridors such as the Bothell Way/SR-522, 68th Avenue NE, and 181st Street.



CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan

PUBLIC INVOLVEMENT



Public Involvement

Public opinion was gathered from a variety of outreach methods, including exhibits at the Farmers Market, workshops, open houses, and a series of online surveys of household residents and voters.

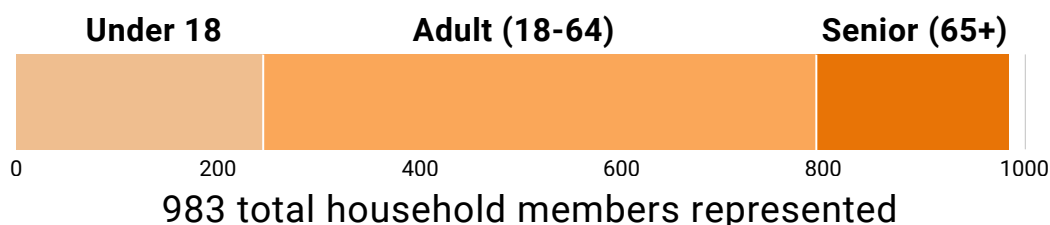
Resident Outreach Survey

An online survey with a mail-back option was conducted of Kenmore households that was promoted by email, website, and handouts. Survey questions sought to obtain information on park and recreation behavior, use of parks, and opinions for potential future improvements. 363 households completed the survey, representing 983 total household members

Following is a summary of the findings – detailed results including comments are available from the Community Development Department. In most instances, the results have been statistically weighted and ranked as noted to provide meaningful findings.



Total Number of Household Members Represented in Survey by Years of Age

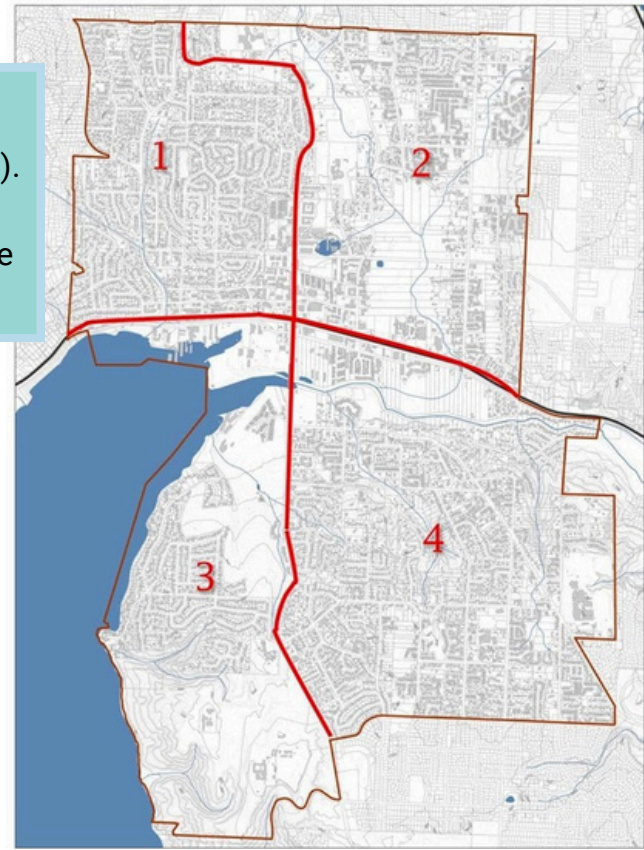


Based on Kenmore's population size of 24,520 people, the survey is statistically valid with a 5% margin of error at a 95% confidence level. This means the survey results are representative of the general population. However, subgroup analysis was not conducted as there is a larger margin of error based on the sample size, so further studies are needed to understand the needs of different subgroups.

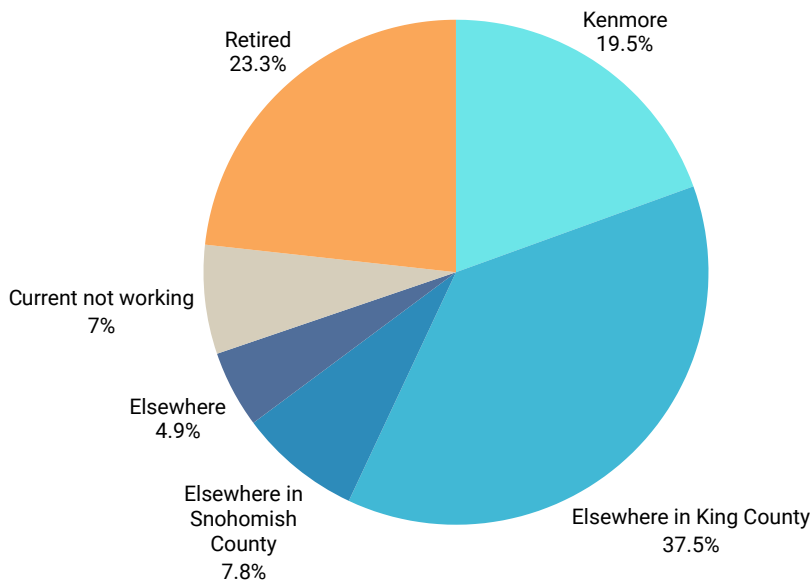
Survey Respondent Characteristics

Where Respondents Live

- The majority of respondents live in Areas 1 (34%) and 4 (34%).
- 19% of respondents live in Area 2, whereas 12% of respondents live in Area 3. Only 1% of respondents do not live in Kenmore.



Where Respondents Work



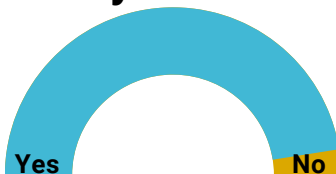
- 1 in 5 respondents work in Kenmore
- Approximately 1 in 4 respondents are retired

Types of Housing Respondents Live in

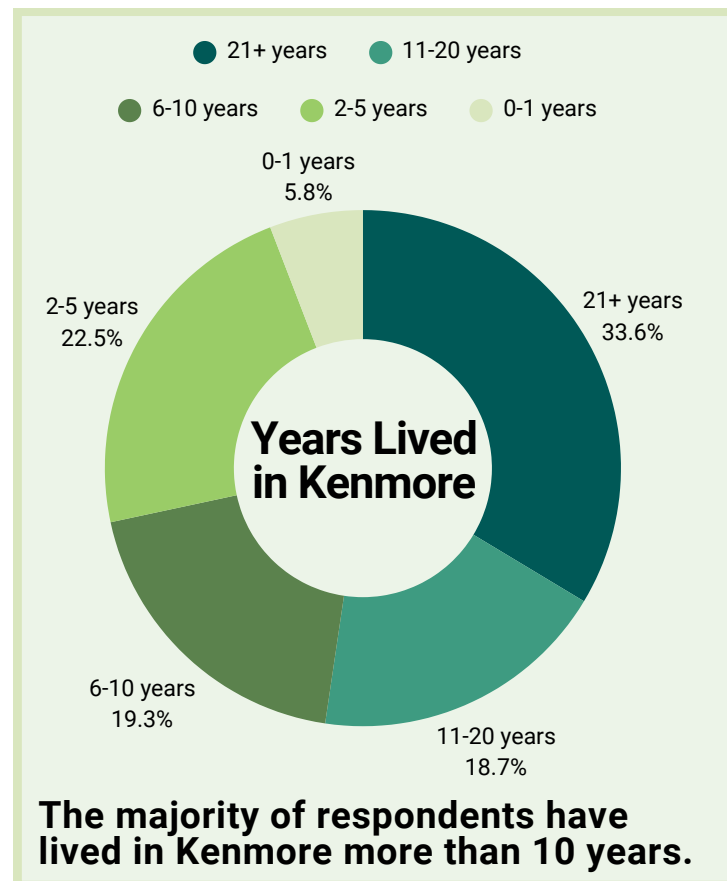


9 out of 10 respondents own their home instead of renting

Registered Voters in the City of Kenmore

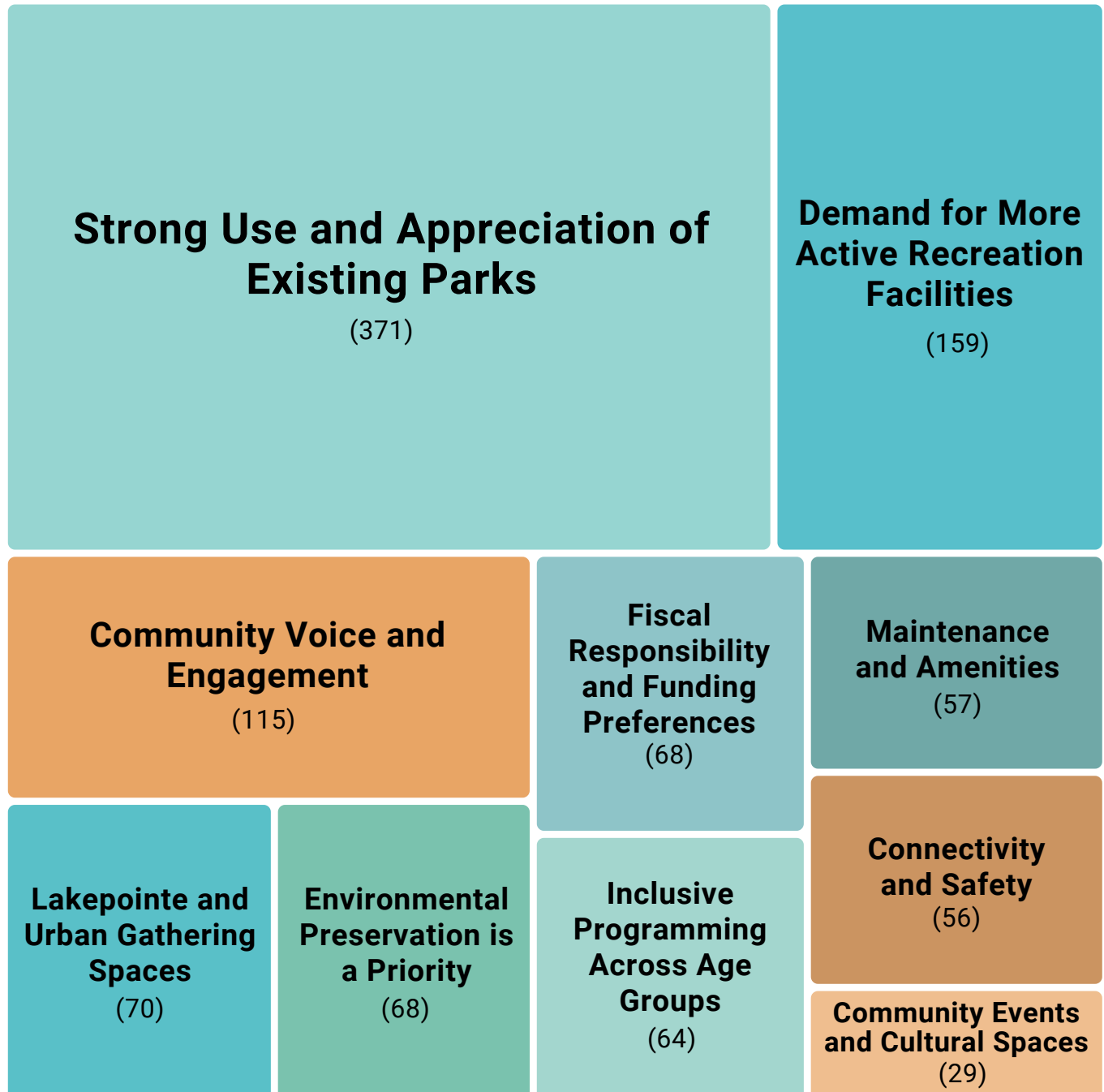


95% of respondents are registered voters in Kenmore



Community Survey Key Themes Oct.-Nov. 2025

The following tree map represents the key themes mentioned by survey respondents in the comments, including the number of times it appeared in the comments.



Community Survey Key Themes Oct.-Nov. 2025

Key Themes	Implications	Appreciation – Resident Quotes	Improvement – Resident Quotes
1. Strong Use and Appreciation of Existing Parks 	• Most used parks: Burke-Gilman Trail, Saint Edward State Park, Town Square/Hangar, and Log Boom Park • High satisfaction with park location, quality, and quantity • Residents value natural areas, trails, and access to water	"We love visiting Log Boom Park and the Burke-Gilman Trail—please keep them well maintained!"	"More bike paths in town to help with travel to all the parks—some areas feel unsafe without them."
2. Demand for More Active Recreation Facilities 	Top requests: • Aquatic center and classes • Outdoor recreation - hiking and camping • Indoor recreation center • Multi-use sports fields (especially turf with lights) • Pickleball and basketball courts (strong opposition to removing existing courts) • Off-leash dog parks and pump tracks.	"Kenmore is an active community. We'd really benefit from more indoor recreation and pickleball courts!"	"All the parks have similar features but don't support football, pools, or outdoor sports for teens."
3. Community Voice and Engagement 	Residents want: • Transparent planning and phased implementation. • Inclusive outreach, especially near proposed developments. • 36% of residents prefer being informed by email, 36% by mail, and 20% by Facebook	"Thank you for asking for feedback — residents want to be involved in planning processes."	"I didn't even know about some parks until this survey — communication needs to improve."
4. Lakepointe and Urban Gathering Spaces 	• Lakepointe is seen as a transformational opportunity for: ◦ Waterfront access, green space, and community gathering. ◦ Some support mixed-use development (e.g. hotel, shops). • Concerns include cost, access, and environmental impact.	"Lakepointe could be a great gathering spot if it stays focused on public access and green space."	"Any development needs to include more public space, not just shops and condos."
5. Environmental Preservation is a Priority 	• High support for: ◦ Preserving wildlife habitat and open space ◦ Improving access to water ◦ Building trails and paths ◦ Protecting and increasing urban forest and tree canopy • Mixed views on synthetic turf: some cite environmental harm, others emphasize year-round usability.	"I love how much green space is preserved within Kenmore — it sets us apart from other cities."	"Synthetic turf fields are polluting and disrupt natural habitats. Please avoid them."

Community Survey Key Themes Oct.-Nov. 2025

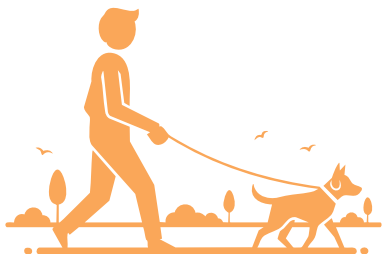
Key Themes	Implications	Appreciation - Resident Quotes	Improvement - Resident Quotes
6. Fiscal Responsibility and Funding Preferences 	• Strong resistance to new taxes or levies. • Preferred funding methods: ◦ Grants, donations, sponsorships. ◦ User fees (with equity considerations). ◦ Public-private partnerships. • Emphasis on maintaining existing parks before building new ones.	"I support investing in parks, but I appreciate when it's done carefully and transparently."	"Stop increasing property taxes! Look for grants or private partnerships instead."
7. Inclusive Programming Across Age Groups 	• Top priority groups: ◦ Families, teens, and youth • 10% of respondents had a disability that affected access to a park or program • Survey respondents with a disability need hard surface trails (52%), adaptive equipment (22%), or ADA improvements (17%) to use parks and programs.	"Affordable and accessible activities for all ages should continue to be a core focus."	"We need programs for teens—especially after school. They don't have many options right now."
8. Maintenance and Amenities 	Requests for: • Clean restrooms, trash pickup, and lighting. • Better signage and awareness of lesser-known parks (e.g. Twin Springs Park). • Parking improvements and timed parking at popular parks.	"Overall, park quality is good—and we appreciate the upkeep, especially in Log Boom and St. Edward."	"Trash pickup and restroom availability need to be more consistent."
9. Connectivity and Safety 	41% of respondents drive to parks, whereas 40% walk to access parks High demand for: • Trail networks connecting parks, schools, and neighborhoods. • Safe crossings over SR-522 (e.g., overpasses, tunnels). • Sidewalks and bike lanes, especially in underserved areas.	"Connecting neighborhoods with parks using bike lanes is such a win for safety and health."	"Unsafe crossings on 522 make it hard to walk or bike to parks—please add overpasses or tunnels."
10. Community Events and Cultural Spaces 	Highest priority for special events: 1. Farmers and crafts market 2. Community festivals and events Support for: • Outdoor concerts, theater, and visual arts. • Community centers with flexible indoor space.	"A flexible community space for visual arts and performances would be a wonderful addition."	"There's not enough programming for cultural arts beyond summer months."

Summary of Survey Responses

Park Walking Distance

74% of survey respondents are within a 10 minute walk from a park and recreation facility

93% of survey respondents are within a 15 minute walk from a park and recreation facility



Park Access

Survey respondents live closest to these parks:

1. Saint Edward State Park (20%)
2. Wallace Swamp Creek Park (15%)
3. Northshore Summit Park (13%)
4. Rhododendron and Moorlands Park (10%)

Activities and Facilities

Survey respondents indicated the greatest engagement in:

1. **Walking and running** (76% daily and weekly)
2. **Dog walking** (40% daily and weekly)
3. **Playgrounds** (34% daily and weekly).

Survey respondents gave highest priority to these facilities:

1. **Walking and biking paths**
2. **Wildlife habitat and open space**
3. **Waterfront facilities**
4. **Aquatic facilities**
5. **Community events and festivals**
6. **Playgrounds and play areas**



Location, quantity, and quality of parks

75% of respondents rated the **location** of existing parks, recreation, open spaces, and trails within Kenmore as Good or Excellent

66% of respondents rated the **quantity** of existing parks, recreation, open spaces, and trails within Kenmore as Good or Excellent

72% of respondents rated the **quality** of existing parks, recreation, open spaces, and trails within Kenmore as Good or Excellent

Top 3 Priorities for Acquisition and Development of Park Facilities

1. Acquisition and preservation of wildlife habitats/open space areas
2. Acquisition and development of property to provide a walking and biking trail network across the city (off-road)
3. Recreation Center within the city providing recreation and other programs



Workshops and Open Houses

Hybrid in-person and virtual workshops were conducted in April 2025 for 1) adjacent jurisdictions and state agencies, 2) recreation groups, 3) Northshore School District, and 4) arts and culture groups. The full results are shown in Appendix B, following are the major findings.

Jurisdictions

The jurisdiction workshop included representatives who attended from Kirkland, Bothell, Lake Forest Park, Mountlake Terrace, Washington State Parks, and the Washington Department of Fish & Wildlife (WDFW).

Bothell

- Increasing development and population putting more pressure on parks and recreation (demand).
- Demand for pickleball courts – building six courts this year.
- Bothell does have an agreement with McMenamins - room rental, small, saltwater pool.
- Bothell has some athletic fields but needs lacrosse and cricket fields.
- Potential opportunities with Bothell/Kenmore for connectivity with trail, riverfront and possibly dog park.
- Former 89-acre John Wayne golf course master plan in the works involving back 9 holes for salmon habitat restoration and four acres for active use.

Kirkland

- Increase in population and density – hard to find space at city parks.
- Tremendous pressure on existing waterfront parks leading to increased maintenance costs.
- Increased demand for adult and youth sports – must partner with schools to address the demand.
- Recreational aquatics demand – feasible space but no funds. Reasonable construction cost for an indoor pool but community would not pay for it – failed bond measure.
- Kirkland provides some funding and rehabilitates school fields primarily middle and elementary schools and is the central scheduler for fields.
- High waterfront park uses though users are predominantly non-residents.
- Huge demand for pickleball.

Lake Forest Park

- Lake Forest Park is trying to build a parks program now and working on its first park.
- All projects are grant funded – there are funding issues, and the city utilizes a lot of volunteer labor.
- If Town Center is redeveloped the city will need to keep the Commons (different from Third Place Books) community gathering place and meeting space.
- Lake Forest Park partners with Shoreline for programs and city residents receive an 8% discount.

Workshops and Open Houses

Jurisdictions

Mountlake Terrace

- Mountlake Terrace wants a recreation center, but funding is not obtainable. Cost estimates are +/- \$1,000/square foot not including soft costs.
- Converting tennis courts into pickleball courts using funding from RCO.
- Army Corps of Engineers funded conversion of the nine-hole Ballinger golf course for habitat restoration project. Planted +/- 24,000 trees, viewing platforms, etc.
- Mountlake Terrace would like to explore regional partnerships – not just for aquatics.

Washington State Parks – Saint Edward State Park

- Former pressure on State Parks for developing athletic facilities. 'Messy' idea – not compatible with State Parks mission statement. There is not a lot of parking there currently – would require adding parking and facilities, etc.
- State Parks is facing major budget cuts and potential furloughs and layoffs.
- State Parks would like Saint Edward State Park to be recognized as a 'Green Island' and would like for there to be allowances and exceptions in the city code for State Park's maintenance – not have to go through the City's permit process.
- Saint Edward State Park (not the Lodge) receives approximately 750,000 users a year.

Washington Department of Fish & Wildlife (WDFW)

- WDFW works with Kenmore groups and has expertise regarding the local beaver population.
- WDFW would like to see wildlife habitats and corridors (connectivity) in the plans for Kenmore and any other overlapping jurisdictions.

General Discussion

- Public Works departments generally maintain streetscapes. Mountlake Terrace Public Works also maintains some parklets and trails.
- Impact fees are collected but fall significantly short of covering costs in Kirkland for residential projects, in Mountlake Terrace for both residential and commercial projects, and in Bothell.
- All jurisdictions are running out of space for athletic fields and are converting to synthetic turf to maximize use and capacity, and adding lighting to extend playable hours. Partnering with schools is another option. Current synthetic fields include: one in Kirkland, one in Mountlake Terrace, and three in Bothell.
- Jurisdictions are seeing more community and cultural activity demands that identify the need for central gathering spaces, preferably with small stages.
- Saint Edward State Park hosts concerts in the park – paid for by Kenmore. State Parks has the space but not the funds to clean up.
- Kirkland noted an increased demand for cultural events from a growing population. However, the events place significant demands on maintenance (cleanup and reseeding) and do not cover associated costs.
- The Northshore Parks and Recreation Service Area (NPRSA) is a special tax district established by voters in 1988 and expanded in 2001 that shares boundaries with the Northshore School District. NPRSA's purpose is to levy taxes and use the revenue to develop, build, and maintain parks and recreation facilities to serve the residents of Bothell, Kenmore, Woodinville, King, and Snohomish Counties. The NPRSA is unique among Washington State special tax districts in its focus on facilities for older adults.

Workshops and Open Houses

Recreation Groups

The recreation workshop included representatives from Kenmore Waterfront Activity Center (KWAC), WhatSup Stand Up Paddle and Surf, and Northshore Youth Soccer.

Kenmore Waterfront Activity Center (KWAC)

- KWAC hosts dragon boats, stand-up paddle boards, and outrigger kayaks. KWAC has 150 members, and the dragon boat program has 82. All boats are stored at Ł'ałwadis (Tl'awh-ah-dees) Park.
- Outriggers canoes are 600-pound boats and were not included in plans for storage. Currently stored within fenced area but very heavy boats are challenging to get into the water. Outriggers cannot be stored on the water.
- Re-organizing the current park layout is suggested to address issues.

WhatSup Stand Up Paddle and Surf

- Facilities are located at Log Boom Park in Kenmore and Bothell Landing in Bothell. Rentals include kayaks, paddleboards, and bicycles, with self-guided tours available from Bothell Landing to Log Boom Park and return bike rentals along the Burke-Gilman Trail. The program also offers instructional classes in kayaking and paddleboarding.
- Burke-Gilman does not have a trailhead facility with parking; therefore, there is not enough parking during peak season days. A proposal to gain more parking by changing parallel parking on 175th Street to angled parking (which would require building a retaining wall) was briefly discussed.



Northshore Youth Soccer

- The organization is in its 50th year serving the Northshore area, including Edmonds and Maltby, supporting over 4,000 K–18 youth on boys', girls', and some co-ed teams. Participation, particularly among females, has declined.
- The Board has an investment account with funds to help improve fields of about \$25,000.
- Futsal is a rapidly growing sport played on indoor basketball courts. Its popularity is increasing ahead of the upcoming World Cup, with some games taking place on the rooftops of large retail stores.
- Northshore Youth Soccer wants to be involved in finding a solution to the field shortage issue and supports the potential Lakepointe project.
- Additional turf and lit fields would help meet growing demand, and the option of limiting field time was also briefly considered.



Workshops and Open Houses

Northshore School District (NSD)

- Northshore School District (NSD) covers five jurisdictions, including Kenmore, Bothell, Woodinville, unincorporated King, and Snohomish Counties.
 - The District's K–5 enrollment has declined in recent years due to falling King County birth rates. As a result, Kenmore and Bothell are not anticipated to see significant increases in student enrollment.
 - The District is increasingly seeing student enrollment from apartment housing rather than single-family homes, reflecting rising housing costs.
 - Northshore School District operates 15 elementary schools, 14 of which require major facility improvements. Capital funding typically supports upgrades at three to four schools per four-year bond cycle, within an overall 30-year facilities planning horizon.
 - Fields and playgrounds are upgraded on a more frequent cycle and may be improved independently of school buildings through separate funding, including the inclusive playground at Kenmore Elementary School.
 - The District's long-term goal is to convert athletic fields to synthetic turf to reduce maintenance demands.
- 
- A photograph showing three children sitting at a table in a classroom, smiling and holding up handmade Valentine's cards. The child on the left is a girl with dark hair, the middle child is a boy with brown hair, and the child on the right is a girl with blonde hair. They are all wearing blue shirts. The cards they are holding are colorful and feature heart designs. In the background, other students are seated at tables, and a model airplane is hanging from the ceiling. The room has large windows and modern lighting.
- Athletic fields are available for rental by leagues. However, the District now requires rental fees to fully recover maintenance and operational costs, which can be a challenge to some user groups.
 - Use of indoor facilities, including gymnasiums and classrooms, is limited due to concerns related to facility wear, security, and student privacy.
 - The District faces challenges in entering into agreements with individual jurisdictions, as it must ensure equitable treatment across all five jurisdictions it serves.
 - Moorlands Elementary School is on the list to be modernized and improved for safety.
 - The District has installed pickleball striping on one tennis court; however, demand for the court has been limited. The District prioritizes student needs first, with other user groups considered secondary.
 - Identified facility needs include cricket fields and additional lacrosse field capacity.

Workshops and Open Houses

Arts and Culture

The arts and culture workshop included representatives that attended from As If Theater, Arts of Kenmore, Kenmore Heritage Society, King County Library System, and Sno-King Watershed Council.

As If Theater

- Performed at the Kenmore Community Club (former grange hall) since 2019 with two main stage shows a year. The current production of 'Ripcord' has a 600-person attendance.
- Need own theater space (or shared) to provide more productions for the community with a similar location to the Kenmore Community Club (like Bainbridge Arts).
- The Lutheran Church provides temporary rehearsal space.
- The ideal venue would have 75–100 seats in a black box configuration, with audio capabilities, wardrobe, and set storage, and be within walking distance of restaurants, breweries, and bars to support local businesses.
- Schools are not involved because of insurance restrictions for participants under 18.

Arts of Kenmore

- Arts of Kenmore serves the local community and has been regaining momentum post-COVID.
- Its annual art show, previously at the Lodge and Kenmore Camera, is now planned for City Hall.
- Arts of Kenmore sponsors As If Theater.
- The organization has discussed collaboration and shared space with As If Theater, and creating a Creative Arts District near the Burke-Gilman Trail.



Sno-King Watershed Council

- Sno-King Watershed Council works to preserve streams, parks, and natural areas in Kenmore through water monitoring and participation in events such as Stream Fest at Log Boom Park.
- Volunteers, primarily retirees recruited by word-of-mouth, perform invasive species removal and other park maintenance 2–3 times per month.
- There is an opportunity to coordinate with the City for Eagle Scout and other service projects, using a pre-approved list of tasks provided by the Parks Maintenance Department.

Workshops and Open Houses

Arts and Culture

King County Library at Kenmore

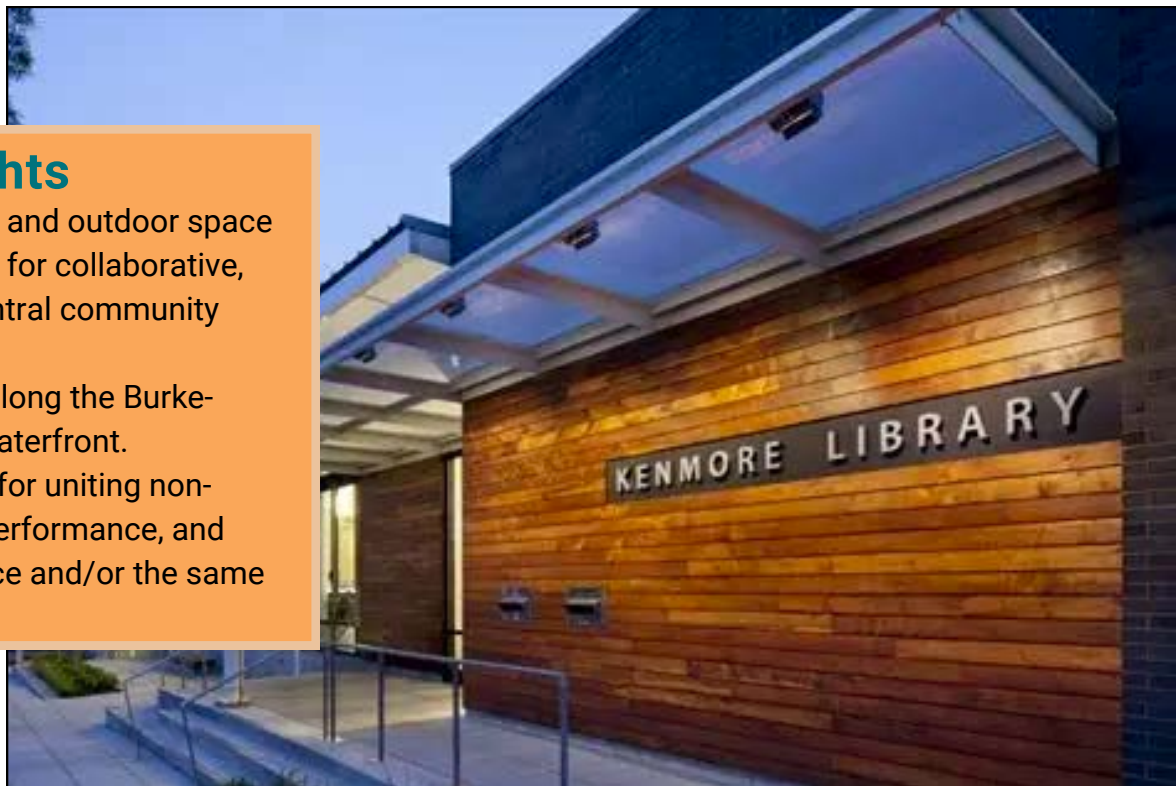
- The Library offers free children's programs, activities, and events at the library, as well as events at the Town Square's Hangar and Rhododendron Park.
- Kenmore needs more central community gathering spaces.
- The Library offers a small meeting room, which is reserved by individuals and used monthly by a theater group; usage was previously limited due to COVID restrictions.

Kenmore Heritage Society

- The Society has current space needs to host pop-up events, displays, and speakers.
- Storage is a challenge, as donations, primarily photos and small items, require improved storage and archiving.
- A self-guided walking history tour exists but needs to be reinstated for public access.
- Currently, Kenmore has no physical history markers, though various options for adding markers and historical images have been discussed.

General Thoughts

- High demand for indoor and outdoor space presents an opportunity for collaborative, shared facilities in a central community location.
- A preferred location is along the Burke-Gilman Trail area and waterfront.
- There is an opportunity for uniting non-profits, including arts, performance, and history, in a shared space and/or the same district.





CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan

CITYWIDE PLAN AMENITIES



Inventory

Kenmore's inventory of open space, parks, and trails includes 14 sites totaling 153.0 acres. King County owns 4.5 acres, including the Burke-Gilman Trail, and Washington State Parks along with the Department of Fish & Wildlife (WDFW) own 317.9 acres, which include the Boat Launch Ramp and Saint Edward State Park. Altogether, this amounts to 17 sites covering 475.4 acres within Kenmore city limits, with the city's 153.0 acres representing 32% of the total inventory.

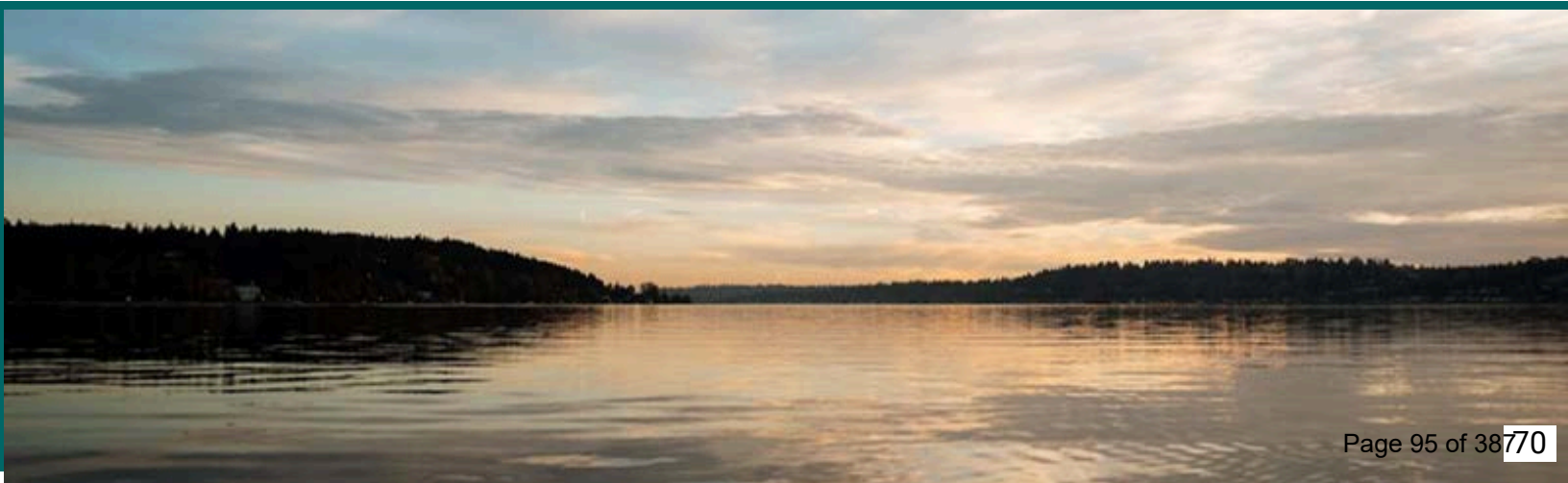
Kenmore Parks, Facilities, and Open Space	Acres
Linwood Park	1.4
Moorlands Park	4.5
Northshore Summit Park	3.6
ḷ'aḷwadis (Tl'awh-ah-dees) Park	41
Wallace Creek Swamp Park	25.5
Rhododendron Park/Senior Ctr – 2,220 sf, Boathouse – 3,375 sf	12.5
Log Boom Park	3.9
Twin Springs Park	25
City Hall Park & Skate Court – 21,390 sf	1.7
Town Square – 9,641 sf & Hangar Building – 4,576 sf	0.5
Swamp Creek Wetlands – 17.0	21.2
Inglewood Wetlands	8.5
Subtotal	145.1

Easement and leased in Kenmore limits	Acres
Bastyr Athletic Fields - leased	7.0
Tolt Pipeline Trail – 2.6 miles	0.9
Subtotal	7.9

King County	Acres
Burke-Gilman Trail – 2.5 miles	4.5
Subtotal	4.5

Washington State	Acres
WDFW Boat Launch	1.9
Saint Edward State Park	316.0
Subtotal	317.9

Total parks inside city limits	475.4
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Inventory

In addition, Bothell, Kirkland, and King County own another four sites or 298.4 acres on or adjacent to Kenmore city limits, Northshore School District owns five schools and 98.9 acres inside city limits, Northshore and Lake Washington School District own another six schools and 104.4 acres adjacent to city limits, and nonprofit and private agencies own four sites and 149.1 acres inside Kenmore city limits or 19 sites and 650.8 acres.

Adjacent Parks and Facilities	Acres
Doug Allen Sports Field – Bothell	0.6
Wayne Park – Bothell	49.9
Kirkland Open Space – Kirkland	23.5
Big Finn Hill Park – King County	224.4
Subtotal	298.4

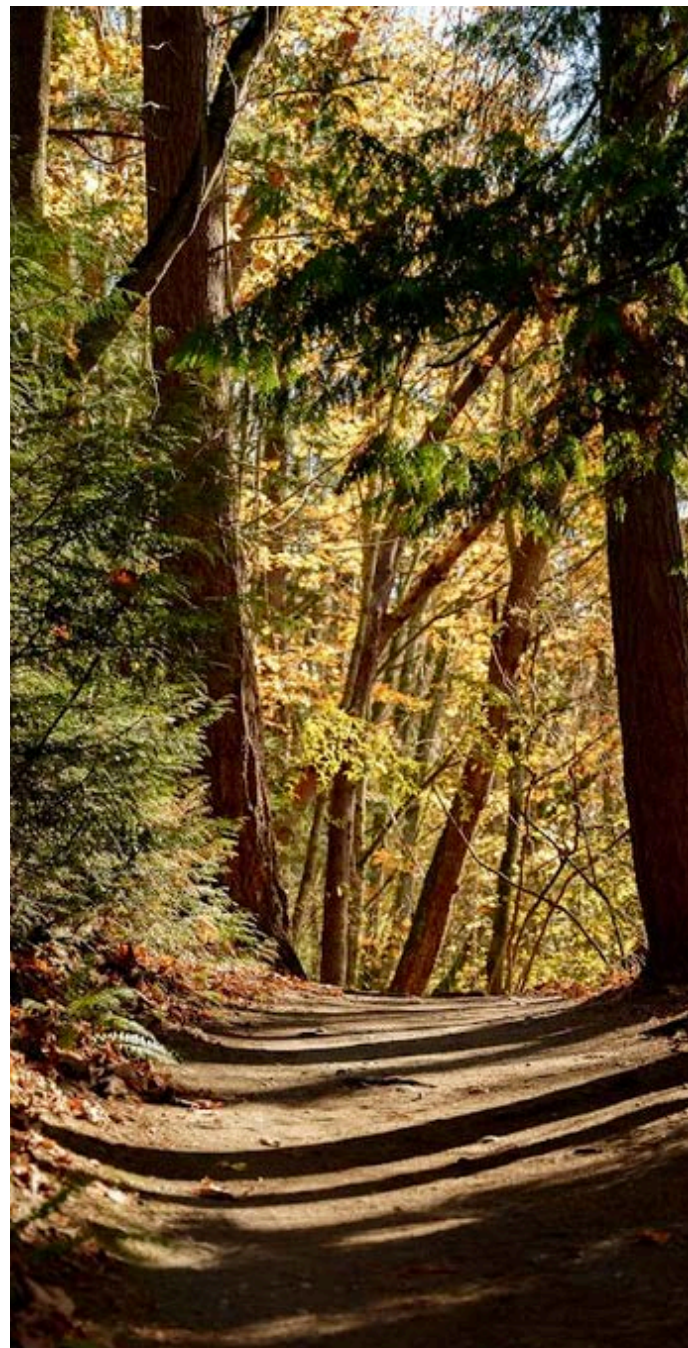
Northshore Schools inside city limits	Acres
Arrowhead Elementary	12.4
Kenmore Elementary	16.0
Moorlands Elementary	6.4
Kenmore Middle School	14.4
Inglemoor High School	49.7
Subtotal	98.9

Adjacent schools	Acres
Childhood Center – NSD	2.9
Westhill Elementary - NSD	22.4
Lockwood Elementary - NSD	10.8
Bothell High School - NSD	30.5
Thoreau Elementary – LWSD	9.3
Finn Hill HS - LWSD	28.5
Subtotal	104.4

Nonprofit, private facilities in city	Acres
Harbour Village Marina	0.2
Kenmore Community Club – 3,058 sf	0.6
Lakeside School Shell House – 1,580 sf	2.1
Inglewood Country Club & Golf Course - private	146.2
Subtotal	149.1

Total outside parks, schools, private	650.8
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Total all	1,126.2
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Together, all agencies own 36 park, school, nonprofit, and private sites totaling 1,126.2 acres within or adjacent to Kenmore, with Kenmore's 145.1 acres accounting for 12.9% of the total inventory.

Level of Service (LOS)

The National Recreation & Park Association (NRPA) Areas and Facilities Standards has not been updated in more than 20 years because there is not a single set of standards for parks and recreation that could encompass the uniqueness found in every park agency.

Park agencies vary greatly by size, needs, and desires; as should a park and recreation agency's offerings. To have the same standard for a community in Washington, Alaska, Kansas, and south Florida is unrealistic, impractical, and potentially detrimental.

Nearly a decade ago, NRPA replaced the single set of standards with a nationwide benchmarking tool for parks and recreation. **NRPA Park Metrics** is the most comprehensive source of data benchmarks and insights for park and recreation agencies. Each spring, NRPA publishes **NRPA Agency Performance Review**, an annual report summarizing the benchmarking data contributed by nearly 1,100 agencies to the **Park Metrics** database.

The report presents the "typical" (median) nationwide benchmarking numbers based on peer agency data and the limitations of the former one-size-fits-all set of standards. For example, in the **2024 NRPA Agency Performance Review**: the typical park and recreation agency has one park per 2,386 residents. The report, however, indicates significant variation in the metric when the size of the jurisdiction is taken into consideration.

For example, jurisdictions of less than 20,000 residents have a median of one park for every 1,172 residents, but agencies serving more than 250,000 residents have a park for every 6,120 people served. In addition, the benchmark data within **NRPA Park Metrics** and the **2024 NRPA Agency Performance Review** break down to the lower (25%) and upper (75%) quartiles.

The ratio of parks per persons for Kenmore's 2025 population of 24,520 persons, or within the 20,000-49,999-peer agency population comparison, would be a median of one park per 2,062 persons but ranges from one park per 1,232 persons in the lower quartile to one park per 3,000 persons in the upper quartile.



Implications

There is no one-size-fits all solution for maintaining and improving a park and recreation agency. The **2024 NRPA Agency Performance Review** does not provide "standards," but an informative evidence-based guideline. Factors such as jurisdiction population, the unique needs of each community, and funding all play a major role in how an agency operates.

Benchmark Comparisons

The following benchmark comparisons are for the low, median, and upper quartiles for park agencies of 20,000-49,999 population, since Kenmore's 2025 population of 24,520 is projected to increase to 33,491 by 2050. (Note: the next peer agency comparison is for 50,000-99,999, considerably above Kenmore's projected population).

Residents per Park

	Lower	Median	Upper
NRPA Benchmark	1,232	2,062	3,000
PROS ratios year:		2025	2045
Kenmore		1,670	2,576
All parks in city		1,375	1,970
All in/near city		649	930

***Inventory** includes Kenmore, King County, and Washington State parks and trails inside Kenmore city limits, and Kenmore, King County, Washington State, Bothell, Kirkland, Northshore and Lake Washington School Districts, and nonprofit and private agencies within or directly adjacent to Kenmore.

Kenmore currently provides 14 parks and open spaces, or one park per 1,670 persons. All agencies that provide parks within Kenmore city limits, including Kenmore, King County, and Washington State, provide 17 parks or one park per 1,375 persons. All agencies combined, including Kenmore, King County, Washington State, Bothell, Kirkland, Northshore, and Lake Washington School Districts, and nonprofit and private agencies within or directly adjacent to Kenmore, provide 36 parks and open spaces or one park per 649 persons, considerably above the ratio typical of peer agencies with 20,000-49,999 population.



Implications

If Kenmore does not acquire more parks by 2045, the ratio of residents per park will be 2,576 persons, all agencies within city limits will be 1,970 persons, and all agencies within and adjacent to city limits combined will be 930 residents per park, which remains considerably above peer agency ratios.

Benchmark Comparisons

Acres of Parkland per 1,000 Population

“Parkland” includes maintained parks and accessible open space areas, which does not include conservation easements.

	Lower	Median	Upper
NRPA Benchmark	6.2	11.2	18.0
PROS ratios year:		2025	2045
Kenmore		6.5	4.5
All parks in city		20.3	14.2
All in/near city		48.1	33.6

Kenmore currently provides 6.5 acres of parklands per 1,000 residents, all agencies within city limits provide 20.3 acres per 1,000 residents, and all agencies within or adjacent to city limits provide 48.1 acres per 1,000 residents.

Implications

If Kenmore does not acquire more parklands by 2045, the ratio of parkland per 1,000 residents will be 4.5 acres, for all agencies within city limits 14.2, and all agencies within or adjacent to city limits 48.1 acres, which remains considerably above peer agency ratios.



Miles of Trails

“Trails” include all trails within parks and all off-road multipurpose trails. Trails do not include on-road bike or walk lanes.

	Lower	Median	Upper
NRPA Benchmark	5.0	10.0	19.6
PROS ratios year:		2025	2045
Kenmore		2.6	
All parks in city		12.1	
All in/near city		21.6	

Kenmore currently provides 2.6 miles of off-road trails per 1,000 residents, all agencies within city limits provide 12.1 miles of off-road trails, and all agencies within or adjacent to city limits provide 21.6 miles of trails.

Implications

If Kenmore does not develop more trails by 2045, the number of trail miles will be considerably above peer agency ratios.



Benchmark Comparisons

Park Amenities

“Amenities” include outdoor and indoor park and recreation improvements that have been developed within existing parks.

Kenmore Amenities	City of Kenmore	In city	All in, near
Beach access	1	1	2
Fishing	1	3	3
Hand carry launch	2	2	3
Boat ramp		1	2
Dock/pier	1	1	1
Picnic tables*	12	13	14
Picnic shelter	4	4	5
Playground	5	7	16
Basketball court	1	1	2
Volleyball court		1	1
Tennis court			16
Pickleball court			1
Baseball field	3	4	14
Soccer field	1	2	11
Football field			2
Lacrosse field			1
Running track			5
Skateboard park	1	1	1
Pump track			1

*Sites with tables

Kenmore provides a variety of outdoor environmental amenities, including beach access, fishing, hand carry launches, docks, and picnicking facilities, but few athletic courts and fields.

Agencies within city limits, including Kenmore, King County, and Washington State supplement Kenmore’s amenities somewhat with more athletic courts and fields.

Agencies within and near Kenmore city limits, including Bothell, Kirkland, Shoreline and Lake Washington School Districts, and nonprofit groups expand environmental and athletic amenities that are shared with Kenmore residents but also with a larger service area population.



Benchmark Comparisons

Amenity benchmarks per median number of residents – in city only



Outdoor Amenities	%	Median	2025
Beach access	*	*	24,520
Hand carry launch site	*	*	12,260
Boat ramp	*	*	24,520
Dock/pier	*	*	24,520
Dog park/off-leash areas	68%	27,508	
Community garden	52%	27,262	
Picnic tables*	*	*	1,866
Picnic shelters	*	*	6,130
Playground uncovered	93%	3,105	3,502
Basketball court	84%	7,501	24,520
Volleyball court	23%	14,280	24,520
Tennis court	72%	5,461	
Pickleball court	42%	7,737	
Sport court*	42%	14,265	
Disc golf	20%	29,445	
Baseball field	85%	3,007	6,130
Soccer field	83%	3,333	12,260
Football field	*	*	
Running tracks	19%	18,585	
Synthetic, rectangular	25%	23,189	
Exercise course	22%	27,762	
Skateboard park	46%	33,167	24,520
Pump track	*	*	
Splash pad	23%	30,629	
Swim pool all purpose	49%	27,081	
Indoor Amenities			
Swim pool competitive	22%	31,000	
Swim pool leisure	19%	32,812	
Pickleball	19%	10,463	
Multiuse basket, volley	16%	14,577	
Basketball alone	12%	19,173	
Multiuse tennis, pickle	12%	14,950	
Therapeutic pools	11%	33,306	
Running tracks	10%	32,619	
Racquet, handball	9%	16,825	
Tennis courts	5%	6,600	

% percent of agencies that provide listed facility.

* 2024 NRPA Agency Performance Review does not include benchmark or percent provided by comparable agencies.

Kenmore's city agencies meet or exceed benchmarks for playgrounds and skateboard courts but fall significantly short on outdoor basketball and volleyball courts, as well as athletic fields. In addition, city agencies offer relatively few outdoor or indoor amenities for Kenmore's current population of 24,520, including dog parks, community gardens, athletic courts and fields, splash pads and swimming facilities, and all indoor recreation facilities.

Implications

Kenmore's amenity deficiencies will increase if the city does not develop or expand amenities as its population increases to 33,491 or by an additional 43% by the year 2050.

Benchmark Comparisons

Indoor Centers

“Centers” include indoor facilities that have been developed to serve specific activities or populations.

Center Benchmarks per Median Number of Residents

Indoor Centers	%	Median	2025
Recreation w/gyms	62%	24,486	
Community*	59%	27,858	24,520
Senior**	40%	31,985	24,520
Theaters	40%	32,255	
Nature	34%	33,669	
Aquatics	30%	31,000	
Teen	12%	31,785	

% percent of agencies that provide listed facility.

* Kenmore Hangar Building and Kenmore Community Club

** Senior Center in Rhododendron Park

Kenmore’s Town Square Hangar Building and the nonprofit Kenmore Community Club exceed benchmarks for indoor community facilities, as does King County’s Senior Center at Rhododendron Park, based on its 2025 population of 24,520.



Note

However, Kenmore will be deficient in all other indoor centers when the population increases to 33,491, particularly for recreation, theater, nature, aquatics, and teen activities.

Citywide Park Amenities

The following proposals concerning components of the Parks, Recreation & Open Space (PROS) Plan are based on the results of environmental inventories, field analysis, demand analysis, workshop planning sessions, and surveys of resident and voter households that outline a vision for the next 20 years.

The plan proposals are organized into separate components, including natural areas, resource activities, trails, athletic activities, indoor activities, and special uses, forming a holistic approach to the total PROS Plan.

Each section of this chapter defines the vision for the separate plan component, inventories existing amenities, and proposes new amenity developments that reflect population growth and change, including an increase in non-family young and old households, addressing social inequities, filling walkability gaps, mitigating heat stress, and accounting for increased redevelopment densities.

The components combined provide a holistic vision for delivering parks, recreation, and open space in Kenmore that is rapidly evolving from a suburban character that existed at the time of incorporation into an urban community supporting a variety of natural and active PROS interests for an increasingly diverse population.

The proposals refer to a site or property that may provide a specific type of park, recreation, or open space activity. A particular site or property, however, may include one or all the described component plan features.

Note

The component plan proposals are **conceptual**, and in some cases, subject to further study and coordination with public participants, including the Northshore School District, King County, Washington State, adjacent jurisdictions, nonprofits, as well as private participants, such as neighborhood residents, businesses, and developers, which may modify the final project details.



Natural Areas

Critical areas - protect, preserve, and conserve lands that have environmental features of critical area significance (floodplains and landslide hazard), ecological importance (shorelines, wetlands, and watersheds), forestland (old growth, woodland cover, and prime productive), wildlife habitat (threatened and endangered species), and green space.

To the extent possible and practical, natural areas link lands (even though these lands may not be publicly accessible) into greenway networks and corridors. These linked areas visually define the developed urban area in accordance with the objectives of the Washington State Growth Management Act (GMA) whether publicly or privately owned.

Natural areas may provide nature and trails, exhibits, and interpretive facilities to increase public awareness and appreciation for significant and visually interesting critical area environmental, wildlife, and forest features.

Natural areas may be located on independent properties or include portions of other sites that provide resource activities, trail corridors, athletic activities, or other public facilities. Natural areas may also be conserved on privately owned lands subject to public use agreements or easements; or on lands acquired for other public purposes including stormwater management, groundwater recharge, potable water storage, and wastewater treatment.



Vision

Natural area conservancies may be realized through:

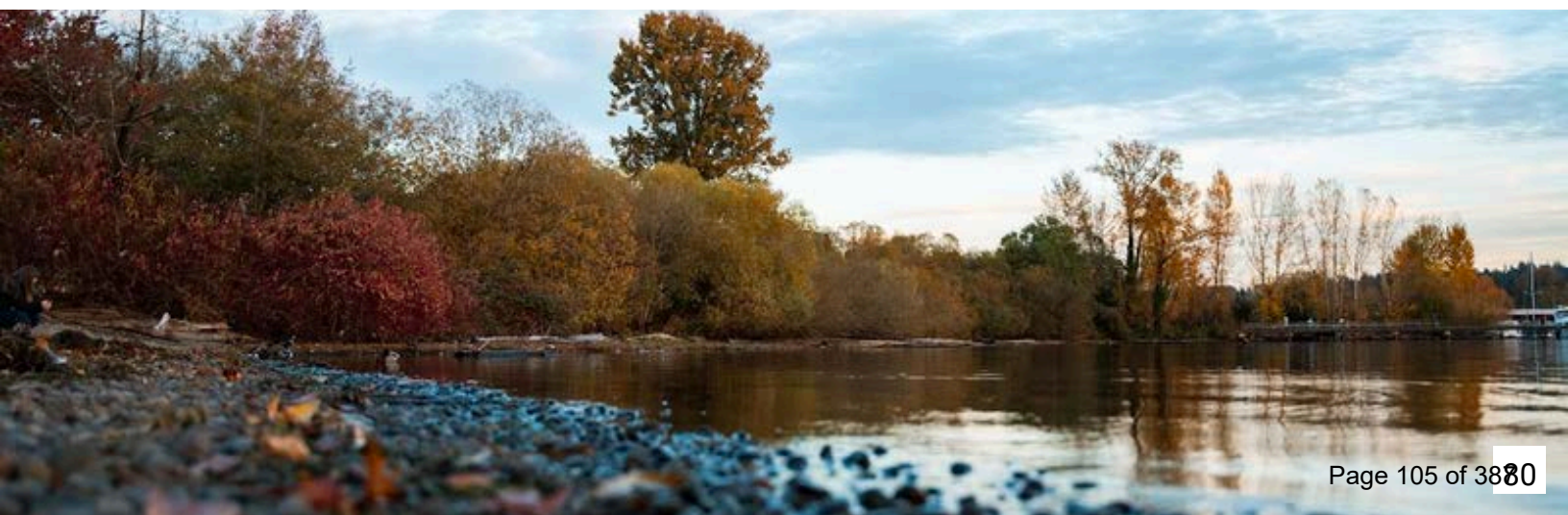
- Access agreements. acquisition of development rights and/or title of natural area lands - that would otherwise be developed or used for urban land use or not be available for public access.
- Provision for public access and interpretive signage - that would not be possible if the land remained in private ownership without such public access provisions.
- Provisions for interpretive signage - subject to appropriate security measures and underlying property owner agreements.

Existing Natural Areas

The following sites conserve wetlands, woodlands, steep slopes, and other features.

		Existing Natural Area Acreage
Kenmore		133.7
1	Wallace Swamp Creek Park	25.5
	▪ 25.0-acres of wetlands and woodlands, fish bearing stream on Swamp Creek	
2	Twin Springs Park	25.0
	▪ 24.0-acres of wetlands, woodlands with 2 springs and beaver lodge on Little Swamp Creek	
3	Swamp Creek Wetlands	21.2
	▪ 21.2-acres of wetlands and woodlands with fish bearing stream on Swamp Creek	
4	ḷ'aḷwadis (Tl'awh-ah-dees) Park	41.0
	▪ 22.75-acres of wetlands and woodlands on north shore of Sammamish River and confluence with Swamp Creek	
5	Rhododendron Park	12.5
	▪ 8.5-acres of wooded areas on south shore of Sammamish River	
6	Inglewood Wetlands	8.5
	▪ 8.5-acres of wetlands and marsh on the east shore of Lake Washington and the confluence with the Sammamish River	
Washington State		316.0
7	Saint Edward State Park	316.0
	▪ Extensive wooded area and shoreline on east shore of Lake Washington	
Bothell		49.9
8	Wayne Park	49.9
	▪ Wetlands and wooded areas on the south shore of the Sammamish River	
Kirkland		7.8
9	Kirkland Open Space	7.8
	▪ Wooded open space extending along the ravine on the southeast corner of city limits	
King County		224.4
10	Big Finn Hill Park	224.4
	▪ Extensive woodlands extending from Saint Edwards State Park to the east shore of Lake Washington	
Total existing natural area acres		731.8*

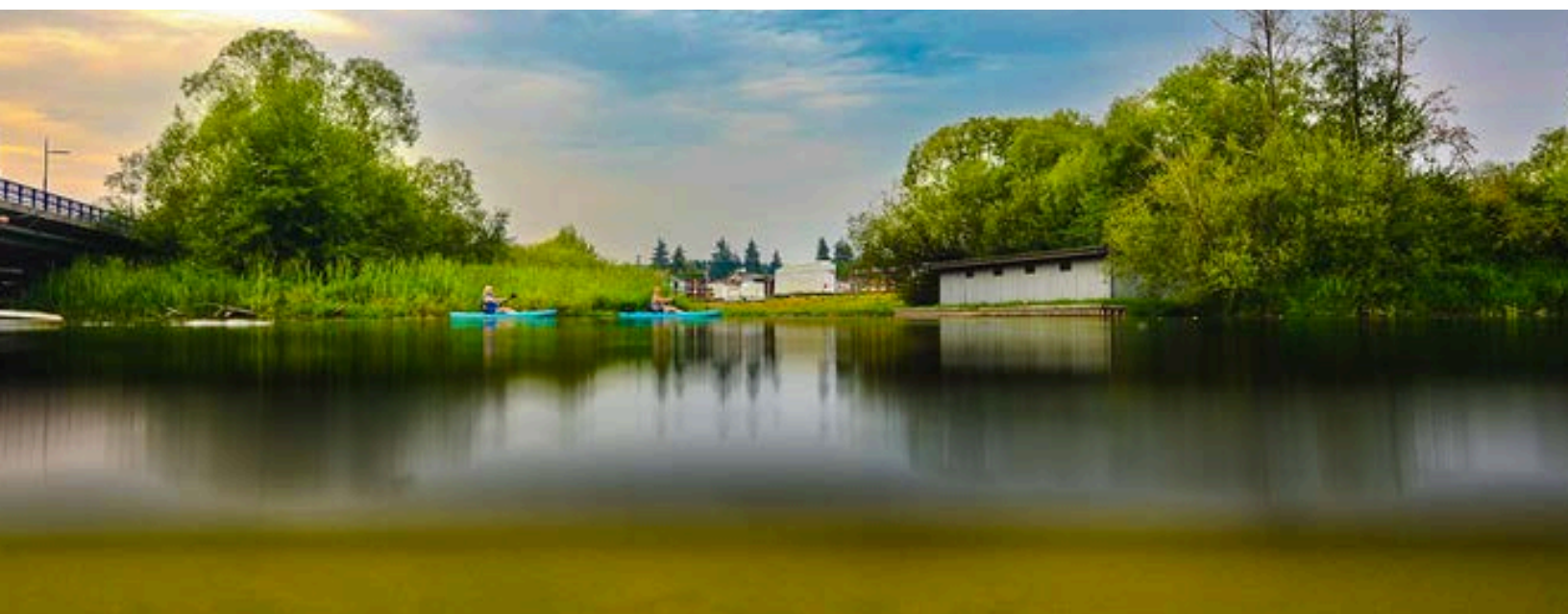
* Total site acreage may also provide for other park activities.



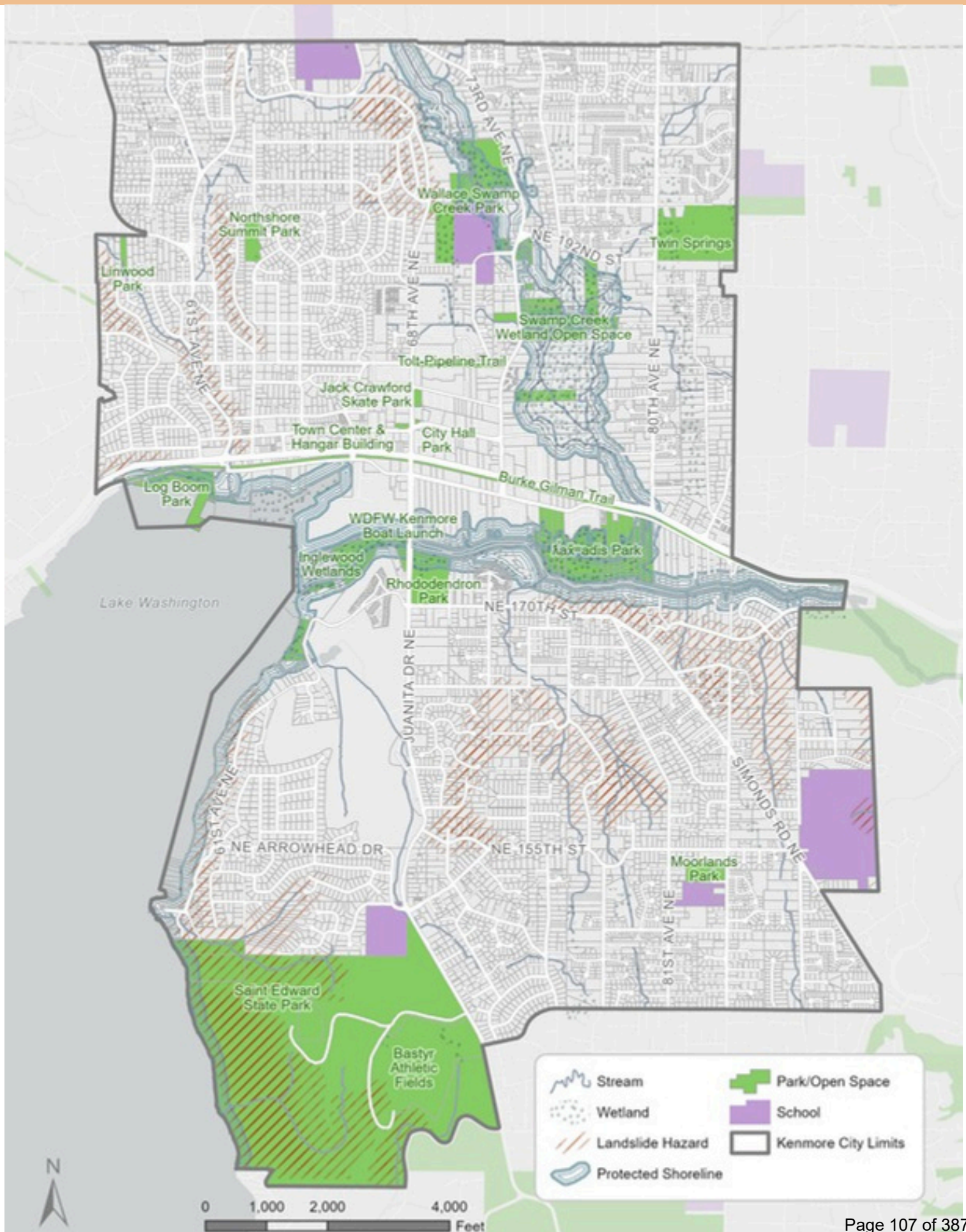
Proposed Natural Areas

The following sites could conserve fish bearing streams, riparian corridors, wetlands, woodlands, and other significant wildlife habitat along Swamp, Little Swamp Creeks, other tributaries, Sammamish River, and Lake Washington using critical area ordinances, easements, or purchase of development rights or title to create greenway systems through Kenmore.

		Proposed Natural Area Acreage
Kenmore		tbd
11	Lakepointe Park	13.29
	Protect wetlands and riparian habitat around the 3,100 linear feet of 11 shoreline with Lake Washington and the entrance to the Sammamish River.	
12	Swamp Creek	tbd
	Protect wetlands and riparian habitat north of Wallace Swamp Creek Park to city limits	
13	Little Swamp Creek	tbd
	Protect wetlands and riparian habitat between Wallace Swamp Creek Park and Twin Springs Park on Little Swamp Creek to city limits	
14	Swamp Creek	tbd
	Protect wetlands and riparian habitat between ʕ'aǰwadis (Tl'awh-ah-dees) Park and Swamp Creek Wetlands	
15	Tributary 62	tbd
	Protect wetlands and riparian habitat east of Wayne Park	
16	Tributary	tbd
	Protect wetlands and riparian habitat from city limits north to the Sammamish River	
17	Arrowhead Creek	tbd
	Protect wetlands and riparian habitat from north edge of Saint Edward State Park to Lake Washington	
Total proposed natural area acres		tbd



Natural Areas



Resource Activities

Resource activities provide public access to significant environmental features including shorelines, woodlands, and scenic areas. Where appropriate, resource sites are improved with a variety of outdoor facilities including beaches, handcarry launch sites, boat ramps, and individual and group picnic facilities. Supporting services may include parking lots, restrooms, and utilities.

Resource activities may be located on independent properties or include portions of other sites provided for natural area conservancies, trail corridors, athletic activities, indoor activities, or other public facilities. Resource activities may also be developed on other publicly owned lands subject to public use agreements or easements.

Vision

As described herein, the resource park vision will be realized through:

- **Acquisition of resource parklands** - that would otherwise be developed for other land uses or not available for public access,
- **Provision of public access** - and use of natural features which would not be possible if the lands remained in private ownership,
- **Conservation for public access** - and use of unique and available natural features that visually define and separate developing urban areas.



Waterfront Activities

Existing Waterfront Activity Sites

The following provide access to freshwater sites that include swimming, handcarry launches, boating, and other waterfront access activities.

Kenmore	3
4 Log Boom Park	1
- Wading beach on Lake Washington 500-foot pier with 10 transit slips - Handcarry launch and boat rental building	
5 Rhododendron Park	1
Handcarry launch into Sammamish River	
6 ʔaḥwadis (Tl'awh-ah-dees) Park	1
Lagoon handcarry launch into Sammamish River	
Washington State	1
WDFW Boat Launch	1
Paved boat launch into Sammamish River	
Total existing launch sites	4



Picnic Facilities

Existing Picnic Tables and Shelters

The following sites provide day-use picnic table and shelter facilities for group activities.

Existing Picnic Tables - Shelters

Kenmore Parks		
1	Linwood Park	2-0
	▪ 2 picnic tables	
2	Northshore Summit Park	2-0
	▪ 2 picnic tables	
3	Wallace Swamp Creek Park	4-0
	▪ 4 picnic tables	
4	Town Square Hangar	3-0
	▪ 3 picnic tables	
5	City Hall/Skate Court	2-0
	▪ 2 picnic tables	
6	Log Boom Park	4-1
	▪ 4 picnic tables	
	▪ 1 picnic shelter	
7	Rhododendron Park	3-1
	▪ 3 picnic tables	
	▪ 1 picnic shelter	
8	ł'ałwadis (Tl'awh-ah-dees) Park	5-1
	▪ 5 picnic tables	
	▪ 1 picnic shelter	
9	Moorlands Park	2-1
	▪ 2 picnic tables	
	▪ 1 picnic shelter	
10	Saint Edward State Park	---
	▪ --- picnic tables	
All total picnic tables		27
All total picnic shelters		4



Picnic Facilities

Proposed Picnic Tables and Shelters

The following sites could fill gaps within walking distance of Kenmore neighborhoods.

		Proposed Picnic Tables - Shelters
Kenmore Parks		14-0
11	Twin Springs Park	3-0
	▪ Install 3 picnic tables	
12	Wallace Swamp Creek Park	3-0
	▪ Install 3 picnic tables	
13	NE 182nd Street neighborhood	2-0
	▪ Install 2 picnic tables	
14	80th/83rd Avenue NE neighborhood	2-0
	▪ Install 2 picnic tables	
15	Simmonds Road neighborhood	2-0
	▪ Install 2 picnic tables	
16	Moorlands neighborhood	2-0
	▪ Install 2 picnic tables	
Total proposed picnic tables		14
Total proposed picnic shelters		0



Trails

Trail systems link major natural area assets, park and recreational facilities, schools, community centers, commercial, and transit stations throughout Kenmore. Trails provide for several modes of recreational and commuter use, including Pedestrians, scooters, skateboards, in-line skates, and bicycles where appropriate.

Park Trails

Park walking trails are developed within major parks and open spaces to provide internal access to wetlands, woodlands, picnic areas, playgrounds, courts, fields, and indoor facilities with parking lots, restrooms, and other supporting facilities.

Park walking trails are developed to Washington State Department of Transportation (WSDOT) or US Forest Service (USFS) walking trail standards with a crushed rock, bark, or compacted dirt base usable by all age and skill groups. Park trails will be developed in urban park sites with an asphalt or concrete surface to be ADA accessible.



Vision

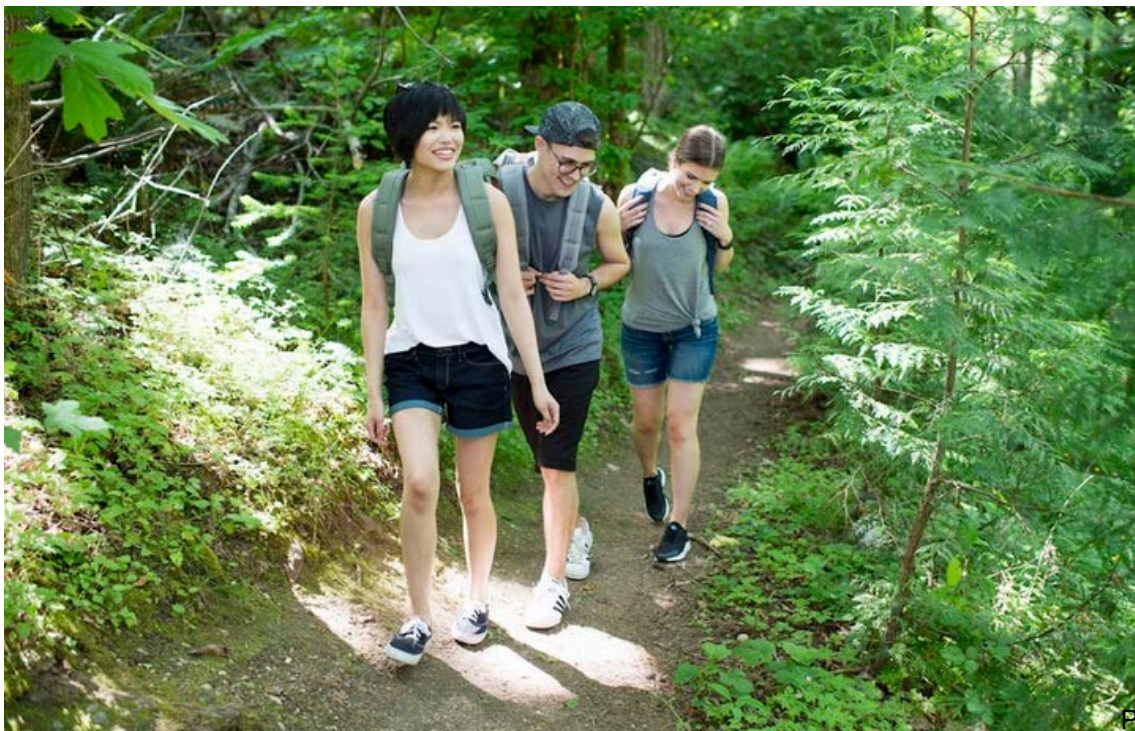
The parks trail vision could be realized by providing trail opportunities in Kenmore that:

- **Access natural features and amenities** – within natural areas and park sites.
- **Serve persons** - with varied physical abilities and skills including ADA.
- **Establish high visibility and volume routes** - through the most developed urban areas and park sites.

Existing Parks Trails

The following trails have been developed within major park sites in the city that access wetlands, ponds, woodlands, and other park amenities.

		Existing Park Trail Miles
Kenmore Park Trails		2.07
1	Linwood Park	0.07
	▪ 0.07-mile paved ADA trail through park	
2	Northshore Summit Park	0.2
	▪ 0.2-mile paved ADA trail through park	
3	Wallace Swamp Creek Park	0.3
	▪ 0.3-mile trail	
4	Twin Springs Park	0.3
	▪ 0.3-mile trail through park	
5	Town Square Hangar	0.01
	▪ 0.01-mile paved trails around perimeter	
6	City Hall/Skate Court	0.06
	▪ 0.06-mile paved trail along perimeter	
7	Log Boom Park	0.3
	▪ 0.3-mile paved trail along perimeter	
8	Rhododendron Park	0.5
	▪ 0.5-miles of trails through park	
9	Ł'ałwadis (Tl'awh-ah-dees) Park	0.3
	▪ 0.3-miles of trail through park	
10	Moorlands Park	0.03
	▪ 0.03-miles of trail through park	
Washington State		7.0
11	Saint Edward State Park	7.0
	▪ 0.5-miles of trails through park	
Total existing park trail miles		9.07



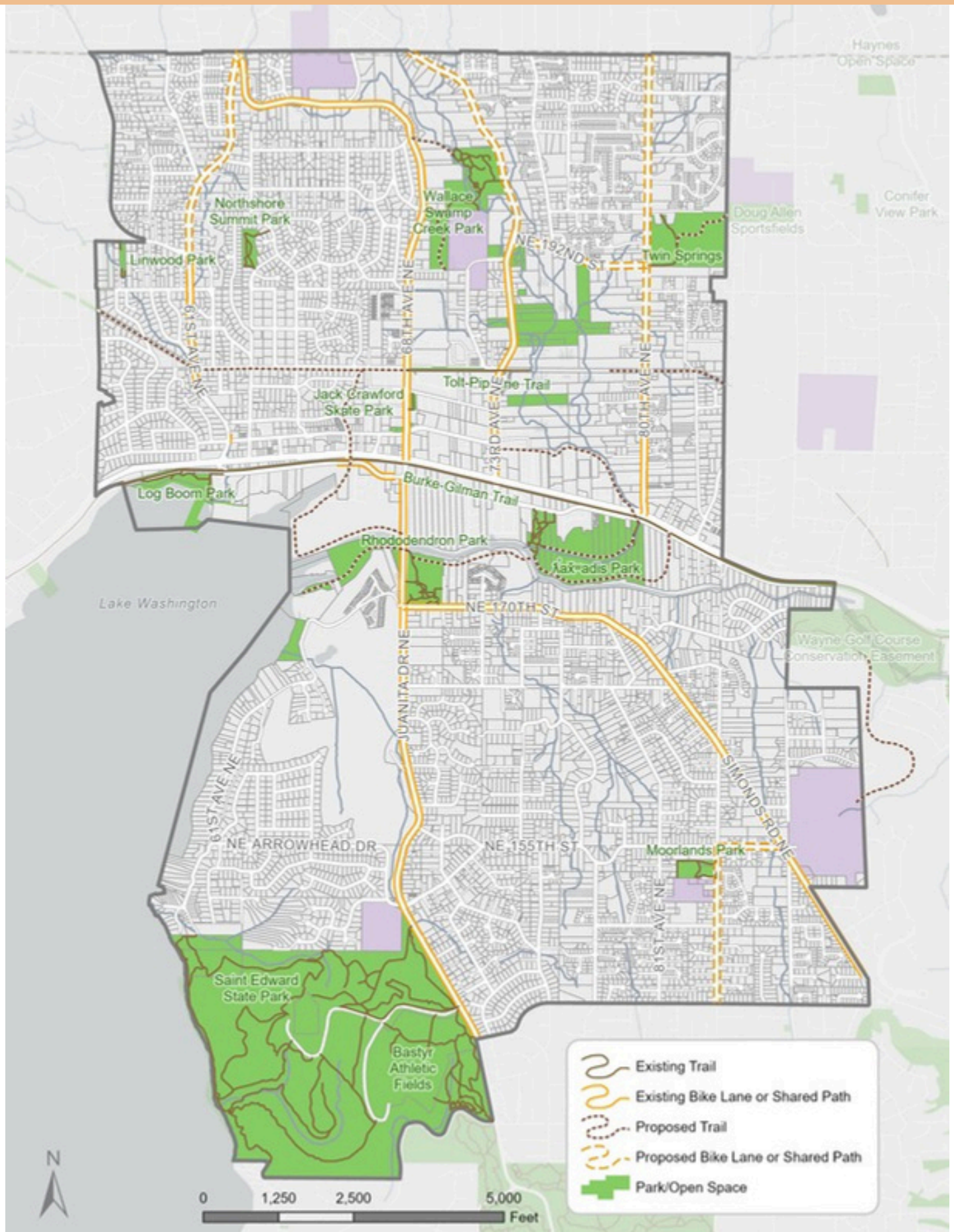
Proposed Parks Trails

The following proposed trails could access wetlands, ponds, woodlands, and other park amenities in accordance with existing park master plans.

Kenmore Park Trails		Proposed Park Trail Miles
3	Wallace Swamp Creek Park	0.2
	▪ 0.2-mile trail to school	
4	Twin Springs Park	0.5
	▪ 0.5-mile secondary trails through park	
9	Ł'aǎwadis (Tl'awh-ah-dees) Park	0.6
	▪ 0.3-mile trail on north shore Swamp Creek	
	▪ 0.3-mile trail on south shore Swamp Creek	
12	Swamp Creek Wetlands	0.7
	▪ 0.7-mile trail around wetlands	
Total proposed park trail miles		2.0



Park Trails



Multipurpose Off-road Trails

Multipurpose off-road trails are developed within corridors separate from vehicular or other motorized forms of transportation in utility easements or in separate property alignments. In some instances, limited off-road trails may be developed as a shoulder or sidewalk improvement within the right-of-way of established vehicle or light rail transportation corridors.

Multipurpose trails are developed to Washington State Department of Transportation (WSDOT) and American Association of State Highway & Transportation Officials (AASHTO) trail standards with concrete, asphalt or very fine crushed rock base, ADA accessible, and usable by all age and skill groups.

Trail corridors are located or improved with trailhead services including rest stops, parking lots, restrooms, water, and air utilities. Where the trail is in another park and recreational improvement or public facility, the trailhead may be improved with picnic, playgrounds, and play areas.

Multipurpose trail corridors may be independent properties or include portions of other sites provided for natural area conservancies, resource activities, athletic activities, and other park and recreational

Vision

The multipurpose trails vision may be realized by providing recreational trail opportunities that:

- **Access natural features and amenities** - that may not be available otherwise.
- **Link open spaces** - and other conservation areas into a greenway system.
- **Serve persons** - with varied physical abilities and skills.
- **Establish high visibility and volume routes** - through the most developed urban areas and park sites.
- **Expand roadway corridors where feasible** - to provide recreational and commuter trail opportunities.

Existing Off-road Trails

The following multipurpose trail systems have been developed to provide combined hike, skateboard, scooter, in-line skate, and bike trail opportunities.

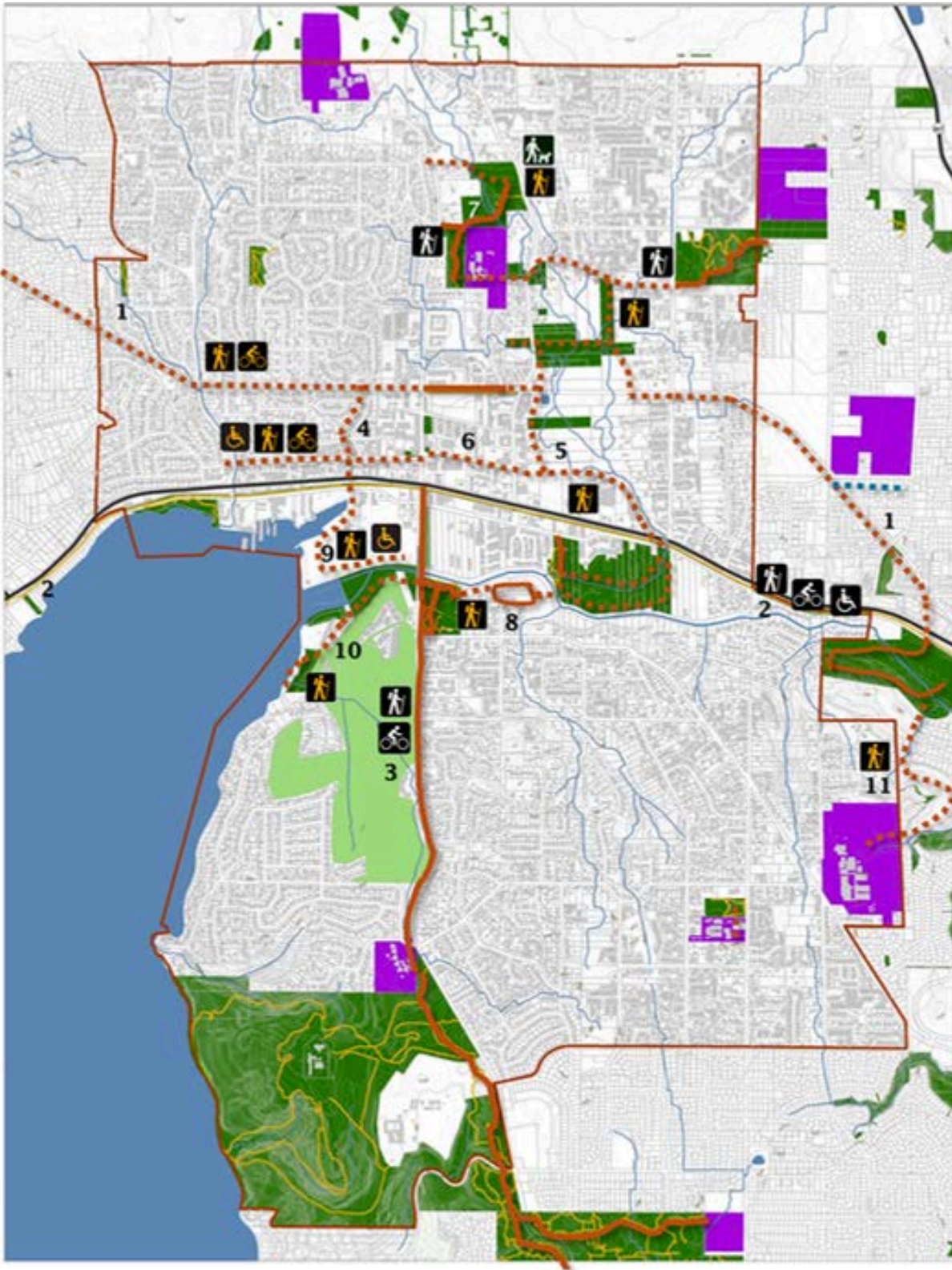
		Existing Off-road Trail Miles
Kenmore		2.88
1	Tolt Pipeline Trail	0.28
	▪ 0.28-mile portion of 2.50-mile corridor from Bothell Way in Bothell to Lake Forest Park reservoir	
2	Burke-Gilman Trail	2.60
	▪ 20.00-mile conversion of SLSE Railroad corridor from Shilshole Bay to Bothell with 2.60 miles in Kenmore including 2 road underpasses and 1 bridge over Swamp Creek.	
Washington State		0.73
3	Juanita Drive NE	0.73
	▪ 0.73-mile trail in Saint Edward State Park and Bastyr University from Arrowhead Elementary south to Big Finn Hill Park trail system.	
Total existing multipurpose trail miles		3.61

Proposed Off-road Multipurpose Trails

The following multipurpose trail systems could be developed to create a network of off-road trails throughout Kenmore.

Kenmore		Proposed Off-road Trail Miles
1	Tolt Pipeline Trail	2.32
	Complete 2.32-mile segments of the water corridor across Swamp Creek, east to Bothell Way, and west to Lake Forest Park.	
4	NE 65th Avenue SR-522/Bothell Way Overpass or Underpass	0.03
	Develop 175-foot elevated overpass or underpass on NE 65th Avenue right-of-way across Bothell Way to connect with the Burke-Gilman Trail and NE 175th Street.	
5	Swamp Creek Trail	0.86
	Develop 0.86-mile trail from ʔ'aǰwadis (Tl'awh-ah-dees) Park north through Swamp Creek wetlands to NE 192nd Street including a possible underpass of SR-522/Bothell Way.	
6	NE 181st Street/Swamp Creek	0.15
	Develop 0.15-mile trail from the end of NE 181st Street east to connect with the Swamp Creek Trail including bridge over Swamp Creek.	
7	NE 198th Street/Wallace Swamp Creek Park	0.14
	Develop 0.14-mile trail from Wallace Swamp Creek Park west to connect with NE 198th Street.	
8	ʔ'aǰwadis (Tl'awh-ah-dees) -Rhododendron Parks	0.27
	Develop 0.27-mile trail from ʔ'aǰwadis (Tl'awh-ah-dees) Park across the Sammamish River and along the south Sammamish River shoreline to Rhododendron Park.	
9	Lakepointe Trail	0.73
	Develop 0.73-mile trail from Burke-Gilman Trail around the Lakepointe development project buffer and back to Juanita Drive NE.	
10	Inglewood Wetlands	0.55
	Develop 0.55-mile trail from the WDFW Boat Launch west along Sammamish River and Lake Washington shoreline through the wetlands and marsh ecosystem.	
11	Wayne Park – Inglemoor HS	0.65
	Work with Bothell to develop 0.65-mile trail from Bothell's Wayne Park south through the ravine to Inglemoor High School.	
Total proposed off-road trail miles		5.70

Proposed Off-road Trails



Proposed off-road trails

Off-road trails	  	Proposed	  	
1 Tolt Pipeline Trail		4 NE 65th Avenue overpass		8 Tl'awh-ah-dees/Rhodo
2 Burke-Gilman Trail		5 Swamp Creek Trail		9 Lakepoint Trail
3 Juanita Drive NE		6 NE 181st Street/Swamp Creek		10 Inglewood Wetlands
		7 NE 198th/Swamp Creek Park		11 Wayne Park/Inglemoor HS

Athletic Activities

Playgrounds

Playgrounds and play areas are developed to provide access within a 5-10-minute walking distance of most residential areas in the city and are designed with age-appropriate features for young and older age children. Some existing playground equipment may be redeveloped or replaced to meet ADA requirements, safety concerns, and new activity interests.

Miniparks - in some instances, a playground, picnic area, and sport court may be combined to provide a minipark or pocket park to increase access within older developed neighborhoods where large undeveloped or vacant parcels are no longer available.

Existing Playgrounds/Play Areas

The following playground facilities and play areas include some school facilities that may not be available for public use during school hours, or depending on school security protocols.

Existing playground/play facilities

Kenmore		6
1	Linwood Park	1
	▪ 1 playground for age 5-12	
2	Northshore Summit Park	1
	▪ 1 playground for age 5-12	
3	Swamp Creek Park	1
	▪ 1 open play area	
4	Log Boom Park	1
	▪ 1 playground for age 5-12	
5	Rhododendron Park	1
	▪ 1 playground for age 5-12	
	▪ 1 open play area	
6	Moorlands Park	1
	▪ 1 playground for age 5-12	
	▪ 1 open play area	
Washington State		1
7	Saint Edward State Park	1
	▪ 1 open play area	
Northshore School District*		5
8	Lockwood Elementary	1
	▪ 1 playground for age 5-12	
9	Kenmore Elementary	1
	▪ 1 playground for age 5-12	
10	Westhill Elementary	1
	▪ 2 playgrounds for age 5-12	
11	Arrowhead Elementary	1
	▪ 1 playground for age 5-12	
12	Moorlands Elementary	1
	▪ 1 playground for age 5-12	

Total existing playgrounds **12**

* School playgrounds may not be available for public use before/after school or during school activities, or depending on school security protocols.



Athletic Activities

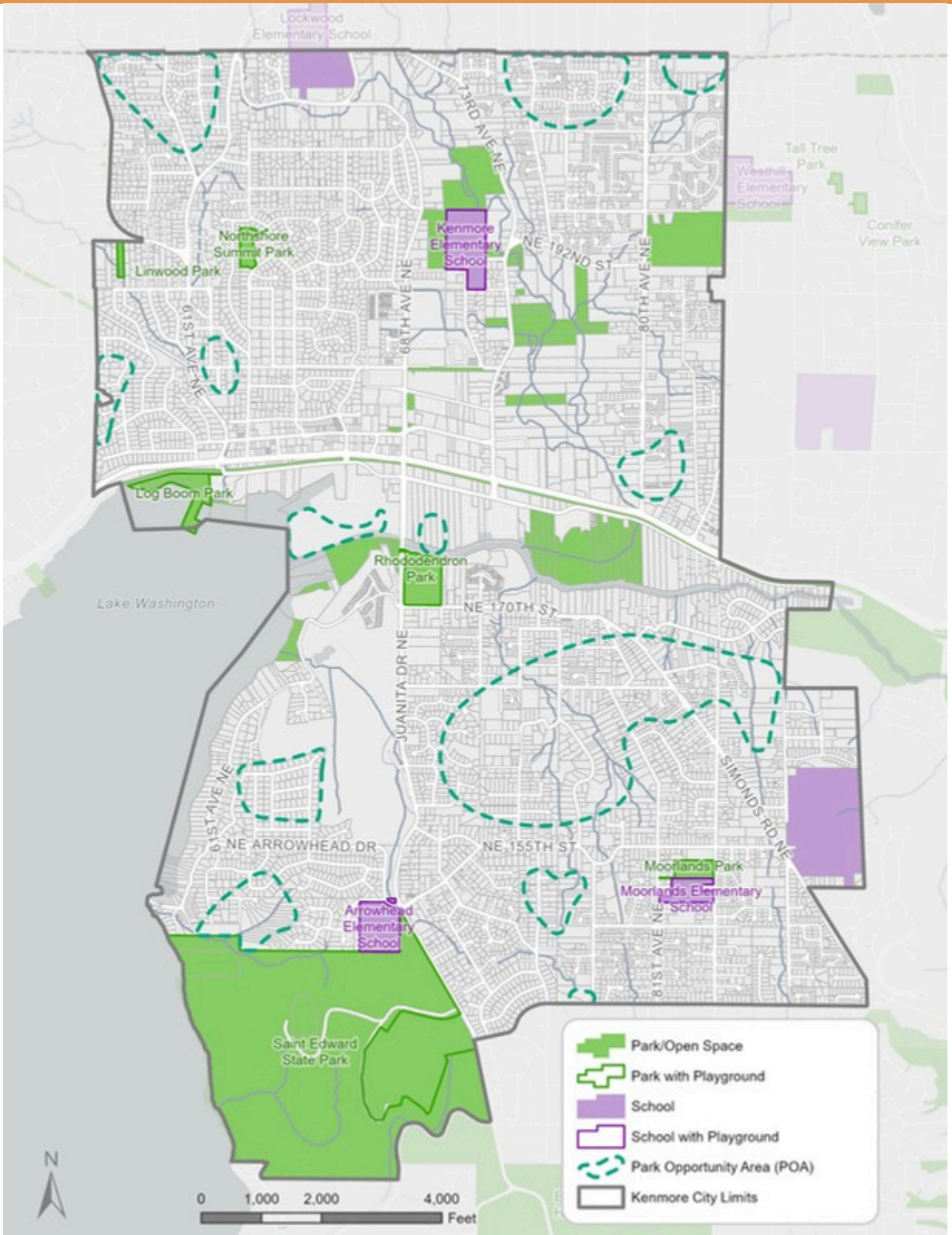
Proposed Playgrounds/Play Areas

The following sites could provide playground facilities in locations to fill gaps within walking distance of Kenmore neighborhoods.

Kenmore	Proposed playground/play facilities	
13	Twin Springs Park	1
	▪ Install children's playground for ages 5-12	
14	City Hall/Skate Court	1
	▪ Install inclusive children's playground for ages 5-12	
15	Ł'aǎwadis (Tl'awh-ah-dees) Park	1
	▪ Install children's playground for ages 5-12	
16	NE 182nd Street neighborhood	1
	▪ Install children's playground for ages 5-12	
17	80th/83rd Avenue NE neighborhood	1
	▪ Install children's playground for ages 5-12	
18	Simmonds Road neighborhood	1
	▪ Install children's playground for ages 5-12	
19	Moorlands neighborhood	1
	▪ Install children's playground for ages 5-12	
Total proposed playgrounds		7



Playgrounds



Athletic Activities

Sports Courts

Sports or multi-use courts combine basketball, volleyball, pickleball, and tennis as well as a variety of other activities in half (25 x 50 feet) or full court (up to 50 x 100 feet) flexible layouts. Sports courts are developed to provide multi-use court activities within a 5-10-minute walking distance of most residential areas.

Some existing basketball or tennis courts may be upgraded to increase surface and equipment durability, meet safety concerns, and accommodate additional activity interests.

Skateboard courts - provide concrete contoured bowls and sides with quarter and half-pipes, rails, and stairs for intermediate and skilled skateboard and BMX riders. Skate dots – are single pieces of skateboard equipment such as quarter and half-pipes, rails, or stairs for beginner, intermediate, and skilled riders within a convenient distance of residential neighborhoods.

Pump tracks composed of dirt or paved mounds and jumps for manually pumped bicycles may be developed to support this growing recreational activity at independent sites or in combination with skateboard courts.

Existing Sports Courts

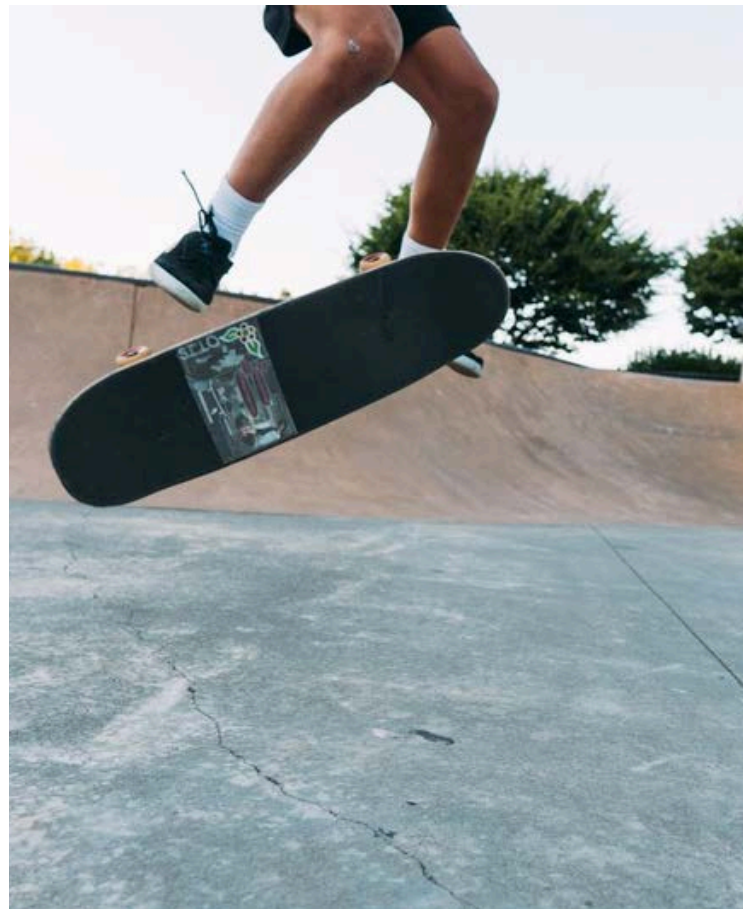
The following basketball, pickleball, volleyball, and tennis courts have been developed in the city to support local neighborhood recreational activities.

Existing sports courts

Kenmore	2
1 Jack V. Crawford Skate Court	1
▪ 1 concrete court with pipes, ramps	
2 Rhododendron Park	1
▪ 1 basketball court	
Washington State	5
3 Saint Edward State Park	1
▪ 1 volleyball/basketball court	
▪ 4 pickleball courts	
Northshore School District*	16
4 Lockwood Elementary	1
▪ 1 tennis courts	
5 Kenmore Middle School	3
▪ 3 tennis courts	
8 Bothell High School	6
▪ 6 tennis courts	
7 Inglemoor High School	6
▪ 6 tennis courts	

Total existing skateboard courts	1
Total existing basketball courts	2
Total existing pickleball courts	4
Total existing tennis courts	16
Total existing volleyball courts	1
Total existing pump tracks	0

* School courts may not be available for public use before/after school depending on school athletic activities or depending on school security protocols.



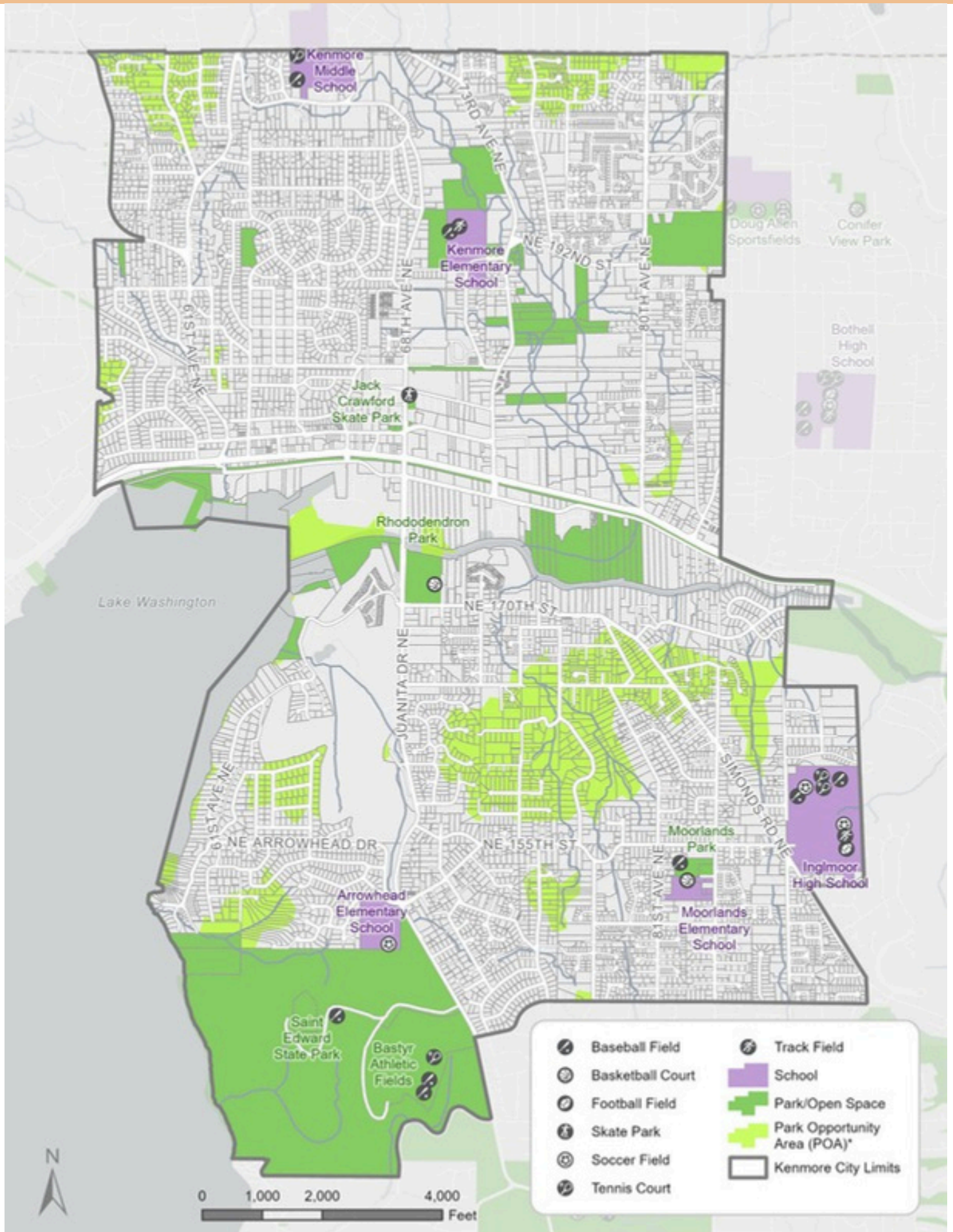
Proposed Sports Courts

The following sites could provide multi-use sport court facilities in locations to fill gaps beyond 10-minute walking distance of Kenmore neighborhoods.

Kenmore		Proposed sports courts
1	Jack V Crawford Skate Court	1
	▪ Install 1 basketball court	
2	Rhododendron Park	1
	▪ Install 1 pickleball on basketball court	
3	Northshore Summit Park	1
	▪ Install 1 basketball/pickleball court	
4	Wallace Creek Swamp Park	1
	▪ Install 1 basketball/pickleball in northeast corner of park	
	▪ Consider pump track feasibility in northeast corner of park	
5	Moorlands Park	1
	▪ Install 1 basketball/pickleball court	
6	80th/83rd Avenue NE neighborhood	1
	▪ Install 1 basketball/pickleball court	
7	Simmonds Road neighborhood	1
	▪ Install 1 basketball/pickleball court	
8	Moorlands neighborhood	1
	▪ Install 1 basketball/pickleball court	
Total proposed basketball courts		7
Total proposed pickleball courts		8
Total proposed pump tracks		8



Sport Courts and Fields



Athletic Fields

Soccer fields are rectangular grass fields for youth ages 6-7 (75x120 feet), ages 8-9 (90x150 feet), ages 10-11 (180x240 feet), ages 12-13 (300x330 feet), and adult regulation (330x360 feet). The larger field areas can be subdivided to support younger age players practice and games.

For example, a regulation field of 330x360 feet can be subdivided to support 12 fields of 75x120 feet for ages 6-7. Consequently, the actual playing capacity of the fields can increase depending on the players age and field requirements.



Baseball and softball field - dimensions vary considerably by age and league for baseline, infield, pitcher's mound, and distance to left and center field fences. The field-defining dimension, however, is the distance to center field as the infield dimensions can be modified to fit the player's ages and league for baseball and softball.

Center field baseball distances for Pinto and Little League are 200-250 feet, Bonco 250 feet, Pony 300 feet, and high school and college 350-400 feet. Softball center field distances are proportionately less for youth ages 10 and under of 175 feet, high school 225 feet, college and adult 220-250 feet, and adult slow pitch 315 feet.

Baseball/softball fields may be dedicated with fixed skinned infield diamonds and outfield fences or located at the ends of rectangular fields where soccer fields can be overlaid on the grass outfield areas.

Rectangular fields provide high capacity, field configurations that include turf or all-weather fields with permanent soccer goals and baseball diamond backstops at the field ends with moveable perimeter fencing, spectator seating, and night-lighting systems. Rectangular fields are an efficient use of limited real estate and expand the playing time available for both sports.



Existing Athletic Fields

The following athletic fields have been developed to support various age group leagues in the city.

Existing athletic fields

Kenmore	2
1 Moorlands Park	2
1 grass 220-foot baseball field 1 grass 120x220 foot soccer field overlay	
Washington State	2
2 Saint Edward State Park	2
1 grass 330x350 lacrosse field 1 grass 250-foot baseball field	
Other agencies inside city limits	3
3 Bastyr University	3
2 grass 200-foot baseball fields 1 grass 340x250 soccer field overlay	
Parks outside city limits	8
4 Doug Allen Sports Fields	3
1 grass 240-foot baseball field 2 grass 240x340-foot soccer fields	
5 Big Finn Hill Park	5
1 grass 200-foot baseball field 1 grass 280-foot baseball field 1 grass 340-foot baseball field 1 grass 300-foot baseball field 1 synthetic turf 3220x70-foot soccer field	
Northshore School District*	22
6 Lockwood Elementary	3
1 grass 140-foot-foot baseball field 1 synthetic turf 100x160-foot soccer field 1 grass 170x200-foot soccer field	
7 Kenmore Middle School	2
1 grass 260-foot baseball field 1 grass 220x300 soccer field overlay	
8 Kenmore Elementary	3
1 dirt 140-foot baseball field 1 dirt 160-foot baseball field 1 dirt 0.25-mile running track	
9 Bothell High School	6
1 synthetic turf 300-foot baseball field 1 synthetic turf 150x300-foot soccer overlay 1 synthetic turf 200-foot baseball field 1 synthetic turf 150x180-foot soccer overlay 1 rubber surface 0.25-mile running track 1 grass 100-yard football field	
10 Inglemoor High School	6
1 synthetic turf 300-foot baseball field 1 synthetic turf 150x300-foot soccer overlay 1 synthetic turf 200-foot baseball field 1 rubber surface 0.25-mile running track 1 grass 100-yard football field	
11 Arrowhead Elementary	2
1 grass 120x170-foot soccer field 1 grass 130x230 grass soccer field	

Total existing soccer fields.....**12**

Total existing baseball/softball fields.....**16**

Total existing lacrosse fields.....**1**

Total existing football fields.....**2**

Total existing running tracks.....**2**

* School fields may not be available for public use before/after school depending on school athletic activities or depending on school security protocols.

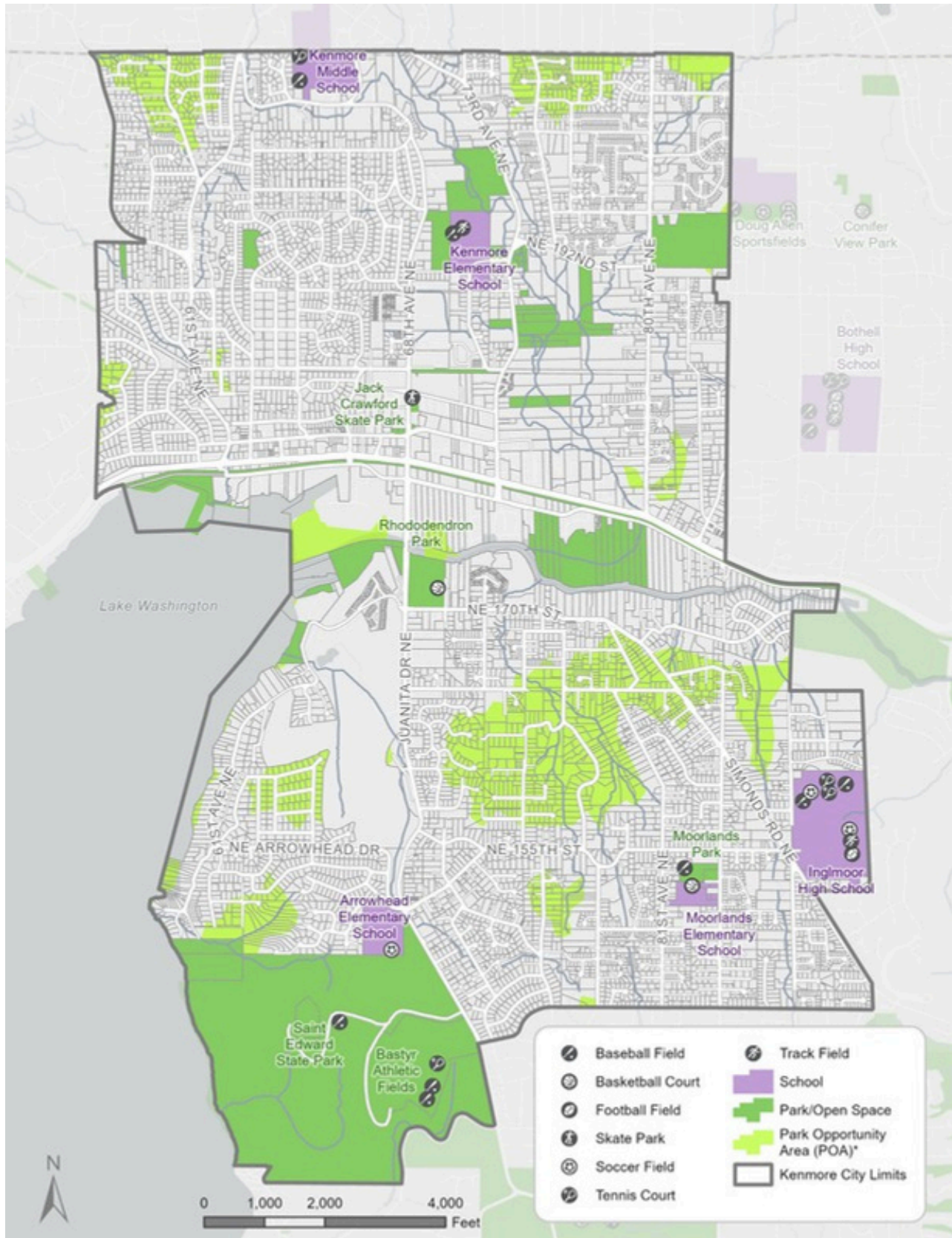
Proposed Athletic Fields

The following fields could be improved to retain and increase capacity for practice and competitive games.

Kenmore		Proposed athletic fields
1	Moorlands Park	0
	▪ Install synthetic turf on existing ballfield	
2	Bastyr University	0
	▪ Acquire and improve existing baseball and soccer fields	
Total proposed soccer fields		0
Total proposed baseball fields		0



Athletic Fields



Indoor Facilities

Indoor facilities provide space for swimming pools, gymnasiums, physical conditioning, arts and crafts, class and instruction rooms, meeting facilities, kitchens and dining, daycare and latch key, teen and senior center, and special population resource activities. Indoor centers may also incorporate theaters, historic museums, interpretive nature exhibits, and other activities.

Indoor facilities provide space and services that are not suitably provided at school sites or that may not be duplicated by school facilities and programs. Independent indoor buildings and sites may be developed to provide space and services for teen, adult, or senior center activities that occur during or conflict with school activities or hours.

Community Center

Community center facilities with conference rooms, classrooms, and assembly rooms support a variety of functions including nutrition and health programs, childcare, education classes, music and drama instruction, art workshops, public presentations, and performances for youth, teens, adults, seniors, and other community members.

The facilities may be dedicated spaces or flexible and divisible spaces that can be subdivided for a variety of activities. The facilities may include kitchens or catering areas, dressing rooms, or audio/visual supporting equipment.

The inventory includes school classrooms and assembly halls that may also be used for meeting activities after hours or after other school hosted events but are not available for public use during daytime hours. They may also be limited to access depending on school security protocols.



Existing Community Center Facilities

Existing Community Center Facilities

Kenmore		5
1 City Hall		1
- Meeting facilities occupy 3,600 square feet of 21,000 square foot city hall building that includes: - Community room for --- people - Council Chambers for --- people - Dividing wall between Chamber and Community Rooms may be removed for larger events		
2 Town Square Hangar		3
4,576 square foot building with: - Beaver Room meeting for 12 people - Otter Room meeting for 50 people - Rooms available on a first-come-first use basis but may be reserved between 1-7pm Monday-Saturday - Diva Espresso coffee concession indoors - Town Square outdoor plaza public gathering area with picnic tables, moveable chairs, and water feature		
3 Kenmore Senior Center		1
2,220 square foot building and adjacent annex built in 1948 on 0.6 acres and operated by Northshore Senior Center: - Health clinics, art and craft classes, social clubs and games, computer lab, social and mental health services, wellness projects, and excursions - Multipurpose room		
Nonprofit		1
4 Kenmore Community Club		1
3,058 square foot building built in 1930 and listed on King County's historical register - Large flat floor meeting room with 274-person capacity without chairs, 124 with seating - Full kitchen with 2 ovens - Dance floor in front of elevated stage		
Northshore School District*		7
5 Lockwood Elementary		1
Available meeting and classroom		
6 Kenmore Middle School		1
Available meeting and classroom		
7 Kenmore Elementary		1
Available meeting and classroom		
8 Westhill Elementary		1
Available meeting and classroom		
9 Inglemoor High School		1
Available meeting and classroom		
10 Moorlands Elementary		1
Available meeting and classroom		
11 Arrowhead Elementary		1
Available meeting and classroom		
Total existing centers		13

* Access depends on school activities whether available for before/after hour public use, or depending on school security protocols.

Available community center facilities owned by Kenmore as well as a nonprofit and the school district should be sufficient to serve Kenmore residents interests over the planning period.

Recreation Centers

Indoor basketball courts vary in dimensions depending on the players age and league play where college courts are 50x94 feet, high school 50x84 feet, and middle school 42x74 feet not including team benches, referee and game clock tables, bleachers, lockers, showers, and restrooms.

Gymnasium sizes can increase the overall interior size from 6,000 square feet or less in elementary schools to 8,400 to 14,100 square feet in middle and high schools depending on locker and shower accommodations.

Middle school and older ages play on hardwood floors while elementary school students play on a variety of surfaces in multipurpose assembly rooms or in middle or high school gymnasiums in subdivided courts with lowered backboards.

Full size basketball courts can be subdivided to provide backboards along the sidelines to support four half courts for practice or for younger age group including elementary school games. The courts can also be subdivided to support 1-2 volleyball (30x60 feet) or 4 badminton courts (20x44 feet).



Indoor pickleball courts are 20x44 feet but need a minimum playing area of 34x64 feet not including benches and storage.

Pickleball nets are 36 inches high at the points and 34 inches in the middle. A recommended ceiling height is 18-20 feet to allow for high lobbs.

Outdoor flooring options include concrete or asphalt. Indoor flooring options may be hardwood, rubber, or polypropylene tiles. Surface colors can impact ball visibility so the court should contrast with the color of the pickleball. Common pickleball ball colors include yellow, orange, and lime green, making blue courts one of the most popular options.

Existing Recreation Centers

Existing Recreation Centers	
Shoreline	1
1 Spartan Recreation Center*	1
Located at 202 NE 185th Street with: ▪ 2 regulation high school courts 50x84 feet ▪ 2 volleyball court overlays ▪ 1 pickleball court overlay ▪ Small youth gym ▪ Fitness center with weights ▪ Indoor playground ▪ Classrooms ▪ Lockers, showers	
Lynnwood	1
2 Cedar Valley Gym	1
Located at 19200 56th Avenue West with: ▪ 1 regulation high school court 50x84 feet with 6 basketball hoops ▪ 2 volleyball courts ▪ 3 pickleball courts ▪ Lockers, showers	
Northshore School District**	7
3 Lockwood Elementary	1
▪ 1 basketball court in multipurpose gym	
4 Kenmore Middle School	1
▪ 1 competitive basketball court in gym	
5 Kenmore Elementary	1
▪ 1 basketball court in multipurpose gym	
6 Westhill Elementary	1
▪ 1 basketball court in multipurpose gym	
7 Inglemoor High School	1
▪ 1 competitive basketball court in gym	
8 Moorlands Elementary	1
▪ 1 basketball court in multipurpose gym	
9 Arrowhead Elementary	1
▪ 1 basketball court in multipurpose gym	
Nonprofit	1
10 Northshore YMCA	1
Located in the Bothell Business Park with: ▪ Youth gymnasium with basketball court, pickleball court overlay ▪ Fitness and aerobics center, weight room ▪ Handball and racquet courts ▪ Indoor running track ▪ Multipurpose room	
Total youth gymnasiums	10
Total competitive gymnasiums	4

* Spartan Recreation Center is leased from school district and will eventually be sold by school district.

** Access depends on school activities whether available for after hour public use, or depending on school security protocols.

Existing recreational facilities are quite distant from Kenmore and most school gyms are undersized and likely not available to most residents. Kenmore could provide an indoor recreation center to better serve Kenmore residents' interests.

Proposed Recreation Center

Kenmore		Proposed Recreation Centers
1	Kenmore Recreation Center*	1
▪ Indoor pickleball courts possibly with volleyball court overlay ▪ Basketball court with youth backboards on side wall and dividing wall to create half courts. ▪ Physical conditioning facilities ▪ Lockers, showers, and restrooms		
Total proposed recreation centers		1

* Site to be decided but preferably with adjoining outdoor courts.



Aquatic Centers

An Olympic sized swimming pool is 164 feet or 50 meters long, at least 8-10 lanes 8 feet 2 inches or 2.5 meters wide, 6 feet 7 inches or 2.0 meters to 9 feet 10 inches or 3.0 meters deep, and holds at least 500,000-660,000 gallons of water.

Professional lap pools have a length of about 82 feet or 25 meters, although 40-foot-long pools are considered lap pools as well. Widths may vary from 15 to 20 feet, depending on the number of lanes.

Existing Aquatic Centers

Mountlake Terrace	1
1 Recreation Pavilion	1
Located at 5303 228th Street with:	
▪ Warm water swimming pool ▪ Deep end diving pool ▪ Shallow depth teaching pool ▪ Tot leisure pool ▪ Lazy river with moving current, slide ▪ Hot tub and sauna	
Lynnwood	1
2 Recreation Center	1
Located at 18900 44th Avenue West with:	
▪ Warm water swimming pool ▪ Lazy river with moving current, slide ▪ Hot tub and sauna ▪ Party room rental	
Private	3
3 Aqua Club	1
Membership club located at 18512 58th Avenue NE with:	
▪ 5 competitive lane lap pool for swim team ▪ Separate wade-in kiddy pool ▪ 2 lighted tennis courts ▪ 3,500 square foot rental clubhouse with kitchen	
4 Northshore YMCA	1
Located in the Bothell Business Park with:	
▪ Swimming pool and whirlpool	
5 McMenamins North Shore Lagoon	1
Commercial facility open to the public located at 18709 Bothell Way with:	
▪ Warm water full-size indoor pool	
Total existing aquatic centers	5

Proposed Aquatic Center

NPRSA	
1 Kenmore, Woodinville, Bothell	1
▪ Northshore Park & Recreation Service Area (NPRSA) is working on a needs assessment, survey, and possible future levy for a multicounty community or aquatics center serving the Northshore area.	
Total proposed aquatic center	1



Existing aquatic facilities are quite distant, with some being outmoded and undersized to serve a regional population. Kenmore, in association with a larger area agency, could provide a multi-city indoor aquatic center to serve Kenmore residents' interests.

History, Fine, and Performing Arts

		Existing Facilities
Nonprofit		1
1 Kenmore Community Club		1
124-seat capacity open flat floor plan with elevated stage and some backstage support areas		
Northshore School District*		1
2 Inglemoor High School Northshore Concert Hall*		1
752-seat concert theater with sloped floor, elevated stage, lighting, and backstage dressing areas funded by 2018 bond		
Total existing performing arts facilities		2

* Only usable for concert performances and only for school students.

Kenmore has significant cultural organizations, including As If Theater, Arts of Kenmore, and the Kenmore Heritage Society, that are currently unhoused. Kenmore could provide a collaborative shared space in a central community cultural center that could provide a cultural presence and synergy of interest to Kenmore residents.

Kenmore		Proposed Cultural Center
1 Kenmore Cultural Center		1
Potential 28,000 square foot facility to provide:		
15,850 square foot black box theater, scene shop, custom shop, green room, dressing rooms, and prop storage 4,290 square foot art gallery, artist workshops, and retail store 4,290 square foot historical exhibits, archives, and research library 3,570 square foot coffee, retail store, and lobby recreational activities, indoor facilities or centers, or other public facilities.		
Total proposed performing arts center		1



Special Use Activities

Special use activities may include events or facilities for the general population on a limited or special occasion and/or for special interest populations at appropriate sites throughout Kenmore. Special use facilities may include special events, streetscapes, community gardens, dog parks, and similar special interest activities.

Special use activities may be located on independent properties or portions of other sites that include trail corridors, resource activities,

Special use activities may be sited on other publicly owned lands or under lease agreements with private landowners or organizations or on purchased properties.



Special Event Spaces

Special event spaces and urban accents provide small and large gathering places for everyday activities as well as vendors, festivals, art and farmers’ markets, and other activities.

The spaces may be designed for small informal family or neighborhood gatherings, or larger for community-wide or even regional events. Improvements may be contained entirely within a park site, or streetscape, or be designed and managed to spill over onto adjacent roads and parking lots during special events.

		Existing Special Event Spaces
Kenmore		1
1	Town Square Hangar	1
	▪ Town Square plaza extending out from the Hangar Building with hardscape paving, water fountain, picnic tables, and moveable chairs.	
Private		1
2	25 Degrees	1
	▪ Public gathering space provided and maintained by private developer extending between multistory housing development and along 68th Avenue NE with a public access easement.	
Total existing special event spaces		2

Town Square is a significant addition to Kenmore’s for public gathering space. The developer of the 25 Degrees housing project provided a central gathering area with playground, grass seating, and plaza.

As Kenmore infills the city will need more and smaller gathering areas in the more densely developing neighborhoods possibly as plazas or urban parklets along streetscapes.

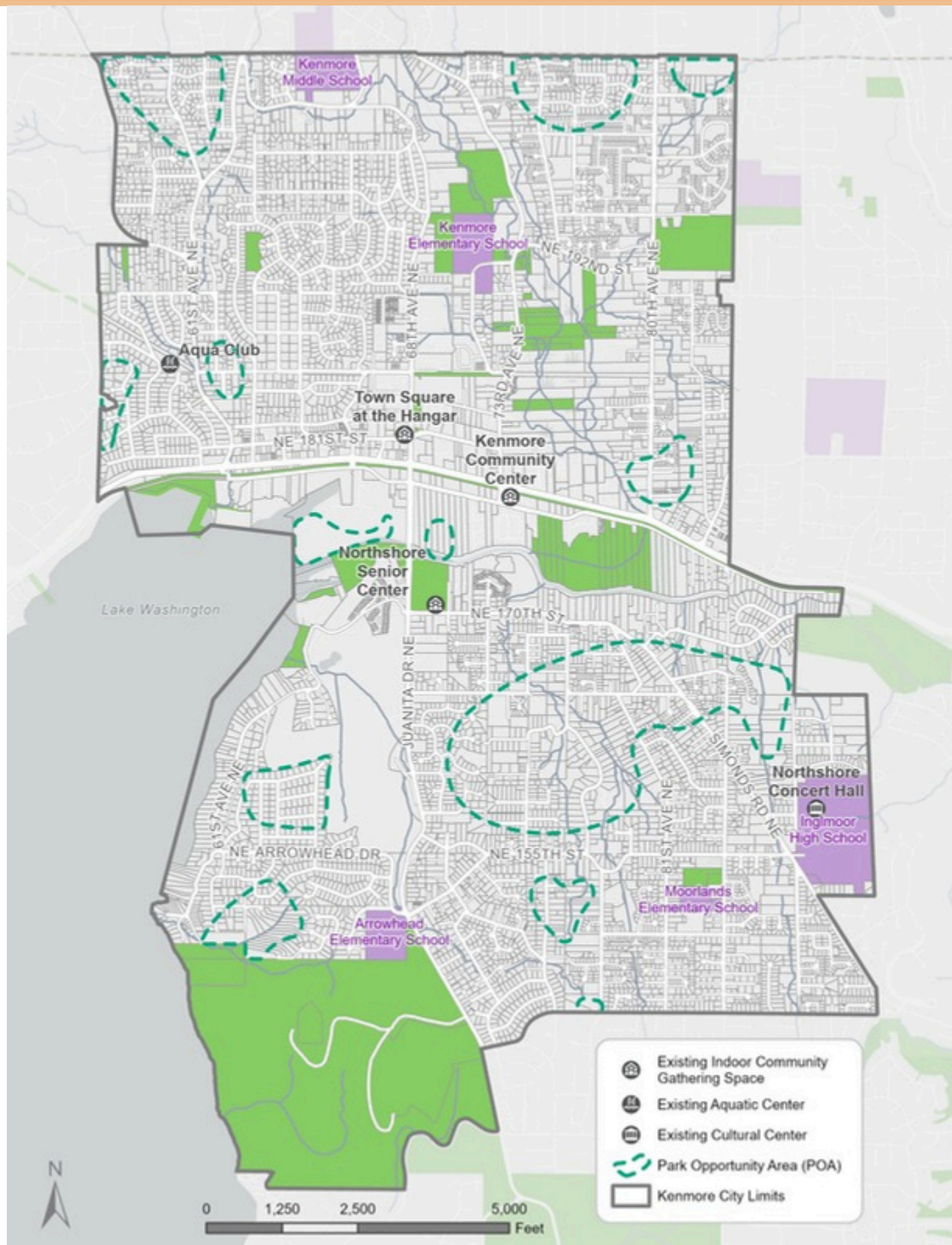
Conversely, the city could develop major waterfront gathering area linking parks along NE 175th Street and within the Lakepointe redevelopment project.

Proposed Special Event Spaces

Kenmore		Proposed Special Event Spaces
1	NE 181st Street Streetscape	1
	A streetscape improvement could incorporate pocket or urban parklets to provide neighborhood and downtown customer's respite.	
2	Waterfront	1
	- Major waterfront gathering area linking Log Boom Park, ɬ'aḵwadis (Tl'awh-ah-dees) Park, the Burke-Gilman Trail, Lakepointe, and possibly with spill-over pedestrian activities on NE 175th Street during major events. - Kenmore could joint venture acquisition of a property along NE 175th Street with King County and Sound Transit to provide weekday parking and weekend or special event overflow space.	
3	Lakepointe Park	1
	Major grass waterfront gathering area at the west end of the development project with supporting audio, lighting, and other services for summer festivals and performances.	
Total proposed special event spaces		3



Cultural Center, Aquatic Center, and Special Event Spaces



Community Gardens

Community gardens utilize individual or shared plots to produce vegetables, fruits, flowers, or other plants for the enjoyment of the gardeners including the option of selling the products at farmers' and other markets. Community gardens increase the availability of nutritious foods, strengthen community ties, reduce environmental hazards, reduce food miles, and create a more sustainable system.

Community gardens are part of the sharing economy making it possible for people to enjoy land for gardening that wouldn't be available or affordable otherwise.

Community gardens provide individual rentable garden plots typically 10x20-40 feet with compost bins, a shed for storing tools, irrigation hookups, a common gathering area sometimes covered with benches or picnic tables, and a perimeter fence to control wildlife.

The following community garden is proposed to fill park gaps and meet projected population growth in the populations who most utilize this type of facility.

Kenmore		Proposed Community Garden
1	Wallace Swamp Creek Park	1
	■ Install community garden with small and large plots and garden shed.	
Total proposed community gardens		1

Dog Parks



A dog park – is a park for small and large dogs to exercise and play off-leash in a controlled environment for small versus large dogs under the supervision of the owners. Dog parks have varying features, although they typically provide a 4 to 6-foot high fence, separate double-gated entry and exit points, sand or gravel surface for adequate drainage and waste control, benches for humans, shade for hot days, parking, water, pooper-scooper to pick up and dispose of animal waste, and regular grounds maintenance and cleaning. Dog parks may also offer wheel-chair access, a pond for swimming, and a variety of exercise equipment for small or large dogs.

A public dog park is typically a 0.5-1.0-acre fenced outdoor area where people and small or large dogs can play together. Unless well-lit, most public dog parks are open from dawn until dusk.

Off-leash areas – are open fields or play areas that are used by other park users but are compatible with off-leash dog exercise and play. Off-leash areas are less structured than dog parks, lacking fencing, equipment, or supporting improvements other than what is provided in the park for other activities.

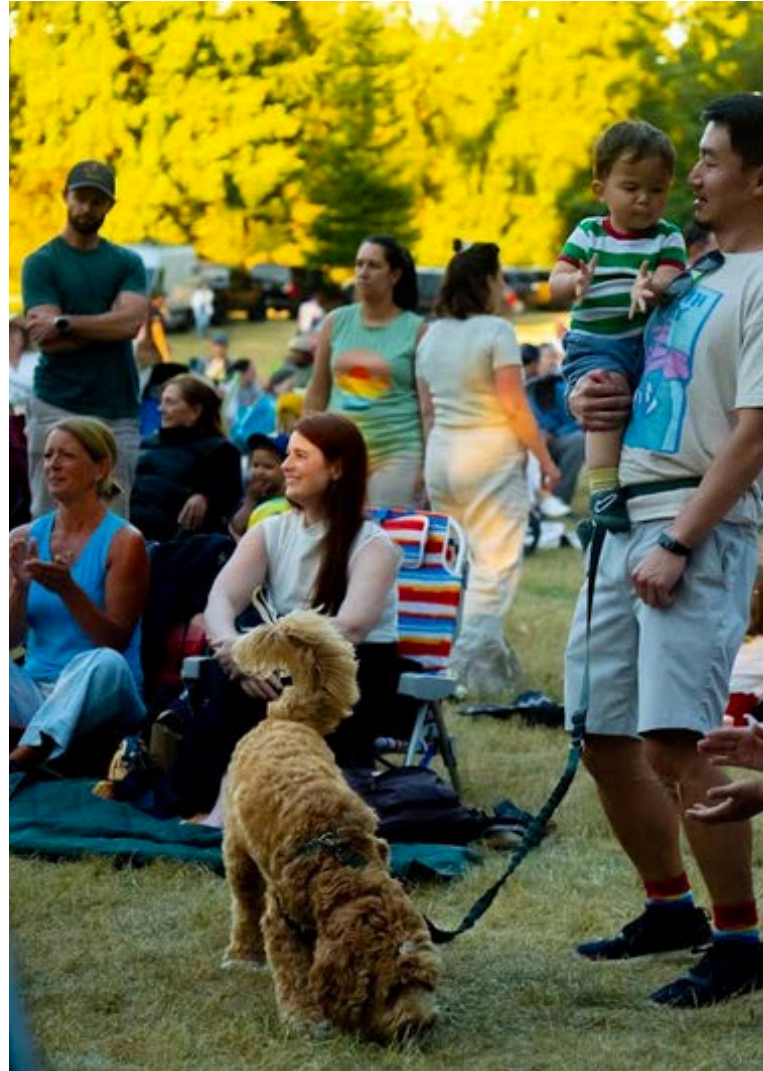
Dog Parks and On and Off-leash Areas

Existing dog parks and on and off-leash areas

Kenmore	3
1 Linwood Park	1
▪ On-leash trail	
2 Northshore Summit Park	1
▪ On-leash trail	
3 Wallace Swamp Creek Park	1
▪ On-leash trails	
Washington State Parks	1
4 Saint Edward State Park	1
▪ On-leash trails	
King County/Kirkland	1
5 Big Finn Hill Park	1
▪ Off-leash dog area and trails	
Mountlake Terrace	1
6 Mountlake Terrace Off-Leash Park	1
▪ Off-leash dog area and trails	
Total existing on-leash trails	4
Total existing off-leash areas	2

Kenmore has sufficient on-leash trails areas in existing parks but needs an off-leash and/or contained dog park to accommodate structured exercise and social activities possibly as a joint venture with Bothell.

Kenmore-Bothell	Proposed dog park
1 Dog Park	1
▪ Structured facility with fenced outdoor area for small and large dogs	
Total proposed dog park	1



Outdoor Artworks

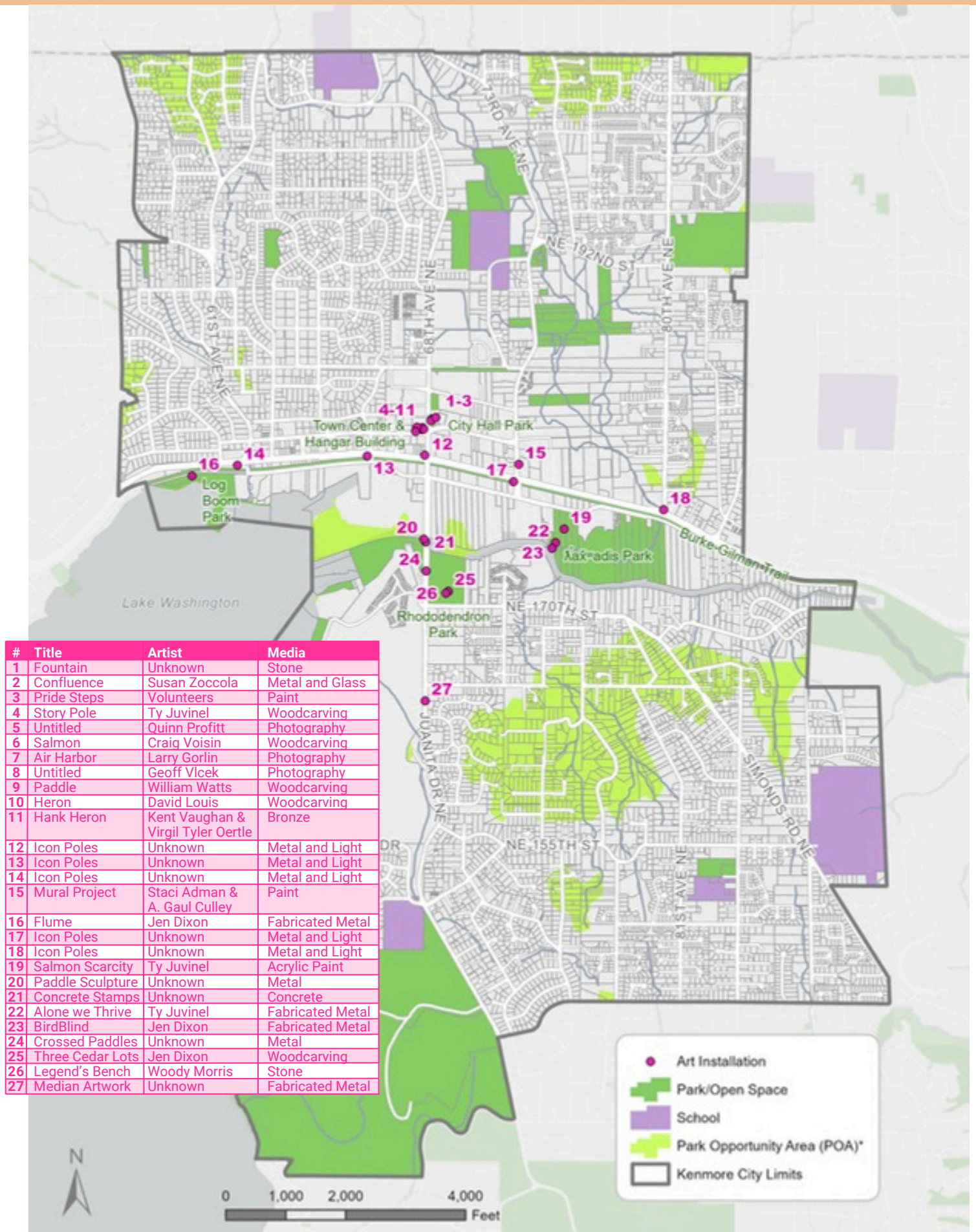
Outdoor artworks provide aesthetic accents to parks, streetscapes, city buildings, and other public spaces. The art may be freestanding sculptures, wall paintings, murals, and a variety of other permanent or temporary pieces procured and maintained by the City's Public Art Fund.

Kenmore		Existing outdoor artworks
1	Median artwork	1
	▪ Fabricated metal located on Juanita Way NE and NE 163rd Street	
2	Fountain	1
	▪ Bronze fountain located at City Hall	
3	Legend's Bench	1
	▪ Stone bench located in Rhododendron park	
4	Icon Poles	1
	▪ Located at various places along SR-522 as part of SR-522 improvement project	
5	Salmon	1
	▪ Fabricated metal located at ʕ'aǎwadis (Tl'awh-ah-dees) Park	
6	Story Pole	1
	▪ Woodcarving located in Town Square	
7	3Cedars	1
	▪ Woodcarving located in Rhododendron park	
8	Flume	1
	▪ Fabricated metal located in Log Boom Park	
9	Birdblind	1
	▪ Fabricated metal located in ʕ'aǎwadis (Tl'awh-ah-dees) Park	
10	West Sammamish Bridge	1
	▪ Metal fabrication located on and under West Sammamish Bridge	
11	Pride Steps	1
	▪ Painted steps into City Hall	
12	City Hall Gallery	1
	▪ Artwork displayed in lobby and hallways	
Total existing outdoor artworks		12



Existing outdoor artworks provide an aesthetic and cultural ambience to city streets and buildings. Kenmore could include more temporary and permanent outdoor artworks along streetscapes, parks, city facilities, and proposed redevelopment projects, including Lakepointe with city 1% For Arts, 4Culture, and private funds.

Art Installations



Landmarks

Sites of local significance include historical or archaeological sites, improvements, and buildings that provide context to Kenmore's development and heritage. Landmarks may be preserved through public, nonprofit, or private action with or without public use. Historical landmarks can be promoted through interpretive plaques, trails, and other social media methods.

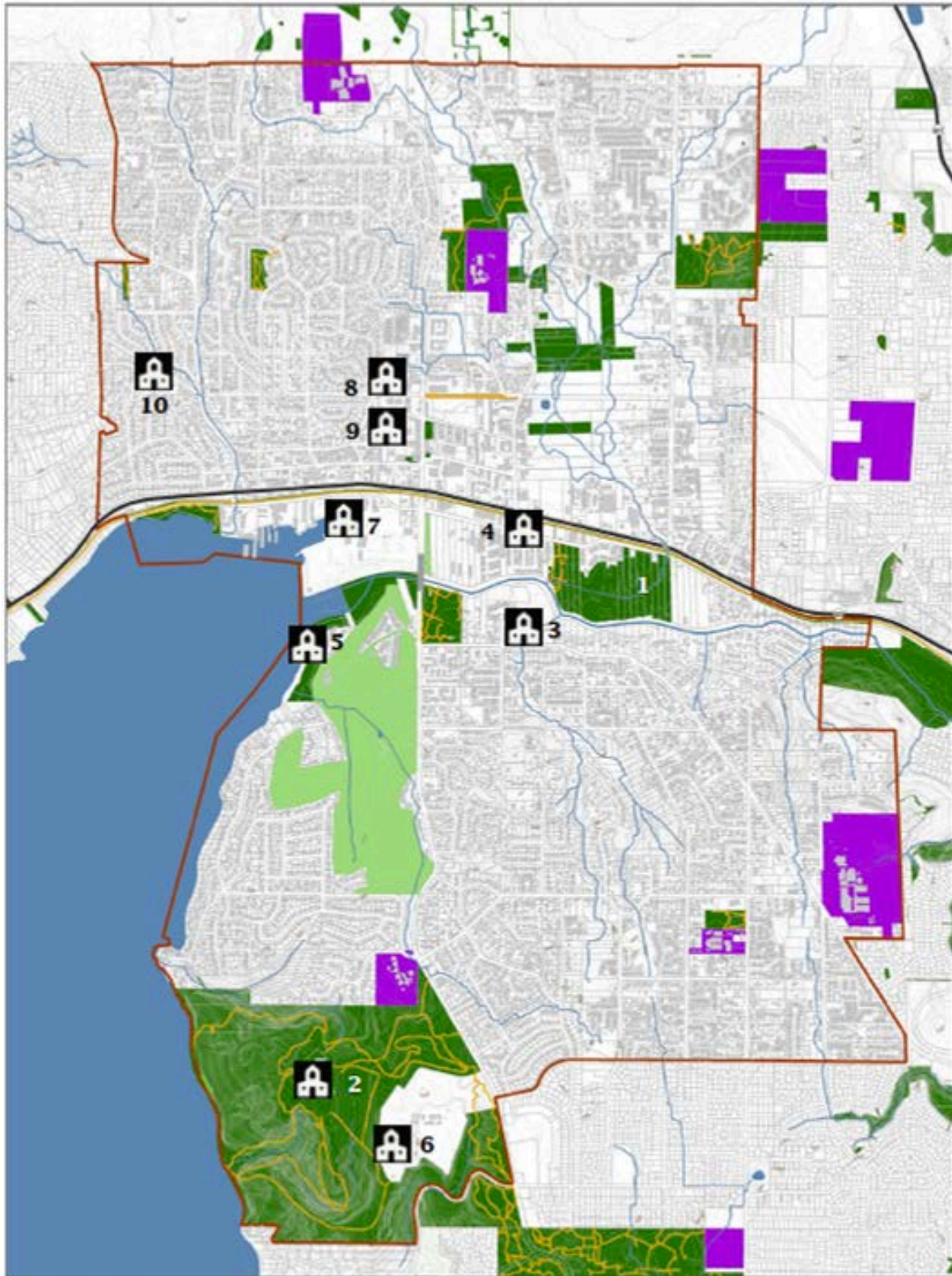
A reconnaissance-level survey of historic properties built prior to 1976 in Kenmore took place between November 2010 and August 2011. Its purpose was to provide information required by the City of Kenmore and the Washington State Department of Archaeology and Historic Preservation (DAHP), property owners, and other interested parties, to make informed decisions about historic resource management.

The project documented 102 properties of which 80 are in the Uplake Terrace neighborhood which has a high concentration of well-preserved historic houses. The 36-acre survey area was limited by available funding and included the southernmost portion of the Uplake Terrace plat. The remaining 22 properties were identified in previous studies and are scattered throughout the city. The project did not include identification of pre-historic or historic archaeological resources.

The project was funded by a grant from the National Park Service (NPS) which was administered by the Washington State Department of Archaeology and Historic Preservation (DAHP) and coordinated by the King County Historic Preservation Program on behalf of the city.

Kenmore		Existing landmarks
1	Ḷ'aḵwadis (Tl'awh-ah-dees) Park	1
	The Lushootseed village site located in or near downtown Kenmore. Ḷ'aḵwadis (Tl'awh-ah-dees) translates as "a place where something is grown or spouts" and honors the Coast Salish people who originally inhabited the area.	
2	St. Edward Seminary	1
	Washington State's first Catholic seminary for the education of diocesan priests opened in 1931. The building, a large-scale example of the Late Romanesque Revival style, has been leased by Washington State Parks for a private hotel and lodge. The building is on the state and national register.	
3	Charles Thomsen House	1
	Built in 1927 in the French Provincial Style, the only known example in Kenmore, located at 7330 NE 170th Street and registered as a local landmark.	
4	Kenmore Community Club	1
	Built in 1929-30 at 7304 NE 175th Street and registered as a local landmark as an example of the importance of clubs and civic organizations in early mid-20th century.	
5	Inglewood Golf Course Clubhouse	1
	Built in 1926 at 6505 Inglewood Road NE.	
6	St. Thomas Seminary (Bastyr University)	1
	Located at 14500 Juanita Drive NE.	
7	Kenmore Air Harbor House	1
	Historic seaplane base that played a significant role in the region's aviation history located at 6321 NE 175th Street.	
8	Northlake Lutheran Church	1
	Located at 6620 NE 185th Street.	
9	Church of the Redeemer	1
	Located at 6220 NE 181st Street.	
10	Aqua Club	1
	Located at 18512 58th Avenue NE.	
Total existing landmarks		10

Landmarks



Landmarks

Landmarks		
1 Tl'awh-ah-dees Park	4 Kenmore Community Club	8 Northlake Lutheran Church
2 St Edward Seminary	5 Inglewood Golf Clubhouse	9 Church of the Redeemer
3 Charles Thomson House	6 St Thomas Seminary	10 Aqua Club
	7 Kenmore Air Harbor House	Proposed - tbd

Support Facilities

Support facilities include maintenance yards, plant nurseries, and administrative activities necessary to support park, recreation, and open space programs and facilities.

Support facilities may be independent properties or portions of other sites that include other administrative offices, maintenance yards and shops, as well as trail corridors, resource activities, athletic facilities, indoor recreation centers or other park and recreation facilities.

Vision

As described, the support facilities vision will:

- Provide facilities necessary to service park, recreation, and open space programs and activities for the general population, in a manner that is functional and cost effective.

Kenmore		Existing facilities
1	Proposed Public Works Operations Center 2.81-acre site located on NE 202nd Street south of Kenmore Middle School with planned construction of: ▪ 10,000 square foot administration building housing Public Works and Environmental Services ▪ Vehicle and equipment storage ▪ Bulk materials storage	1
2	City Hall ▪ 21,000 square foot city hall building that includes offices for Community Development	1
Total existing facilities		2





CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan

PARK PLANS





CITY OF KENMORE

Linwood Park



About:

This 1.4-acre neighborhood park is located at 5601 NE 193rd Street within a residential area.

Existing Improvements:

- Open play area
- 0.07-mile trail
- Two picnic tables
- Playground

Possible Improvements:

- Install picnic shelter.
- Upgrade playground.
- Develop a Master Plan for the park.





CITY OF KENMORE

Northshore Summit Park



About:

This 3.6-acre neighborhood park is located at 6200 NE 193rd Street within a residential area.

Existing Improvements:

- Wetland
- Wooded areas
- 0.2-mile gravel walking path
- Open play area
- Two picnic tables
- Playground

Possible Improvements:

- Install a picnic shelter.
- Install a basketball and pickleball sport court.
- Complete/update 2013 Master Plan.





CITY OF KENMORE

Wallace Swamp Creek Park

About:

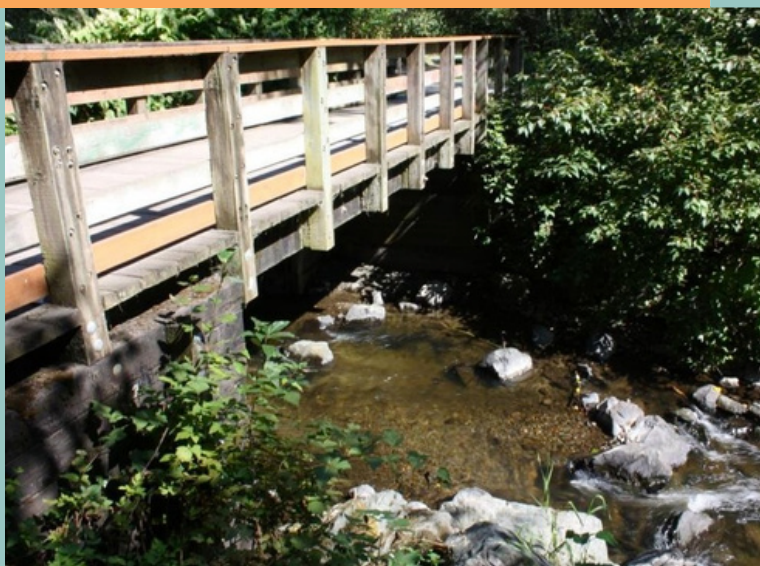
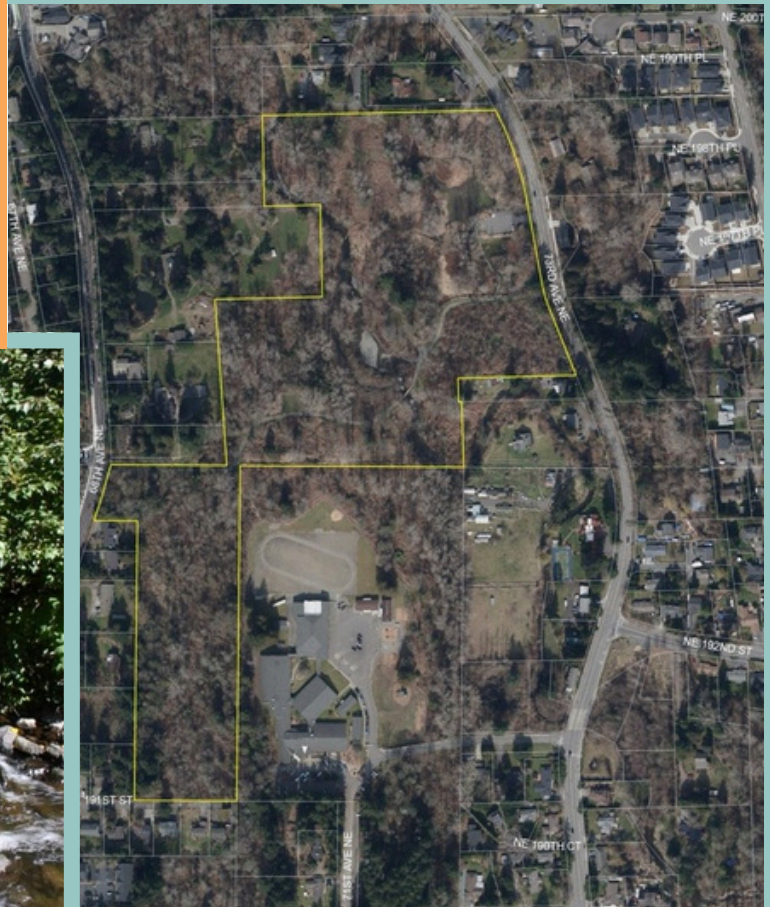
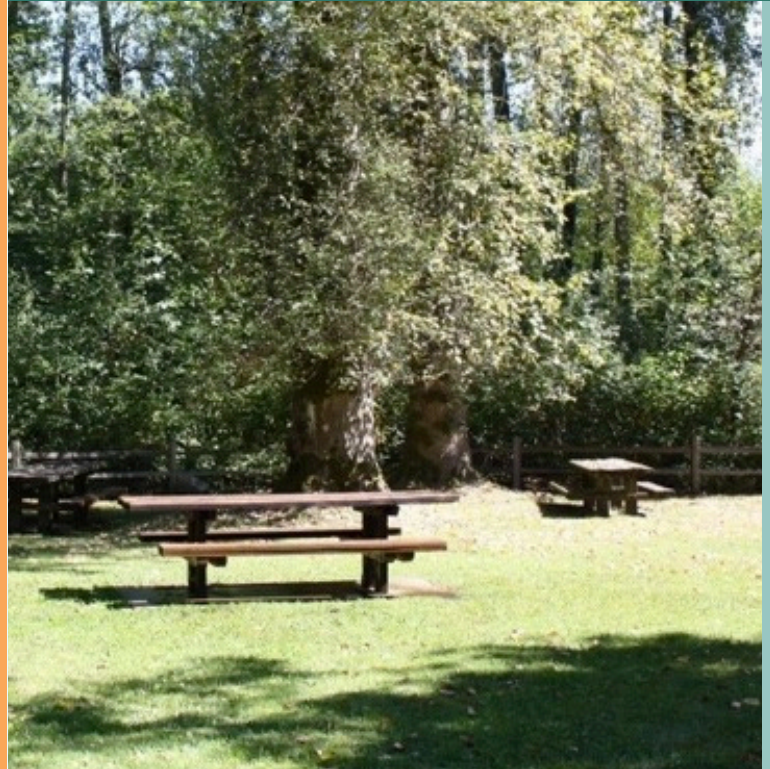
This 25.5-acre natural area is located at 19851 73rd Avenue NE on Swamp Creek. The former King County park was purchased with Conservation Future Funds.

Existing Improvements:

- 25.0-acres of wetlands and woodlands
- Water access with fishing
- 0.31-mile Swamp Creek Trail that allows dog walking
- 0.2-mile secondary trail to school
- Pedestrian bridge over Swamp Creek
- Open play area
- Four picnic tables
- Parking lot

Possible Improvements:

- Install interpretive signage and information.
- Install a picnic shelter.
- Install natural materials play area.
- Swap northeast corner of the park for wetlands and develop basketball/pickleball sport court.
- Install portable restrooms.
- Expand parking area.
- Continue work with volunteer group to remove invasive species, restorations, and clean up.
- Complete/update 2006 master plan improvements.





CITY OF KENMORE

Swamp Creek Wetland

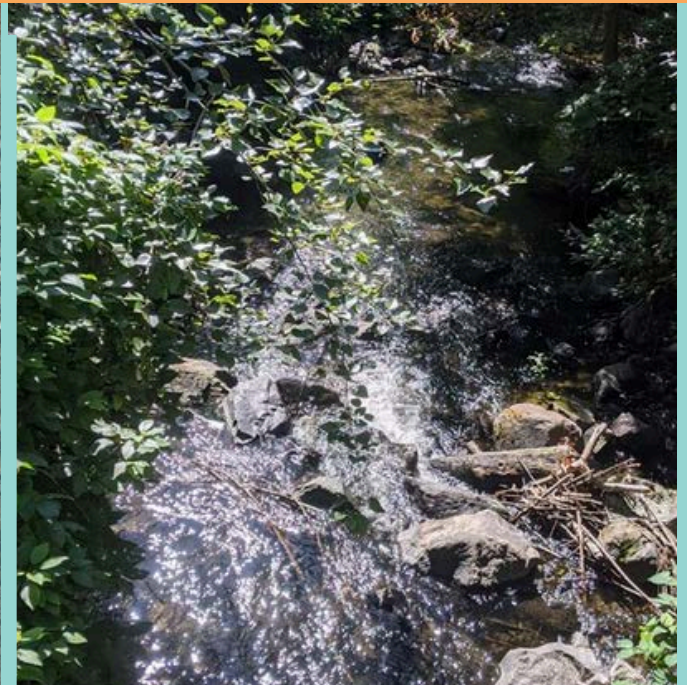
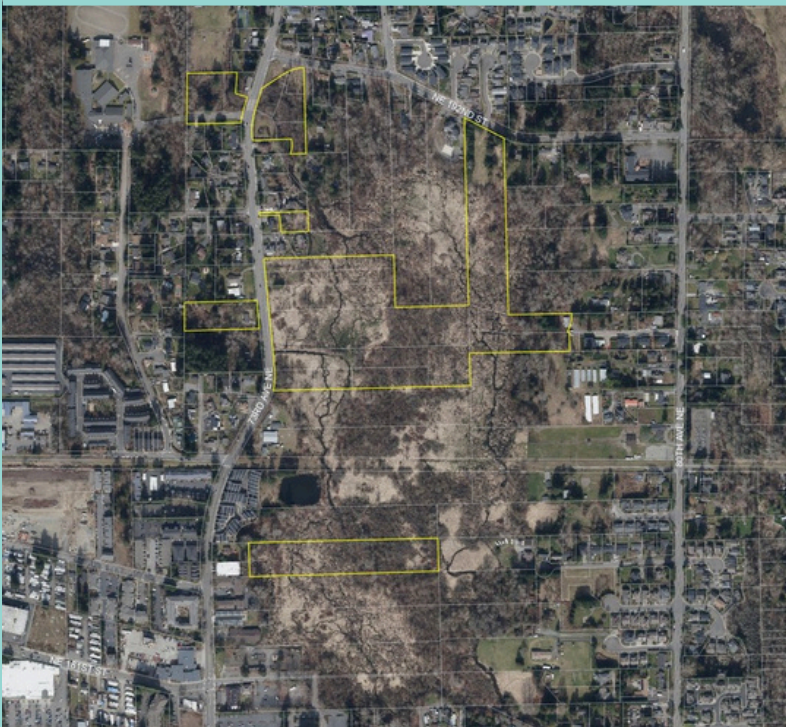


About:

This 17.0-acre natural area is located on Swamp Creek on 73rd Avenue NE including a nearby parcel on Swamp Creek located north on NE 192nd Street.

Existing Improvements:

- 17.0-acres of wetlands, wooded areas
- Water access on Swamp Creek





CITY OF KENMORE

Twin Springs Park



About:

This 25.0-acre natural area is located on 80th Avenue NE. The park was acquired as part of the Brightwater Wastewater project agreement. King County maintains a brick maintenance building and stormwater pond in the park.

Existing Improvements:

- 24.0-acres of wetlands, wooded areas
- Two springs
- Beaver lodge and stream work
- 0.3-mile trail
- Parking lot

Possible Improvements:

- Develop wetland/beaver pond overlook.
- Develop 0.5-mile secondary paths.
- Construct stream crossings.
- Install two play areas.
- Expand and improve parking lot.
- Complete/update master plan improvements.





CITY OF KENMORE

Town Square Hangar



About:

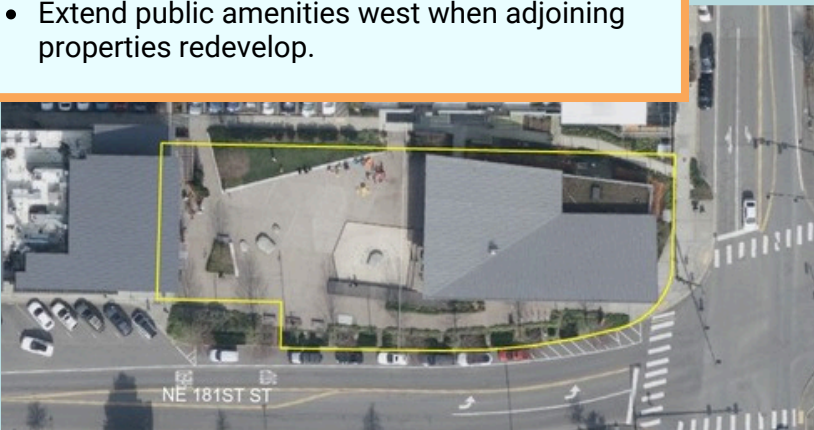
This 0.5-acre special use park is located on NE 181st Street and 68th Avenue NE including the Hangar Building community center. Kenmore owns the adjacent post office building (former City Hall).

Existing Improvements:

- 5,100 square foot public plaza with water fountain
- 4,576 square foot Hangar Building
- Diva Espresso concessionaire
- 0.01-mile path
- Three picnic tables
- Parking lot

Possible Improvements:

- Extend public amenities west when adjoining properties redevelop.





CITY OF KENMORE

Jack V. Crawford Skate Court



About:

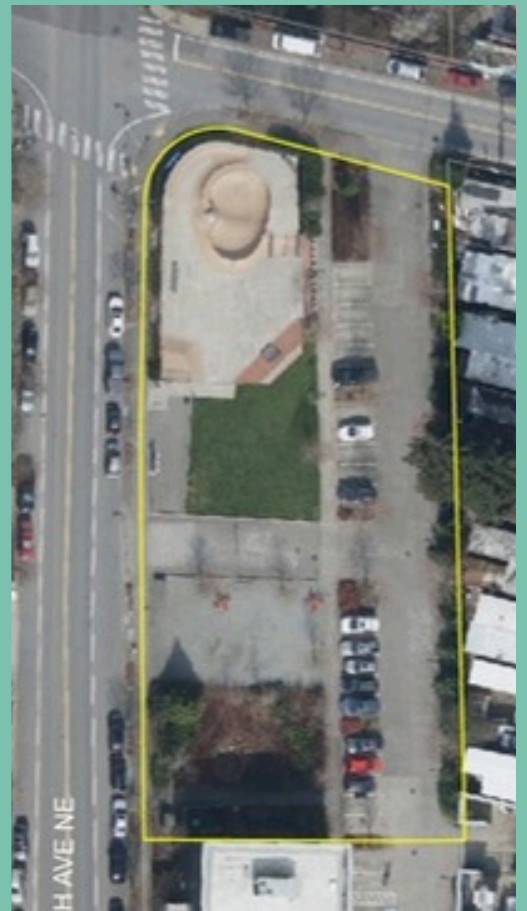
The 1.7-acre Jack V. Crawford Skate Court special use park is located at 18120 68th Avenue NE behind City Hall.

Existing Improvements:

- Concrete ramps, pipes, and jumps
- 0.06-mile walking path
- Two picnic tables
- Parking lot

Possible Improvements:

- Add universal play area in the gravel area.
- Add overhead shade shelter with bleachers.
- Develop pump track extension for younger age youth.
- Add benches, seating areas, and picnic facilities.





CITY OF KENMORE

Log Boom Park



About:

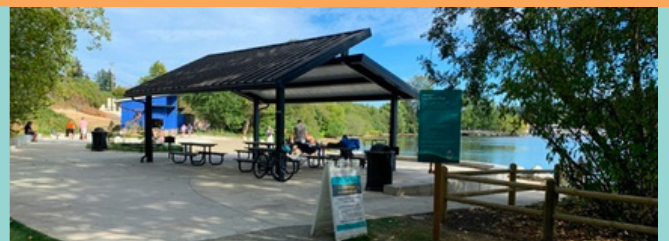
This 3.9-acre resource park (Tracey Owen Station) is located at 17415 61st Avenue NE including joint use with Kenmore Rowing Club and a lease with the Washington Department of Natural Resources (DNR) for the pier. Park has public access to the boardwalk and Harbour Village Marina on the east boundary.

Existing Improvements:

- 1.0-acre wetlands, wooded areas
- Wading beach on Lake Washington with boom
- Water access with fishing
- 500-foot pier with 10 temporary slips
- Hand-carry launch
- Boat rental building
- Watercraft wash down station
- 0.3-mile pathways
- Four picnic tables
- One picnic shelter
- Sitting boulders
- Playground
- Public restrooms
- Parking lot

Possible Improvements:

- Provide kayak access from pier.
- Renew DNR lease agreement.
- Complete/update 2018 master plan.





CITY OF KENMORE

Inglewood Wetland



About:

This 8.5-acre natural area is located on the east shore of Lake Washington south of the confluence with the Sammamish River.

Existing Improvements:

- 8.5-acres of wetlands
- Water access with fishing

Possible Improvements:

- Develop trail and viewpoints access.



CITY OF KENMORE

Rhododendron Park



About:

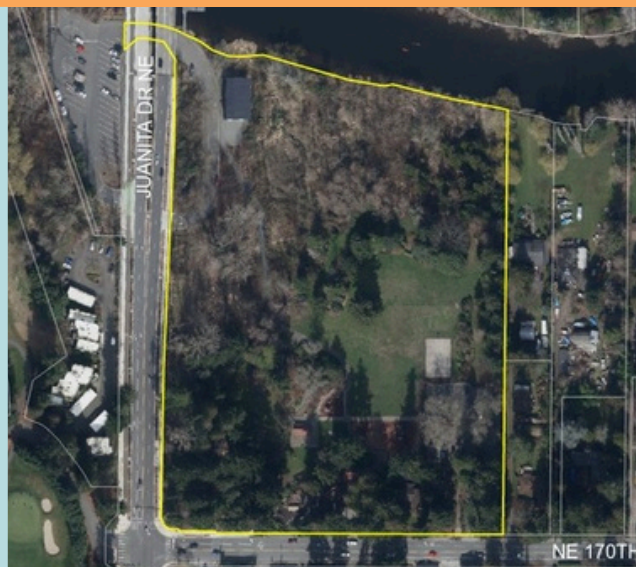
This 12.5-acre resource park is located at 6910 NE 170th Street on the south shore of the Sammamish River. Kenmore owns but Northshore Senior Center operates the Senior Center located in the southeast corner of the site. The park was initially acquired and developed by King County. Kenmore also owns the land under the 68th Avenue/Juanita Drive Bridge.

Existing Improvements:

- 8.5-acres of critical wooded areas
- Hand-carry boat launch
- 0.5-mile trail
- Three picnic tables
- One picnic shelter
- Two open play areas
- Playground
- One basketball court
- 2,800 square foot boathouse
- 2,200 square foot Senior Center and Annex
- Rhododendron gardens
- Portable restrooms
- Parking lot

Possible Improvements:

- Complete master plan improvements including boardwalk and paving trails for ADA.
- Reconfigure basketball court for pickleball sport court.
- Upgrade senior center building components and finishes.
- Add wayfinding signage.





CITY OF KENMORE

λ'aǎwadis (Tl' awh-ah-dees) Park



About:

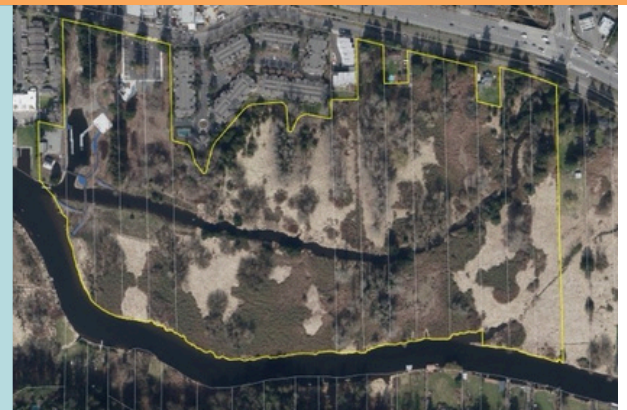
This 41.0-acre resource park is located at 7515 NE 175th Street at the confluence of Swamp Creek and Sammamish River. Park has direct connection with Kenmore Waterfront Activities Center.

Existing Improvements:

- 33.75-acre wetlands and woodlands
- Water access to Sammamish River
- Lagoon for boat launching into Sammamish River
- Hand-carry launch
- 0.3-miles trails
- Pedestrian bridges over Swamp Creek and lagoon
- Viewing decks and waterfront plaza
- Community gathering area
- Five picnic tables/benches
- One picnic shelter
- Life jacket loaner station
- Watercraft wash down station
- Portable restrooms
- Parking lot

Possible Improvements:

- Develop 0.3-mile trail for northeast connection to 175th Street bridge over Swamp Creek.
- Develop 0.3-mile trail on the south shore of Swamp Creek to bridge over Swamp Creek.
- Add lighting in parking lot and storage area.
- Continue invasive species removal.
- Complete/update 2019 master plan.





CITY OF KENMORE

Moorlands Park

About:

This 4.5-acre neighborhood park is located adjacent to Moorlands Elementary School on 15221 84th Avenue NE. The school uses the park for recess activities. The park was acquired and developed by King County. The school is one of the oldest in the Northshore School District and is on the capital bond list for improvements.

Existing Improvements:

- 0.03-mile walking path
- Two picnic tables
- One picnic shelter
- Playground
- Open play area
- One grass 220-foot baseball field
- One grass 120x220-foot soccer overlay of baseball field
- Portable restroom
- Parking lot

Possible Improvements:

- Install basketball/pickleball sport court.
- Upgrade irrigation, drainage, and install synthetic turf on ballfield.
- Install security lighting at shelter and restroom.
- Update master plan.





WASHINGTON DEPARTMENT OF FISH AND WILDLIFE (WDFW)

WDFW Boat Launch



About:

This 1.9-acre resource improvement is located on the north shore of the Sammamish River adjacent to Rhododendron Park with access through the park and under the 68th Avenue NE bridge.

Existing Improvements:

- Paved boat launch into the Sammamish River
- Boat parking stalls
- Parking lot
- Restroom

Possible Improvements:

- Continue to coordinate with WDFW.





WASHINGTON STATE PARKS

Saint Edward State Park



About:

This 316.0-acre state park is located between 68th Avenue NE/Juanita Drive NE and the east shore of Lake Washington. The former Saint Edward Seminary building is leased to The Lodge at Saint Edward Park – a private concession that retrofitted the 1931 Seminary Building with 84 guest rooms, restaurant, bar, spa, and indoor pickleball courts. The indoor swimming pool is not usable and closed to the public.

Existing Improvements:

- Water access with fishing
- 7 miles of trails
- Picnic tables
- Playground
- One grass 250-foot baseball field
- One grass 330x350-foot grass cricket field
- The Grotto wedding site
- Portable restrooms, public restroom in gym
- Parking lot

Possible Improvements:

- Continue coordinating with State Parks.





PRIVATE

Harbour Village Marina



About:

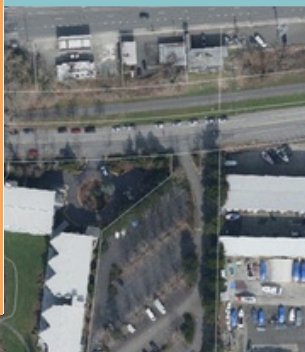
This 0.2-acre special use area is located on the east boundary of Log Boom Park and provides waterfront access to the private marina.

Existing Improvements:

- Parking lot

Possible Improvements:

- Maintain public access agreement.
- Add wayfinding signage.



Lake Washington



PRIVATE

Bastyr University



About:

This 50.7-acre naturopathic university property is located next to Saint Edward State Park on 1 Juanita Drive NE that includes 177,190 square feet of facilities including an academic building with chapel, student housing, and university gardens. Kenmore leases 7.0-acres of the site's athletic fields.

Existing Improvements:

- Two tennis courts
- Two grass 200-foot baseball fields with backstop
- One grass 340 x 250 grass soccer overlay field
- Portable restroom
- Parking lot

Possible Improvements:

- Extend the current lease agreement between Kenmore and Bastyr for use of the fields.
- Possible improvements and upgrades to baseball and soccer fields with synthetic turf and lights.
- Develop master plan for the acquired property.





KING COUNTY

Tolt Pipeline Trail



About:

This 0.9-acre water pipeline extends from Bothell Highway in Bothell north to NE 185th Street then across Swamp Creek to 61st Avenue NE then northwest into Lake Forest Park reservoir. Portions of the pipeline corridor have been improved with a public trail.

Existing Improvements:

- 2.6-mile Seattle water utility corridor
- 1.3-miles paved for ADA access

Possible Improvements:

- Resolve use agreement for trail on pipeline.
- Improve remaining 1.3-miles in Kenmore including access around Swamp Creek.
- Collaborate with Bothell on possibility of extending trail to Bothell Highway.
- Collaborate with Lake Forest Park on possibility of extending trail to reservoir.





KING COUNTY

Burke-Gilman Trail

About:

This former 20.0-mile Seattle-Lake Shore-Eastern (SLSE) Railroad line extends from Shilshole Bay in Ballard to Bothell to connect with the Sammamish River Trail. A 4.5-acre portion of the trail is located within Kenmore city limits with underpasses at 68th Avenue NE and 73rd Avenue NE, a bridge over Swamp Creek, and trail access at Log Boom Park.

Existing Improvements:

- 2.5-mile paved trail with soft shoulder within Kenmore city limits

Possible Improvements:

- Develop trail connection north over SR-522/ Bothell Highway with downtown and Swamp Creek with WSDOT.
- Develop trail connection under Bothell Highway, Burke-Gilman Trail and NE 175th Street and replace creosote pilings into Swamp Creek with WSDOT, DWFD, and DOE.
- Establish trail connection south along Juanita Drive NE to Saint Edward State Park and Big Finn Hill Park.





CITY OF KENMORE, WASHINGTON

2026 Parks, Recreation, and Open Space Plan **IMPLEMENTATION**



Implementation

Following is a summary description of the proposed major tasks determined to effectively implement the Kenmore Park, Recreation & Open Space (PROS) Plan. The tasks represent the actions that would enable the general priorities established by workshops, open houses, the survey of residents, and the survey of registered voters.

As shown, several parties may be responsible for the leadership and management, participation, and supporting aspects of each action – as described in the following summaries. The tasks are grouped according to subject matter and not priority.

Adopt PROS Plan

Task 1: Adopt Kenmore PROS Plan as GMA element

City Council will by resolution adopt the Kenmore PROS Plan as a stand-alone planning document for compliance with the Washington State Recreation Conservation Office (RCO) and as a complementary document of Kenmore's Comprehensive Plan in accordance with Growth Management Act (GMA) provisions.

- **Participants** – City Council and Planning Commission with the assistance of the Kenmore Community Development Department, and other stakeholders.

Action

- **Make Kenmore PROS Plan available on website** – and distribute copies to appropriate public agencies and interested private parties in accordance with GMA adoption provisions.
- **Kenmore Planning Commission review PROS Plan** – as necessary as part of Kenmore's annual comprehensive plan update and provide for public hearing in conformance with GMA.
- **Kenmore adopts PROS Plan** – as a component of the Kenmore Comprehensive Plan.
- **Kenmore adopts the Capital Improvement Plan (CIP) integrating the PROS Plan** – as an element of the Kenmore Comprehensive Plan, thereby implementing the CIP in accordance with GMA provisions.



Adopt Project Finance Options

Task 2: Allocate capital facility funds specified in the Capital Improvements Program (CIP)

City Council may allocate an appropriate amount of the monies received from dedicated park, recreation, open space, and trail-oriented revenue programs to provide funds for PROS Plan acquisition and development projects that reflect the objectives of these programs.

The revenue programs to be coordinated may include property and sales tax fund proceeds, Real Estate Excise Taxes (REET), Lodging Tax, Conservation Futures (CF), grant applications to the Washington State Recreation Conservation Office (RCO), and special levies, among others.

Participants – City Council with the assistance of Community Development Department.

Action

- **Allocate a proportional amount from existing park, recreation, open space, and trail-oriented revenue programs to fund the acquisition and development of PROS Plan projects** – designating monies from property and sales tax proceeds, Real Estate Excise Taxes (REET), Lodging Tax, Conservation Futures (CF), grant applications to the Washington State Recreation Conservation Office (RCO), and special levies, among others.



Adopt Project Finance Strategies

Task 3: Update GMA Park impact fees

City Council may adopt a coordinated GMA park impact fee system on a citywide basis for citywide facility acquisition and development.

The Washington State Growth Management Act (GMA) allows Kenmore to impose a park impact fee on proposed residential, commercial, and industrial developments in the city as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS).

The adopted ordinance for impact fees estimates the impact each development project has on parks, recreation, and open space facilities within a project benefit zone and makes provisions for setting aside the resources, including lands or monies, necessary to offset a project's citywide impacts.

The dollar value of a project's park, recreation, and open space impact may be offset by the project developer of an amount equal to the combined facility acquisition and development costs that Kenmore and/or another providing agency would incur to maintain the same existing level-of-service (ELOS).

A developer may be allowed to choose any combination of land or cash mitigation measures including credit for any park or recreation facilities to be included within a project development. The park impact fee ordinance considers the following when determining the types of mitigation measures or development credits to be made available to the developer:

- **Will the facility** – be available for public use
- **Will it have a designated owner** – responsible for continuing operation and maintenance (the owner may be a common property owner's association or other agency), and
- **Will it correspond to and not exceed or vary from** – the types of parks, recreation, and open space facilities that are being impacted (a developer could provide but should not be able to take full credit value for facilities for which there is no shortage, impact, or local interest).



Adopt Project Finance Strategies

Task 3: Update GMA Park impact fees

Land contributions can be accepted in lieu of monies if the lands will be suitable sites for future facilities. Under GMA provisions, land and monies accumulated under the proposed ordinance must be invested within a reasonable time or returned to the contributing developer.

Kenmore can conduct periodic program reviews with residents, user groups, Northshore School District (NSD), and other agencies to decide the most efficient way to deliver the facilities mitigated by the ordinance. Alternative delivery methods could include:

- **Acquisition of suitable sites** – upon agreement with Kenmore or in conjunction with other public or school facilities (including title transfer if other public or school agencies enter into special agreements assuming development, operation, and maintenance responsibilities).
- **Development of facilities** – on other public or school sites (if other public or school agencies enter into agreements assuming future operation and maintenance responsibilities and costs). Or
- **Any other alternative** – including development, operation or maintenance proposals by user groups or private concessionaires or non-profit organizations or, developers that provide a viable facility in accordance with park, recreation, and open space strategies.

Participants – City Council and Planning Commission with the assistance of the Community Development Department, Northshore School District (NSD), and non-profit and for-profit organizations.

Action

- **Continue with the GMA park impact fee on a citywide basis** – collecting a proportional fee based on the value of community facilities regardless of facility ownership and allocating the fees for citywide acquisition and development in accordance with this plan regardless of agency sponsor.



Adopt Project Finance Strategies

Task 4: Consider the feasibility of a Metropolitan Park District (MPD) (SB 2557) abbreviated – full text in appendix

In 2002, the state legislature authorized the establishment of metropolitan park districts (MPD) as special units of government that may be wholly independent of any involvement with a city, county, or any other local public agency or jurisdiction.

Metropolitan Park districts may provide recreational facilities that are specific to the district's boundaries in return for the district residents' agreement to pay the special development, operation, and maintenance costs utilizing special financing devices.

Voters must also approve the establishment of **a continuous levy as a junior taxing district** to provide maintenance, repair, operating costs, and facility acquisition and development projects. MPDs can be flexible and used to provide local or citywide recreational facilities in the same variety of custom service choices with the exception that the financing may be as a junior taxing district with a continuous levy.

Participants – City Council and Kenmore voters.

Action

- **Consider adopting by voter approval a Metropolitan Park District of Kenmore's city limits designating City Council as the governing agent** – with a continuous levy to fund maintenance, repair, operating costs and facility acquisition and development.



Adopt Project Finance Strategies

Task 5: Consider a citywide capital facility and O&M park levy abbreviated – full text in appendix

City Council could place a limited duration property tax levy proposal for voter approval on a citywide basis for the acquisition, development, and operation of parks, recreation, and open space facilities throughout the city.

Kenmore voters could be asked to approve a resetting of the property tax levy rate that would adjust the amount of revenue the city can generate.

The adjusted rate and revenue could be used to finance the PROS facility proposals in this plan – or the projects and programs from this plan that involve construction, maintenance, and operations aspects that a majority of the voters are willing to pay for under the adjusted rate.

Kenmore voters could be asked to reset the rate on a permanent basis with the new differential rate dedicated to citywide PROS Plan proposals, subject to the provisions of Proposition 747. Or Kenmore voters could be asked to reset the rate on a temporary basis, where the rate is adjusted until a specific amount of revenue has been generated to finance a specified number of PROS projects or programs – whereupon the rate reverts to the original or a specified amount defined in the referendum.

Participants – City Council with the assistance of the Community Development Department, and other potential providers.

Action

- **Consider a limited duration property tax levy or a property tax levy rate adjustment (on permanent or temporary basis) to acquire, develop, operate, and maintain facilities** – allocating the additional revenues for acquisition, development, and operation in accordance with this plan regardless of agency sponsor.



Initiate PROS Plan Projects

Task 6: Protect natural areas

Using funds generated from Conservation Futures and the possible limited duration levy or levy lid lift, Kenmore may acquire fee title or use agreements and conserve significant wetland, wildlife, forestland, and open spaces indicated within this PROS Plan. Where appropriate, monies may be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects.

Depending on schedules and availabilities, initial acquisitions of development rights or fee title may include wetlands, wildlife habitat, waterfront, off-road trails, picnic sites and tables, group picnic shelters and parks, boat launch sites, and others indicated in this PROS Plan.

Participants – City Council, Community Development Department, King County, Washington Department of Fish & Wildlife (WDFW), Washington State Parks, and other public and non-profit organizations.

Participants – City Council and Planning Commission with the assistance of the Community Development Department, Washington Department of Fish & Wildlife (WDFW), and State Parks.

Action

- **Initiate the acquisition of fee title or use agreements and conservancy of significant open space and conservancy sites** – allocating revenues for significant properties in accordance with this PROS Plan regardless of agency sponsor.



Initiate PROS Plan Projects

Task 7: Acquire/develop trail systems

Using funds generated from REET and the possible limited duration levy, or levy lid lift, Kenmore may acquire, develop, maintain, and operate the off-road trail systems indicated within this PROS Plan.

Where appropriate, monies may be allocated to and/or combined with monies provided by the county, state agencies, and non-profit organizations for significant projects. Generally, Kenmore's Community Development and Public Works Departments may develop and maintain non-motorized trail connections within park sites, and designated open space corridors, and public road rights-of-way.

Depending on schedules and availability, initial acquisitions and developments may include off-road hike and bike trails extending within and between environmental areas, parks, schools, community facilities, and neighborhoods across the city.

Participants – City Council, Community Development and Public Works Departments, Washington State Department of Transportation (WSDOT) and Fish & Wildlife (WDFW), State Parks, King County, other public and non-profit organizations, property owners, and the public.

Action

- **Initiate the acquisition, development, maintenance, and operation of significant corridors and off-road trail systems** – allocating revenues for significant projects in accordance with this PROS Plan regardless of agency sponsor.



Initiate PROS Plan Projects

Task 8: Acquire/develop parks

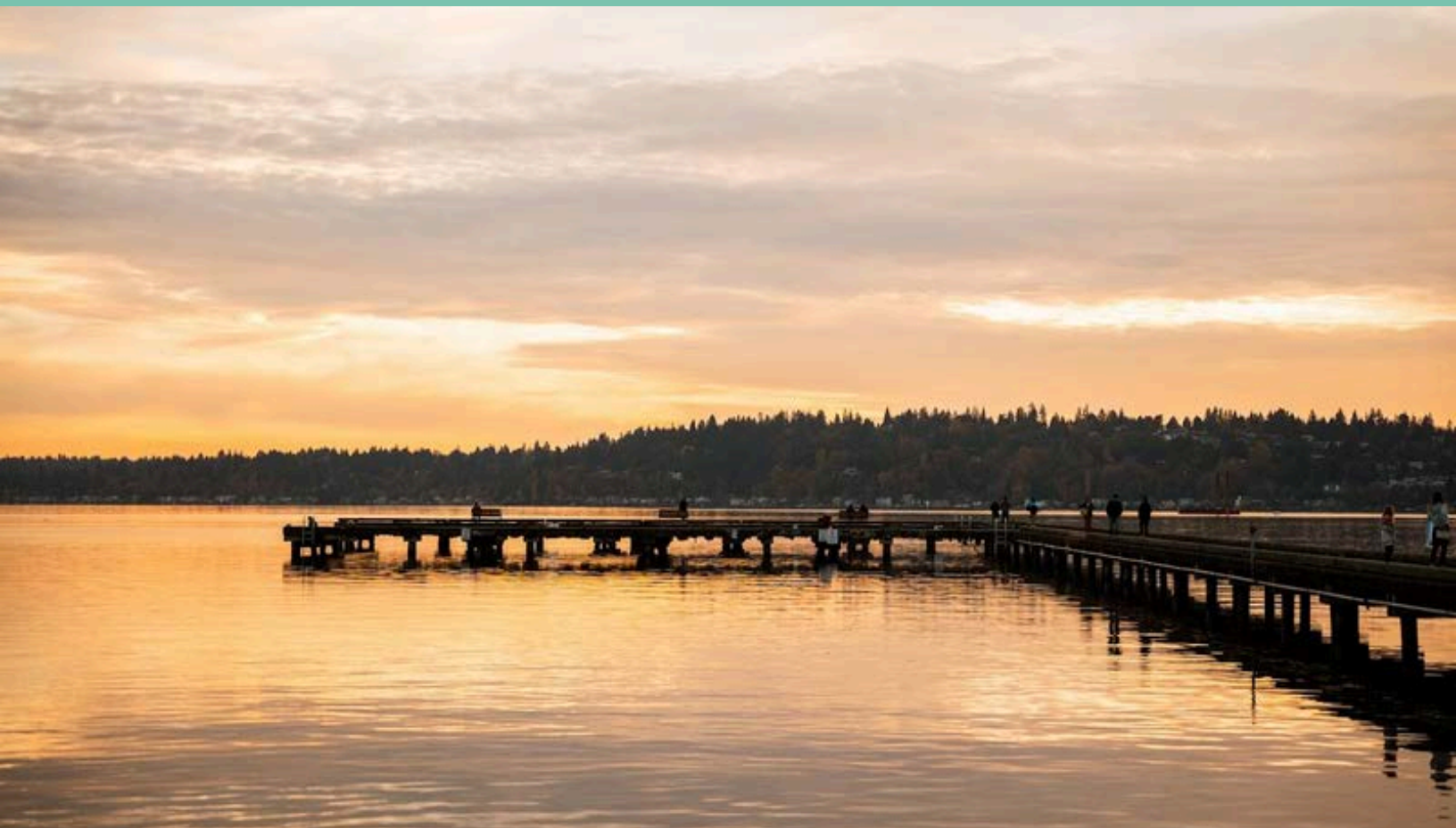
Using funds generated from REET and possible adjusted limited duration levy, or levy lid lift, Kenmore may acquire, develop, maintain, and operate parks indicated within this plan. Where appropriate, monies may be allocated and/or combined with monies provided by the county, school districts, state agencies, and non-profit organizations.

Depending on schedules and availability, initial acquisitions and developments may include waterfront access, hand carry launch, boat ramps, off-road trails, dog parks, playgrounds, picnic tables and shelters, athletic field improvements, community center upgrades, recreation center, and cultural arts center to be distributed across the city.

Participants – City Council, Community Development Department, King County, and the participation of other public and non-profit organizations.

Action

- **Initiate the acquisition, development, maintenance, and operation of parks** – allocating revenues in accordance with this PROS Plan regardless of agency sponsor.



Initiate PROS Plan Projects

Task 9: Conserve/designate historic and cultural resources in parks

City Council may designate, and conserve significant historic and cultural resources indicated within this PROS Plan where such landmarks are located within park properties or because of an acquisition. Where appropriate, wayfinding and historic signage, artworks, and lodging tax development monies may be allocated to and/or combined with monies provided by the county, state agencies, and nonprofit organizations.

Participants – City Council with the assistance of Community Development Department, Washington State Archaeological & Historic Preservation (DAHP), and the participation of local and regional historical groups.

Action

- **Initiate the designation, management, acquisition, development, maintenance, and operation of significant historic and cultural resources** – allocating revenues for significant projects in accordance with this plan regardless of agency sponsor.



Initiate PROS Plan Projects

Task 10: Maintain/develop indoor facilities

City Council may maintain the Hangar Building and Kenmore Senior Center, and may develop a Recreation Center and/or Cultural Center and/or Aquatic Center, and any other indoor facilities to provide indoor recreation activities throughout the city.

Participants – City Council, Community Development Department, Northshore Park & Recreation Service Areas (NPRSA), and other public agencies, as well as private and non-profit organizations.

Action

- **Continue to maintain the Hangar Building and Kenmore Senior Center and consider developing a Recreation Center and/or Cultural Center and/or Aquatic Center** – and pursue additional opportunities to support indoor recreational offerings.



Monitor Progress

Task 11: Conduct progress assessments

Kenmore will develop a process to assess and review actions of the projects and programs identified above on a periodic basis (e.g., three years) and improve methods, assign responsibilities, or take other measures necessary to ensure effective implementation.

Participants – City Council, Community Development and Public Works Departments, King County, Northshore School District (NSD), Northshore Park Recreation Service Area (NPRSA), Washington Department of Fish & Wildlife (WDFW), State Parks, non-profit organizations, and the public.

Action

- Adjust parks, recreation, and open space (PROS) vision, strategies, and implementing measures – based on the results of the follow-up assessments.





APPENDIX

Appendix A: Online Survey Summary	A-2
Appendix B: Existing Level-of-Service Requirements for City Facilities	A-29
Appendix C: Capital Facilities Plan	A-30
Appendix D: Table CF-A Parks Capital Improvements	A-33
Appendix E: Public Art	A-37
Appendix F: Finances.	A-47
Appendix F-2: Kenmore Funds Strategy	A-65
Appendix G: Cost Facility	A-69
Appendix G-2: Cost Trails	A-89



Public Involvement

Public opinion was gathered from a variety of outreach methods including exhibits at the Farmers’ Market, workshops, open houses, and a series of online surveys of household residents and voters.

Resident Outreach Survey

An online with mail-back option survey was conducted of Kenmore households that was promoted by email, website, and handouts.

Survey questions sought to obtain information on park and recreation behavior, use of parks, and opinions for potential future improvements. 178 households completed the survey.

Following is a summary of the findings – detailed results including comments are available from the Community Development Department. In most instances, the results have been statistically weighted and ranked as noted to provide meaningful findings.

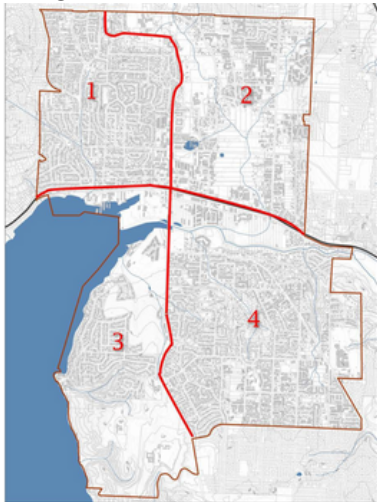
Survey Respondent Characteristics

Where do you live in Kenmore (see map)?

Answered: 176, Skipped: 1

Area 1	Area 2	Area 3	Area 4	Not a city resident
35%	14%	19%	31%	2%

City of Kenmore
Neighborhood Quadrants



Implication

Survey respondents were generally distributed throughout the city in accordance with population distribution.

How many years have you lived in Kenmore?

Answered: 176, Skipped: 1

0-2	3-5	6-10	11-15	16 or more
10%	24%	23%	11%	31%

Implication

Survey respondents have lived in the city over 16 years (31%) or 3-5 years (24%) or 6-10 (23%) indicating the response reflects long time residents as well as recent arrivals.

Online Survey Summary

What language do the members in your household speak at home?

Answered: 202, Skipped: multiple options

English	Spanish	Russian	Chinese	Korean	Other
87%	4%	1%	1%	1%	6%

Implication

Survey respondents were predominately English speakers.

What is your current housing situation?

Answered: 178, Skipped: 0

Own	Rent	Other
90%	8%	2%

Implication

Survey respondents were predominantly owners (90%) though renters were represented (8%).

What age group are you in?

Answered: 174, Skipped: 4

15-18	19-25	26-40	41-55	56-65	65+
1%	1%	35%	35%	11%	13%

Implication

Survey respondents were primarily aged 26-40 (35%) and 41-55 (35%).

Online Survey Summary

Do any of your household have a disability that affects their access to a park or program?

Answered: 177, Skipped: 1

Yes	No
10%	90%

Implication

Survey respondents included 10% who had some disability that affected access to a park or program.

If a member of your household has a disability that affects their access to a park or program, what kind of assistance do they need?

Answered: 23, Skipped: 155

Sign language	Non-verbal	Hard surface trail	ADA playground	Adaptive equipment
4%	4%	52%	17%	22%

Implication

Survey respondents with a disability needed hard surface trails (52%), adaptive equipment (22%), or ADA improvements (17%) to use parks and programs.

How did you find out about this survey (more than one source)?

Answered: 190, Skipped: multiple responses

Email	Word of mouth	Website	Facebook
24%	15%	15%	49%

Implication

Survey respondents were informed about the survey primarily by Facebook (49%) and email (24%).

Online Survey Summary

Which of the following methods is the best way to communicate with you?

Answered: 346, Skipped: multiple responses

Email	Mailer	Website	Facebook
36%	36%	9%	20%

Implication

Survey respondents preferred being informed by email (36%), a mailer (36%), or Facebook (20%).

How do you access parks?

Answered: 298, Skipped: multiple responses

Drive	Bus	Bike	Walk
41%	18%	1%	40%

Implication

Survey respondents drive (41%) and/or walk (40%) to a park.

Implications - survey respondents were:

- Generally distributed throughout the city in accordance with population distribution.
- Have lived in the city over 16 years(31%) or 3-5(24%) or 6-10 (23%) indicating the response reflects longtime residents as well as relatively recent arrivals.
- Predominantly English speakers (87%).
- Predominantly owners (90%) though renters were represented (8%).
- Primarily aged 26-40 (35%) and 41-55 (35%).
- Included 10% who had some disability that affected access to a park or program.
- Survey respondents with a disability needed hard surface trails (52%), adaptive equipment (22%), or ADA improvements (17%) to use parks and programs.
- Informed about the survey primarily by Facebook (49%) and email (24%).
- Preferred being informed by email (36%), a mailer (36%), or Facebook (20%).
- Drive (41%) and/or walk (40%) to a park.

Online Survey Summary

Behaviors and Opinions

Which recreation programs do you currently seek out and utilize outside of Kenmore?

Answered: 120, Skipped: 58

Program	Woodinville	Kirkland	Bothell	Mountlake Terrace	Edmonds	Shoreline
Fitness	5%	27%	48%	12%	2%	8%
Health, Wellness, Nutrition	7%	44%	35%	5%	5%	5%
Dance, music, drama	6%	29%	31%	5%	19%	9%
Fine arts	8%	32%	29%	1%	25%	5%
Youth sports	17%	20%	49%	3%	0%	10%
Adult sports	16%	23%	42%	2%	2%	16%

Implications

Survey respondents indicated most use of Bothell for fitness (48%), Kirkland for health and wellness (44%), Kirkland and Bothell for dance (29% and 31%), music, and drama, Kirkland (32%) and Bothell (29%) for fine arts, Bothell for youth sports (49%) Bothell for adult sports (42%), and Kirkland, Bothell, and Mountlake Terrace for aquatics (26%, 36%, and 23%).

Online Survey Summary

How often do you use the following parks, trails, and amenities located in Kenmore?

Answered: 177, Skipped: 1

Park	Daily	Weekly	Month Year	Never
Linwood Park	2%	7%	17%	74%
Northshore Summit Park	4%	5%	31%	60%
Wallace Swamp Creek Park	3%	10%	57%	31%
Swamp Creek Wetland	1%	5%	38%	56%
Twin Springs Park	1%	2%	16%	82%
Tolt Pipeline Trail	5%	6%	38%	52%
City Hall Park & Skate Court	2%	5%	31%	61%
Town Square Hangar	8%	28%	59%	6%
Burke Gilman Trail	22%	30%	43%	6%
Log Boom Park	8%	27%	62%	3%
Inglewood Wetlands	1%	4%	23%	73%
WDFW Boat Launch	1%	6%	32%	60%
Rhododendron Park	6%	17%	68%	10%
Tl'awh'ah-dees Park	6%	10%	59%	24%
Moorlands Park	6%	10%	26%	58%
Saint Edward State Park	8%	30%	58%	3%
Bastyr Athletic Fields	3%	7%	23%	66%

Implications

Survey respondents indicated the greatest use of the Burke-Gilman Trail (52% daily and weekly), Saint Edward State Park (38% daily and weekly), Town Square Hangar (36% daily and weekly), and Log Boom Park (36% daily and weekly).

Online Survey Summary

How often do you engage in the following activities while using Kenmore parks?

Answered: 177, Skipped: 1

Park	Daily	Weekly	Month Year	Never
Bird watching, wildlife viewing	16%	17%	42%	25%
Fishing	1%	1%	15%	83%
Kayaking, sailing, paddling	1%	10%	58%	32%
Motorboating, jet skiing	0%	2%	19%	79%
Bike riding	6%	22%	43%	28%
Walking, running	48%	28%	22%	2%
Skateboarding, rollerblading	2%	1%	12%	85%
Dog walking	28%	12%	12%	48%
Swimming	2%	6%	44%	48%
Picnics, hanging out, social	5%	19%	68%	8%
Playgrounds	12%	22%	25%	41%
Sports courts	2%	11%	35%	51%
Athletic fields	5%	10%	29%	56%
Special events	0%	3%	82%	15%

Implications

Survey respondents indicated the greatest engagement walking and running (76% daily and weekly), dog walking (40% daily and weekly), and playgrounds (34% daily and weekly).

Online Survey Summary

What priority would you give to adding the following recreation programs for Kenmore residents by age group?

Answered: 170, Skipped: 8

The survey results were numerically weighted for each option where lowest was 1, low 2, moderate 3, high 4, and highest 5 and then divided by the number of responses to determine an average or weighted score where 5.00 was the highest and 1.00 the lowest possible priority.

Age Group	Weight
Pre-school programs (0-6)	3.04
Youth programs (7-11)	3.49
Teen programs (12-18)	3.51
Young adult programs (19-30)	2.83
Adult programs (31-55)	3.00
Senior program (56-70)	3.00
Elder programs (71+)	2.91
Programs for disabilities	3.14
Family programs for all ages	3.68

Implications

Survey respondents gave highest priority to family programs for all ages (3.68), teen programs for 12-18 (3.51), and youth programs 7-11 (3.49).

Online Survey Summary

How important is it to have the following types of facilities available to you and your household in Kenmore?

Answered: 176, Skipped: 2

Facilities	Weight
Wildlife habitat and open space	4.01
Community gardens	2.97
Waterfront facilities	3.73
Walking and biking paths	4.30
Dog parks	2.65
Picnic facilities and shelters	3.26
Playgrounds and play areas	3.49
ADA inclusive playgrounds	3.14
Spray and splash parks	3.03
Skate parks	2.07
Disc golf	1.87
Bike park, pump track	2.42
Challenge elements, walls, par courts	2.64
Sports courts – basketball, tennis, etc.	3.24
Sports fields – soccer, lacrosse, rugby	3.10
Baseball/softball fields	2.78
Indoor recreation facilities	3.21
Indoor classrooms, meeting facilities	2.76
Aquatic facilities	3.61
Fine, performing arts facilities	2.93
Community events, festivals, etc.	3.57

Implications

Concerning facilities, survey respondents gave highest priority to walking and biking paths (4.30), wildlife habitat and open space (4.01), waterfront facilities (3.73), aquatic facilities (3.61), community events and festivals (3.57), and playgrounds and play areas (3.49) – and lowest priority to disc golf (1.87).

Online Survey Summary

How important are the following types of events to you and your household?

Answered: 174, Skipped: 4

Events	Weight
Environmental education and activities	2.92
Farmers' markets and craft markets	3.40
Children's activities and events	3.17
Health, wellness, and nutrition	3.06
Walking and running events	3.13
Music concerts and performances	3.36
Community festivals and cultural events	3.40

Implications

Concerning special events, survey respondents indicated the highest priorities for farmers' and craft markets (3.40) and community festivals and events (3.40).

Online Survey Summary

If the City of Kenmore were able to invest more money in parks or recreation, which of the following would you give priority to?

Answered: 175, Skipped: 3

Parks and Recreation Priorities	Weight
Preserve more wildlife habitat and open space	3.56
Protect and increase urban forest, tree care	3.44
Increase routine maintenance	3.21
Add a greater variety of features in existing parks	3.13
Build more trails and paths	3.46
Build and add new smaller neighborhood parks	3.06
Improve or build more sports courts and fields	3.06
Host more special events	2.82
Provide new recreation programs	3.03
Improve access to the water	3.56

Implications

If the city were to invest more money in parks, survey respondents gave highest priorities to preserving more wildlife habitat and open space (3.56), improving access to the water (3.56), building more trails and paths (3.46), and protecting and increasing urban forest and tree cover (3.44).

Online Survey Summary

How important is it that the following recreation programs be available to your household now and over the next 5 years?

Answered: 174, Skipped: 4

Recreation Programs	Weight
Environmental park, trail maintenance	3.38
Landscape and gardening classes	2.47
Fitness classes	2.77
Health, wellness, and nutrition	2.69
Dance, music, or drama	2.62
Art, - painting, pottery, textile	2.74
Educational classes and programs	2.61
Youth sports leagues, lessons, clinics	3.12
Adult sports leagues, lessons	2.69
Aquatic classes and programs	3.53
Outdoor recreation – hiking, camping, etc.	3.43
Travel to museums, exhibitions, etc.	2.31

Implications

Concerning recreation programs, survey respondents gave the highest priorities to aquatic classes and programs (3.93) and outdoor recreation for hiking and camping (3.43).

Online Survey Summary

If you have not attended community events, what were the reasons?

Answered: 138, Skipped: 40

Reasons	Major	Minor	Not
Unaware of event	11%	34%	55%
Safety and security	1%	15%	84%
Not in my preferred language	1%	6%	93%
Too busy	36%	37%	26%
Cost of attending	2%	14%	83%
Lack of transportation	2%	14%	85%
Not interested in the event	16%	43%	41%

Implications

Survey respondents did not attend community events primarily because they were too busy (73% major or minor) or not interested in event (59%).

Implications – Behaviors and Priorities

- Survey respondents indicated most use of Bothell for fitness (48%), Kirkland for health and wellness (44%), Kirkland and Bothell for dance (29% and 31%), music, and drama, Kirkland (32%) and Bothell (29%) for fine arts, Bothell for youth sports (49%) Bothell for adult sports (42%), and Kirkland, Bothell, and Mountlake Terrace for aquatics (26%, 36%, and 23%).
- Survey respondents indicated the greatest use of the Burke-Gilman Trail (52% daily and weekly), Saint Edward State Park (38% daily and weekly), Town Square Hangar (36% daily and weekly), and Log Boom Park (36% daily and weekly).
- Survey respondents indicated the greatest engagement in walking and running (76% daily and weekly), dog walking (40% daily and weekly), and playgrounds (34% daily and weekly).
- Survey respondents gave the highest priority to family programs for all ages (4.68), teen programs for 12-18 (3.51), and youth programs 7-11 (3.49).
- Concerning facilities, survey respondents gave the highest priority to walking and biking paths (4.30), wildlife habitat and open space (4.01), waterfront facilities (3.73), aquatic facilities (3.61), community events and festivals (3.57), and playgrounds and play areas (3.49) – and lowest priority to disc golf (1.87).
- Concerning special events, survey respondents indicated highest priorities for farmers' and craft markets (3.40) and community festivals and events (3.40).
- If the city were to invest more money in parks, survey respondents gave the highest priorities to preserving more wildlife habitat and open space (3.56), improving access to the water (3.56), building more trails and paths (3.46), and protecting and increasing urban forest and tree cover (3.44).
- Concerning recreation programs, survey respondents gave the highest priorities to aquatic classes and programs (3.93) and outdoor recreation for hiking and camping (3.43).

Online Survey Summary

Voter Priorities Survey

Similar to the initial resident outreach survey, an online with mail-back option survey was conducted of all Kenmore households using USPS's Every Door Direct Mail (EDDM) postcard notification. Survey questions obtained information on opinions and priorities for proposed park and trail future improvements and financing options from 363 survey respondents.

Survey Respondent Characteristics

Where do you live in Kenmore (see map)?

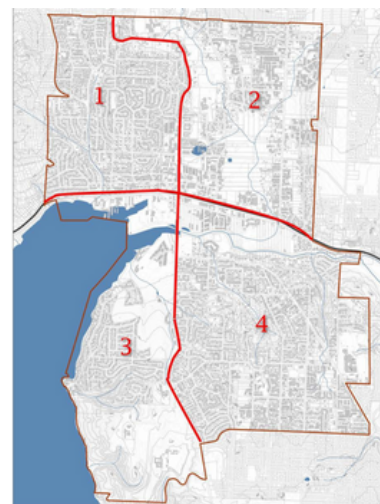
Answered: 344, Skipped: 19

Area 1	Area 2	Area 3	Area 4	Not a city resident
34%	19%	12%	34%	1%

Implication

Survey respondents were generally distributed in accordance with city population distribution.

City of Kenmore
Neighborhood Quadrants



How many years have you lived in Kenmore?

Answered: 344, Skipped: 19

0-1	2-5	6-10	11-20	21+
6%	22%	19%	19%	34%

Implication

Survey respondents have lived in the city for over 21 years (34%), though a significant percentage have lived in the city for 2-5 years (22%) or 6-10 years (19%), and 11-20 years (19%).

Where do you work?

Answered: 343, Skipped: 20

Kenmore	King County	Snohomish County	Elsewhere	Not working	Retired
20%	38%	8%	5%	7%	23%

Implication

Survey respondents work mostly in Kenmore (38%) or King County (20%), though a significant percentage of respondents are retired (23%).

Online Survey Summary

What is your current housing situation?

Answered: 327, Skipped: 36

Own	Rent	Other
89%	10%	1%

Implication

Survey respondents were predominantly owners (89%), though a significant percentage rent (10%).

How far away do you live from a park?

Answered: 356, Skipped: 0

5 minutes	10 minutes	15 minutes	15+ minutes
43%	32%	19%	7%

Implication

Most survey respondents (43%) live within 5 minutes of a Kenmore park.

Are you a registered voter in Kenmore?

Answered: 346, Skipped: 17

Yes	No
95%	5%

Implication

Survey respondents were predominantly registered voters (95%).

Implications – Survey respondents were:

- Generally distributed in accordance with city population distribution.
- Lived in the city for over 21 years (34%), though a significant percentage have lived in the city for 2-5 years (22%), 6-10 years (19%), and 11-20 years (19%).
- Work mostly in Kenmore (38%) or King County (20%), though a significant percentage are retired (23%).
- Predominantly own (89%), though a significant percentage rent (10%).
- Live within 5 minutes of a Kenmore park

Online Survey Summary

What is the name of the park closest to your home?

Answered: 359, Skipped: 4

Park	Percent
Linwood Park	5%
Northshore Summit Park	13%
Wallace Swamp Creek Park	15%
Swamp Creek Wetland	6%
Twin Springs Park	4%
Log Boom Park	10%
Rhododendron Park	10%
Tl'awh-ah-dees Park	8%
Moorlands Park	10%
Saint Edward State Park	20%

Implication

Survey respondents indicated that most parks identified were within a close distance of their house, though a significant percentage live close to Saint Edward State Park (20%).

Online Survey Summary

How often do you use the following parks in Kenmore?

Answered: 352, Skipped: 10

Park	Daily	Weekly	Month Year	Never
Linwood Park	1%	3%	11%	85%
Northshore Summit Park	4%	8%	18%	70%
Wallace Swamp Creek Park	1%	12%	50%	36%
Swamp Creek Wetland	1%	6%	33%	60%
Twin Springs Park	0%	0%	12%	87%
Tolt Pipeline Trail	4%	5%	35%	57%
City Hall Park and Skate Court	1%	4%	26%	69%
Town Square Hangar	3%	21%	63%	13%
Burke Gilman Trail	18%	33%	44%	5%
Log Boom Park	5%	23%	67%	5%
Inglewood Wetlands	0%	2%	15%	82%
WDFW Boat Launch	1%	3%	33%	63%
Rhododendron Park	1%	9%	73%	17%
Tl'awh'ah-dees Park	4%	9%	60%	27%
Moorlands Park	3%	6%	22%	69%
Saint Edward State Park	9%	24%	60%	7%
Bastyr Athletic Fields	1%	8%	25%	66%

Implication

Survey respondents indicated the greatest use of the Burke-Gilman Trail (51% daily and weekly), Saint Edward State Park (33% daily and weekly), Log Boom Park (28% daily and weekly), and Town Square Hangar (24% daily and weekly).

Implications – Assessments:

- Indicated that most parks identified were within a close distance of their house, though a significant percentage live close to Saint Edward State Park (20%).
- Indicated the greatest use of the Burke-Gilman Trail (51% daily and weekly), Saint Edward State Park (33% daily and weekly), Log Boom Park (28% daily and weekly), and Town Square Hangar (24% daily and weekly).
- Gave high ratings to the location of parks (75% good and excellent), quantity (66% good and excellent), and quality (72% good and excellent).

Online Survey Summary

Priorities

How would you rate the following features of Kenmore parks, recreation, open space, trails, and programs?

Answered: 362, Skipped: 0

	Poorest	Poor	Average	Good	Excellent
Location	1%	5%	19%	42%	33%
Quantity	1%	9%	24%	39%	27%
Quality	1%	6%	21%	41%	31%

Implication

Survey respondents gave high ratings to the location of parks (75% good and excellent), quantity (66% good and excellent), and quality (72% good and excellent).

Online Survey Summary

What priority would you give to the following proposals?

Answered: 360, Skipped: 2

The survey results were numerically weighted for each option, where lowest was 1, low was 2, moderate was 3, high was 4, and highest was 5, and then divided by the number of responses to determine an average or weighted score, where 5.00 was the highest and 1.00 the lowest possible priority.

Facilities	Weight
Acquisition and preservation of wildlife habitat/open spaces	3.85
Acquisition and development of property to provide a walking and biking network across the city (off-road)	3.53
Picnic tables and shelters within a 5-10 minute walking distance	2.65
Playgrounds or play areas within a 5-10 minute walking distance	3.02
Multi-use sports courts (e.g., basketball, volleyball, pickleball) within a 5-10 minute walking distance)	3.03
Multi-use athletic fields (e.g., baseball, soccer with synthetic turf)	2.89
Recreation center within the city providing recreation and other programs	3.24
Cultural arts center within the city providing historic and cultural programs (e.g., performing arts space/theatre)	2.77
Small parks/gathering area downtown and in neighborhoods	3.01
Acquisition and development of property for a new park and major gathering area	3.04
Acquisition and development of property for a new off-leash dog park in or adjacent to the city	2.80
Community garden or P-patch	2.73
Artwork installations throughout the city	2.66

Implications

Survey respondents gave the highest priority to acquisition and preservation of wildlife habitat (3.85) and acquisition and development of property to provide an off-road walking and biking network across the city (3.53).

Online Survey Summary

How much of a priority should it be to acquire shoreline and wetland properties (such as shoreline along Lake Washington, the Sammamish River, and Swamp Creek) to protect natural areas, wildlife habitat, and water quality?

Answered: 349, Skipped: 13

Lowest	Low	Moderate	High	Highest
7%	7%	24%	35%	26%

If the city acquires properties to protect natural areas, should public access be allowed where feasible and appropriate?

Answered: 349, Skipped: 13

Yes	No
94%	6%

If you answered yes, what types of trails?

Answered: 882, Skipped: multiple response

Boardwalk	Paved trail	Gravel trail	Viewpoints
25%	16%	28%	30%

Implications

Survey respondents indicate a high priority for acquiring shoreline and wetland properties (61% of respondents chose high or highest priority), public access should be allowed in natural areas (94%), on gravel trails (28%), boardwalks (25%), and with viewpoints (30%).

Online Survey Summary

What priority would you give to developing the following trail segments for an off-road pedestrian and bike trail network to provide connections to parks, schools, community destinations, and residential areas?

Answered: 360, Skipped: 2

Facilities	Weight
Construct a pedestrian/cyclist bridge overpass on SR-522/Bothell Way at approximately NE 65 th Avenue	3.00
Develop a trail from Ł'aŁ'wadis (Tl' awh-ah-dees) Park to Wallace Swamp Creek Park	2.83
Develop streetscape through downtown and NE 181 st Street (Overall appearance of the street, including sidewalks, trees, street furniture, public art)	2.89
Develop trail from Wallace Swamp Creek Park to NE 198 th Street	2.59
Develop trail from Ł'aŁ'wadis (Tl' awh-ah-dees) Park across the Sammamish River to Rhododendron Park	3.16
Develop trail connecting the Burke-Gilman Trail to Lakepointe and Juanita Drive	3.19
Develop trail and/or viewpoints from Rhododendron Park to Inglewood Wetlands	2.72
Partner with the City of Bothell to develop trail from Wayne Park to Inglemoor High School	2.72

Implication

Survey respondents gave a moderate or slightly lower priority for developing a trail connection between the Burke-Gilman Trail to Lakepointe to Juanita Drive (3.19) and a trail from Ł'aŁ'wadis (Tl' awh-ah-dees) Park across the Sammamish River to Rhododendron Park (3.16).

What priority would you give to installing picnic tables or shelters to provide additional facilities within a 5–10-minute walk of most residential areas?

Answered: 339, Skipped: 23

Facilities	Weight
Add shelter at Linwood Park	2.06
Add shelter at Northshore Summit Park	2.20
Add shelter at Wallace Swamp Creek Park	2.50
Add picnic tables to Twin Springs Park	2.25
Add a picnic table to a mini park in the park opportunity areas marked on the map. (Park opportunity areas were developed by identifying where there is not a park that people can walk to from their residence.	2.59

Implication

Survey respondents gave low priorities for picnic tables and shelter proposals for miniparks in the park opportunity areas (2.59).

Online Survey Summary

What priority would you give to develop playgrounds and play areas to provide access within a 5-10-minute walking distance of most residential areas in the city?

Answered: 341, Skipped: 21

Facilities	Weight
Add a playground or play area in ʕaǰwadis (TI' awh-ah-dees) Park	3.53
Add a playground to a mini park in the park opportunity areas marked on the map. (Park opportunity areas were developed by identifying where there is not a park that people can walk to from their residence.)	2.72

Implication

Survey respondents gave low priority to playground proposals for mini parks in the opportunity area (2.72).

What priority would you give to developing multi-use sport courts to provide basketball, pickleball, volleyball, and other activities within a 5-10-minute walking distance of most residential areas of the city?

Answered: 346, Skipped: 16

Facilities	Weight
Add a sport court to Northshore Summit Park	2.39
Add a sport court to Moorlands Park	2.51
Convert the basketball court to sport (pickleball) court in Rhododendron Park	2.51
Add a sport court to a mini park in the park opportunity areas marked on the map. (Park opportunity areas were developed by identifying where there is not a park that people can walk to from their residence.)	2.59

Implication

Survey respondents gave low priority to sport court proposals for mini parks in the opportunity areas (2.59).

What priority would you give to exploring the feasibility of improving the existing City-owned field at Moorlands Park by adding multi-use turf to create more opportunities for recreational and competitive play?

Answered: 346, Skipped: 16

Facilities	Weight
Install turf at Moorlands Park	2.40
Acquire a new site to develop multi-use fields with turf	2.71

Online Survey Summary

What priority would you give to renovate the Kenmore Senior Center and add new indoor facilities able to serve all ages (children, teens, adults, older adults) with spaces for indoor recreation?

Answered: 350, Skipped: 12

Facilities	Weight
Renovate the Kenmore Senior Center	3.14
Develop a new recreation center with indoor recreation opportunities such as pickleball, fitness, basketball, etc.	3.27
Develop a new cultural center with fine arts workshops and galleries, performing arts, and cultural/historical exhibits	2.64
Develop a regional aquatic center/community center	3.26

Implication

Survey respondents gave moderate priorities for developing a recreation center (3.27), developing a regional aquatic center (3.26), and renovating the Senior Center (3.14).

What priority would you give to develop small, urban gathering spaces in residential neighborhoods and a larger gathering space at the Lakepointe site?

Answered: 344, Skipped: 18

Facilities	Weight
Develop small, urban gathering spaces downtown and in high-density neighborhoods along NE 181st Avenue	2.75
Link existing Log Boom Park, Ł'ałłwadis (TI' awh-ah-dees) Park, and the Burke-Gilman Trails into a central activity spine along the waterfront	3.31
Develop a park/gathering space at the Lakepointe site	3.19

Implication

Survey respondents gave moderate priorities linking Log Boom Park, Ł'ałłwadis (TI' awh-ah-dees) Park, and the Burke-Gilman Trails into a central activity spine along the waterfront (3.31) and developing a park/gathering space at the Lakepointe site (3.19).

Online Survey Summary

What priority would you give age groups to be given the most attention or priority? Check all that apply.

Answered: 1,197, Skipped: multiple response

Age Group	Percent
Toddlers and preschoolers	9%
Elementary school age youth	16%
Teens (middle and high school)	18%
Adults	13%
Seniors (62+ age)	13%
Families	17%
Developmentally disabled (school age)	8%
Developmentally disabled (adults)	7%

Implication

Survey respondents indicated the most support for teens (18%), families (17%), elementary school age youth (16%), adults (13%), and seniors (13%).

Online Survey Summary

What types of recreational programs would you like the City to provide and support with public funding? Check all that apply.

Answered: 1,361, Skipped: multiple response

Activity	Percent
Childcare	6%
After school programs	11%
Health and fitness	12%
Visual arts	5%
Performing arts	6%
Sports and athletics	10%
Community events	12%
Outdoor recreation	14%
Free/paid youth summer programs	10%
Health and safety programs	5%
Senior (62+ age)	9%

Implication

Survey respondents indicated the most support for outdoor recreation (14%), community events (12%), health and fitness (12%), after school programs (11%), sports and athletics (10%), and free/paid youth summer programs (10%).

Online Survey Summary

The City's budget is currently fully committed and the costs to operate and maintain new parks and recreation programs will require additional funding. How would you prioritize the following ways of covering future parks and recreation costs?

Answered: 348, Skipped: 14

Priorities	Weight
Selectively reduce the number of programs and services to control overall costs	3.10
Selectively reduce the content, variety, and duration of some services and programs to control overall costs	3.15
Selectively increase user fees to finance some services and programs	3.01
Increase or add a new tax or funding measure to finance new projects and program gap service	2.54
Solicit other funding sources including community donations, sponsorships and/or grants	4.03

Implication

Survey respondents gave the highest priority to soliciting funding sources, including donations, sponsorships, and/or grants (4.03), and moderate priority to selectively reducing the content, variety, and duration of some services and programs to control overall costs (3.15).

Online Survey Summary

Implications – Priorities:

- Highest priority to acquisition and preservation of wildlife habitat (3.85) and of property to provide an off-road walking and biking network across the city.
- Public access should be allowed in natural areas (94%), on gravel trails (28%), boardwalks (25%), and with viewpoints (30%). Survey respondents gave moderate or slightly lower priority for developing a trail connection between the Burke-Gilman Trail to Lakepointe to Juanita Drive (3.19) and a trail from Łaŋwadis (Tl' awh-ah-dees) Park across the Sammamish River to Rhododendron Park (3.16).
- Low priorities for picnic tables and shelter proposals for mini parks in the park opportunity areas (2.59).
- Low priorities for playground proposals in mini parks in opportunity areas (2.72).
- Low priorities for sport court proposals in mini parks in opportunity areas (2.59).
- Low priorities for synthetic turf proposals for athletic field acquisition (2.71).
- Moderate priorities for developing a recreation center (3.27), developing a regional aquatic center (3.26), and renovating the Senior Center (3.14).
- Moderate priorities for linking Log Boom Park, Łaŋwadis (Tl' awh-ah-dees) Park, and the Burke-Gilman Trails into a central activity spine along the waterfront (3.31) and developing a park/gathering space at the Lakepointe site (3.19).
- Most support recreation programs for teens (18%), families (17%), elementary school age youth (16%), adults (13%), and seniors (13%).
- Most support for outdoor recreation (14%), community events (12%), health and fitness (12%), after school programs (11%), sports and athletics (10%), and free/paid youth summer programs (10%).
- Highest priority to soliciting funding sources, including donations, sponsorships, and/or grants (4.03), and moderate priority to selectively reducing the content, variety, and duration of some services and programs to control overall costs (3.15).

Appendix B

Existing Level-of-Service Requirements for City Facilities

Population in development	1
Population in city 2025	24,520
Population in city 2050	33,491

		Units	2025 ELOS facility total	Standard /1000	Year 2050 Facility Requirement	Deficit	Facility cost/unit	Project/per capita fee	Year 2025 Asset Value	Year 2025 Funding Deficit
Land	Resource conservancy	Acres	76.0	3.10	103.8	27.8	\$200,000	\$619.90	\$15,200,000	\$5,561,142
Land	Resource activities	Acres	44.9	1.83	61.3	16.4	\$525,000	\$961.36	\$23,572,500	\$8,624,343
Land	Linear trails	Acres	0.9	0.04	1.2	0.3	\$250,000	\$9.18	\$225,000	\$82,320
Land	Athletic fields/playgrounds	Acres	9.5	0.39	13	3.5	\$5,580,000	\$2,161.91	\$53,010,000	\$19,394,482
Land	Recreation centers/pools	Acres	12.5	0.51	17.1	4.6	\$1,400,000	\$713.70	\$17,500,000	\$6,402,631
Land	Special use facilities	Acres	2.2	0.09	3	0.8	\$2,800,000	\$251.22	\$6,160,000	\$2,253,726
Land	Support facilities/yards/buildings	Acres	3.1	0.13	4.2	1.1	\$2,000,000	\$252.85	\$6,200,000	\$2,268,361
Subtotal for land impact			149.1	6.08	203.7	54.6		\$4,970.13	\$121,867,500	\$44,587,004

Facilities		Units	2025 ELOS facility total	Standard /1000	Year 2050 Facility Requirement	Deficit	Facility cost/unit	Project/per capita fee	Year 2025 Asset Value	Year 2025 Funding Deficit
Swimming beach	Sand	Park space	10	0.41	14	4	\$24,122	\$9.84	\$241,223	\$88,255
Handcarry launch	Dirt ramp	Park space	10	0.41	14	4	\$28,793	\$11.74	\$287,928	\$105,343
Floating pier	Pier	sq ft	5,000	203.92	6,829	1,829	\$546	\$111.34	\$2,730,000	\$998,810
Picnic	Tables w/o shelter	Table	27	1.10	37	10	\$44,734	\$49.26	\$1,207,812	\$441,896
	Shelters-group use	Shelter	4	0.16	5	1	\$141,275	\$23.05	\$565,101	\$206,751
Multipurpose trail	Asphalt w/services 10'	Mile	1.3	0.05	1.8	0.5	\$1,307,465	\$69.32	\$1,699,704	\$621,862
	Bridge	sq ft	500	20.39	682.9	182.9	\$546	\$11.13	\$273,000	\$99,881
Park trail	Concrete/asphalt trail 6'	Mile	1.21	0.05	1.7	0.4	\$831,797	\$41.05	\$1,006,475	\$368,233
	Crushed rock 5'	Mile	1.01	0.04	1.4	0.4	\$247,983	\$10.21	\$250,463	\$91,636
Playground	Uncovered	Each	5	0.2	7	2	\$515,317	\$105.08	\$2,576,585	\$942,681
Play Area	Improved	Acre	3	0.12	4.1	1.1	\$285,145	\$34.89	\$855,436	\$312,974
Skateboard	Skateboard court - concrete	Court	1	0.04	1	0	\$819,000	\$33.40	\$819,000	\$299,643
Basketball	Outdoor uncovered	Court	1	0.04	1.4	0.4	\$311,686	\$12.71	\$311,686	\$114,035
Soccer	Youth multipurpose	Field	1	0.04	1	0	\$560,660	\$22.87	\$560,660	\$205,126
Baseball	200+ grass unlighted	Field	1	0.04	1	0	\$1,407,086	\$57.39	\$1,407,086	\$514,803
Community center	Meeting facilities	sq ft	6,776	276.35	9,255	2,479	\$880	\$243.23	\$5,963,910	\$2,181,984
Operations	Admin facilities	sq ft	1,000	40.78	1,366	366	\$437	\$17.81	\$436,800	\$159,810
	Maintenance facilities	sq ft	2,800	114.19	3,824	1,024	\$437	\$49.88	\$1,223,040	\$447,467
	Concession stands	sq ft	100	4.08	137	37	\$483	\$1.97	\$48,266	\$17,659
Restrooms	Permanent	Fixture	8	0.33	11	3	\$80,710	\$26.33	\$645,678	\$236,231
	Temporary/sanican	Each	6	0.24	8	2	\$2,184	\$0.53	\$13,104	\$4,794
Subtotal for facility impact			16,257	662.99	22,204	5,948		\$943.02	\$23,122,956	\$8,459,871

Total impact for land and facilities - per capita		\$5,913.15	\$144,990,456	\$53,046,875
Total impact for land and facilities - persons/household of		\$2.60	\$15,374.19	
Total value of existing park lands			\$121,867,500	\$44,587,004
Total value of existing park facilities			\$23,122,956	\$8,459,871
Total value of existing park lands and facilities			\$144,990,456	\$53,046,875

Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

Capital Facilities Plan

Master Plans and Feasibility Analysis

	Priority	Detail	Cost estimate	GF	Grant	CF	PIF	Levy	Bond	Other
D9	Swamp Creek Wetland	Develop conservation and public access plan	\$75,000	X						
D3	Linwood Park	Develop master plan	\$100,000	X						
	City Hall/Skate Court	Assess feasibility of universal playground	\$60,000	X						
	Moorlands Park	Assess feasibility of turf capacity improvements	\$45,000	X						
	Twin Springs Park	Develop master plan including beaver pond conservation	\$100,000	X						
	Inglewood Wetlands	Develop master plan for conservation, public viewpoints	\$80,000	X						
	181 st Streetscape	Develop urban corridor plan and design	\$100,000	X						
	SR-522 Overpass	Assess feasibility of an overpass at 65 th Avenue	\$125,000	X						WSDOT
	Swamp Creek Underpass	Assess feasibility of an underpass of SR-522 and 175 th Street at 80 th Avenue	\$150,000	X						WSDOT
Subtotal			\$835,000							

Acquisition

	Priority	Detail	Cost estimate	GF	Grant	CF	PIF	Levy	Bond	Other
A9	Swamp Creek	Acquire wetlands	\$7,800,000			X				
	Lakepointe	Acquire park site - 3.5 acres	\$5,250,000				X			
	Waterwalk	Acquire shoreline from Lakepoint - 11 acres	tbd		X		X	X		King C.
	Tl'awh-ah-dees Park	Expand open space 12.6 acres	tbd			X				
	Athletic Fields	Acquire site - 7 acres	\$10,500,000		X		X			
	Neighborhood 1	Acquire minipark to fill park gap in neighborhood	\$1,200,000				X			
	Neighborhood 2	Acquire minipark to fill park gap in neighborhood	\$1,200,000				X			
	Neighborhood 3	Acquire minipark to fill park gap in neighborhood	\$1,200,000				X			
	Neighborhood 4	Acquire minipark to fill park gap in neighborhood	\$1,200,000				X			
	Recreation Center	Acquire site for multigenerational community/recreation center	\$7,500,000					X	X	
	Cultural Center	Acquire site for fine and performing arts, and cultural and historic center	\$3,750,000					X	X	
	Aquatic Center	Acquire site for regional aquatic facility	tbd							
	181 st Streetscape	Acquire pocket or urban parklets in downtown, higher density neighborhood	\$925,000				X			NPRSA
Subtotal Acquisition			\$40,525,000							

Development - Hold Over Projects

	Priority	Detail	Cost estimate	GF	Grant	CF	PIF	Levy	Bond	Other
D11	Twin Springs	Refurbish park	\$35,000	X						
P27	Tl'awh-ah-dees Park	Monitor improvements project	\$60,000	X						
P28	Log Boom Park	Monitor park improvements project	\$50,000	X						
P30	Rhododendron Park	Monitor boatshed improvements	\$3,200	X						
	Tolt Pipeline Trail	Construct phase 2 - 73 rd -80 th	tbd	X						
Subtotal Holdover Projects			\$148,200							

Capital Facilities Plan

Acquisition

Priority	Detail	Cost estimate	GF	Grant	CF	PIF	Levy	Bond	Other
Lakepointe	Develop Lakepointe Park gathering area with supporting audio, lighting, and other services for summer festivals and events	\$15,000,000		X		X			King C.
Linwood Park	Install picnic shelter, upgrade playground	\$425,000				X			
Northshore Summit	Install picnic shelter, sport court	\$310,000				X			
Wallace Swamp Creek Park	Install signage, picnic shelter, 3 picnic tables, play area, community garden, and parking improvements	\$940,000				X			
Twin Springs Park	Develop pond overlook, 0.5-mile secondary paths, stream crossing, 2 play areas, 3 picnic tables, improve parking lot	\$900,000				X			
Town Square	Expand amenities when neighboring properties redevelop	tbd							
Skate Court	Add universal playground, add overhead shelter with bleachers, develop pump track extension, add benches, seating, and picnic tables	\$1,210,000				X			
Log Boom Park	Provide kayak access from pier	tbd							
Rhododendron Park	Pave and extend ADA trails, reconfigure basketball for sports court, add wayfinding signage	\$770,000				X			
Moorlands Park	Add sports court, improve turf on ballfield, install security lighting at shelter and restroom	\$1,110,000				X			
Harbour Village Park	Add wayfinding signage	\$10,000	X						
Athletic Fields	Install turf and lights on 2 rectangular fields	\$820,000		X		X	X	X	
Senior Center	Upgrade 2,220 square foot building in Rhododendron Park for seniors and/or meeting facilities	\$444,000					X	X	
Recreation Center	Develop 18,000 square foot multigenerational community/recreation center with 2 basketball courts with 4 pickleball court overlays, physical conditioning/wellness, lockers and showers, studios/classrooms	\$14,400,000					X	X	
Cultural Center	Develop 28,000 square foot regional facility with 15,850 square foot black box theater, 4,290 square foot art studio and workshops, 4,290 square foot historical center, and 3,570 square foot cafe, lobby, gallery	\$22,400,000					X	X	
Aquatic Center	Develop regional aquatic facility	tbd							NPRSA
Neighborhood 1	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				
Neighborhood 2	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				
Neighborhood 3	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				
Neighborhood 4	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000			X				
Dog Park	Joint venture with Bothell for dedicated dog park facility	tbd							
Subtotal Parks Development		\$60,899,000							

Capital Facilities Plan

Concept Development - Trails

Priority	Detail	Cost estimate	GF	Grant	CF	PIF	Levy	Bond	Other
181 st Streetscape	Develop urban gathering areas, parklets in downtown, higher density neighborhoods	\$1,000,000				X	X		TIP
Waterfront Gathering	Develop pedestrian linkages between Burke-Gilman Trail, SR-522 over and undercrossings, TI'awh-ah-dees, Log Boom, and Lakepointe Parks for activities node	\$540,000				X	X		TIP
Tolt Pipeline Trail	Develop 2.32-mile path around Swamp Creek and master plan links with Bothell and Lake Forest Park	\$950,000				X	X		
Inglewood Wetlands	Develop 0.55-mile access trails and viewpoints	\$225,000				X	X		
TI'awh-ah-dees Park	Develop 0.3-mile trail north to 175 th Street Bridge, 0.3-mile trail south to bridge over Swamp Creek, add lighting in parking lot and park, add playground	\$245,000				X	X		
Swamp Creek Trail	Extend 0.86-mile trail from TI'awh-ah-dees Park north around Swamp Creek	\$350,000				X	X		
NE 181 st Street Trail	Extend 0.15-mile trail from 181 st Street to connect with Swamp Creek Trail	\$62,000				X	X		
NE 198 th Street Trail	Extend 0.14-mile trail from Wallace Swamp Creek Park to 198 th Street	\$58,000				X	X		
TI'awh'ah-dees/ Rhododendron Park Trail	Develop 0.27-mile trail and bridge over Sammamish River and along the south shoreline to Rhododendron Park	\$110,000				X	X		
Lakepointe Trail	Develop 0.73-mile trail from Burke-Gilman around the Lakepointe development to Juanita Drive	\$780,000				X	X		
Burke-Gilman Trail	SR-522 Burke-Gilman Accessibility Project	\$1,745,000							
Burke-Gilman Trail	Extend 0.25-mile trail to Juanita Drive to Saint Edwards State Park to Big Finn Hill	\$270,000				X	X		
Burke-Gilman Trail	Develop 175-foot overpass of SR-522/Bothell Highway at 65 th Avenue to 175 th Street	tbd							WSDOT
Burke-Gilman Trail	Develop 0.15-mile underpass of SR-522/175 th Street at Swamp Creek to 192 nd Street	tbd							WSDOT, DOE, WDFW
Subtotal Parks Development		\$6,335,000							
Total		\$108,742,200							

GF - General Funds, CF - Conservation Futures, PIF - Park Impact Fee, TIP - Transportation Improvement Program, tbd - to be determined when project details are established. All cost estimates are in 2025 dollars.

Table CF-A

Parks Capital Improvements City of Kenmore 2025-2040 Fiscally Unconstrained List

Master Plans and Feasibility Analysis		
Swamp Creek Wetland	Develop conservation and public access plan	\$75,000
Linwood Park	Develop master plan	\$100,000
City Hall/Skate Court	Assess feasibility of universal playground	\$60,000
Moorlands Park	Assess feasibility of turf capacity improvements	\$45,000
Twin Springs Park	Develop master plan including beaver pond conservation	\$100,000
Inglewood Wetlands	Develop master plan for conservation, public viewpoints	\$80,000
181 st Streetscape	Develop urban corridor plan and design	\$100,000
SR-522 Overpass	Assess feasibility of an overpass at 65 th Avenue	\$125,000
Swamp Creek Underpass	Assess feasibility of an underpass of SR-522 and 175 th Street at 80 th Avenue	\$150,000
Subtotal Master Plans and Feasibility		\$835,000

Acquisition		
Swamp Creek	Acquire wetland property -	\$7,800,000
Lakepointe	Acquire park site - 3.5 acres	\$5,250,000
Waterwalk	Acquire shoreline from Lakepointe - 11 acres	tbd
Ł'aŋwadis (Tl' awh-ah-dees)	Acquire open space property 12.6 acres	tbd
Park		
Athletic Fields	Acquire site - 7 acres	\$10,500,000
NE 182 nd Street Mini Park	Acquire minipark to fill park gap in neighborhood 1	\$1,200,000
80 th /83 rd Avenue Mini Park	Acquire minipark to fill park gap in neighborhood 2	\$1,200,000
Simonds Road Mini Park	Acquire minipark to fill park gap in neighborhood 3	\$1,200,000
Moorlands Mini Park	Acquire minipark to fill park gap in neighborhood 4	\$1,200,000
Recreation Center	Acquire site for multigenerational community/recreation center	\$7,500,000
Cultural Center	Acquire site for fine and performing arts, and cultural and historic center	\$3,750,000
Aquatic Center	Acquire site for regional aquatic facility	tbd
181 st Streetscape	Acquire pocket for urban parklets in downtown, higher density neighborhood	\$925,000
Subtotal Acquisition		\$40,525,000

Table CF-A

Development - Hold Over Projects		
Twin Springs Park	Minimal park improvements to open park	\$35,000
Łaŕwadis (Tl' awh-ah-dees) Park	Monitor/maintain mitigation improvements (2024-2034)	\$60,000 (annual cost)
Log Boom Park	Monitor/maintain mitigation improvements (2023-2027)	\$50,000 (annual cost)
Rhododendron Park	Monitor/maintain mitigation (2022-2026) improvements	\$3,200 (annual cost)
Tolt Pipeline Trail	Construct phase 2 - 73 rd -80 th	tbd
Subtotal Holdover Projects		\$148,200

Concept Development - Parks		
Lakepointe	Develop Lakepointe gathering area with supporting audio, lighting, and other services for summer festivals and events	\$15,000,000
Linwood Park	Install picnic shelter, upgrade playground	\$425,000
Northshore Summit Park	Install picnic shelter, sport court	\$310,000
Wallace Swamp Creek Park	Install signage, picnic shelter, 3 picnic tables, play area, and parking improvements	\$940,000
Twin Springs Park	Develop pond overlook, 0.5-mile secondary paths, stream crossing, play areas, 3 picnic tables, improve parking lot	\$900,000
Town Square	Expand amenities when neighboring properties redevelop	tbd
City Hall/Jack V. Crawford Skate Court	Add universal playground, add overhead canopy with bleachers, develop pump track extension, add benches, seating, and picnic tables	\$1,210,000
Log Boom Park	Provide kayak access from pier	tbd
Rhododendron Park	Pave and extend ADA trails, reconfigure basketball for sports court, add wayfinding signage	\$770,000
Moorlands Park	Add sports court, improve turf on ballfield, install security lighting at shelter and restroom	\$1,110,000
Harbour Village Marina	Add wayfinding signage	\$10,000
Athletic Fields	Install turf and lights on 2 rectangular fields	\$820,000
Senior Center	Upgrade 2,220 square foot building in Rhododendron Park for seniors and/or meeting facilities	\$444,000
Recreation Center	Develop 18,000 square foot multigenerational community/recreation center with 2 basketball courts with 4 pickleball court overlays, physical conditioning/wellness, lockers and showers, studio/classrooms	\$14,400,000
Cultural Arts Center	Develop 28,000 square foot regional facility with 15,850 square foot black box theater, 4,290 square foot art studio and workshops, 4,290 square foot historical center, and 3,570 square foot cafe, lobby, gallery	\$22,400,000
Aquatic Center	Develop regional aquatic facility	tbd
Neighborhood 1*	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000
Neighborhood 2*	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000
Neighborhood 3*	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000
Neighborhood 4*	Install 2 picnic tables, playground ages 5-12, sport court	\$540,000
Dog Park	Joint venture with Bothell for dedicated dog park facility	tbd
Subtotal Parks Development		\$60,899,000

Table CF-A

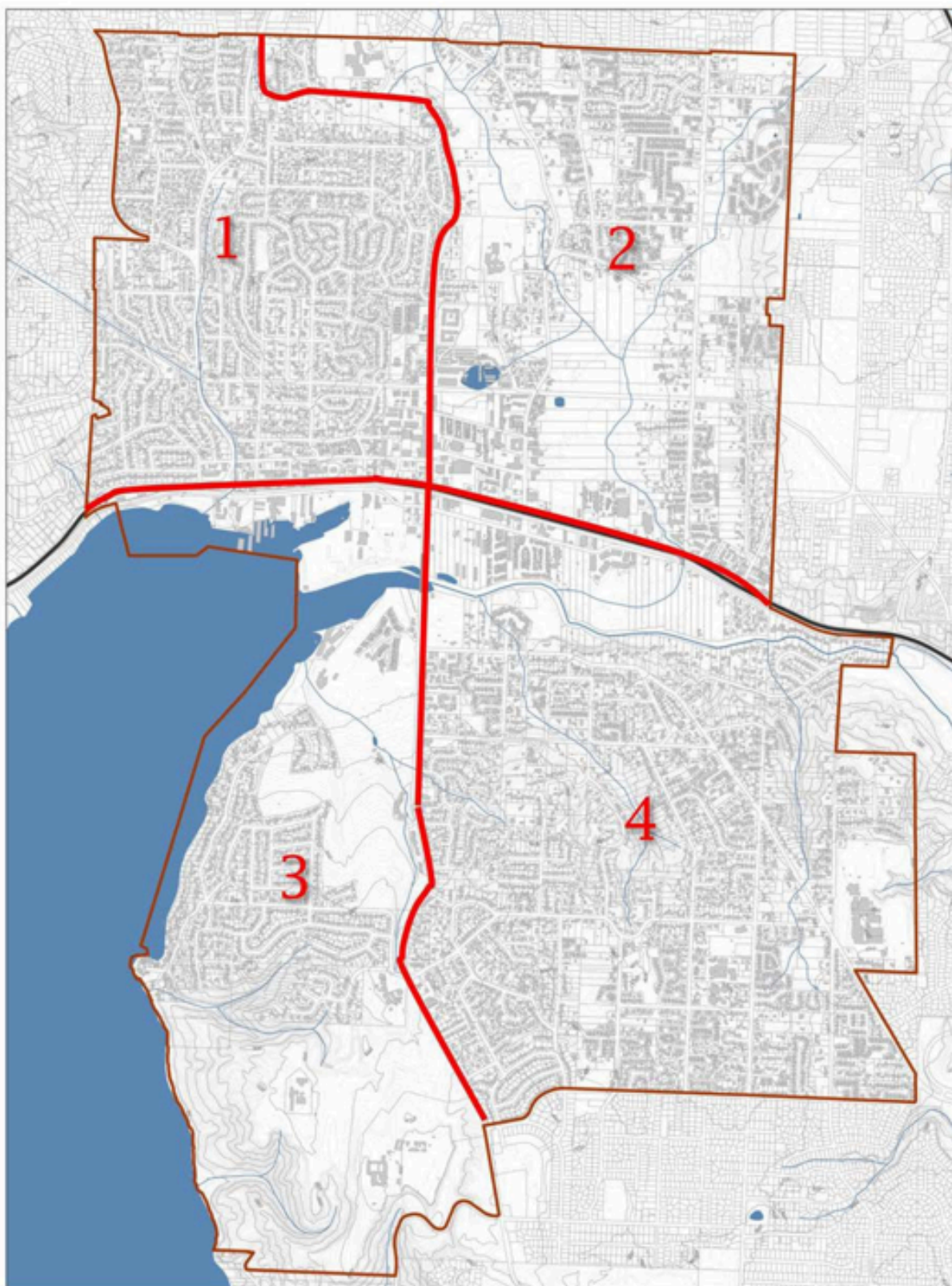
Concept Development - Trails		
181 st Streetscape	Develop urban gathering areas, parklets in downtown, higher density neighborhoods	\$1,000,000
Waterfront gathering area	Develop pedestrian linkages between Burke-Gilman Trail, SR-522 over and undercrossings, Łaŕwadis (Tl' awh-ah-dees), Log Boom Park, and Lakepointe for activities node	\$540,000
Tolt Pipeline Trail	Develop 2.32-mile path around Swamp Creek and master plan links with Bothell and Lake Forest Park	\$950,000
Inglewood Wetlands	Develop 0.55-mile access trails and viewpoints	\$225,000
Łaŕwadis (Tl' awh-ah-dees) Park	Develop 0.3-mile trail north to 175 th Street Bridge, 0.3-mile trail south to bridge over Swamp Creek, add lighting in parking lot and park, add playground	\$245,000
Swamp Creek Trail	Extend 0.86-mile trail from Łaŕwadis (Tl' awh-ah-dees) Park north around Swamp Creek	\$350,000
NE 181 st Street Trail	Extend 0.15-mile trail from 181 st Street to connect with Swamp Creek Trail	\$62,000
NE 198 th Street Trail	Extend 0.14-mile trail from Wallace Swamp Creek Park to 198 th Street	\$58,000
Łaŕwadis (Tl' awh-ah-dees) Park/Rhododendron Park Trail	Develop 0.27-mile trail and bridge over Sammamish River and along the south shoreline to Rhododendron Park	\$110,000
Lakepointe Trail	Develop 0.73-mile trail from Burke-Gilman around Lakepointe to Juanita Drive	\$780,000
Burke-Gilman Trail	SR-522 Burke-Gilman Accessibility Project	\$1,745,000
Burke-Gilman Trail	Extend 0.25-mile trail to Juanita Drive to Saint Edwards State Park to Big Finn Hill	\$270,000
Burke-Gilman Trail	Develop 175-foot overpass of SR-522/Bothell Highway at 65 th Avenue to 175 th Street	tbd
Burke-Gilman Trail	Develop 0.15-mile underpass of SR-522/175 th Street at Swamp Creek to 192 nd Street	tbd
Subtotal Trails Development		\$6,335,000
Grand Total		\$108,742,200

*See Figure CF-A for neighborhood quadrants.

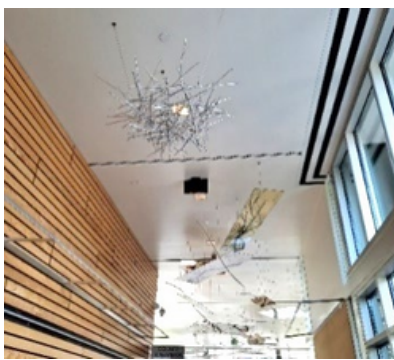
TBD – to be determined when project details are established. All cost estimates are in 2025 dollars.

Table CF-A

FIGURE CF-A
NEIGHBORHOOD QUADRANTS



Public Art



Confluence by Susan Zoccola, 2009
Metal and Glass
Co-funded by the City and 4Culture
Located in City Hall



Paddle by William Watts, 2016
Woodcarving
Coast Salish Nation Master Carver
from Squamish Nation

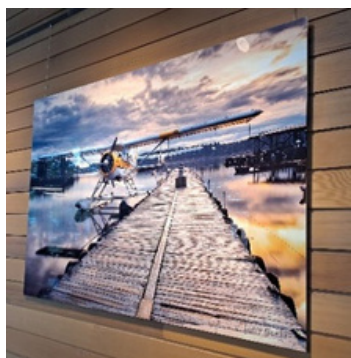
Heron by David Louis, 2016
Woodcarving
Coast Salish Nation

Located in The Hangar



Salmon by Craig Voisin, 2016
Woodcarving
Squamish Nation

Located in The Hangar



Air Harbor #1 by Larry Gorlin, 2017
Photograph on Metal
Located in City Hall

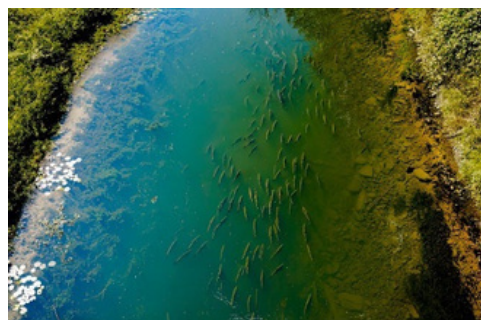
Public Art



Untitled by Geoff Vlcek, 2017
Photograph on Metal
Located in City Hall



Kenmore Imagery by Jason Sperling, 2025
Photography
Located in The Hangar



Public Art

Utility Box Wraps



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.

Public Art

Utility Box Wraps

1. Artwork by Mike Folden, located at 68th Ave NE and NE 170th
2. Artwork by Kent Vaughan, located on the corner of NE 181st and 68th Ave NE
3. Artwork by William Garza, located at the Skateboard Board
4. Artwork by William Garza, located at the Skateboard Board
5. Artwork by Kent Vaughan, located in front of City Hall
6. Located north of The Hangar on 68th Ave NE
7. Artwork by Sara Hayashi, located on the corner of 73rd Ave NE & NE 181st St.
8. Artwork by Larry Gorlin, located at St Edward's Park
9. Artwork by Grace Ding, located at Arrowhead Elementary
10. Artwork by Domanik (Huggz) Moses, located on 61st Ave NE at 181st
11. Artwork by Jason Sperling, located at 6806 NE 175th
12. Located at 155th and Simonds Rd NE
13. Artwork by Jen Dixon, located at Łaxw̓adis (Tl' awh-ah-dees) Park
14. Artwork by Jen Dixon, located at Łaxw̓adis (Tl' awh-ah-dees) Park



11.



12.



13.



14.



Kenmore Mural Project with artists Staci Adman and A. Gaul Culley, 2016
Paint
Co-funded by the City, Arts of Kenmore with Community Participation
Located on the St Vincent de Paul Building along 73rd Ave NE



Salmon Scarcity by Ty Juvinel, 2023
Acrylic Paint

Commissioned by the Kenmore Heritage Society Washington Trust for Historic Preservation Valerie Sivinski Fund

Located at Łaxw̓adis (Tl' awh-ah-dees) Park

Public Art



Hank Heron designed by Kent Vaughan,
Sculpture created by Virgil Tyler Oertle,
2021
Bronze
Located in Town Square



Alone we Thrive by Ty Juvinel, 2023
Fabricated Metal
Commissioned by the Kenmore Heritage
Society by Private Donation
Located at Łaxw̓adis (Tl' awh-ah-dees)
Park



Public Art



Median Artwork, 2023
Fabricated Metal

Located on Juanita Way NE at NE 163



Fountain, 2011

Bronze

Located at City Hall

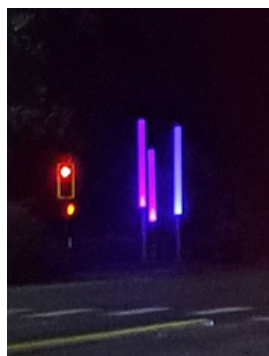


Legend's Bench by Woody Morris, 2019
Stone

In Memory of Caleb Shoop and Sarah Paulson.

Co-funded by the City, Arts of Kenmore and
Private Donations

Located in Rhododendron Park



Icon Poles, installed as part of
522 improvement project, 2016
Located on:

NW corner of 80th and SR522,
SW corner of 73rd and SR522,
NW corner of 68th and SR522
SW corner of 65th and SR522
SW corner of 61st and SR522

Public Art



Salmon, 2014

Fabricated Metal

Dedicated to the memory of David Thomas Wheeler

Located at Łaxw̓adis (Tl' awh-ah-dees) Park



Story Pole by Ty Juvinel, 2023

Woodcarving and Paint with

Community Participation

Located in Town Square

Walkways and Waterways Artwork projects by Jen Dixon 2020-2023



3 Cedars by Jen Dixon, 2021

Woodcarving 1% for Art Fund

Located at Rhododendron Park



Public Art

Walkways and Waterways Artwork projects by Jen Dixon 2020-2023



Flume by Jen Dixon, 2022
Fabricated Metal

1% for Art Fund

Located at Log Boom Park



BirdBlind
Topography
Roots and Branches
Water

by Jen Dixon, 2023, Fabricated Metal

1% for Art Fund

Located at Łax̣ẉadis (Tl' awh-ah-dees) Park

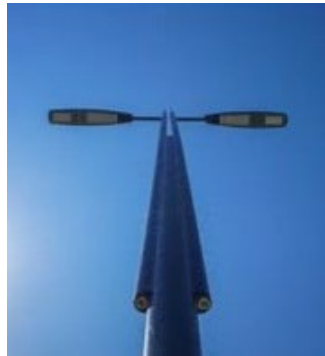


Public Art



West Sammamish
Bridge, 2023

1% for Art Fund



Public Art

Temporary Projects



The Blue Trees by Konstantin Dimopoulos, 2012
Trees and Paint with Community Participation
Co-funded by the City and 4Culture
Temporary installation on Burke Gillman Trail



Street Banners along SR 522



Heron's View by Joe Wuts Mural Wrap on CalPortland Plant, 2020-2021
Co-funded by the City and Arts of Kenmore
Temporary Installation off SR522, removed in 2021



Pride Steps, 2023

Co-funded with the City and Arts of Kenmore with Community Participation
Located at City Hall

Finances

An analysis was accomplished of recent financial trends in Kenmore and the impact federal and state program mandates, revenue sharing, and the city's urbanization have on the discretionary monies available for park, recreation, and open space. The analysis also reviewed trends in city revenues and the effect alternative revenue sources may have on financial prospects. Following is a summary of major findings:

Revenue and expenditures - general government

Kenmore’s annual general governmental expenditures are derived from the combination of general, special revenue, debt service, and enterprise funds.

General fund

The General Fund is derived from property taxes, licenses and permits, intergovernmental revenues including state and federal grants, service charges and fees, fines and forfeitures, and other miscellaneous revenues. General funds are used to finance most government operations including staff, equipment, capital facility, and other requirements. Park, recreation, and open space programs and facilities are funded primarily from general fund accounts.

Property tax - under Washington State’s constitution cities may levy a property tax rate not to exceed \$3.10 per \$1,000 of the assessed value of all taxable property within incorporation limits. Kenmore’s 2024 tax rate was \$0.84848 per \$1,000 assessed valuation or 27% of the maximum allowed a city.

The total of all property taxes for all taxing authorities, however, cannot exceed 1.0% of assessed valuation, or \$10.00 per \$1,000 of value. If the taxes of all districts exceed the 1.0% or \$10.00 amount, each is proportionately reduced until the total is at or below the 1.0% limit.

In 2001, Washington State law was amended by Proposition 747, a statutory provision limiting the growth of regular property taxes to 1.0% per year, after adjustments for new construction. Any proposed increases over this amount are subject to a referendum vote.

The statute was intended to control local governmental spending by controlling the annual rate of growth of property taxes. In practice, however, the statute can reduce the effective property tax yield to an annual level far below a city's levy authorization, particularly when property values are increasing rapidly.

Kenmore Property Tax Revenues	
2023	\$5,658,275
2024	\$5,884,218
2025	\$6,126,018
2026	\$6,372,412
Percent increase 2023-2026	
Source: 2025-2026 Budget	
12.6%	

Finances

Sales tax - is the city's largest single revenue source and may be used for any legitimate city purpose. The city has no direct control over this source. The sales tax is collected and distributed by the state and may fluctuate with general economic and local business conditions.

Kenmore Sales Tax Revenues	
2023	\$3,640,973
2024	\$3,577,053
2025	\$3,697,700
2026	\$3,753,166
Percent increase 2023-2026	
Source: 2025-2026 Budget	
	3.1%

Licenses and permits – includes revenues generated from business and occupational licenses, operating, and building permits. Generally, these fees are used to pay for the inspections, processing, and other charges necessary to perform supporting services.

Intergovernmental revenue – includes state and federal grants or pass-through revenues, usually earmarked for specific programs. Federal governmental grants and funding pass-through funds include the Department of Housing and Urban Development's (HUD) Community Development Block Grants (CDBG) and revenue sharing.

Charges for services – includes revenue generated to pay for garbage, landfill, utility, and other operating services provided by the city or a city concession or licensee.

Fines and forfeits – include monies generated from business fines, code violations, traffic fines, forfeitures, and other penalties.

Special revenues

Special revenues are derived from state and local option taxes dedicated to specific expenditure purposes, such as the motor vehicle tax, motor excise tax, real estate excise tax, motel and hotel tax, public art, criminal justice, paths and trails, and the like. Some special revenues may be used to finance limited capital facilities, such as roads or parks, where the local option allows – such as the local real estate excise tax (REET).

2026 General Fund Revenue

Revenue Source	Amount	%
Taxes	\$13,659,089	76.5%
Licenses and permits	\$1,575,525	8.8%
Intergovernmental	\$714,461	4.0%
Charges for services	\$785,364	4.4%
Fines and penalties	\$4,179	0.0%
Miscellaneous	\$1,121,648	6.3%
Total	\$17,860,266	100.0%

Source: 2025-2026 Budget

Finances

Debt service funds

Debt service funds are derived from a dedicated portion of the property tax or general fund proceeds to repay the sale of general obligation (voted) and Councilmanic (non-voted) bonds. Both types of bonds may be used to finance park facility improvements – but not maintenance or operational costs.

Municipal Debt Capacity

2025 Assessed Valuation		\$7,988,619,847
Debt Type	Limit*	Amount
Councilmanic bond capacity	1.5%	\$119,829,297
General obligation bond capacity**	2.5%	\$199,715,496
Utility bond capacity**	2.5%	\$199,715,496
Park/open space bond capacity**	2.5%	\$199,715,496
Total allowable (legal limit)	7.5%	\$599,146,488
Less total outstanding debt		\$22,915,604
Total remaining debt capacity		\$576,230,884

* Percent of the total estimated assessed valuation.

** Require 60% voter validation where voter turnout equals at least 40% of the total votes cast in the last general election.

Source: 2025-2026 Budget

Councilmanic (limited or non-voted) bonds - may be issued without voter approval by the Council for any facility development purpose. The total amount of all outstanding non-voted general obligation debt may not exceed 1.5% of the assessed valuation of all city property.

Limited general obligation bonds must be paid from general governmental revenues. Therefore, debt service on these bonds may reduce the amount of revenue available for current operating expenditures and the financial flexibility the Council may need to fund annual budget priorities. For this reason, Councilmanic bonds are usually only used for the most pressing capital improvement issues.

Unlimited general obligation bonds - must be approved by at least 60% of resident voters during an election which has a turnout of at least 40% of those who voted in the last state general election. The bond may be repaid from a special levy, which is not governed by the 1.0% statutory limitation on the property tax growth rate. Total indebtedness as a percent of the assessed valuation that may be incurred by limited and unlimited general obligation bonds together, however, may not exceed:

- 2.5% - provided indebtedness more than 1.5% is for general purposes,
- 5.0% - provided indebtedness more than 2.5% is for utilities, and
- 7.5% - provided indebtedness more than 5.0% is for parks and open space development.

Finances

Monies authorized by limited and unlimited types of bonds must be spent within 3 years of authorization to avoid arbitrage requirements unless invested at less than bond yield. In addition, bonds may be used to construct but not maintain or operate facilities. Facility maintenance and operation costs must be paid from general governmental revenue or by voter authorization of special annual or biannual operating levies or by user fees or charges.

Enterprise funds

Enterprise funds are derived from the user fees and charges levied for utility operations typically including water and sewer, storm drainage, regional water, and solid waste services. Enterprise revenues are used to pay operating costs, retire capital facility debt, and plan future replacement and expansion projects. Enterprise funds may be created for a park or recreation activity that has a revenue source sufficient to finance all costs. Enterprise funds have been used on a limited basis for golf courses, marinas, and similar self-financing operations.

	General Fund	Other Funds	Total
2023	\$17,299,087	\$19,643,724	\$36,942,811
2024	\$17,293,758	\$39,340,102	\$56,633,860
2025	\$17,215,097	\$25,648,722	\$42,863,819
2026	\$17,860,266	\$28,934,283	\$46,794,549
% 2023-26	3.7%	47.2%	26.6%

Source: 2025-2026 Budget

Note: Increase in 2024 due to Public Works Operations Center Fund

Capital improvements funding implications

Generally, the city has not appropriated very much of the annual budget for capital improvements. The city has building and infrastructure construction requirements but given the declining buying power of annual city budgets, not had the capital resources available to initiate major construction projects from the general funds or non-dedicated funds accounts.

The 1% statutory limit on local property tax yields combined with the sporadic and undependable nature of federal and state grants and revenue sharing prevents or discourages the city from making long term capital investments in infrastructure necessary to support the city's development. The 1% statutory limit on the general fund levy, severely curtails the city's ability to operate and maintain park, recreation, and open space facilities and services even if the city only utilized unlimited general obligation bonds as a means of providing capital financing.

PROS revenues

PROS revenues may be generated from a variety of sources in addition to the General Fund including the following.

Finances

Strategic Opportunities Fund - is used for projects and initiatives that are one-time, temporary, or start-up in nature and will not require indefinite operational funding from the Strategic Opportunities Fund. Eligible expenditures from this Fund include:

- Real Estate purchases for future public benefit.
- Capital construction projects that create high value for the community and physically construct tangible public improvements.
- Grant matches for capital projects.
- Funding for the development of new strategic community initiatives. These initiatives may be on a pilot or trial period as determined by the City.
- Temporary support of City services in economic downturns that result in declining operating revenues.

Real Estate Excise Tax (REET) - enacts up to two 0.25% taxes of the annual sales for real estate for capital facilities which must be used solely for financing new capital facilities as specified in the capital facilities plan (CFP). The first and second REET may be used for:

- The planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, and storm and sanitary sewer systems, or
- The planning, construction, repair, rehabilitation, or improvement of parks and recreational facilities.

In addition, the second REET may be used for:

- The acquisition of parks and recreational facilities, or
- The planning, acquisition, construction, repair, replacement, rehabilitation, or improvement of law enforcement facilities, and the protection of facilities, trails, libraries, administrative and judicial facilities, and river and/or floodway/flood control projects and housing projects subject to certain limitations.

Park Impact Fees (PIF) – are as a means of maintaining existing park, recreation, and open space levels-of-service (ELOS). The ordinance estimates the impact each development project has on PROS facilities within the project's service zone and makes provisions for setting aside the resources, including lands or monies, necessary to offset the project's PROS impacts.

The dollar value of the project's park, recreation, and open space impact can be offset by the project developer of an amount equal to the combined facility acquisition and development costs that Kenmore would incur to maintain the same existing level-of-service (ELOS).

A developer may be allowed to choose any combination of land or cash mitigation measures including credit for any park or recreation facilities to be included within the project development provided the following is considered when determining the types of mitigation measures or development credits to be made available to the developer:

- **The facility** – must be available to the public,
- **Have a designated owner** - responsible for continuing operation and maintenance (the owner may be a common property owner's association, school district or other agency), and
- **Correspond to and not exceed or vary from** - the types of parks, recreation, and open space facilities that are being impacted (a developer could provide but should not be able to take full credit value for facilities for which there is no shortage, impact, or local interest).

Finances

Land contributions can be accepted in lieu of monies if the lands will be suitable sites for future facilities. Land and monies accumulated under the proposed ordinance must be invested within a reasonable time of impact assessment or be returned to the contributing developer.

Walkways & Waterways – created to account for the proceeds of the sale of unlimited tax general obligation bonds, approved by the voters in 2016, as Proposition 1. The proceeds of the bonds were deposited to this fund and are transferred as needed to Transportation and Park Capital Project Funds to finance the construction of new sidewalks and pedestrian and bicycle safety improvements along Juanita Drive and 68th Avenue, and the construction of and improvements to waterfront access, viewpoints, walkways, facilities, open spaces, and natural habitats at City parks.

Parks Capital Fund – accounts for expenditures for park acquisition and improvements including a variety of state and county grants, in lieu fees, private funding, real estate excise tax, park impact fees, and bond funds. The City expends monies from this fund based on the adopted Capital Facilities Plan and the PROS Plan.

Public Arts Fund – accounts for public art displays or performing arts events and is funded via the “one percent for arts” program. Kenmore Municipal Code Chapter 3.5 states that 1% of awarded construction contracts will be deposited in this fund.

Swamp Creek Basin Fund – accounts for balances reserved for surface water projects, improvements, and maintenance within the Swamp Creek Basin, which had previously been accounted for in the Surface Water Management Fund. The projects are funded by a Memorandum of Agreement (MOA) with King County which includes acquiring and restoring land for flood prevention, open space, and wildlife habitat in the Swamp Creek Basin.

Lakepointe Fund - accounts for revenues and expenditures related to the potential acquisition and development of a portion of the Lakepointe site for shoreline restoration and park development. The fund also tracks costs related to working with the property owner and potential developers to transform the remainder of the Lakepointe properties into a walkable urban village.

Recreation – Kenmore does not provide recreation programs though Kenmore residents may use Shoreline Park & Recreation programs at a discount. A 2030 CFP allocation has been set-aside for League Sports indicating the city may reconsider funding city-based recreation programs. If so, program fees and charges and field rental fees would be collected for reimbursement of the city’s recreation program costs.

King County Park Levy – the 2026-2031 King County Parks levy ballot measure replaces the current park levy expiring at the end of 2025. It will fund operations and maintenance of King County’s parks and trails, support the growth and connection of regional trails, and provide grant programs to expand access to recreation and protect open space for King County residents. Proceeds from the levy will also directly support parks in King County’s cities, towns, and park districts, as well as the Woodland Park Zoo, Seattle Aquarium, Pacific Science Center, Seattle Waterfront Park, and Memorial Stadium.

Finances

State and federal grants – are available for a wide variety of park and recreation programs, acquisition, and development projects through the Washington Recreation & Conservation Office (RCO) on a competitive basis. Applicants must have a current PROS Plan that conforms to RCO's requirements and typically must provide matching funds.

2026 Revenues and Allocations

Funding Source	Amount	PROS	PROS%
General Fund	\$17,860,266	\$2,535,031	14%
Strategic Opportunities	\$0	\$0	0%
Real Estate Excise Tax (REET)	\$1,938,000	\$0	0%
Park Impact Fees (PIF)	\$302,500	\$50,000	17%
Walkways & Waterways	\$100,000	\$2,050	2%
Parks Capital Fund	\$280,000	\$143,200	51%
Public Arts Fund	\$2,000	\$19,895	99.5%
Swamp Creek Basin Fund	\$40,000	\$40,000	100%
Lakepointe Fund	\$0	\$0	100%
Recreation*	\$0	\$0	100%
King County Park Levy	\$53,200	\$53,200	100%
Grants - RCO, DOC, etc.	\$250,000	\$250,000	100%
Total	\$20,825,966	\$3,093,376	14.8%

Source: 2025-2026 Budget

* 2026 Budget allocates \$200,000 for Sports Leagues beginning in 2030.

The total amounts identified in the 2025-2026 Budget for these revenue sources is \$20,825,966 of which \$3,093,376 or 14.8% is allocated for PROS related projects. Future allocations may vary, however, depending on Council budgeting priorities.

PROS Expenditures

General Fund expenditures were broken out into core programs required by state mandate, basic programs necessary to support mandates and functional requirements, and enhancement programs to support quality of life.

2026 Expenditures

Basic Programs	Amount	%
Parks Capital Improvement Program (CIP)	\$57,830	2.5%
Parks General Maintenance	\$851,093	37.2%
Subtotal	\$908,923	39.7%
Enhanced Programs		
Lakepointe, Shoreline, Park, Urban Village	\$667,500	29.1%
Parks Maintenance, Seasonal	\$55,645	2.4%
Parks Buildings	\$175,832	7.7%
Events, Volunteers, Recreation	\$478,308	20.9%
Subtotal	\$1,377,285	60.3%
Total	\$2,286,208	100%

Source: 2025-2026 Budget

Finances

The 2026 General Fund Budget allocates \$2,286,208 or 12.8% of General Fund revenues or 4.9% of all Funds revenues to PROS of which 40% are for basic programs and 60% for enhanced programs.

Funding implications

Kenmore has acquired a quality park, recreation, and open space inventory using land donations, grants, project development mitigation, and a healthy allocation of property tax derived general funds. However, these sources will not continue to yield enough money with which to initiate major facility development and/or with which to accomplish major cyclical maintenance requirements.

In addition, because of the 1.0% statutory limit on local property tax yield's effect on discretionary funding in general, the city can no longer depend entirely on traditional revenue sources as a means of funding capital improvement projects. To meet the park, recreation, and open space interests of city residents, Kenmore must devise new financial strategies.

PROS revenue prospects – public sources

Considering the 1.0% statutory limit on local property tax yield's effect on discretionary funding in general, the city can no longer depend entirely on traditional revenue sources as a means of funding capital improvement projects. Kenmore must devise new financial strategies for the development and maintenance of facilities if it is to meet the park, recreation, and open space interests of city residents. The following options could be used to deal with future Kenmore PROS capital needs:

Washington State grants

Washington State, through the Recreation Conservation Office (RCO) funds and administers several programs for parks and recreation, and non-motorized transportation and trails purposes using special state revenue programs. Examples of grants include:

- **Youth Athletic Facilities (YAF)** – provides grants to cities, counties, and qualified nonprofit organizations to buy land and develop or renovate outdoor athletic facilities such as ballfields, courts, swimming pools, bike tracks, and skate parks that serve youth through the age of 18.
- **Washington Wildlife Recreation Program (WWRP)** – provides funding for a broad range of land protection and outdoor recreation, including local and state parks, trails, water access, and the conservation and restoration of state land.
- **Recreational Trails Program (RTP)** – provides funds to rehabilitate and maintain trails that provide a backcountry experience. While backcountry trails may be near cities or roads, or even offer views of cities and towns, the trail's physical setting should be predominately natural.
- **Outdoor Learning Grants (OLG)** – funds programs to develop and support outdoor educational experiences for students in public schools to provide access to outdoor spaces where students can learn, play, and grow, especially where outdoor educational opportunities are inequitable.

Finances

- **No Child Left Inside (NCLI)** – provides grants for programs to provide under-served youth with quality opportunities to experience the natural world with outdoor environmental, ecological, agricultural, or other natural resource-based education and recreation programs serving youth.
- **Land and Water Conservation Fund (LWCF)** – provides funds to preserve and develop outdoor recreation resources, including parks, trails, and wildlife lands. The Legacy Program provides grants to help urban communities with 30,000 or more people buy or develop land to create or reinvigorate public parks and other outdoor recreation spaces.
- **Community Forests Program (CFP)** – provides funds to safeguard against climate and other environmental changes and provide opportunities for recreation, education, and cultural enrichment. The program preserves working forests lands for the benefit or residents now and into the future.
- **Boating Facilities Program (BFP)** – provides grants to acquire, develop, and renovate fresh and saltwater facilities for motorized boards and other watercraft, including launch ramps, transient moorage, and upland support facilities.
- **Aquatic Lands Enhancement Act (ALEA)** – provides funds to acquire, improve, or protect aquatic lands for public purposes including for improving access to the waterfront. Aquatic lands include all tidelands, shore lands, harbor areas, and the beds of navigable waters.

Federal grants

Federal monies are available for the construction of outdoor park facilities from the National Park Service (NPS) Land and Water Conservation Fund (LWCF). The Washington State Resource Conservation Office (RCO) administers the grants.

- **National Park Service (NPS)** - RCO assigns each project application a priority on a competitive statewide basis according to each jurisdiction's need, population benefit, natural resource enhancements, and other factors.
- **Transportation Equity Act (TEA21) for the 21st Century** - can be used to finance on and off-road non-motorized trail enhancements along major and minor arterial collector roads or sometimes, within separate trail corridors.
- **National Recreational Trails Program (NRTP)** – funds may be used to rehabilitate and maintain recreational trails that provide a backcountry experience. In some cases, the funds may be used to create new “linking” trails, trail relocations, and educational programs.
- **Boating Infrastructure Grant Program (BIG)** – supports development and renovation of areas for non-trailer-able recreational boats over 26 feet, and related support elements on US navigable waters.

Environmental impact mitigation – subdivision regulations

Kenmore subdivision policies can require developers of subdivisions to provide suitably designed and located open spaces, woodland preserves, trail systems, tot lots, playgrounds, and other park or recreational facilities. Such facilities may include major components of the park or recreational system that may be affected by the project's location or development.

Kenmore may also consider requiring developers provide acceptable long-term methods of managing and financing maintenance requirements.

Finances

User fees and charges

Kenmore charges an array of special user fees, charges, and special assessments to pay facility operating and maintenance capital requirements. Proposals to recover recreation program costs could be augmented with additional or higher user fees on picnic shelters, athletic courts and fields, meeting rooms, and other facilities.

User fees have and could be used to provide facilities for park and recreation activities whose profit margins are too low to sustain commercial operations or whose benefiting user group may extend beyond city boundaries. Possible user fee financed facilities could include any facility where demand is sizable enough to warrant a user fee financing approach.

In essence, the market determines which facility's revenues equal costs, and thereby, which programs Kenmore could provide on a direct costs/benefit basis. While important, this source of finance will likely never pay full costs for all programs, or any operation, maintenance, or development costs.

Some programs designed for youth and family activities, may never generate fees large enough to finance full costs and will require Kenmore to determine to what extent the public benefits merit the subsidized fee revenues.

The user fee approach may also be difficult to impose on facilities that don't have readily identifiable or chargeable users - like some passive park or trail systems. The approach may be very responsive, however, for facilities and services that have an identifiable user group receiving a direct proportional benefit for the charge.

Unlimited general obligation (GO) bonds

Kenmore may use voter referendums as a means of financing a larger portion of the capital improvement program, since unlimited obligation bonds are not paid from the property tax subject to the 1.0% limitation.

Voter approved capital improvements may be more representative of actual resident priorities than some other methods of validating capital expenditures, and will at the least, ensure referendum submittals provide widespread benefits.

However, bond revenue cannot be spent for maintenance and operational issues – and bond referendums must be approved by a margin over 60% of at least a turnout of 40% of the registered voters who participated in the last election.

General levy lid lift referendums

Proposition 747, the statutory provision limiting the growth of regular property taxes to 1.0% per year, can be waived by referendum approval of a simple (50%) majority of Kenmore's registered voters. Voters can be asked to approve a resetting of the property tax levy rate or of approving a special purpose limited duration (typically 6-9 years) dedicated property tax levy that would adjust the amount of revenue Kenmore can generate.

The new total revenue that can be generated by a resetting of the rate or of approving a special dedicated and limited duration levy would be subject to the same 1.0% limitation, however, and the total amount of revenue and the resulting property tax rate would start to decline again in accordance with the Proposition. However, the adjusted rate and revenue could finance specific capital improvement projects – or programs that involve construction, maintenance, and operations aspects that a majority of voters are willing to pay for under the adjusted rate or a specially approved levy.

Finances

The resetting of the rate can be permanent, subject to the provisions of Proposition 747, or temporary, where the rate is adjusted until a specific amount of revenue has been generated to finance a project or program – whereupon the rate reverts to the original or a specified amount defined in the referendum.

Metropolitan Park district (MPD) (SB 2557)

In 2002, the state legislature authorized the establishment of metropolitan park districts (MPD) as special units of government that may be wholly independent of any involvement with a city, county, or any other local public agency or jurisdiction.

Metropolitan Park districts may provide recreational facilities that are specific to the district's boundaries in return for the district residents' agreement to pay the special development, operation, and maintenance costs utilizing special financing devices.

Metropolitan Park districts must be initiated by local government resolution or citizen petition following hearings on feasibility and costs studies of the proposed district's facility development or operation costs.

The proposal must ultimately be submitted for voter approval (50%) including all provisions relating to any special financing agreements. The voters must initially approve the formation of the district, and may designate existing elected officials, or a body appointed by existing elected officials or elect district commissioners or officers solely responsible for park and recreation policy.

Voters must also approve the establishment of **a continuous levy as a junior taxing district – compared with 3-year levies under a recreation service district** to provide maintenance, repair, operating costs, and facility acquisition and development projects. Metropolitan Park districts can be flexible and used to provide local or citywide recreational facilities in the same variety of custom service choices with the exception that the financing levy may be as a junior taxing district with a continuous levy.

PROSA revenue prospects – private sources

Special use agreements

Special property agreements can often be used instead of property purchases to secure public use rights for land or property at no cost or a nominal fee, particularly where the possible public use is of benefit to the private landowner. Some forms of special use agreements can provide favorable tax benefits if the use agreement can be shown to have an assigned value.

Kenmore could expand the use agreement concept to include complete development, operation, or maintenance responsibilities. Package lease agreements will usually provide more effectively maintained facilities than possible where Kenmore must staff specialized, small work crews.

Sometimes package lease agreements covering use and maintenance aspects may be the only way of resolving an equitable agreement with the private ownership. This may include trails on utility corridors where the ownership may prefer to control development and maintenance activities, and Kenmore may prefer to avoid any implied responsibility or liability for the utility worthiness that Kenmore's maintenance of a trail system could imply.

Finances

Public/private service contracts

Private market skills and capital may be employed in a variety of ways including the use of public/private services contracts where a private party can be contracted to operate and maintain a facility for a fixed fee cost. Service contracts can be very efficient where the activities are small, scattered in location, seasonal, expert, or experimental. Service contracts are also relatively easy to initiate or terminate if area demand fails to provide sufficient use or revenue to justify continued operation.

Service contracts may be very flexible and can include agreements with the county, school district, or local user groups who can or would be interested in sustaining the activity on a subsidized or sweat-equity basis in exchange for the facility.

Public/private concessions

Kenmore could lease a portion of a site or facility to a private party in exchange for a fixed fee or a percentage of gross receipts. The private operator assumes operation and maintenance responsibilities and costs in exchange for a profit. For certain types of facilities, such as enterprise fund account facilities like a golf course, campground, marina, indoor tennis courts, or community center, Kenmore's portion of the profits may be used to pay facility development and/or operation and maintenance costs at the same or for similar facility developments.

Concessionaires could operate a wide variety of park and recreational facilities including boating and bicycle rentals, special group and recreational vehicle campgrounds, athletic field and court facilities, and swimming pools and beaches, among others.

Public/private joint development ventures

Kenmore can enter into an agreement with a private or public developer to jointly own or lease land for an extended period. The purpose of the venture would be to allow the development, operation, and maintenance of a major recreational facility or activity in exchange for a fixed lease cost or a percentage of gross receipts.

The developer assumes development, operation, and maintenance responsibilities, costs, and all market risks in exchange for a market opportunity providing a profitable return not otherwise available. Kenmore realizes the development of a facility not realized otherwise in exchange for a low minimum capital return and no or very little capital risk.

Self-help land leases

There are instances where an activity is so specialized in appeal or of a service area so broad in scope that it cannot be equitably financed using public funds. Specialized user groups should be provided options for developing or maintaining facilities in ways that account for equitable public cost reimbursements.

Examples include the use of land leases where Kenmore may lease land at low or no cost where a user group or club assumes responsibility for the development, operation, and maintenance of the facility. The club could provide volunteer help or use club finances to develop, operate, and maintain the facility as a means of meeting user benefit/cost objectives.

Finances

PROS General Funding Options

Using the options described above, funding sources should generally be matched to specific needs to avoid duplication and take advantage of each fund's specific possibilities. For example:

Program services

Fees and charges should be used to finance program services to the maximum extent possible and practical to provide cost/benefit equities and efficiencies. General funds should be used to cover shortages where fees cannot be readily collected, as in most special events, or where fees may not be easily raised to cover all operating costs for programs the City Council deems to have special social benefits to the city.

Facility operation, maintenance, and minor construction

General funds should be used to pay operation and maintenance costs for facilities and activities that cannot be financed with fees and charges or financed with other funding methods. General funds are flexible and can be adjusted to meet annual programming variations or priorities.

Where appropriate, maintenance and operation funds for facilities that are impacted by urban growth area users should be reimbursed or provided by the city subject to the pending resolution of an inter-local agreement on planning and services.

The funds collected from the excise tax on real estate sales (REET) should be used to finance minor construction improvements to existing properties. The money should also be used to help purchase sites when opportunities arise that cannot await other, less flexible funding methods. Like general funds, the monies collected from excise taxes are flexible and can be adjusted to meet annual programming needs or sudden changes in priorities or opportunities.

Recreational facility development

Recreational facilities, athletic fields in particular, are important to Kenmore's programs but satisfy relatively small proportions of the population compared with park and trail facilities. Bonds, levies, and other fixed forms of financing should be used to pay for the development of parks, trails, and other facilities that residents assign high priorities. Recreational facilities with low to moderate priorities should be financed with general funds, excise tax revenues, donations or self-help ventures, and other more flexible sources of financing.

Kenmore should investigate the possibility of implementing a wide range of joint recreational facility developments with the county and school district. These agencies could finance acquisition and development costs using open space and school facility development bonds, or conservation futures and real estate excise taxes - and Kenmore could finance annual operating and maintenance needs using service charges and general funds. Joint venture agreements could better match costs/benefits with users, avoid duplication, save cost, increase service, and allow each agency to make the best use of funds.

Finances

Parks, natural areas and trail development

Parks and trails benefit the largest percentage of the population and will probably be easier to obtain voted bond or property tax levy issues for than other more specialized uses. General obligation bond or special property tax levy packages could finance the high priority conservancies and trail acquisition and development proposals contained within the development plan chapter of this document.

When necessary and appropriate, Councilmanic bonds could be used to purchase sites when opportunities require fast action, or to match possible State of Washington Recreation & Conservation Office (RCO) state or federal grants for park and trail developments.

Special developments

Some proposed projects represent unique facilities that may not be easily financed with conventional funding methods. Kenmore should explore the opportunities that may be available for the development and funding of joint public/private facilities with private property owners or developers. Joint ventures could save costs, reduce annual program requirements, and provide city residents services and facilities not available otherwise.

Growth impact fee mitigation

Continued residential developments within Kenmore's unincorporated urban growth area will severely stress existing city and county facilities and services. Consequently, the city and the county should institute environmental and growth impact fee mitigation measures in accordance with the Washington State Growth Management Act (GMA) as a means of preserving unique sites and of requiring land developers to help finance facility developments offsetting project impacts.

PROS Funding Options 2026-2032

Kenmore's financial options for the next 6-year period (2026-2032) must generate sufficient revenue to maintain existing facilities, provide recreational program services, renovate facilities, and implement priority projects chosen from the 20-year (CFP) capital facility program.

Three alternative financial options illustrate the choices available Kenmore under an integrated funding strategy. The strategies combine possible scenarios concerning general funds, growth impact fees, REET, and approval of a property tax levy or levy lid lift.

The forecasts are conservative, based on the average trends indicated in capital facility program fund expenditures by the city during the past year. The projected revenues have been adjusted to account for expected increases in the tax and revenue base valuations over the 6-year forecast period.

Finances

Expenditures	Alternative 1	Alternative 2	Alternative 3
Administration	\$4,679,967	\$4,679,967	\$4,679,967
Events, Recreation	\$3,086,134	\$3,086,134	\$3,086,134
Park Maintenance	\$8,590,401	\$8,590,401	\$8,590,401
Renovate/Repair	\$8,578,638	\$8,578,638	\$8,578,638
PLOS Additions	\$38,512,316	\$38,512,316	\$38,512,316
Total	\$63,447,456	\$63,447,456	\$63,447,456
Revenues	Alternative 1	Alternative 2	Alternative 3
General Funds	\$19,198,097	\$19,198,097	\$19,198,097
Recreation Fees	\$0	\$0	\$0
Park Impact Fee	\$9,402,403	\$11,170,587	\$12,938,771
REET	\$5,001,738	\$6,252,172	\$7,502,607
Bond/levy	\$29,845,219	\$26,826,600	\$23,807,981
Total	\$63,447,456	\$63,447,456	\$63,447,456
Annual Cost Levy			
\$869,800 house value	\$82.85	\$74.47	\$66.09

Alternative 1

This scenario **would finance \$63,447,456** in combined Administration, Events and Recreation Services, Park Maintenance, Renovations and Repairs (R&R), and the proposed level-of-service (PLOS) facility improvements over the 6-year period if:

- **General Fund and other revenue contributions** – of \$19,198,097 would remain the same from property and sales taxes, Strategic Opportunities Fund, REET, Park Impact Fees (PIF), Walkways & Waterways, Parks Capital Fund, Public Arts Fund, Swamp Creek Basin Fund, Lakepointe Fund, Recreation Fees, King County Parks Levy, and state and federal grants remain in the same proportions as recent years **except for the property tax contribution would decline because of proposition 747 or the 1% tax limitation,**
- **Recreation cost recovery** – would be \$0 unless or until Kenmore decides to initiate and recover the cost of program services.
- **Park Impact Fee (PIF)** – would **increase to capture 55%** of the \$5,913 cost per person of maintaining Kenmore's existing level-of-service (ELOS) standards through additional population increases **equal to \$15,374 per dwelling unit** where the typical unit averages 2.60 residents,
- **Real Estate Excise Tax (REET)** – which **increase to 40%** of annual excise taxes to be devoted to PROS capital projects,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary over the 6-year period equal to **an annual property tax levy payment of \$82.85** for a city median \$869,800 house value for 6 years.

Finances

Alternative 2

This scenario **would finance the same \$63,447,456** in combined Administration, Events and Recreation Services, Park Maintenance, Renovations and Repairs (R&R), and the proposed level-of-service (PLOS) facility improvements over the 6-year period except:

- **General Fund and other revenue contributions** – would remain the same as Alternative 1,
- **Recreation cost recovery** – would be \$0 unless or until Kenmore decides to initiate and recover the cost of program services.
- **Park Impact Fee (PIF)** – would **increase to capture 65%** of the \$5,913 cost per person of maintaining Kenmore's existing level-of-service (ELOS) standards,
- **Real Estate Excise Tax (REET)** – which **increase to 50%** of annual excise taxes to be devoted to PROS capital projects,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary over the 6-year period equal to **an annual property tax levy payment of \$74.47** for a city median \$869,800 house value for 6 years.

Alternative 3

This scenario **would finance the same \$63,447,456** in combined Administration, Events and Recreation Services, Park Maintenance, Renovations and Repairs (R&R), and the proposed level-of-service (PLOS) facility improvements over the 6-year period except:

- **General Fund and other revenue contributions** – would remain the same as Alternative 1,
- **Recreation cost recovery** – would be \$0 unless or until Kenmore decides to initiate and recover the cost of program services.
- **Park Impact Fee (PIF)** – would **increase to capture 75%** of the \$5,913 cost per person of maintaining Kenmore's existing level-of-service (ELOS) standards,
- **Real Estate Excise Tax (REET)** – which **increase to 60%** of annual excise taxes to be devoted to PROS capital projects,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary over the 6-year period equal to **an annual property tax levy payment of \$66.09** for a city median \$869,800 house value for 6 years.

PROS Funding Options 2026-2046

If the 6-year financial options are effective, the scenarios should generate sufficient revenue to provide administration, program events and recreation, maintain existing facilities, renovate facilities, and implement priority projects, over the 20-year planning period.

The 3 alternative financial options were extended over the entire 20-year planning period to determine the impact of the scenarios.

Finances

Expenditures	Alternative 1	Alternative 2	Alternative 3
Administration	\$19,292,845	\$19,292,845	\$19,292,845
Events, Recreation	\$12,722,378	\$12,722,378	\$12,722,378
Park Maintenance	\$35,413,341	\$35,413,341	\$35,413,341
Renovate/Repair	\$35,364,851	\$35,364,851	\$35,364,851
PLOS Additions	\$144,331,271	\$144,331,271	\$144,331,271
Total	\$247,124,686	\$247,124,686	\$247,124,686
Revenues	Alternative 1	Alternative 2	Alternative 3
General Funds	\$70,670,117	\$70,670,117	\$70,670,117
Recreation Fees	\$0	\$0	\$0
Park Impact Fee	\$27,845,102	\$33,149,654	\$38,454,207
REET	\$20,619,323	\$25,774,154	\$30,928,984
Bond/levy	\$131,799,080	\$121,339,697	\$110,880,314
Total	\$250,933,622	\$250,933,622	\$250,933,622
Annual Cost Levy			
\$869,800 house value	\$26.96	\$24.82	\$22.68

Alternative 1

This scenario **would finance \$247,124,686** in combined Administration, Events and Recreation Services, Park Maintenance, Renovations and Repairs (R&R), and the proposed level-of-service (PLOS) facility improvements over the 6-year period if:

- **General Fund and other revenue contributions** – of \$210,760,157 would remain the same from property and sales taxes, Strategic Opportunities Fund, REET, Park Impact Fees (PIF), Walkways & Waterways, Parks Capital Fund, Public Arts Fund, Swamp Creek Basin Fund, Lakepointe Fund, Recreation Fees, King County Parks Levy, and state and federal grants remain in the same proportions as recent years **except for the property tax contribution would decline because of proposition 747 or the 1% tax limitation**,
- **Recreation cost recovery** – would be \$0 unless or until Kenmore decides to initiate and recover the cost of program services.
- **Park Impact Fee (PIF)** – would **increase to capture 55%** of the \$5,913 cost per person of maintaining Kenmore's existing level-of-service (ELOS) standards through additional population increases **equal to \$15,374 per dwelling unit** where the typical unit averages 2.60 residents,
- **Real Estate Excise Tax (REET)** – which **increase to 40%** of annual excise taxes to be devoted to PROS capital projects,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary over the 20-year period equal to **an annual property tax levy payment of \$26.96** for a city median \$869,800 house value for 20 years.

Finances

Alternative 2

This scenario **would finance the same \$247,124,656** in combined Administration, Events and Recreation Services, Park Maintenance, Renovations and Repairs (R&R), and the proposed level-of-service (PLOS) facility improvements over the 6-year period except:

- **General Fund and other revenue contributions** – would remain the same as Alternative 1,
- **Recreation cost recovery** – would be \$0 unless or until Kenmore decides to initiate and recover the cost of program services.
- **Park Impact Fee (PIF)** – would **increase to capture 65%** of the \$5,913 cost per person of maintaining Kenmore's existing level-of-service (ELOS) standards,
- **Real Estate Excise Tax (REET)** – which **increase to 50%** of annual excise taxes to be devoted to PROS capital projects,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary over the 20-year period equal to **an annual property tax levy payment of \$24.82** for a city median \$869,800 house value for 20 years.

Alternative 3

This scenario **would finance the same \$247,124,686** in combined Administration, Events and Recreation Services, Park Maintenance, Renovations and Repairs (R&R), and the proposed level-of-service (PLOS) facility improvements over the 6-year period except:

- **General Fund and other revenue contributions** – would remain the same as Alternative 1,
- **Recreation cost recovery** – would be \$0 unless or until Kenmore decides to initiate and recover the cost of program services.
- **Park Impact Fee (PIF)** – **would increase to capture 75%** of the \$5,913 cost per person of maintaining Kenmore's existing level-of-service (ELOS) standards,
- **Real Estate Excise Tax (REET)** – which **increase to 60%** of annual excise taxes to be devoted to PROS capital projects,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary over the 6-year period equal to **an annual property tax levy payment of \$22.68** for a city median \$869,800 house value for 20 years.

Findings

A feasible 6 and 20-year Kenmore financial option for park facilities and recreation programs lies between alternative 1 and 3 where:

- **General Fund and other revenue contributions** – from property and sales taxes, Strategic Opportunities Fund, REET, Park Impact Fees (PIF), Walkways & Waterways, Parks Capital Fund, Public Arts Fund, Swamp Creek Basin Fund, Lakepointe Fund, Recreation Fees, King County Parks Levy, and state and federal grants remain in the same proportions as recent years **except for the property tax contribution would decline because of proposition 747 or the 1% tax limitation,**
- **Recreation cost recovery** – would be \$0 unless or until Kenmore decides to initiate and recover the cost of program services.
- **Park Impact Fee (PIF)** – would **increase to capture 55-75%** of the \$5,913 cost per person of maintaining Kenmore's existing level-of-service (ELOS) standards through additional population increases,
- **Real Estate Excise Tax (REET)** – which **increase to 40-60%** of annual excise taxes to be devoted to PROS capital projects,
- **Property tax levy lid lift** – would be sought to finance remaining costs necessary over the 20-year period equal to **an annual property tax levy payment of \$26.96-22.68** for a city median \$869,800 house value for 20 years.

Kenmore Funds Strategy

Financial Strategies 2026-2032

6 Years

Proposed Expenditures

Proposed Expenditures	Amount	Units	%	Alternative 1	Alternative 2	Alternative 3
Administration	(\$725,330)	/year	2.9%	(\$4,679,967)	(\$4,679,967)	(\$4,679,967)
Events, Volunteers, Recreation	(\$478,308)	/year	2.9%	(\$3,086,134)	(\$3,086,134)	(\$3,086,134)
Parks Maintenance	(\$1,331,393)	/year	2.9%	(\$8,590,401)	(\$8,590,401)	(\$8,590,401)
Repair/Replacement (5% facilities/yr)	(\$1,329,570)	/year	2.9%	(\$8,578,638)	(\$8,578,638)	(\$8,578,638)
PLOS Land and Facility Additions	(\$35,813,520)	value	2.9%	(\$38,512,316)	(\$38,512,316)	(\$38,512,316)
Total Expenditures				(\$63,447,456)	(\$63,447,456)	(\$63,447,456)

Proposed Revenues

Capital Facility Programs	Total	PROS Plan	%	2.9% Inflate	Alternative 1	Alternative 2	Alternative 3
General Fund	\$17,860,266	\$2,535,031	14%	1.0%	\$15,595,549	\$15,595,549	\$15,595,549
Strategic Opportunities	\$0	\$0	100%	2.9%	\$0	\$0	\$0
REET 1 & 2	\$1,938,000	\$0	0%	2.9%	\$0	\$0	\$0
Park Impact Fees	\$302,500	\$50,000	17%	2.9%	\$322,610	\$322,610	\$322,610
Walkways & Waterways	\$100,000	\$2,050	2%	2.9%	\$13,227	\$13,227	\$13,227
Parks Capital Fund	\$280,000	\$143,200	51%	2.9%	\$923,954	\$923,954	\$923,954
Public Arts Fund	\$2,000	\$19,895	99.5%	2.9%	\$128,366	\$128,366	\$128,366
Swamp Creek Basin Fund	\$40,000	\$40,000	100%	2.9%	\$258,088	\$258,088	\$258,088
Lakepointe Fund	\$0	\$0	100%	2.9%	\$0	\$0	\$0
Recreation Fees	\$0	\$0	100%	2.9%	\$0	\$0	\$0
King County Park Levy	\$53,200	\$53,200	100%	2.9%	\$343,257	\$343,257	\$343,257
Grants - RCO, DOC	\$250,000	\$250,000	100%	2.9%	\$1,613,048	\$1,613,048	\$1,613,048
CFP Totals	\$20,825,966	\$3,093,376			\$19,198,097	\$19,198,097	\$19,198,097
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$44,249,359)	(\$44,249,359)	(\$44,249,359)

Kenmore Funds Strategy

6-year Strategy Options - Combine Annual Revenues

Option 1 - Recreation Cost Recovery	Expenditures	Rate	Revenue	Alternative 1	Alternative 2	Alternative 3
Recreation cost/operations	\$0	####	\$0			
Deficit	\$0	####				
Recreation program/operations cost recovery rate				0%	0%	0%
Additional amount recovered first annual			\$0	\$0	\$0	\$0
Additional recreation program/operations cost recovered		2.9%		\$0	\$0	\$0

Option 2 - Park Impact Fee (PIF)	2025	per/du	2045	2030	2030	2030
Population in city limits	24,520		33,491	2,990	2,990	2,990
ELOS local/regional value/person	\$5,913	2.60	\$15,374	\$5,913	\$5,913	\$5,913
Percent of value assessed for fee				55%	65%	75%
Fee assessed per additional person				\$3,252	\$3,843	\$4,435
Additional Park Impact Fee (PIF) Revenue				\$9,402,403	\$11,170,587	\$12,938,771

Option 3 - Real Estate Excise Tax (REET) 1&2						
Annual average real estate sales year 2025		2.9%	\$387,600,000	\$2,500,868,882	\$2,500,868,882	\$2,500,868,882
Assessed rate per \$1.00 sales			\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PROS Plan projects				40%	50%	60%
Additional REET allocation				\$5,001,738	\$6,252,172	\$7,502,607

Option 4 - Property Tax Levy (PTLevy)						
Assessed valuation 2025	\$7,988,619,847	2.9%	\$8,220,289,823	\$8,703,979,896	\$8,703,979,896	\$8,703,979,896
PTLevy requirement				\$29,845,219	\$26,826,600	\$23,807,981
Assessed average annual rate per \$1.00 (3)				\$0.00057	\$0.00051	\$0.00046

TOTAL CFP + RCTN + PIF + REET + PTLevy	\$63,447,456	\$63,447,456	\$63,447,456
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES	\$0	\$0	\$0

Median house value ACS 2019-2023	\$100,000	\$9.52	\$8.56	\$7.60
	\$869,800	\$82.85	\$74.47	\$66.09

Note:

1. GMA does not allow growth requirements to be financed 100% with growth impact fees.
 2. GO bond capitalized with financing at 6.00% interest for 6 years.
 3. Property tax levy proceeds accumulated over 6 year period with no interest.
- *General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Kenmore Funds Strategy

Financial Strategies 2026-2032

20 Years

Proposed Expenditures

Proposed Expenditures	Amount	Units	%	Alternative 1	Alternative 2	Alternative 3
Administration	(\$725,330)	/year	2.9%	(\$19,292,845)	(\$19,292,845)	(\$19,292,845)
Enrichment Services	(\$478,308)	/year	2.9%	(\$12,722,378)	(\$12,722,378)	(\$12,722,378)
Parks Operations	(\$1,331,393)	/year	2.9%	(\$35,413,341)	(\$35,413,341)	(\$35,413,341)
Repair/Replacement (5% facilities/yr)	(\$1,329,570)	/year	2.9%	(\$35,364,851)	(\$35,364,851)	(\$35,364,851)
PLOS Land and Facility Additions	(\$108,525,000)	value	2.9%	(\$144,331,271)	(\$144,331,271)	(\$144,331,271)
Total Expenditures				(\$247,124,686)	(\$247,124,686)	(\$247,124,686)

Proposed Revenues

Capital Facility Programs	Total	PROS Plan	%	2.9% Inflate	Alternative 1	Alternative 2	Alternative 3
General Fund	\$17,860,266	\$2,535,031	14%	1.0%	\$55,818,858	\$55,818,858	\$55,818,858
Strategic Opportunities	\$0	\$0	0%	2.9%	\$0	\$0	\$0
REET 1 & 2	\$1,938,000	\$0	0%	2.9%	\$0	\$0	\$0
Park Impact Fees	\$302,500	\$50,000	17%	2.9%	\$1,329,936	\$1,329,936	\$1,329,936
Walkways & Waterways	\$100,000	\$2,050	2%	2.9%	\$54,527	\$54,527	\$54,527
Parks Capital Fund	\$280,000	\$143,200	51%	2.9%	\$3,808,936	\$3,808,936	\$3,808,936
Public Arts Fund	\$2,000	\$19,895	99.5%	2.9%	\$529,181	\$529,181	\$529,181
Swamp Creek Basin Fund	\$40,000	\$40,000	100%	2.9%	\$1,063,949	\$1,063,949	\$1,063,949
Lakepointe Fund	\$0	\$0	100%	2.9%	\$0	\$0	\$0
Recreation Fees	\$0	\$0	100%	2.9%	\$0	\$0	\$0
King County Park Levy	\$53,200	\$53,200	100%	2.9%	\$1,415,052	\$1,415,052	\$1,415,052
Grants - RCO, DOC	\$250,000	\$250,000	100%	2.9%	\$6,649,678	\$6,649,678	\$6,649,678
CFP Totals	\$20,825,966	\$3,093,376			\$70,670,117	\$70,670,117	\$70,670,117
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES					(\$176,454,569)	(\$176,454,569)	(\$176,454,569)

Kenmore Funds Strategy

20-year Strategy Options - Combine Annual Revenues

Option 1 - Recreation Cost Recovery	Expenditures	Rate	Revenue	Alternative 1	Alternative 2	Alternative 3
Recreation cost/operations	\$0	####	\$0			
Deficit	\$0	####				
Recreation program/operations cost recovery rate				0%	0%	0%
Additional amount recovered first annual			\$0	\$0	\$0	\$0
Additional recreation program/operations cost recovered		2.9%		(\$3,808,936)	(\$3,808,936)	(\$3,808,936)

Option 2 - Growth Impact Fee (GIF)	2025	per/du	2045	2045	2045	2045
Population in city limits	24,520		33,491	8,971	8,971	8,971
ELOS local/regional value/person	\$5,913	2.60	\$15,374	\$5,913	\$5,913	\$5,913
Percent of value assessed for fee				55%	65%	75%
Fee assessed per additional person				\$3,252	\$3,843	\$4,435
Additional Park Impact Fee (PIF) Revenue				\$27,845,102	\$33,149,654	\$38,454,207

Option 3 - Real Estate Excise Tax (REET) 1&2						
Annual average real estate sales year 2025		2.9%	\$387,600,000	\$10,309,661,458	\$10,309,661,458	\$10,309,661,458
Assessed rate per \$1.00 sales			\$0.0050	\$0.0050	\$0.0050	\$0.0050
Annual allocation for PROS Plan projects				40%	50%	60%
Additional REET allocation				\$20,619,323	\$25,774,154	\$30,928,984

Option 4 - Property Tax Levy (PTLevy)						
Assessed valuation 2022	\$7,988,619,847	2.9%	\$8,220,289,823	\$10,632,257,903	\$10,632,257,903	\$10,632,257,903
PTLevy requirement				\$131,799,080	\$121,339,697	\$110,880,314
Assessed average annual rate per \$1.00 (3)				\$0.00062	\$0.00057	\$0.00052

TOTAL CFP + RCTN + PIF + REET + PTLevy	\$247,124,686	\$247,124,686	\$247,124,686
DIFFERENCE BETWEEN EXPENDITURES AND REVENUES	(\$0)	(\$0)	(\$0)

Median house value ACS 2019-2023	\$100,000	\$3.10	\$2.85	\$2.61
	\$869,800	\$26.96	\$24.82	\$22.68

Note:

1. GMA does not allow growth requirements to be financed 100% with growth impact fees.
 2. GO bond capitalized with financing at 6.00% interest for 6 years.
 3. Property tax levy proceeds accumulated over 6 year period with no interest.
- *General Fund property tax amount shown includes all sources of funds from General Fund in addition to property tax.

Cost Facility

Prototype Facility Development Costs

Playground - 10 child capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear playground, parking, access road	acre	\$4,000	0.5	\$2,000
b	Earthwork for playground, parking, access road	cu yd	\$15	746	\$11,190
c	Site preparation, 12" depth Fibar @ 100' distance	sq ft	\$10	15,700	\$157,000
d	Medium play structure	each	\$75,000	1	\$48,000
e	Parent bench, w/concrete support	each	\$2,400	3	\$7,200
f	Trash receptable w/concrete support	each	\$2,400	2	\$4,800
g	Drinking fountain, precast concrete	each	\$6,000	1	\$6,000
h	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
i	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	3,000	\$27,000
j	Wheel stops, 10"x6"x8' precast concrete	each	\$225	10	\$2,250
k	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	1,200	\$9,600
l	Water service, 8" service line	lr ft	\$90	100	\$9,000
m	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per playground					\$298,440
Estimate contingency 10%					10% \$29,844
Total construction cost per playground					\$328,284

a	Construction sales tax (const)	9%			\$29,546
b	Design/engineering fees (const)	12%			\$39,394
c	Financing costs (const, tax, design)	8%			\$31,778
d	Contingency (const, tax, design, financing)	10%			\$42,900
Total development cost per playground					\$471,902

Spray Park - 10 child capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear site, parking, access road	acre	\$4,000	0.5	\$2,000
b	Earthwork for spray park, parking, access road	cu yd	\$15	746	\$11,190
c	Site preparation, concrete platform	sq ft	\$12	15,700	\$188,400
d	Spray fixtures	each	\$10,000	8	\$80,000
e	Timing control mechanisms	each	\$14,000	1	\$14,000
f	Parent bench, w/conc support	each	\$2,400	3	\$7,200
g	Trash receptable w/concrete support	each	\$2,400	2	\$4,800
h	Drinking fountain, precast concrete	each	\$6,000	1	\$6,000
i	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
j	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	3,000	\$27,000
k	Wheel stops, 10"x6"x8' precast concrete	each	\$225	10	\$2,250
l	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	1,200	\$9,600
m	Water service, 8" service line	lr ft	\$90	250	\$22,500
n	Water meter, 2" size	each	\$12,000	1	\$12,000
o	Drainage, 8" line	each	\$60	250	\$15,000
Subtotal construction cost per playground					\$404,340
Estimate contingency 10%					10% \$40,434
Total construction cost per playground					\$444,774

a	Construction sales tax (const)	9%			\$40,030
b	Design/engineering fees (const)	12%			\$53,373
c	Financing costs (const, tax, design)	8%			\$43,054
d	Contingency (const, tax, design, financing)	10%			\$58,123
Total development cost per playground					\$639,354

Cost Facility

Grassy Playfield - 1 acre

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	1	\$4,000
b	Earthwork for field, structures, parking	cu yd	\$15	1,613	\$24,200
c	Restroom facility, sani-can w/concrete	each	\$2,250	2	\$4,500
d	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
e	Playfield, grass seed w/subdrain	sq ft	\$8.50	43,560	\$370,260
f	Irrigation system-quick coupler	sq ft	\$2	43,560	\$87,120
g	Drinking fountain	each	\$6,000	1	\$6,000
h	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
i	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	6,000	\$54,000
j	Wheel stops, 10"x6"x8' precast concrete	each	\$225	35	\$7,875
k	Access road, 2"asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
l	Water service, 8" service line	lr ft	\$90	500	\$45,000
m	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per field					\$660,555
Estimate contingency 10%					\$66,056
Total construction cost per field					\$726,611

a	Construction sales tax (const)	9%			\$65,395
b	Design/engineering fees (const)	12%			\$87,193
c	Financing costs (const, tax, design)	8%			\$70,336
d	Contingency (const, tax, design, financing)	10%			\$94,953
Total development cost per field					\$1,044,488

Outdoor Handball Courts - 3 wall 20' x 40'

		Unit	Unit cost	Quantity	Quantity Cost
a	Earthwork for court and support area	cu yd	\$15	50	\$750
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$12	1,000	\$12,000
c	Concrete side walls	lr ft	\$400	80	\$32,000
d	Trash receptacles w/concrete support	each	\$2,400	1	\$2,400
e	Drinking fountain	each	\$6,000	1	\$6,000
f	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	600	\$5,400
h	Wheel stops, 10"x6"x8' precast concrete	each	\$225	2	\$450
i	Access road, 2"asphalt concrete/4" crushed rock	sq ft	\$8	600	\$4,800
j	Water service, 8" service line	lr ft	\$90	100	\$9,000
k	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per court					\$87,200
Estimate contingency 10%					\$8,720
Total construction cost per court					\$95,920

a	Construction sales tax (const)	9%			\$8,633
b	Design/engineering fees (const)	12%			\$11,510
c	Financing costs (const, tax, design)	8%			\$9,285
d	Contingency (const, tax, design, financing)	10%			\$12,535
Total development cost per court					\$137,883

Cost Facility

Outdoor Basketball - 70' x 114'

		Unit	Unit cost	Quantity	Quantity Cost
a	Earthwork for court, parking, access road	cu yd	\$15	460	\$6,900
b	3"asphalt/4"aggreg/6"gravel	sq ft	\$12	7,980	\$95,760
c	Standards w/hoop and net, 6" steel poles	each	\$3,600	2	\$7,200
d	Trash receptacles w/concrete support	each	\$2,400	1	\$2,400
e	Drinking fountain	each	\$6,000	1	\$6,000
f	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	3,000	\$27,000
h	Wheel stops, 10"x6"x8' precast concrete	each	\$225	10	\$2,250
i	Access road, 2"asphalt concrete/4" crushed rock	sq ft	\$8	1,200	\$9,600
j	Water service, 8" service line	lr ft	\$90	100	\$9,000
k	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per court

Estimate contingency 10%

10%

Total construction cost per court

\$180,510
\$18,051
\$198,561

a	Construction sales tax (const)	9%			\$17,870
b	Design/engineering fees (const)	12%			\$23,827
c	Financing costs (const, tax, design)	8%			\$19,221
d	Contingency (const, tax, design, financing)	10%			\$25,948

Total development cost per court
\$285,427

Outdoor Volleyball - 42' x 72'

		Unit	Unit cost	Quantity	Quantity Cost
a	Earthwork for court, parking, access road	cu yd	\$15	276	\$4,140
b	Playing surface, 6" sand/compacted subg.	cu yd	\$60	56	\$3,360
c	Boundary lines, imbedded 4" x 4" cedar	lr ft	\$10	180	\$1,800
d	Net and anchors, 6" x 6" treated wood pos.	each	\$1,600	1	\$1,600
e	Line judges stand, galvanized pipe w/2" x 4"	each	\$1,800	2	\$3,600
f	Players bench, w/concrete support	each	\$1,800	2	\$3,600
g	Trash receptacles w/concrete support	each	\$2,400	1	\$2,400
h	Drinking fountain	each	\$6,000	1	\$6,000
i	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
j	Parking, 2"asphalt concrete/4" crushed rock	sq ft	\$9	3,000	\$27,000
k	Wheel stops, 10"x6"x8' precast concrete	each	\$225	10	\$2,250
l	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	1,200	\$9,600
m	Water service, 8" service line	lr ft	\$90	100	\$9,000
n	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per court

Estimate contingency 10%

10%

Total construction cost per court

\$88,750
\$8,875
\$97,625

a	Construction sales tax (const)	9%			\$8,786
b	Design/engineering fees (const)	12%			\$11,715
c	Financing costs (const, tax, design)	8%			\$9,450
d	Contingency (const, tax, design, financing)	10%			\$12,758

Total development cost per court
\$140,334

Cost Facility

Outdoor Tennis - 60' x 120' with lights

		Unit	Unit cost	Quantity	Quantity Cost
a	Earthwork for court, parking, access road	cu yd	\$15	320	\$4,800
b	Colorcoat/1" asphalt/2" asphalt/4" crushed rock	sq ft	\$16	7,200	\$115,200
c	Perimeter fencing, 12' galvanized w/1.75'	lr ft	\$50	360	\$18,000
d	Lighting system, 4 poles w/2 km project	system	\$350,000	1	\$350,000
e	Net and anchors, 3.5" galvanized pipe pos.	each	\$2,000	1	\$2,000
f	Trash receptacles w/concrete support	each	\$2,400	1	\$2,400
g	Drinking fountain	each	\$6,000	1	\$6,000
h	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
i	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	1,200	\$10,800
j	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	4	\$900
k	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	1,200	\$9,600
l	Water service, 8" service line	lr ft	\$90	100	\$9,000
m	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per court					\$543,100
Estimate contingency 10%					\$54,310
Total construction cost per court					\$597,410

a	Construction sales tax (const)	9%			\$53,767
b	Design/engineering fees (const)	12%			\$71,689
c	Financing costs (const, tax, design)	8%			\$57,829
d	Contingency (const, tax, design, financing)	10%			\$78,070
Total development cost per field					\$858,765

Outdoor Tennis - 60' x 120' without lights

		Unit	Unit cost	Quantity	Quantity Cost
a	Earthwork for court, parking, access road	cu yd	\$15	320	\$4,800
b	Colorcoat/1" asphalt/2" asphalt/4" crushed rock	sq ft	\$16	7,200	\$115,200
c	Perimeter fencing, 12' galvanized w/1.75'	lr ft	\$50	360	\$18,000
d	Net and anchors, 3.5" galvanized pipe pos.	each	\$2,000	1	\$2,000
e	Trash receptacles w/concrete support	each	\$2,400	1	\$2,400
f	Drinking fountain	each	\$6,000	1	\$6,000
g	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
h	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	1,200	\$10,800
i	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	4	\$900
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	1,200	\$9,600
k	Water service, 8" service line	lr ft	\$90	100	\$9,000
l	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per court					\$193,100
Estimate contingency 10%					\$19,310
Total construction cost per court					\$212,410

a	Construction sales tax (const)	9%			\$19,117
b	Design/engineering fees (const)	12%			\$25,489
c	Financing costs (const, tax, design)	8%			\$20,561
d	Contingency (const, tax, design, financing)	10%			\$27,758
Total development cost per court					\$305,335

Cost Facility

Football Field - 150' x 300'

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	2	\$8,000
b	Earthwork, 1' depth	cu yd	\$15	1,667	\$25,000
c	Playing surface, grass turf/12" sand w/su.	sq ft	\$12	45,000	\$540,000
d	Irrigation system - quick coupler	sq ft	\$2	45,000	\$90,000
e	Spectator stands, movable metal (40 seats)	each	\$10,000	4	\$40,000
f	Restroom facility, sani-can on concrete p.	each	\$2,250	2	\$4,500
g	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
h	Drinking fountain	each	\$6,000	1	\$6,000
i	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
j	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
k	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
l	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
m	Water service, 8" service line	lr ft	\$90	500	\$45,000
n	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field
\$962,350

Estimate contingency 10%

10%

\$96,235

Total construction cost per field

\$1,058,585

a	Construction sales tax (const)	9%			\$95,273
b	Design/engineering fees (const)	12%			\$127,030
c	Financing costs (const, tax, design)	8%			\$102,471
d	Contingency (const, tax, design, financing)	10%			\$138,336

Total development cost per field
\$1,521,695

Soccer Field - 240' x 330' with grass turf

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	2.1	\$8,400
b	Earthwork for field, structures, parking	cu yd	\$15	5,094	\$76,410
c	Playing surface, grass turf/12" sand w/su.	sq ft	\$12	79,200	\$950,400
d	Irrigation system - quick coupler	sq ft	\$2	79,200	\$158,400
e	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
f	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
g	Drinking fountain	each	\$6,000	1	\$6,000
h	Restroom facility, sani-can w/concrete platform	each	\$2,250	2	\$4,500
i	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
j	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
k	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
l	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
m	Water service, 8" service line	lr ft	\$90	500	\$45,000
n	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field
\$1,472,960

Estimate contingency 10%

10%

\$147,296

Total construction cost per field

\$1,620,256

a	Construction sales tax (const)	9%			\$145,823
b	Design/engineering fees (const)	12%			\$194,431
c	Financing costs (const, tax, design)	8%			\$156,841
d	Contingency (const, tax, design, financing)	10%			\$211,735

Total development cost per field
\$2,329,086

Cost Facility

Soccer Field - 240' x 330' with dirt surface

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	2.1	\$8,400
b	Earthwork for field, structures, parking	cu yd	\$15	5,094	\$76,410
c	Playing surface, cinder w/subdrain	sq ft	\$1.50	79,200	\$118,800
d	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
e	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
f	Drinking fountain	each	\$6,000	1	\$6,000
g	Restroom facility, sani-can on concrete platform	each	\$2,250	2	\$4,500
h	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
i	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
j	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
k	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
l	Water service, 8" service line	lr ft	\$90	500	\$45,000
m	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field
\$482,960

Estimate contingency 10%

10%

\$48,296

Total construction cost per field

\$531,256

a	Construction sales tax (const)	9%			\$47,813
b	Design/engineering fees (const)	12%			\$63,751
c	Financing costs (const, tax, design)	8%			\$51,426
d	Contingency (const, tax, design, financing)	10%			\$69,425

Total development cost per field
\$763,670

Soccer Field - 300' x 390' with turf lights

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.1	\$12,400
b	Earthwork for field, structures, parking	cu yd	\$15	5,094	\$76,410
c	Playing surface, synthetic turf/12" sand	sq ft	\$30	117,000	\$3,510,000
d	Irrigation system - quick coupler	sq ft	\$2	117,000	\$234,000
e	Lighting system, 8 poles w/luminaires	system	\$650,000	1	\$650,000
f	Goal posts, galvanized pipe	each	\$4,500	2	\$9,000
g	Spectator stands, movable metal (50 seats)	each	\$10,000	4	\$40,000
h	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
i	Drinking fountain	each	\$6,000	1	\$6,000
j	Restroom facility, sani-can w/concrete platform	each	\$2,250	2	\$4,500
k	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
l	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
m	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
n	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
o	Water service, 8" service line	lr ft	\$90	500	\$45,000
p	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field
\$4,791,160

Estimate contingency 10%

10%

\$479,116

Total construction cost per field

\$5,270,276

a	Construction sales tax (const)	9%			\$474,325
b	Design/engineering fees (const)	12%			\$632,433
c	Financing costs (const, tax, design)	8%			\$510,163
d	Contingency (const, tax, design, financing)	10%			\$688,720

Total development cost per field
\$7,575,916

Cost Facility

Soccer Field - regulation 300' x 390' with grass lights

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.1	\$12,400
b	Earthwork for field, structures, parking	cu yd	\$15	5,094	\$76,410
c	Playing surface, grass turf/12" sand w/su.	sq ft	\$12	117,000	\$1,404,000
d	Irrigation system - quick coupler	sq ft	\$2	117,000	\$234,000
e	Lighting system, 8 poles w/luminaires	system	\$650,000	1	\$650,000
f	Goal posts, galvanized pipe	each	\$4,500	2	\$9,000
g	Spectator stands, movable metal (50 seats)	each	\$10,000	4	\$40,000
h	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
i	Drinking fountain	each	\$6,000	1	\$6,000
j	Restroom facility, sani-can w/concrete platform	each	\$2,250	2	\$4,500
k	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
l	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
m	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
n	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
o	Water service, 8" service line	lr ft	\$90	500	\$45,000
p	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field

Estimate contingency 10%
Total construction cost per field

10%

\$2,685,160

\$268,516

\$2,953,676

a	Construction sales tax (const)	9%			\$265,831
b	Design/engineering fees (const)	12%			\$354,441
c	Financing costs (const, tax, design)	8%			\$285,916
d	Contingency (const, tax, design, financing)	10%			\$385,986

Total development cost per field

\$4,245,850

Soccer Field - regulation 300' x 390' with dirt surface

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.1	\$12,400
b	Earthwork for field, structures, parking	cu yd	\$15	5,094	\$76,410
c	Playing surface, cinder w/subdrain	sq ft	\$1.50	117,000	\$175,500
d	Goal posts, galvanized pipe	each	\$4,500	2	\$9,000
e	Spectator stands, movable metal (50 seats)	each	\$10,000	4	\$40,000
f	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
g	Drinking fountain	each	\$6,000	1	\$6,000
h	Restroom facility, sani-can w/concrete platform	each	\$2,250	2	\$4,500
i	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
j	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
k	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
l	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
m	Water service, 8" service line	lr ft	\$90	500	\$45,000
n	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field

Estimate contingency 10%
Total construction cost per field

10%

\$572,660

\$57,266

\$629,926

a	Construction sales tax (const)	9%			\$56,693
b	Design/engineering fees (const)	12%			\$75,591
c	Financing costs (const, tax, design)	8%			\$60,977
d	Contingency (const, tax, design, financing)	10%			\$82,319

Total development cost per field

\$905,506

Cost Facility

Baseball Field - 200' with grass turf

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	1.2	\$4,800
b	Earthwork for field, structures, parking	cu yd	\$15	2,586	\$38,790
c	Infield mix w/subdrain	cu yd	\$55	133	\$7,333
d	Backstop, 3" pipe posts w/supports, 2"ch.	each	\$12,500	1	\$12,500
e	Players bench, w/concrete support	each	\$1,600	4	\$6,400
f	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
g	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
h	Drinking fountain	each	\$6,000	1	\$6,000
i	Restroom facility, sani-can w/concrete platform	sq ft	\$2,250	2	\$4,500
j	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
k	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	10,500	\$94,500
l	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
m	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
n	Water service, 8" service line	lr ft	\$90	500	\$45,000
o	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per field					\$305,298
Estimate contingency 10%					\$30,530
Total construction cost per field					\$335,828

a	Construction sales tax (const)	9%			\$30,225
b	Design/engineering fees (const)	12%			\$40,299
c	Financing costs (const, tax, design)	8%			\$32,508
d	Contingency (const, tax, design, financing)	10%			\$43,886
Total development cost per field					\$482,746

Baseball Field - 200' with dirt surface

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	1.2	\$4,800
b	Earthwork for field, structures, parking	cu yd	\$15	2,586	\$38,790
c	Infield mix w/ subdrain	cu yd	\$55	133	\$7,333
d	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
e	Players bench, w/concrete support	each	\$1,600	4	\$6,400
f	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
g	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
h	Drinking fountain	each	\$6,000	1	\$6,000
i	Restroom facility, sani-can w/concrete platform	sq ft	\$2,250	2	\$4,500
j	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
k	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	10,500	\$94,500
l	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
m	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
n	Water service, 8" service line	lr ft	\$90	500	\$45,000
o	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per field					\$305,298
Estimate contingency 10%					\$30,530
Total construction cost per field					\$335,828

a	Construction sales tax (const)	9%			\$30,225
b	Design/engineering fees (const)	12%			\$40,299
c	Financing costs (const, tax, design)	8%			\$32,508
d	Contingency (const, tax, design, financing)	10%			\$43,886
Total development cost per field					\$482,746

Cost Facility

Baseball Field - 250' with grass/lights/concession

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.1	\$12,400
b	Earthwork for field, structures, parking	cu yd	\$15	3,700	\$55,500
c	Infield mix w/subdrain	cu yd	\$55	300	\$16,500
d	Outfield, grass turf/12" sand w/subdrain	sq ft	\$12	44,700	\$536,400
e	Irrigation system - quick coupler	sq ft	\$2	44,700	\$89,400
f	Lighting system, 8 poles w/luminaires	system	\$650,000	1	\$650,000
g	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
h	Players bench, w/concrete support	each	\$1,600	4	\$6,400
i	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
j	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
k	Drinking fountain	each	\$6,000	1	\$6,000
l	Concession facility, warming and refriger.	sq ft	\$442	250	\$110,500
m	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
n	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	10,500	\$94,500
o	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
p	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
q	Water service, 8" service line	lr ft	\$90	500	\$45,000
r	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field

Estimate contingency 10%

10%

Total construction cost per field

\$1,720,575
\$172,058
\$1,892,633

a	Construction sales tax (const)	9%			\$170,337
b	Design/engineering fees (const)	12%			\$227,116
c	Financing costs (const, tax, design)	8%			\$183,207
d	Contingency (const, tax, design, financing)	10%			\$247,329

Total development cost per field
\$2,720,621

Baseball Field - 250' w/o lights or concession

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.1	\$12,400
b	Earthwork for field, structures, parking	cu yd	\$15	3,700	\$55,500
c	Infield mix w/ subdrain	cu yd	\$55	300	\$16,500
d	Outfield, grass turf/12" sand w/subdrain	sq ft	\$12	44,700	\$536,400
e	Irrigation system - quick coupler	sq ft	\$2	44,700	\$89,400
f	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
g	Players bench, w/concrete support	each	\$1,600	4	\$6,400
h	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
i	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
j	Drinking fountain	each	\$6,000	1	\$6,000
k	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
l	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	10,500	\$94,500
m	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
n	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
o	Water service, 8" service line	lr ft	\$90	500	\$45,000
p	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field

Estimate contingency 10%

10%

Total construction cost per field

\$960,075
\$96,008
\$1,056,083

a	Construction sales tax (const)	9%			\$95,047
b	Design/engineering fees (const)	12%			\$126,730
c	Financing costs (const, tax, design)	8%			\$102,229
d	Contingency (const, tax, design, financing)	10%			\$138,009

Total development cost per field
\$1,518,092

Cost Facility

Baseball Field - 300' w/turf/lights/concession

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.5	\$14,000
b	Earthwork for field, structures, parking	cu yd	\$15	4,000	\$60,000
c	Infield mix w/subdrain	cu yd	\$55	296	\$16,296
d	Outfield, grass turf/12" sand w/subdrain	sq ft	\$30	38,000	\$1,140,000
e	Irrigation system - quick coupler	sq ft	\$2	45,000	\$90,000
f	Lighting system, 8 poles w/luminaires	system	\$650,000	1	\$650,000
g	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
h	Players bench, w/concrete support	each	\$1,600	4	\$6,400
i	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
j	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
k	Drinking fountain	each	\$6,000	1	\$6,000
l	Concession facility, warming and refriger.	sq ft	\$442	250	\$110,500
m	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
n	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
o	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
p	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
q	Water service, 8" service line	lr ft	\$90	500	\$45,000
r	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field

Estimate contingency 10%

10%

Total construction cost per field

\$2,371,171

\$237,117

\$2,608,288

a	Construction sales tax (const)	9%			\$234,746
b	Design/engineering fees (const)	12%			\$312,995
c	Financing costs (const, tax, design)	8%			\$252,482
d	Contingency (const, tax, design, financing)	10%			\$340,851

Total development cost per field**\$3,749,362**

Baseball Field - 300' w/grass/lights/concession

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.5	\$14,000
b	Earthwork for field, structures, parking	cu yd	\$15	4,000	\$60,000
c	Infield mix w/subdrain	cu yd	\$55	296	\$16,296
d	Outfield, grass turf/12" sand w/subdrain	sq ft	\$8	38,000	\$304,000
e	Irrigation system - quick coupler	sq ft	\$2	45,000	\$90,000
f	Lighting system, 8 poles w/luminaires	system	\$650,000	1	\$650,000
g	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
h	Players bench, w/concrete support	each	\$1,600	4	\$6,400
i	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
j	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
k	Drinking fountain	each	\$6,000	1	\$6,000
l	Concession facility, warming and refriger.	sq ft	\$442	250	\$110,500
m	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
n	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
o	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
p	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
q	Water service, 8" service line	lr ft	\$90	500	\$45,000
r	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field

Estimate contingency 10%

10%

Total construction cost per field

\$1,535,171

\$153,517

\$1,688,688

a	Construction sales tax (const)	9%			\$151,982
b	Design/engineering fees (const)	12%			\$202,643
c	Financing costs (const, tax, design)	8%			\$163,465
d	Contingency (const, tax, design, financing)	10%			\$220,678

Total development cost per field**\$2,427,456**

Cost Facility

Baseball Field - 300' w/dirt w/o lights/concession

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	3.5	\$14,000
b	Earthwork for field, structures, parking	cu yd	\$15	4,000	\$60,000
c	Infield mix w/subdrain	cu yd	\$55	296	\$16,296
d	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
e	Players bench, w/concrete support	each	\$1,600	4	\$6,400
f	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
g	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
h	Drinking fountain	each	\$6,000	1	\$6,000
i	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
j	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
k	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
l	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
m	Water service, 8" service line	lr ft	\$90	500	\$45,000
n	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per field					\$380,671
Estimate contingency 10%					\$38,067
Total construction cost per field					\$418,738
a	Construction sales tax (const)	9%			\$37,686
b	Design/engineering fees (const)	12%			\$50,249
c	Financing costs (const, tax, design)	8%			\$40,534
d	Contingency (const, tax, design, financing)	10%			\$54,721
Total development cost per field					\$601,928

Softball Field - 200-300' w/grass/lights/concession

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	0.8	\$3,200
b	Earthwork for field, structures, parking	cu yd	\$15	1,335	\$20,025
c	Infield mix w/subdrain	cu yd	\$55	150	\$8,250
d	Outfield, grass turf/12" sand w/subdrain	sq ft	\$8	15,950	\$127,600
e	Irrigation system - quick coupler	sq ft	\$2	15,950	\$31,900
f	Lighting system, 5 poles w/luminaires	system	\$350,000	1	\$350,000
g	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
h	Players bench, w/concrete support	each	\$1,600	4	\$6,400
i	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
j	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
k	Drinking fountain	each	\$6,000	1	\$6,000
l	Concession facility, warming and refriger.	sq ft	\$442	250	\$110,500
m	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
n	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	10,500	\$94,500
o	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
p	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
q	Water service, 8" service line	lr ft	\$90	500	\$45,000
r	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per field					\$901,350
Estimate contingency 10%					\$90,135
Total construction cost per field					\$991,485
a	Construction sales tax (const)	9%			\$89,234
b	Design/engineering fees (const)	12%			\$118,978
c	Financing costs (const, tax, design)	8%			\$95,976
d	Contingency (const, tax, design, financing)	10%			\$129,567
Total development cost per field					\$1,425,240

Cost Facility

Softball Field - 200-300' w/dirt w/o lights/concession

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, structures, parking, access road	acre	\$4,000	0.8	\$3,200
b	Earthwork for field, structures, parking	cu yd	\$15	1,335	\$20,025
c	Infield mix w/subdrain	cu yd	\$55	150	\$8,250
d	Backstop, 3" pipe posts w/supports, 2" ch.	each	\$12,500	1	\$12,500
e	Players bench, w/concrete support	each	\$1,600	4	\$6,400
f	Spectator stands, movable metal (50 seats)	each	\$10,000	2	\$20,000
g	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
h	Drinking fountain	each	\$6,000	1	\$6,000
i	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
j	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	10,500	\$94,500
k	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	35	\$7,875
l	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
m	Water service, 8" service line	lr ft	\$90	500	\$45,000
n	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per field
\$281,350

Estimate contingency 10%

10%

\$28,135

Total construction cost per field

\$309,485

a	Construction sales tax (const)	9%			\$27,854
b	Design/engineering fees (const)	12%			\$37,138
c	Financing costs (const, tax, design)	8%			\$29,958
d	Contingency (const, tax, design, financing)	10%			\$40,443

Total development cost per field
\$444,878

Parcourse/fitness facility - 5 stations/0.25 mile

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/earthwork parcourse corridor	sq ft	\$1.75	8,070	\$14,123
b	Crushed rock, 6" depth, 4'wide, 3/8" minu.	sq ft	\$4	5,380	\$21,520
c	Station equipment and sign	each	\$4,600	5	\$23,000
d	Bench, 8"x8"x10' wood beams w/concrete support	each	\$2,400	2	\$4,800
e	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800

Subtotal construction cost per field
\$68,243

Estimate contingency 10%

10%

\$6,824

Total construction cost per field

\$75,067

a	Construction sales tax (const)	9%			\$6,756
b	Design/engineering fees (const)	12%			\$9,008
c	Financing costs (const, tax, design)	8%			\$7,266
d	Contingency (const, tax, design, financing)	10%			\$9,810

Total development cost per field
\$107,907

Cost Facility

Jogging track - 0.25 mile w/starting spur

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear field, parking, access road	acre	\$4,000	0.9	\$3,600
b	Earthwork for track, parking, access road	cu yd	\$15	1,532	\$22,980
c	12'track, 1"rubber/4"cinder/4"crushed ro.	sq ft	\$6.50	18,464	\$120,017
d	Bench, w/concrete support	each	\$2,400	2	\$4,800
e	Trash receptacles	each	\$2,400	2	\$4,800
f	Drinking fountain, precast concrete	each	\$6,000	1	\$6,000
g	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
h	Parking, 2" asphalt/4" crushed rock, 10 sp.	sq ft	\$9	3,000	\$27,000
i	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	10	\$2,250
j	Access road, 2" asphalt concrete/ 4" crushed rock, 2	sq ft	\$8	1,200	\$9,600
k	Water service, 8" service line	lr ft	\$90	100	\$9,000
l	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost per track
\$224,447

Estimate contingency 10%

10%

\$22,445

Total construction cost per field

\$246,892

a	Construction sales tax (const)	9%			\$22,220
b	Design/engineering fees (const)	12%			\$29,627
c	Financing costs (const, tax, design)	8%			\$23,899
d	Contingency (const, tax, design, financing)	10%			\$32,264

Total development cost per track
\$354,902

Picnic site - 25 table capacity w/o shelter

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear picnic sites, parking, access road	acre	\$4,000	2.3	\$9,200
b	Earthwork for sites, parking, access road	cu yd	\$15	3,748	\$56,220
c	Picnic tables w/concrete support	each	\$3,200	25	\$80,000
d	Barbecue stand, metal with iron grill	each	\$1,400	12	\$16,800
e	Group barbecue iron grill	each	\$2,200	2	\$4,400
f	Trash receptacle, coated metal	each	\$2,400	12	\$28,800
g	Drinking fountain	each	\$6,000	2	\$12,000
h	Parking, 2" asphalt/4" crushed rock	sq ft	\$9	15,000	\$135,000
i	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
j	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	24,000	\$192,000
k	Water service, 8" service line	lr ft	\$90	1,000	\$90,000
l	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost for 25 tables
\$647,670

Estimate contingency 10%

10%

\$64,767

Total construction cost for 25 tables

\$712,437

a	Construction sales tax (const)	9%			\$64,119
b	Design/engineering fees (const)	12%			\$85,492
c	Financing costs (const, tax, design)	8%			\$68,964
d	Contingency (const, tax, design, financing)	10%			\$93,101

Total development cost for 25 tables
\$1,024,114

Prorated per table

\$40,965

Cost Facility

Picnic site - shelter

		Unit	Unit cost	Quantity	Quantity Cost
a	Picnic shelter	sq ft	\$150	600	\$90,000
Total construction cost for 1 shelter					\$90,000
a	Construction sales tax (const)	9%			\$8,100
b	Design/engineering fees (const)	12%			\$10,800
c	Financing costs (const, tax, design)	8%			\$8,712
d	Contingency (const, tax, design, financing)	10%			\$11,761
Total development cost for 1 shelter					\$129,373

Swimming beach - 100 swimmer capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear site for improvements	acre	\$4,000	0.3	\$1,200
b	Earthwork for site improvements	cu yd	\$15	511	\$7,665
c	Beach sand, 12" depth of area 200' x 50'	cu yd	\$38	400	\$15,200
d	Safety markers, pilings w/nylon ropes an.	each	\$1,600	4	\$6,400
e	Diving/swimming platform, 2" x 6" wood	sq ft	\$80	80	\$6,400
f	Lifeguard stand	each	\$3,000	1	\$3,000
g	Exterior shower facilities	each	\$6,500	1	\$6,500
h	Drinking fountain	each	\$6,000	1	\$6,000
i	Restroom/changing facility, 6 stalls w/4	sq ft	\$450	600	\$270,000
j	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	12,000	\$108,000
k	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	30	\$6,750
l	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	4,800	\$38,400
m	Water service, 8" service line	lr ft	\$90	400	\$36,000
n	Sewer line, 8" service line	lr ft	\$48	400	\$19,200
o	Fire hydrants	each	\$6,500	1	\$6,500
p	Water meter, 2" size	each	\$12,000	1	\$12,000
q	Trash receptacles	each	\$2,400	4	\$9,600
Subtotal construction cost per site					\$558,815
Estimate contingency 10%					\$55,882
Total construction cost per site					\$614,697
a	Construction sales tax (const)	9%			\$55,323
b	Design/engineering fees (const)	12%			\$73,764
c	Financing costs (const, tax, design)	8%			\$59,503
d	Contingency (const, tax, design, financing)	10%			\$80,329
Total development cost per site					\$883,614
Prorated per parking space (2.5 swimmers/car=40 spaces)					\$22,090

Fishing from a bank or dock - 25 car capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear site improvements	acre	\$4,000	0.3	\$1,000
b	Earthwork for site improvements	cu yd	\$15	550	\$8,250
c	Pier supported dock, 12' x 100'	sq ft	\$120	1,200	\$144,000
d	Fishing platform, 12' x 20'	sq ft	\$90	240	\$21,600
e	Parking, 2" asphalt/4" crushed rock	sq ft	\$9	7,500	\$67,500
f	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	25	\$5,625
g	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$9	4,800	\$43,200
h	Picnic tables, w/concrete platform	each	\$3,200	8	\$25,600
i	Restroom facility, sanican w/concrete platform	each	\$2,250	2	\$4,500
j	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
Subtotal construction cost per site					\$326,075
Estimate contingency 10%					\$32,608
Total construction cost per field					\$358,683

Cost Facility

a	Construction sales tax (const)	9%			\$32,281
b	Design/engineering fees (const)	12%			\$43,042
c	Financing costs (const, tax, design)	8%			\$34,720
d	Contingency (const, tax, design, financing)	10%			\$46,873
Total development cost per facility					\$515,599
Prorated per parking space					\$20,624

Boat launch - 25 boat capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear site for improvements	acre	\$40,000	0.4	\$1,400
b	Earthwork for site improvements	cu yd	\$15	2,400	\$36,000
c	Boat access ramp, precast concrete ramp	each	\$36,000	1	\$36,000
d	Mooring platform	sq ft	\$90	400	\$36,000
e	Bank stabilization/landscape plantings	each	\$18,000	1	\$18,000
f	Marker buoys and signage	each	\$600	4	\$2,400
g	Car/trailer parking, 2" asphalt concrete/4'	sq ft	\$9	12,500	\$112,500
h	Wheel stops, 10"x6"x8' precast concrete	each	\$225	25	\$5,625
i	Access road, 2" asphalt concrete/4" crushed	sq ft	\$8	4,800	\$38,400
j	Trash receptacles	each	\$2,400	2	\$4,800
Subtotal construction cost per site					\$291,125
Estimate contingency 10%					10% \$29,113
Total construction cost per site					\$320,238
a	Construction sales tax (const)	9%			\$28,821
b	Design/engineering fees (const)	12%			\$38,429
c	Financing costs (const, tax, design)	8%			\$30,999
d	Contingency (const, tax, design, financing)	10%			\$41,849
Total development cost per ramp					\$460,335
Prorated per boat trailer parking stall					\$18,413

Handboat launch - 10 car capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear site improvements	acre	\$40,000	0.3	\$1,000
b	Earthwork for site improvements/launch	cu yd	\$15	2,400	\$36,000
c	Concrete launching ramp	each	\$36,000	1	\$36,000
d	Launching platform 10' x 20'	sq ft	\$90	200	\$18,000
e	Landscape/bank stabilization plantings	each	\$18,000	1	\$18,000
f	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	3,000	\$27,000
g	Wheel stops, 10"x6"x8' precast concrete	each	\$225	10	\$2,250
h	Access road, 2" asphalt concrete/4" crushed	sq ft	\$8	2,400	\$19,200
i	Restroom facility, sanican w/concrete platform	each	\$2,250	2	\$4,500
j	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
Subtotal construction cost per site					\$166,750
Estimate contingency 10%					10% \$16,675
Total construction cost per site					\$183,425
a	Construction sales tax (const)	9%			\$16,508
b	Design/engineering fees (const)	12%			\$22,011
c	Financing costs (const, tax, design)	8%			\$17,756
d	Contingency (const, tax, design, financing)	10%			\$23,970
Total development cost per facility					\$263,670
Prorated per parking stall					\$26,367

Cost Facility

Tent camping - 25 campsite capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear camping area, parking, access road	acre	\$4,000	5.6	\$22,400
b	Earthwork in camping area, parking, access.	cu yd	\$15	9,157	\$137,355
c	Campsite parking, 2"asphalt concrete/4" c.	sq ft	\$9	20,000	\$180,000
d	Picnic tables w/concrete support	each	\$3,200	25	\$80,000
e	Metal fire ring with iron grill	each	\$800	25	\$20,000
f	Camp shelter cedar pole w/shake roof	sq ft	\$60	150	\$9,000
g	Trash receptacle	each	\$2,400	25	\$60,000
h	Restroom/showering facility, 6 stalls/4 sinks	sq ft	\$450	850	\$382,500
i	Camp directory signs	each	\$600	20	\$12,000
j	Access road, 6" crushed rock, 24' x 5, 380'	sq ft	\$6.50	129,120	\$839,280
k	Water service, 8" service line	lr ft	\$90	5,380	\$484,200
l	Sewage disposal, campgrnd septic tank	each	\$50,000	1	\$50,000
m	Fire hydrant	each	\$6,500	1	\$6,500
n	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost for 25 campsites					\$2,295,235
Estimate contingency 10%					10% \$229,524
Total construction cost per site					\$2,524,759
a	Construction sales tax (const)	9%			\$227,228
b	Design/engineering fees (const)	12%			\$302,971
c	Financing costs (const, tax, design)	8%			\$244,397
d	Contingency (const, tax, design, financing)	10%			\$329,935
Total development cost for 25 campsites					\$3,629,290
Prorated per campsite					\$145,172

Group daycamping facility - 100 person capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear camping site, parking, access road	acre	\$4,000	3.1	\$12,400
b	Earthwork for sites, parking, access road	cu yd	\$15	5,134	\$77,010
c	Group campfire/amphitheater, stage/ben.	each	\$70,000	1	\$70,000
d	Camp directory signs, 4" x 4" cedar pole frame	each	\$800	20	\$16,000
e	Group cooking, 4' x 12'	each	\$4,500	2	\$9,000
f	Eating shelter (30' x 30'), cedar pole w/sha.	sq ft	\$150	900	\$135,000
g	Picnic tables w/concrete support	each	\$3,200	25	\$80,000
h	Trash bin, metal dumpster w/wood fence	each	\$4,000	3	\$12,000
i	Restroom facility, 6 stalls w/4 sinks	sq ft	\$450	600	\$270,000
j	Drinking fountain	each	\$6,000	1	\$6,000
k	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	15,000	\$135,000
l	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	50	\$11,250
m	Access road, 2" asphalt concrete/ 4" crushed rock	sq ft	\$8	24,000	\$192,000
n	Water service, 8" service line	lr ft	\$90	1,000	\$90,000
o	Sewage disposal, septic tank w/drainfield	system	\$50,000	1	\$50,000
p	Fire hydrant	each	\$6,500	1	\$6,500
q	Water meter, 2" size	each	\$12,000	1	\$12,000
Subtotal construction cost per group camp					\$1,184,160
Estimate contingency 10%					10% \$118,416
Total construction cost per group camp					\$1,302,576
a	Construction sales tax (const)	9%			\$117,232
b	Design/engineering fees (const)	12%			\$156,309
c	Financing costs (const, tax, design)	8%			\$126,089
d	Contingency (const, tax, design, financing)	10%			\$170,221
Total development cost per group camp					\$1,872,427
Prorated per person					\$18,724

Cost Facility

Recreational vehicle camping - 25 campsite capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear campsite, parking, access road	acre	\$4,000	10.1	\$40,400
b	Earthwork for campsite, parking, access road	cu yd	\$15	16,460	\$246,900
c	Campsite parking, 2"asphalt concrete/4"crushed rock	sq ft	\$9	30,000	\$270,000
d	Picnic tables w/concrete support	each	\$3,200	25	\$80,000
e	Metal fire ring with iron grill	each	\$800	25	\$20,000
f	Drinking fountain	each	\$6,000	1	\$6,000
g	Trash receptacle	each	\$2,400	25	\$60,000
h	Sanitary dump facility, 2 stalls	each	\$50,000	1	\$50,000
i	Camp directory signs, 4" x 4" cedar pole frame	each	\$800	20	\$16,000
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	193,680	\$1,549,440
k	Water service, 3" service line	lr ft	\$42	8,070	\$338,940
l	Water meter, 2" size	each	\$12,000	1	\$12,000

Subtotal construction cost for 25 campsites
\$2,689,680

Estimate contingency 10%

10%

\$268,968

Total construction cost per site

\$2,958,648

a	Construction sales tax (const)	9%			\$266,278
b	Design/engineering fees (const)	12%			\$355,038
c	Financing costs (const, tax, design)	8%			\$286,397
d	Contingency (const, tax, design, financing)	10%			\$386,636

Total development cost for 25 campsites
\$4,252,997

Prorated per campsite

\$179,120

Cost Facility

Outdoor Swim Pool - 75' x 42' = 3,150 sf/294 person capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear pool area, deck, parking, access road	acre	\$4,000	1.1	\$4,400
b	Earthwork, 1' depth except pool @ 5' depth	cu yd	\$15	2,370	\$35,550
c	Diving area, 1 meter board Capacity=3 in pool + 9 in line/board/10' radius= 12 divers/board	sq ft	\$450	628	\$282,600
d	Swimming area, 50'x42' less diving area Capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$450	1,472	\$662,400
e	Nonswimming area, 25' x 42'	sq ft	\$250	1,050	\$262,500
f	Diving area, 1 meter board Capacity = 3 in pool + 9 in line/board/10' radius =	sq ft	\$450	628	\$282,600
g	Pool deck, 10' on sides, 20' on ends, tile/	sq ft	\$8	1,590	\$12,720
h	Lifeguard stand, galvanized pipe w/2"x4"	each	\$3,000	2	\$6,000
i	Drinking fountain	each	\$6,000	1	\$6,000
j	Locker/shower facility, 20 showers w 50/	sq ft	\$450	1,000	\$450,000
k	Restroom facility, 10 stalls w/6 sinks	sq ft	\$450	1,000	\$450,000
l	Concession facility, grill and refrigeration	sq ft	\$442	250	\$110,500
m	Bike rack, prefab galvanized pipe	each	\$2,400	3	\$7,200
n	Parking, 2" asphalt concrete/4" crushed rock 2.5 swimmers/car = 118 cars + 10 employees =	sq ft	\$9	38,400	\$345,600
o	Wheel stops, 10"x6"x8' precast concrete	each	\$225	128	\$28,800
p	Access road, 2" asphalt concrete/4" crushed	sq ft	\$8	6,000	\$48,000
q	Water service, 8" service line	lr ft	\$90	400	\$36,000
r	Sewer service, 8" side sewer	lr ft	\$48	400	\$19,200
s	Fire hydrant	each	\$6,500	1	\$6,500
t	Water meter, 8" size	each	\$25,000	1	\$25,000
u	Chainlink perimeter fence, 6'	lr ft	\$38	317	\$12,046
v	Seed grass over 4" topsoil	sq ft	\$2.50	1,564	\$3,910
Subtotal construction cost for 294 swimmers					\$3,097,526
Estimate contingency 10%					\$309,753
Total construction cost per group camp					\$3,407,279
a	Construction sales tax (const)	9%			\$306,655
b	Design/engineering fees (const)	12%			\$408,873
c	Financing costs (const, tax, design)	8%			\$329,825
d	Contingency (const, tax, design, financing)	10%			\$445,263
Total development cost for 294 swimmers/3,150 sq ft pool					\$4,897,895
Prorated per square foot of total pool					\$1,555

Cost Facility

Indoor Swim Pool - 75' x 42' = 3,150 sf/294 person capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear pool area, deck, parking, access road	acre	\$4,000	1.1	\$4,400
b	Earthwork, 1' depth except pool @ 5' depth	cu yd	\$15	2,370	\$35,550
c	Diving area, 1 meter board Capacity=3 in pool + 9 in line/board/10' radius= 12 divers/board	sq ft	\$662	628	\$415,736
d	Swimming area, 50'x42' less diving area Capacity = 27 sq ft/swimmer with 75% of swimmers in pool = 54 in pool + 18 on deck = 72 swimmers	sq ft	\$662	1,472	\$974,464
e	Nonswimming area, 25' x 42' Capacity = 10 sq ft/person with 50% in pool = 105 in pool + 105 on land = 210 persons	sq ft	\$350	1,050	\$367,500
f	Pool deck, 10' on sides, 20' on ends, tile/	sq ft	\$8	1,590	\$12,720
g	Enclosed structure for pools et al.	sq ft	\$250	4,740	\$1,185,000
h	Lifeguard stand	each	\$3,000	2	\$6,000
i	Drinking fountain	each	\$6,000	1	\$6,000
j	Locker/shower facility, 20 showers w/50	sq ft	\$450	1,000	\$450,000
k	Restroom facility, 10 stalls w/6 sinks	sq ft	\$450	1,000	\$450,000
l	Concession facility, grill and refrigeration	sq ft	\$450	250	\$112,500
m	Bike rack, prefab galvanized pipe	each	\$2,400	3	\$7,200
n	Parking, 2" asphalt concrete/4" crushed rock 2.5 swimmers/car = 118 cars + 10 employees =	sq ft	\$9	38,400	\$345,600
o	Wheel stops, 10"x6"x8' precast concrete	each	\$225	128	\$28,800
p	Access road, 2" asphalt concrete/4" crushed	sq ft	\$8	6,000	\$48,000
q	Water service, 8" service line	lr ft	\$90	400	\$36,000
r	Sewer service, 8" side sewer	lr ft	\$48	400	\$19,200
s	Fire hydrant	each	\$6,500	1	\$6,500
t	Water meter, 8" size	each	\$25,000	1	\$25,000
u	Chainlink perimeter fence, 6'	lr ft	\$38	317	\$12,046
v	Seed grass over 4" topsoil	sq ft	\$2.50	1,564	\$3,910

Total construction cost for 294 swimmers
\$4,552,126

a	Construction sales tax (const)	9%			\$409,691
b	Design/engineering fees (const)	12%			\$546,255
c	Financing costs (const, tax, design)	8%			\$440,646
d	Contingency (const, tax, design, financing)	10%			\$594,872

Total development cost for 294 swimmers/3,150 sq ft pool
\$6,543,590
Prorated per square foot of total pool
\$2,077

Cost Facility

Community Center - 250 person capacity

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear building site, parking, access road	acre	\$4,000	3	\$12,000
b	Earthwork for structure, parking, access road	cu yd	\$15	1,613	\$24,200
c	Gymnasium, 2 full basketball courts	sq ft	\$552	11,280	\$6,226,560
d	Racquetball courts	sq ft	\$552	3,680	\$2,031,360
e	Kitchen facility	sq ft	\$450	360	\$162,000
f	Game/classroom	sq ft	\$475	960	\$456,000
g	Exercise/aerobics room, 50 persons	sq ft	\$552	5,000	\$2,760,000
h	Physical conditioning/hydro/wellness facility	sq ft	\$552	2,745	\$1,515,240
i	Office and reception area	sq ft	\$400	1,000	\$400,000
j	Multipurpose, restroom, locker room, shower	sq ft	\$442	3,400	\$1,502,000
k	Bike rack	each	\$2,400	1	\$2,400
l	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	52,500	\$472,500
m	Wheel stops, 10"x6"x8' precast concrete	each	\$225	75	\$16,875
n	Access road, 2" asphalt concrete/4" crushed	sq ft	\$8	6,000	\$48,000
o	Water service, 8" service line	lr ft	\$90	400	\$36,000
p	Sewer disposal, 8" side sewer	lr ft	\$48	400	\$19,200
q	Fire hydrant	each	\$6,500	1	\$6,500
r	Water meter, 8" size	each	\$25,000	1	\$25,000
s	Parking lot lighting, 10 poles	system	\$220,000	1	\$220,000
t	Art sculpture	each	\$8,000	1	\$8,000

Total construction cost per center

\$15,944,635

a	Construction sales tax (const)	9%			\$1,435,017
b	Design/engineering fees (const)	12%			\$1,913,356
c	Financing costs (const, tax, design)	8%			\$1,543,441
d	Contingency (const, tax, design, financing)	10%			\$2,083,645

Total development cost per center

\$22,920,094

Prorated per square foot

\$806.34

Restroom/support facilities

		Unit	Unit cost	Quantity	Quantity Cost
a	Restroom facility, 4 stalls w/2 sinks	sq ft	\$442	500	\$221,000
b	Sewer service, 8" side sewer	lr ft	\$48	500	\$24,000
c	Water service, 8" service line	lr ft	\$90	500	\$45,000
d	Fire hydrant	each	\$6,500	1	\$6,500
e	Water meter, 2" size	each	\$12,000	1	\$12,000

Total construction cost per facility/6 fixtures

\$308,500

a	Construction sales tax (const)	9%			\$27,765
b	Design/engineering fees (const)	12%			\$37,020
c	Financing costs (const, tax, design)	8%			\$29,863
d	Contingency (const, tax, design, financing)	10%			\$40,315

Total development cost per 4 stall facility

\$443,463

Prorated cost per fixture

\$73,910

Source: The Beckwith Consulting Group, JKLA Landscape Architects, ARC Architects Feb 2022

Cost Trails

Prototype Trail Development Costs

Multipurpose trail - 8 foot crushed rock (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	322,800	\$484,200
b	Crushed rock, rolled to 4", 3/8" minus - 8	sq ft	\$3	215,200	\$645,600
c	Trail directory, 4"x4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	5	\$12,000
e	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per 5 miles**\$1,320,450**

j	Construction sales tax (const)	9%			\$118,841
k	Design/engineering fees (const)	12%			\$158,454
l	Financing costs (const, tax, design)	8%			\$127,820
m	Contingency (const, tax, design, financing)	15%			\$258,835

Total development cost per 5 miles**\$1,984,399****Prorated per mile****\$396,880**

Multipurpose trail - 8 foot asphalt (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	322,800	\$484,200
b	2" asphalt over 4" crushed rock - 8' wide	sq ft	\$12	215,200	\$2,582,400
c	Trail directory, 4"x4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	5	\$12,000
e	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per 5 miles**\$3,257,250**

j	Construction sales tax (const)	9%			\$293,153
k	Design/engineering fees (const)	12%			\$390,870
l	Financing costs (const, tax, design)	8%			\$315,302
m	Contingency (const, tax, design, financing)	15%			\$638,486

Total development cost per 5 miles**\$4,895,060****Prorated per mile****\$979,012**

Multipurpose trail - 10 foot crushed rock (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	376,600	\$564,900
b	Crushed rock, rolled to 4", 3/8" minus -	sq ft	\$3	269,000	\$807,000
c	Trail directory sign	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	5	\$12,000
e	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per 5 miles**\$1,562,550**

j	Construction sales tax (const)	9%			\$140,630
k	Design/engineering fees (const)	12%			\$187,506
l	Financing costs (const, tax, design)	8%			\$151,255
m	Contingency (const, tax, design, financing)	15%			\$306,291

Total development cost per 5 miles**\$2,348,231****Prorated per mile****\$469,646**

Cost Trails

Multipurpose trail - 10 foot asphalt (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	376,600	\$564,900
b	2" asphalt over 4" crushed rock - 10' wide	sq ft	\$12	269,000	\$3,228,000
c	Trail directory, 4"x4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	5	\$12,000
e	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 5 miles					\$3,983,550
j	Construction sales tax (const)	9%			\$358,520
k	Design/engineering fees (const)	12%			\$478,026
l	Financing costs (const, tax, design)	8%			\$385,608
m	Contingency (const, tax, design, financing)	15%			\$780,855
Total development cost per 5 miles					\$5,986,559
Prorated per mile					\$1,197,312

Park walk trail class 1 - crushed rock (1 mile w/o svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor - 10'	sq ft	\$1.50	53,800	\$80,700
b	Crushed rock, 6" depth, 3/8" minus - 6' wi.	sq ft	\$4	32,280	\$129,120
c	Interpretive signs	each	\$2,000	5	\$10,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
Total construction cost per mile					\$248,620
f	Construction sales tax (const)	9%			\$22,376
g	Design/engineering fees (const)	12%			\$29,834
h	Financing costs (const, tax, design)	8%			\$24,066
i	Contingency (const, tax, design, financing)	15%			\$48,734
Total development cost per mile					\$373,631

Park walk trail class 1 - asphalt (1 mile w/o svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork trail corridor	sq ft	\$1.50	53,800	\$80,700
b	2" asphalt over 4" crushed rock - 6' wide	sq ft	\$12	32,280	\$387,360
c	Interpretive signs, 4" x 4" cedar framed	each	\$2,000	5	\$10,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
Total construction cost per mile					\$506,860
f	Construction sales tax (const)	9%			\$45,617
g	Design/engineering fees (const)	12%			\$60,823
h	Financing costs (const, tax, design)	8%			\$49,064
i	Contingency (const, tax, design, financing)	15%			\$99,355
Total development cost per mile					\$761,719

Cost Trails

Park walk trail class 2 - crushed rock (1 mile w/o svcs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork trail corridor - 8'	sq ft	\$1.50	43,040	\$64,560
b	Crushed rock, 6" depth, 3/8" minus - 5' wi.	sq ft	\$4	26,900	\$107,600
c	Interpretive signs, 4" x 4" cedar framed	each	\$2,000	5	\$10,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
Total construction cost per mile					\$210,960
f	Construction sales tax (const)	9%			\$18,986
g	Design/engineering fees (const)	12%			\$25,315
h	Financing costs (const, tax, design)	8%			\$20,421
i	Contingency (const, tax, design, financing)	15%			\$41,352
Total development cost per mile					\$317,035

Park walk trail class 2 - asphalt (1 mile w/o svcs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork trail corridor - 8'	sq ft	\$1.50	43,040	\$64,560
b	2" asphalt over 4" crushed rock - 5' wide	sq ft	\$12	26,900	\$322,800
c	Interpretive signs, 4" x 4" cedar framed	each	\$2,000	5	\$10,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
Total construction cost per mile					\$426,160
f	Construction sales tax (const)	9%			\$38,354
g	Design/engineering fees (const)	12%			\$51,139
h	Financing costs (const, tax, design)	8%			\$41,252
i	Contingency (const, tax, design, financing)	15%			\$83,536
Total development cost per mile					\$640,442

Day hike trail class 3 - crushed rock (5 miles w/svcs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	161,400	\$242,100
b	Crushed rock, rolled to 4", 3/8" minus - 4	sq ft	\$3	107,600	\$322,800
c	Trail directory, 4"x4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	5	\$12,000
e	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 5 miles					\$755,550
j	Construction sales tax (const)	9%			\$68,000
k	Design/engineering fees (const)	12%			\$90,666
l	Financing costs (const, tax, design)	8%			\$73,137
m	Contingency (const, tax, design, financing)	15%			\$148,103
Total development cost per 5 miles					\$1,135,456
Prorated per mile					\$227,091

Cost Trails

Day hike trail class 3 - asphalt (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	acre	\$1.50	161,400	\$242,100
b	2" asphalt over 4" crushed rock - 4' wide	sq ft	\$12	107,600	\$1,291,200
c	Trail directory, 4"x4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	5	\$12,000
e	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 5 miles					\$1,723,950
j	Construction sales tax (const)	9%			\$155,156
k	Design/engineering fees (const)	12%			\$206,874
l	Financing costs (const, tax, design)	8%			\$166,878
m	Contingency (const, tax, design, financing)	15%			\$337,929
Total development cost per 5 miles					\$2,590,787
Prorated per mile					\$518,157

Day hike trail class 4 - crushed rock (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	134,500	\$201,750
b	Crushed rock, rolled to 4", 3/8" minus - 3	sq ft	\$3	80,700	\$242,100
c	Trail directory, 4"x4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	5	\$12,000
e	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 5 miles					\$634,500
j	Construction sales tax (const)	9%			\$57,105
k	Design/engineering fees (const)	12%			\$76,140
l	Financing costs (const, tax, design)	8%			\$61,420
m	Contingency (const, tax, design, financing)	15%			\$124,375
Total development cost per 5 miles					\$953,539
Prorated per mile					\$190,708

Day hike trail class 5 - compacted dirt (10 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	215,200	\$322,800
b	Finish grade compacted dirt trail - 2' wide	sq ft	\$0.75	107,600	\$80,700
c	Trail directory, 4" x 4" cedar pole framed	each	\$1,200	40	\$48,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Trash receptacles w/concrete support	each	\$2,400	20	\$48,000
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	4	\$9,000
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 10 miles					\$658,650
j	Construction sales tax (const)	9%			\$59,279
k	Design/engineering fees (const)	12%			\$79,038
l	Financing costs (const, tax, design)	8%			\$63,757
m	Contingency (const, tax, design, financing)	15%			\$129,109
Total development cost per 10 miles					\$989,832
Prorated per mile					\$98,983

Cost Trails

Shoreline hike trail - access only (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork for site improvements	sq ft	\$1.50	10,890	\$16,335
b	Landscape/bank stabilization plantings a.	sq ft	\$10	2,723	\$27,225
c	Picnic tables w/concrete support	each	\$3,200	3	\$9,600
d	Metal fire ring with iron grill	each	\$800	3	\$2,400
e	Trail shelter (10' x 6'), cedar pole w/shake	sq ft	\$150	60	\$9,000
f	Trail directory signs, 4"x4" cedar pole frame	each	\$1,200	10	\$12,000
g	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	3,000	\$27,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	10	\$2,250
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	2,400	\$19,200
j	Restroom facility, sanican w/concrete platform	each	\$2,250	2	\$4,500
k	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800

Total construction cost per 5 miles

\$134,310

l	Construction sales tax (const)	9%			\$12,088
m	Design/engineering fees (const)	12%			\$16,117
n	Financing costs (const, tax, design)	8%			\$13,001
o	Contingency (const, tax, design, financing)	15%			\$26,327

Total development cost per 5 miles

\$201,844

Prorated per mile/access site

\$40,369

Off-road mtn bike trail class 1 - dirt (10 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	322,800	\$484,200
b	Finish grade bike trail - 2' wide	sq ft	\$0.75	107,600	\$80,700
c	Trail directory signs, 4"x4" cedar pole framed	each	\$1,200	10	\$12,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
f	Trash receptacles w/concrete support	each	\$2,400	5	\$12,000
g	Restroom facilities, sani-can w/concrete	each	\$2,250	2	\$4,500
h	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	6,000	\$54,000
i	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	20	\$4,500
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per 10 miles

\$716,700

k	Construction sales tax (const)	9%			\$64,503
l	Design/engineering fees (const)	12%			\$86,004
m	Financing costs (const, tax, design)	8%			\$69,377
n	Contingency (const, tax, design, financing)	15%			\$140,488

Total development cost per 10 miles

\$1,077,071

Prorated per mile

\$107,707

Cost Trails

Off-road mtn bike trail class 2 - dirt (20 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	538,000	\$807,000
b	Finish grade bike trail - 1.5' wide	sq ft	\$0.75	161,400	\$121,050
c	Trail directory, 4" x 4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	15	\$36,000
e	Bike rack, prefab galvanized pipe	each	\$2,400	2	\$4,800
f	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
g	Restroom facilities, sani-can w/concrete platform	each	\$2,250	2	\$4,500
h	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	6,000	\$54,000
i	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	20	\$4,500
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 20 miles					\$1,118,250
k	Construction sales tax (const)	9%			\$100,643
l	Design/engineering fees (const)	12%			\$134,190
m	Financing costs (const, tax, design)	8%			\$108,247
n	Contingency (const, tax, design, financing)	15%			\$219,199
Total development cost per 20 miles					\$1,680,528
Prorated per mile					\$84,026

Off-road mtn bike trail class 3 - dirt (25 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	538,000	\$807,000
b	Finish grade bike trail - 1' wide	sq ft	\$0.75	134,500	\$100,875
c	Trail directory, 4" x 4" cedar pole framed	each	\$1,200	25	\$30,000
d	Trail bench, w/concrete support	each	\$2,400	20	\$48,000
e	Bike rack, prefab galvanized pipe	each	\$2,400	3	\$7,200
f	Trash receptacles w/concrete support	each	\$2,400	15	\$36,000
g	Restroom facilities, sani-can w/concrete platform	each	\$2,250	2	\$4,500
h	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	6,000	\$54,000
i	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	20	\$4,500
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 25 miles					\$1,130,475
k	Construction sales tax (const)	9%			\$101,743
l	Design/engineering fees (const)	12%			\$135,657
m	Financing costs (const, tax, design)	8%			\$109,430
n	Contingency (const, tax, design, financing)	15%			\$221,596
Total development cost per 25 miles					\$1,698,900
Prorated per mile					\$67,956

Cost Trails

Off-road mtn bike trail AASHTO 1 - crushed rock (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	376,600	\$564,900
b	Crushed rock, rolled to 4", 3/8" minus - 1	sq ft	\$3	269,000	\$807,000
c	Trail directory, 4" x 4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
f	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
g	Restroom facilities, sani-can w/concrete platform	each	\$2,250	2	\$4,500
h	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
i	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per 5 miles**\$1,576,950**

k	Construction sales tax (const)	9%			\$141,926
l	Design/engineering fees (const)	12%			\$189,234
m	Financing costs (const, tax, design)	8%			\$152,649
n	Contingency (const, tax, design, financing)	15%			\$309,114

Total development cost per 5 miles**\$2,369,872****Prorated per mile****\$473,974**

Off-road mtn bike trail AASHTO 1 - asphalt (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	376,600	\$564,900
b	Class 2 asphalt 4" crushed rock - 10' wide	sq ft	\$12	269,000	\$3,228,000
c	Trail directory, 4" x 4" cedar pole framed	each	\$1,200	20	\$24,000
d	Trail bench, w/concrete support	each	\$2,400	10	\$24,000
e	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
f	Trash receptacles w/concrete support	each	\$2,400	10	\$24,000
g	Restroom facilities, sani-can w/concrete platform	each	\$2,250	2	\$4,500
h	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
i	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	30	\$6,750
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per 5 miles**\$3,997,950**

k	Construction sales tax (const)	9%			\$359,816
l	Design/engineering fees (const)	12%			\$479,754
m	Financing costs (const, tax, design)	8%			\$387,002
n	Contingency (const, tax, design, financing)	15%			\$783,678

Total development cost per 5 miles**\$6,008,199****Prorated per mile****\$1,201,640**

Off-road bike tour AASHTO 2 - 2 lanes (10 miles w/o svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along road should	sq ft	\$1.50	860,800	\$1,291,200
b	Asphalt, 2" class 1/4" crushed rock - 6' wide	sq ft	\$12	645,600	\$7,747,200
c	Pavement markings, paint stripes and sy.	lr ft	\$4	107,600	\$430,400
d	Route directory, steel post w/reflective s.	each	\$250	80	\$20,000

Total construction cost per 10 miles**\$9,488,800**

e	Construction sales tax (const)	9%			\$853,992
f	Design/engineering fees (const)	12%			\$1,138,656
g	Financing costs (const, tax, design)	8%			\$918,516
h	Contingency (const, tax, design, financing)	15%			\$1,859,995

Total development cost per 10 miles**\$14,259,958****Prorated per mile****\$1,425,996**

Cost Trails

Off-road bike tour AASHTO 3 - 2 shoulders (10 miles w/o svcs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along road should	sq ft	\$1.50	645,600	\$968,400
b	Asphalt, 2" class 1/4" crushed rock - 4' wide	sq ft	\$12	430,400	\$5,164,800
c	Pavement markings, paint stripes and sy.	lr ft	\$4	107,600	\$430,400
d	Route directory, steel post w/reflective s.	each	\$250	80	\$20,000
Total construction cost per 10 miles					\$6,583,600
e	Construction sales tax (const)	9%			\$592,524
f	Design/engineering fees (const)	12%			\$790,032
g	Financing costs (const, tax, design)	8%			\$637,292
h	Contingency (const, tax, design, financing)	15%			\$1,290,517
Total development cost per 10 miles					\$9,893,966
Prorated per mile					\$989,397

On-road bike tour AASHTO 4 - in lane (10 miles w/o svcs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Pavement markings, paint symbols and	lr ft	\$4	107,600	\$430,400
b	Route directory, steel post w/reflective s.	each	\$250	80	\$20,000
Total construction cost per 10 miles					\$450,400
c	Construction sales tax (const)	9%			\$40,536
d	Design/engineering fees (const)	12%			\$54,048
e	Financing costs (const, tax, design)	8%			\$43,599
f	Contingency (const, tax, design, financing)	15%			\$88,287
Total development cost per 10 miles					\$676,870
Prorated per mile					\$67,687

On-road bike tour - backcountry (10 miles w/o svcs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Route directory, steel post w/reflective s.	each	\$250	80	\$20,000
Total construction cost per 10 miles					\$20,000
b	Construction sales tax (const)	9%			\$1,800
c	Design/engineering fees (const)	12%			\$2,400
d	Financing costs (const, tax, design)	8%			\$1,936
e	Contingency (const, tax, design, financing)	15%			\$3,920
Total development cost per 10 miles					\$30,056
Prorated per mile					\$3,006

Cost Trails

Horse trail - separate trail (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork along trail corridor	sq ft	\$1.50	32,280	\$48,420
b	Finish grade horse trail, compacted - 2' w.	sq ft	\$0.75	10,760	\$8,070
c	Trail directory, 4"x4" cedar pole framed	each	\$1,200	20	\$24,000
d	Hitching posts, galvanized pipe w/cedar	each	\$1,000	10	\$10,000
e	Trash receptacles w/concrete support	each	\$2,400	4	\$9,600
f	Restroom facilities, sanican w/concrete p.	each	\$2,250	2	\$4,500
g	Trailer parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	10,000	\$90,000
h	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	20	\$4,500
i	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400
Total construction cost per 5 miles					\$237,490
j	Construction sales tax (const)	9%			\$21,374
k	Design/engineering fees (const)	12%			\$28,499
l	Financing costs (const, tax, design)	8%			\$22,989
m	Contingency (const, tax, design, financing)	15%			\$46,553
Total development cost per 5 miles					\$356,905
Prorated per mile					\$71,381

Water trailhead - launch and campsite (5 miles w/svs)

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork for site improvements	sq ft	\$1.50	10,890	\$16,335
b	Landscape/bank stabilization plantings a.	sq ft	\$10	2,723	\$27,225
c	Picnic tables w/concrete support	each	\$3,200	3	\$9,600
d	Metal fire ring with iron grill	each	\$800	2	\$1,600
e	Camp shelter cedar pole w/shake roof	sq ft	\$150	60	\$9,000
f	Camp directory signs, 4"x4" cedar pole frame	each	\$1,200	10	\$12,000
g	Restroom facility, sanican w/concrete platform	each	\$2,250	2	\$4,500
h	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
i	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	3,000	\$27,000
j	Wheel stops, 10" x 6" x8' precast concrete	each	\$225	10	\$2,250
k	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	2,400	\$19,200
Total construction cost per 5 miles					\$133,510
l	Construction sales tax (const)	9%			\$12,016
m	Design/engineering fees (const)	12%			\$16,021
n	Financing costs (const, tax, design)	8%			\$12,924
o	Contingency (const, tax, design, financing)	15%			\$26,171
Total development cost per 5 miles					\$200,641
Prorated per mile/access site					\$40,128

Cost Trails

Trailhead - w/sanican svcs

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork for site improvements	sq ft	\$1.50	10,890	\$16,335
b	Landscape/bank stabilization plantings	sq ft	\$10	2,723	\$27,225
c	Trail directory, 4" x 4" cedar pole framed	each	\$1,200	2	\$2,400
d	Trail bench, w/concrete support	each	\$2,400	3	\$7,200
e	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
f	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
g	Restroom facilities, sani-can w/concrete platform	each	\$2,250	2	\$4,500
h	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
i	Wheel stops, 10" x 6" x 8' precast concrete	each	\$225	30	\$6,750
j	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per site

\$191,010

k	Construction sales tax (const)	9%			\$17,191
l	Design/engineering fees (const)	12%			\$22,921
m	Financing costs (const, tax, design)	8%			\$18,490
n	Contingency (const, tax, design, financing)	15%			\$37,442

Total development cost per site

\$287,054

Trailhead - w/permanent restroom facilities

		Unit	Unit cost	Quantity	Quantity Cost
a	Clear/grade/earthwork for site improvements	sq ft	\$1.50	10,890	\$16,335
b	Landscape/bank stabilization plantings a	sq ft	\$10	2,723	\$27,225
c	Trail directory, 4" x 4" cedar pole framed	each	\$1,200	2	\$2,400
d	Trail bench, w/concrete support	each	\$2,400	3	\$7,200
e	Bike rack, prefab galvanized pipe	each	\$2,400	1	\$2,400
f	Trash receptacles w/concrete support	each	\$2,400	2	\$4,800
g	Restroom facility, 4 stalls w/2 sinks	sq ft	\$442	500	\$221,000
h	Sewer service, 8" side sewer	lr ft	\$48	500	\$24,000
i	Water service, 8" service line	lr ft	\$90	500	\$45,000
j	Fire hydrant	each	\$6,500	1	\$6,500
k	Water meter, 2" size	each	\$12,000	1	\$12,000
l	Parking, 2" asphalt concrete/4" crushed rock	sq ft	\$9	9,000	\$81,000
m	Wheel stops, 10"x6"x8' precast concrete	each	\$225	30	\$6,750
n	Access road, 2" asphalt concrete/4" crushed rock	sq ft	\$8	4,800	\$38,400

Total construction cost per site

\$495,010

a	Construction sales tax (const)	9%			\$44,551
b	Design/engineering fees (const)	12%			\$59,401
c	Financing costs (const, tax, design)	8%			\$47,917
d	Contingency (const, tax, design, financing)	15%			\$97,032

Total development cost per site

\$743,911

Source: Beckwith Consulting Group & JKLA Landscape Architects February 2022

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 2/9/2026

Subject/Topic:	Proposed Council Action/Motion:
Ecology Stormwater Capacity Grant Department: Environmental Services Prepared by: Richard Sawyer Environmental Services Director Attachments: NA	☐ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☐ Public Hearing ☐ Adopt/Approve ☒ Authorize ☐ Other: Authorize the City Manager to execute an interlocal agreement with Washington State Department of Ecology to accept a Stormwater Capacity Grant in an amount of \$120,000.

Approvals:

Department	City	Finance	City
Head <u>RS 1/14/2026</u>	Attorney <u>NA</u>	Director <u>NA</u>	Manager <u>TK 1/29/2026</u>
			Optional <u>NA</u>

Summary/Background:

As a Phase II National Pollutant Discharge System (NPDES) municipal permit (Permit) permittee, the City is eligible for a non-competitive grant award of \$120,000 during Washington State's 25-27 Biennium Budget. The award can only be used for activities that support the implementation of the City's Permit, which include the stormwater management program categories such as education and outreach, illicit discharge detection and elimination (IDDE), stormwater mapping and GIS, stormwater management for new development, operations and maintenance, stormwater management for existing development, source control and equipment purchases directly related to Permit implementation. In the past, this capacity grant has been offered at varying amounts each state biennium budget round and has historically been used to support city contracted work, such as vector services.

Previous Council Action(s):

NA

Fiscal Consideration:

Grant funds go to the Surface Water Management Fund and only be used for applicable stormwater permit activities as described above.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:
[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

Goal 5 – Facility Plans & Improvements

[City Council Priorities](#) or Budget Objective Being Addressed:

Priority 2. Continue to implement the adopted Climate Action Plan and promote environmental stewardship, including water, air, forest, and habitat restoration and preservation.



Subject/Topic:

A Regional Coalition for Housing (ARCH): Resolution 26-447 Fall 2025 ARCH Housing Trust Fund (HTF) Project Funding; Resolution 26-446 Delegation of pre-2010 ARCH HTF awards to Administering Agency; and Resolution 26-445 House Key Plus ARCH East King County Downpayment Assistance (DPA) Program Update.

Department: Community Development

Prepared by: Debbie Bent, Assistant City
Manager/Community Development
Director

Housing Trust Fund Project Attachments:

1. Resolution 26-447
2. Exhibit A to Resolution 26-447, ARCH Fall 2025 Housing Trust Fund Projects: 12/18/25 Memo from Nathan McCommon, ARCH Executive Board Chair
3. Presentation slides: 2025 Housing Trust Fund ARCH Executive Board Recommendations

Administering Agency Attachments:

4. Resolution 26-446
5. Administering Agency Delegation for Pre-2010 Contracts: 12/18/25 Memo from Nathan McCommon, ARCH Executive Board Chair
6. Presentation slides: Administrative Agency Delegation, Pre-2010 ARCH HTF contract administration

House Key Plus Attachments:

7. Resolution 26-445
8. Exhibit A to Resolution 26-445: House Key Plus ARCH East King County Downpayment Assistance (DPA) Program, 12/11/25 Memo from Nathan McCommon, ARCH Executive Board Chair

Proposed Council Action/Motion:

- ☐ Information Only
- ☐ Receive and File
- ☐ Discuss
- ☐ Provide Direction
- ☐ Public Hearing
- ☒ Adopt/Approve
- ☐ Authorize
- ☐ Other:

Motion to Approve Resolution 26-447 authorizing ARCH to execute all documents and take all necessary actions to enter into agreements on behalf of the City to fund Altaire at East Main, Bothell Urban, Family Village Redmond, Forest Edge, LEO Trail, Kirkland House and Orchard Gardens with a combined total amount not to exceed \$117,500 of the City's Housing Trust fund contributions.

Motion to Approve Resolution 26-446 authorizing the City of Bellevue to administer certain housing project agreements on behalf of the City of Kenmore, consistent with the Amended and Restated Interlocal Agreement for ARCH – A Regional Coalition for Housing.

Motion to Approve Resolution 26-445 recommending revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

9. Presentation slides: House Key Plus ARCH East King County Downpayment Assistance Program	
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Approvals:

Department

Head

DB 1/27/26

City

Attorney

1/27/26

DR by email

1/27/26

Finance

Director

MM 1/28/2026

City

Manager

TK 1/30/26

Optional

Summary/Background:

Fall 2025 Housing Trust Fund (HTF) Projects: See Attachment #2, which describes the ARCH Executive Board’s funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. Attachment #3 is a presentation given to the ARCH Executive Board which provides background information regarding the HTF and information about the fall 2025 HTF fund and the projects selected. ARCH received \$14.8 million in funding requests and is advancing \$4.6m in recommended awards. The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The City of Kenmore’s pro-rata total contribution is \$117,500. Staff recommend the City Council pass a motion adopting Resolution 26-447 (see Attachment #1).

Administering Agency Delegation for Pre-2010 Contracts: See Attachment #5 (memo) and Attachment #6 (presentation) which explains ARCH’s Administering Agency (City of Bellevue) as the administrator of Housing Trust Fund contracts (post-2010) and the proposal to formally delegate administrative actions for contracts prior to 2010. This delegation will simplify processes by consolidating administrative responsibilities under Bellevue, streamline contract management for legacy agreements, save staff time for ARCH member cities by eliminating administrative tasks on routine agreement modifications, and ensure consistency in how contracts are managed across ARCH. Staff recommend the City Council pass a motion adopting Resolution 26-446 (see Attachment #4).

House Key Plus ARCH East King County Downpayment Assistance (DPA) Program Recommendation: See Attachment #8 (memo) and Attachment #9 (presentation) which describe the program and the proposed changes to the DPA program. In addition to the proposed changes, the ARCH Executive Board recommends that DPA partners (ARCH, WSHFC and King County) establish a Third Amended and Restated Agreement that will clarify and consolidate administrative responsibilities in ARCH and ARCH’s Administering Agency. The House Key Plus ARCH East King County Downpayment Assistance Program was first established in 2005 by ARCH, the Washington State Housing Finance Commission (WSHFC), and King County. The program is administered through WSHFC and has provided up to \$30,000 in downpayment assistance for qualified first-time homebuyers purchasing in East King County. Based on early successes, the program was recapitalized by all the contributing partners in 2007 and 2012.

The proposed changes are anticipated to better meet the needs of eligible buyers in the current marketplace, align with the ARCH Homeownership Program, and result in faster utilization of program funds.

- Increase the maximum DPA amount to first-time homebuyers from \$30,000 to \$75,000
- Reducing the minimum contribution for borrowers from 2% minimum contribution required for borrowers to 1%
- Increase eligibility from 80-percent (80%) area median income (AMI) to 100-percent AMI
- Lower the interest rate from 4% to 1%
- Change the name from 'House Key Plus ARCH (East King County) Downpayment Assistance Program' to 'East King County Down Payment Assistance Program'

Staff recommend the City Council pass a motion adopting Resolution 26-445 (Attachment #7) approving revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the ARCH Executive Board.

Background: A Coalition for Housing (ARCH) is comprised of fifteen East King County cities and King County. Through technical assistance to its members on housing policy and plan development, combined with ARCH Housing Trust Fund investments, ARCH helps local jurisdictions meet the obligations of the Growth Management Act to provide for housing opportunities that are affordable to a wide range of incomes.

Previous Council Action(s)

None.

Fiscal Consideration:

The 2025-2026 City of Kenmore biennial budget includes an allocation of \$180,096 for ARCH administrative costs and \$148,644 for a Housing Trust Fund allocation.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:

[DEIA Strategic Plan](#) | [City's Equity Framework Toolkit](#)

DEIA Strategic Plan, Objective 2.3: Develop and advocate for affordable housing and diverse housing options.

[City Council Priorities](#) or Budget Objective Being Addressed:

2026 City Council Priority #4: Preserve and increase availability of all types of housing at all income levels, including the needs of people experiencing homelessness.

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 26-447**

A RESOLUTION OF THE CITY OF KENMORE, WASHINGTON, AUTHORIZING THE DULY-APPOINTED ADMINISTERING AGENCY FOR A REGIONAL COALITION OF HOUSING (ARCH) TO EXECUTE ALL DOCUMENTS NECESSARY TO ENTER INTO AGREEMENTS FOR THE FUNDING OF AFFORDABLE HOUSING PROJECTS, AS RECOMMENDED BY THE ARCH EXECUTIVE BOARD, UTILIZING FUNDS FROM THE CITY'S HOUSING TRUST FUND.

WHEREAS, A Regional Coalition for Housing (ARCH) was created by interlocal agreement to help coordinate the efforts of Eastside cities to provide affordable housing; and

WHEREAS, the ARCH Executive Board has recommended that the City of Kenmore participate in the funding of certain affordable housing projects and programs hereinafter described; and

WHEREAS, the ARCH Executive Board has developed a number of recommended conditions to ensure that the City's affordable housing funds are used for their intended purpose and that projects maintain their affordability over time; and

WHEREAS, on March 3, 2010 the City Council approved the Amended and Restated Interlocal Agreement for ARCH; and

WHEREAS, the City Council desires to use \$117,500 from City funds as designated below to finance the projects recommended by the ARCH Executive Board.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council authorizes the duly-appointed administering agency of ARCH pursuant to the Amended and Restated Interlocal Agreement for ARCH to execute all documents and take all necessary actions to enter into Agreements on behalf of the City to fund Altaire at East Main, Bothell Urban, Family Village Redmond, Forest Edge, LEO Trailhead, Kirkland House, and Orchard Gardens in a combined total amount not to exceed the City of Kenmore's pro-rate contribution of \$117,500.

Section 2. The Agreements entered into pursuant to Section 1 of this resolution shall include terms and conditions to ensure that the City's funds are used for their intended purpose and that the projects maintain affordability over time. In determining what conditions should be included in the Agreements, the duly-appointed administering agency of ARCH shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum of December 18, 2025, a copy of which is attached hereto as Exhibit A.

PASSED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 9TH DAY OF FEBRUARY 2026.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney



A Regional Coalition for Housing

Together Center Campus
16305 NE 87TH St, Suite 119
Redmond, WA 98052
425-861-3677

Memo

To:

City of Bellevue Council Members	City of Medina Council Members
City of Bothell Council Members	City of Mercer Island Council Members
City of Clyde Hill Council Members	City of Newcastle Council Members
Town of Hunts Point Council Members	City of Redmond Council Members
City of Issaquah Council Members	City of Sammamish Council Members
City of Kenmore Council Members	City of Woodinville Council Members
City of Kirkland Council Members	Town of Yarrow Point Council Members

From: Nathan McCommon, ARCH Executive Board Chair

Date: December 18, 2025

Re: Fall 2025 Housing Trust Fund (HTF) Recommendation

Please find enclosed the ARCH Executive Board's funding recommendations for the 2025 ARCH Housing Trust Fund (HTF) round. ARCH received \$14.8M in funding requests and is advancing \$4.6M in recommended awards. Applications were reviewed and considered based on the priorities adopted by the Executive Board for the 2025 round, which are aligned with ARCH's Strategic Plan to *Build More Affordable Housing Faster*. These recommendations are also closely coordinated with additional local investments made by individual ARCH member jurisdictions.

The Executive Board is recommending funding for seven projects, including full funding for three projects and partial funding for four projects. The \$4.6M in recommended funding includes approximately \$4M in local funds and \$616,000 in CDBG funds allocated through ARCH.

This memo provides a summary of the applications, the Executive Board recommendations and rationales, and proposed contract conditions for the **seven** proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding.

Attachments:

1. Proposed Funding Sources
2. ARCH Award Standard Conditions
3. Project Economic Summaries

Note that bold text in proposed special conditions shows unique conditions in otherwise standard

**Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County**

Table of Contents

1. BRIDGE - Bothell Urban (Lot P)	3
2. Hopelink/SRM - Altaire at East Main.....	5
3. Imagine Housing- Forest Edge	7
4. Habitat for Humanity - Orchard Gardens.....	9
5. PorchLight – Kirkland House	11
6. YWCA – Family Village Redmond	12
7. LEO Condominiums at Trailhead	14
8. Imagine Housing – Peter’s Ridge	16
9. King County Housing Authority – Trailhead Apartments	17
10. LIHI – Aventine Apartments	18
11. Vintage – Parq by Vintage	19
12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners	19
13. SRI – Catalina Apartments	20
Attachment 1: Proposed Funding Sources	22
Attachment 2: ARCH Award Standard Conditions	23
Attachment 3: Project Economic Summaries	26

1. BRIDGE - Bothell Urban (Lot P)

2025 Funding Request: \$1,500,000 (Contingent Loan)
200 Affordable Rental Units and 1 Common Area Unit

2025 Executive Board Recommendation: \$1,500,000 (Contingent loan)

Project Summary

BRIDGE Housing has partnered with Bothell United Methodist Church (“BUMC”) to provide an estimated 201 permanently affordable rentals at 30%, 50% and 60% AMI. Over 50% of the proposed homes are family-sized units with two and three bedrooms, and half of the units are planned to be affordable to very low income households earning 30% or 50% AMI. The current proposal does not include any special needs set-asides or rental subsidies. This is the second year ARCH has received a funding application for the project.

The project will be located on a 1.67-acre site known as Lot P in the heart of downtown Bothell. The site is currently owned by the City of Bothell, which has approved transferring the site at no cost to the partnership comprised of BRIDGE Housing and BUMC. BUMC plans to operate a 6,000 sf Community Center on the ground floor of the site which will provide space for community and human services organizations to provide services open to the public. The project plans include 209 parking spaces (1.03 stalls per unit), bike storage, community rooms, a south-facing outdoor terrace, resident services office, EV charging stations, and an outdoor playground. Residents will have access to the local amenities of downtown Bothell and to a new Bus Rapid Transit line that will provide quick access to the Shoreline light rail station and the I-405 corridor.

Funding Rationale

The Executive Board recommends funding the project with conditions listed below for the following reasons:

- The project delivers a significant amount of affordable housing with a proposed construction start by early 2027.
- The proposed financing provides the highest local funding leverage rate of all 2025 applications and is expected to be competitive for bonds/tax credit financing in 2026.
- The development also leverages donated land from the City of Bothell and advances the City’s affordable housing priorities by providing much-needed low-income housing.
- The project is cost effective with a relatively low total development cost per unit.
- The project is well-located in walking distance to a range of amenities and high capacity transit.
- The development team is comprised of an experienced affordable housing developer with a proven track record of success and a local church that will maintain an active community presence in the project throughout the development and operation of the project.
- The project must proceed this year in order to leverage proposed Low Income Housing Tax Credits.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

- a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.
- b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.
- c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	10	5	5	20
50%	30	25	25	80
60%	60	19	21	100
Total Low-Income Units	100	49	51	200
CAU/ Manager Units	-	1	-	1
Total Units	100	50	51	201

2. Hopelink/SRM - Altaire at East Main

2025 Funding Request: \$1,000,000 (Contingent Loan)
145 Affordable Rental Units and 1 Common Area Unit

2025 Executive Board Recommendation: \$500,000 (Contingent loan)

Project Summary

The Altaire at East Main project aims to provide approximately 145 affordable rental apartments and one on-site manager unit, with a mix of one-bedroom plus den, two-bedroom, and three-bedroom homes affordable to households earning 30%, 40%, 50%, and 60% AMI. The project will include units designated for families exiting homelessness.

This is the second year ARCH has received a funding application for the project. SRM previously explored co-locating a smaller housing project with a local kids museum, but has adjusted the project design to accommodate more housing. The site is adjacent to another residential development constructed by SRM that includes affordable units through the City of Bellevue's Multifamily Tax Exemption (MFTE) program.

The building will include resident amenity spaces and on-site services to support housing stability and foster a strong sense of community. The site is near the Wilburton Park & Ride, Mercer Slough and just over a half mile from the East Main light rail station, south of downtown Bellevue. The project will be developed through a partnership with private developer SRM Development and Hopelink. SRM will bring their multifamily development, construction and property management experience to the partnership, while Hopelink brings the case management and supportive services experience to the ownership structure.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with roughly half family-sized 2BR and 3BR units, and an anticipated construction start in the 4th quarter of 2026.
- ARCH dollars leverage significant public and private funding, with a proposed \$192 for every \$1 of ARCH funding.
- The project provides permanent housing and supportive services for a significant number of families exiting homelessness through a partnership with an experienced local service provider.
- The project advances the City's affordable housing priorities by providing much needed low-income housing.
- The development team is comprised of an experienced real estate developer/general contractor and a strong, community based supportive service provider.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions

Special Conditions:

Prior to Contracting

- a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.
- b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the Amazon loan and the deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.
- c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	1BR	2BR	3BR	Total
30%	5	3	0	8
40%	5	4	0	9
50%	6	7	7	20
60%	57	43	8	108
Total Low-Income Units	73	57	15	145
CAU/Manager Units	0	1	0	1
Total Units	73	58	15	146

3. Imagine Housing- Forest Edge

2025 Funding Request: \$2,000,000 (Contingent Loan)
100 Affordable Rental Units

2025 Executive Board Recommendation: \$500,000 (Contingent Loan)

Project Summary

The Forest Edge development is a partnership of Imagine Housing and Saint Andrews Lutheran Church, whose members were the original founders of Imagine Housing. The project includes approximately 100 units of new construction affordable rental units to be developed on an underutilized portion of the SALC property in Bellevue. This project will be one of the first to utilize Bellevue's C-1 land use code allowing affordable housing to be expanded on faith-owned property. The project will include studios, one-bedroom, two-bedroom, and three-bedroom homes affordable at 60% AMI.

The development will include onsite parking, an onsite resident service coordinator, and units dedicated for households with disabilities. This project creates workforce housing options in southeast Bellevue with easy access to schools, Bellevue College, grocery stores, and other amenities.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project delivers a significant number of affordable housing units, with an anticipated construction start in the 4th quarter of 2026.
- The project advances Bellevue's first development using their C-1 incentive for increased density on faith-owned land.
- The project includes 25 units for households with disabilities through the use of the City of Bellevue's Housing Stability Program funding.
- The project takes advantage of underutilized land owned by a local church with a long-term commitment to the creation and sustainable operation of affordable housing.

Proposed Conditions:

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

- a. The funding commitment shall continue for **twenty-four (24) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented,

meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

- b. Funds will be in the form of a **deferred, contingent loan**. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after the repayment of the proposed Amazon loan and deferred developer fee with 1% interest. The terms will also include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.
- c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Studios	1BR	2BR	3BR	Total
60%	20	32	27	21	100
Total Units	20	32	27	21	100

- d. Agency must demonstrate development capacity by 2/28/26 to continue to advance the project including: project design and permitting; construction contract negotiation; securing and negotiating project financing; development accounting; and construction management.

4. Habitat for Humanity - Orchard Gardens

2025 Funding Request:	\$1,125,000 (Secured Grant) 25 Affordable Homeownership Units
2025 Executive Board Recommendation:	\$1,116,000 (\$500,000 from ARCH HTF local funds and \$616,000 in CDBG funds recommended by ARCH and contracted by King County)
2023 ARCH Award:	\$600,000
Total Recommended Award:	\$1,716,000

Project Summary

This Orchard Gardens proposal will create twenty-five (25) new permanently affordable ownership homes for households earning up to 80% of the area median income. Each home will have three-bedrooms with on-site parking. Habitat for Humanity purchased the 3.13 acre property from the Holy Cross Lutheran Church in December 2024 and is finalizing permits with the City of Bellevue. The development includes preservation of an existing community garden, apple orchard and green spaces for the benefit of the community. The property is located in Bellevue's Newport neighborhood near schools, transit, the Factoria shopping center, and employment centers. ARCH provided an initial award to the project in the 2022 funding round. Since then, changes in interest rates and construction costs have led to a need for additional funding.

Ownership Model: Habitat employs a community land trust model to preserve long-term affordability, retaining ownership of the land and selling homes to eligible buyers through ground leases. When homeowners decide to sell, Habitat has a right of first refusal wherein Habitat will purchase the home, perform any necessary rehabilitation, and find an income-qualified buyer before reselling, thus, preserving long term affordability.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- Creates 25 new permanently affordable homeownership opportunities for households earning up to 80% AMI in Bellevue where median home prices exceed \$1 million. Such opportunities are rare and allow households with modest incomes to achieve stability through homeownership.
- Helps close a funding gap on a project with a previous ARCH award that is ready to start construction in 2026.
- Habitat's sweat equity model allows volunteers and potential buyers to gain valuable skills and experience in homebuilding, while allowing for cost savings when compared to traditional construction.
- Habitat's land trust model ensures perpetual affordability, which is especially important in a high cost, high growth city like Bellevue.

- Habitat’s approach to marketing helps to address historic barriers to home ownership and preserve cultural diversity in the community.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2023 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

- The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.
- Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.
- A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff .

Affordability	3BR	Total
80%	25	25
Total Units	25	25

- A third-party cost estimate must be reviewed and approved by ARCH staff as a condition of the ARCH funding award.
- Construction contracts for work to be performed by outside vendors must be reviewed and approved by ARCH staff.

5. PorchLight – Kirkland House

2025 Funding Request:	\$462,600 (Secured Grant) 6 Affordable Rental Units
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2025 Executive Board Recommendation:	\$212,600
Additional City of Kirkland Investment:	\$250,000
Total Recommended Award:	\$462,600

Project Summary

The Kirkland House has been providing permanent supportive housing to three formerly homeless individuals in an existing single-family home since 2020 when PorchLight acquired the property. PorchLight is seeking funding to rehabilitate the property and add three additional bedrooms and one additional bathroom to serve a total of six individuals. The home has easy access to public transit, grocery stores and other amenities within walking distance.

The proposed rehabilitation of the existing home includes a new roof, improved landscaping with outdoor seating areas for residents, new fencing around the property, repaving the driveway, installation of a new garage door, new windows, and re-siding the structure with Hardie plank and a weather barrier wrap. The interior rehabilitation includes installing energy saving fixtures and appliances, an all-weather heat pump system, exhaust fans in the bathrooms and kitchen, fire safety system improvements, and the replacement of flooring, cabinets, and countertops.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project preserves and expands an existing permanent supportive housing program serving people exiting homelessness.
- The project compliments the applicant's shelter program and will help offer stability to individuals accessing emergency shelter on the Eastside.
- If fully funded this round, the project anticipates construction start in 2026 and occupancy in 2027, providing timely housing opportunities.
- The project team includes an experienced development consultant and service provider with years of experience operating this program model.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

- a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that

time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.

- b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.
- c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	3	3
50%	3	3
Total Units	6	6

Ongoing Requirement through Period of Affordability

- a. The property will establish and fund a 6-month operations reserve account upon ARCH award contracting.

6. YWCA – Family Village Redmond

2025 Funding Request: \$1,897,052 (Contingent Loan)
20 Affordable Rental Units

2025 Executive Board Recommendation: \$626,700
Additional City of Redmond Investment: \$350,000
Total Recommended Award: \$976,700

Project Summary:

YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals

to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities.

The proposed funding will help to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project supports critical rehabilitation and preservation of existing, family-sized 30% AMI units for families exiting homelessness.
- The project allows units to remain occupied with existing residents.
- A local ARCH award will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.

Proposed Conditions

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

- a. The funding commitment shall continue for **twelve (12) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.
- b. Funds will be in the form of a **secured grant**. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.
- c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	2BR	3BR	Total
30%	17	3	20
Total Units	17	3	20

- d. Applicant will make Family Village Redmond their top priority to other public funders for upcoming rounds to address the remaining capital needs at the property, including anticipated stabilization and preservation funding rounds later this year.
- e. A licensed architect or envelope consultant will be required to prepare designs for the improvement.
- f. An environmental report including an interior and exterior mold survey is required before contracting. If remediation is required, it will be added to the project scope and budget.

7. LEO Condominiums at Trailhead

2025 Funding Request:	\$191,500 (Contingent Loan) 6 Affordable IDD Rental Units and 1 Common Area Unit
2025 Executive Board Recommendation:	\$191,500
2021 ARCH HTF Award:	\$250,000
Total Award:	\$441,500

Project Summary

Life Enrichment Options (LEO) has partnered with the King County Housing Authority (KCHA) to design and purchase space to serve six individuals with Intellectual or Developmental Disabilities (IDD) within the larger Trailhead Apartments project. These apartments were designed in consultation with LEO to align with their group home model that is used across other single-family homes in their portfolio. The space will be comprised of three apartments will deliver six IDD units and one live-in caregiver unit as outlined below:

Unit 305: A 1-bedroom unit for a live-in caregiver, with a connected door to unit 304. This is identified as a Common Area Unit, and will be considered a reasonable accommodation for purposes of the Section 8 Housing Choice Voucher associated with the neighboring unit 304 that has a shared door between the units.

Unit 304: A 4-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 4 units at 30% AMI.

Unit 303: A neighboring 2-bedroom unit for adults with Intellectual or Developmental Disabilities, providing 2 units for residents that are capable of more independent living, at 40% AMI.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the

City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants.

ARCH previously funded the LEO at Trailhead project in 2021. After overcoming delays due to site control and relocation of an existing utility, the project is now in the permitting process and expected to start construction in 2026. LEO anticipates purchasing the condo units at the completion of the building in 2028.

Funding Rationale

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project provides much needed housing and services for people with intellectual and developmental disabilities within a larger multifamily setting, establishing a potential model for integration of IDD housing in future projects.
- The project leverages significant State funding dedicated to IDD housing as well as the financing assembled by KCHA for the larger development.
- The project helps fulfill an important and longstanding TOD project within the City of Issaquah that will realize significant affordable housing and economic development goals. The project is part of a larger partnership with King County Housing Authority, a market rate developer and the City of Issaquah which will create significant affordable housing.

Proposed Conditions

The following 2025 Special Conditions and Standard Conditions are intended to supersede all conditions included in the 2021 award.

Standard Conditions: See Attachment 2 ARCH Award Standard Conditions.

Special Conditions:

Prior to Contracting

- a. The funding commitment shall continue for **thirty-six (36) months** from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider subsequent 12-month extensions only based on documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant must demonstrate that all capital funding has been secured or is likely to be secured within a reasonable timeframe.
- b. Funds will be in the form of a **secured grant**. Agency shall provide final operating proforma and cashflow waterfall for ARCH staff review. Final grant terms shall be determined prior to release of funds and must be approved by ARCH Staff.

- c. A covenant is recorded ensuring affordability for at least 55 years, with size and affordability distribution per the following table. Changes may be considered based on reasonable justification as approved by ARCH staff (such as changes to accommodate income averaging across the project).

Affordability	Beds	Total
30%	4	4
40%	2	2
Total Low-Income Units	6	6
CAU/Manager Unit	1	1
Total Units	7	7

- d. An operating budget, including any shared condominium operating costs will be reviewed and approved by ARCH.

8. Imagine Housing – Peter’s Ridge

2025 Funding Request: \$2,000,000 (Contingent Loan)
108 Affordable Rental Units

2025 Executive Board Recommendation: \$0

Project Summary

Peter’s Ridge Apartments will be a new construction project providing an estimated 108 units located on the current site of St. Peters Methodist Church. The development will include six separate 3-story buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units with an emphasis on two-bedroom and three-bedroom units or larger families. This project would be one of the first to utilize Bellevue’s Action C-1 amendment to the land use code incentivizing affordable housing on faith-owned property.

The project is located in the Northeast Bellevue neighborhood with many amenities located in nearby Crossroads. The development will include onsite parking and an onsite resident service coordinator.

Funding Rationale:

Given limited resources for an award in this year’s funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 round for the following reasons:

- The sponsor indicated that the Forest Edge project is their priority this funding round in its funding applications to ARCH, City of Bellevue and State funding rounds. The project is highly unlikely to leverage other public sources this year for full funding.
- The applicant will be encouraged to apply in future funding rounds.

9. King County Housing Authority – Trailhead Apartments

2025 Funding Request:	\$500,000 (Conditional Loan) 154 Affordable Rental Units and 2 Common Area Units
2025 Executive Board Recommendation:	\$0
2017 ARCH HTF Award:	\$2,000,000
Total 2025 Award:	\$0 (The existing \$2,000,000 remains committed from ARCH for the development)

Project Summary

Trailhead Apartments will be an approximately 156-unit affordable housing building located on the north side of the larger Central Issaquah Transit Oriented Development. The King County Housing Authority (KCHA) is currently in the process of selecting a developer for a second, 200-unit, market rate building that will be located to the south. The Trailhead Apartments will serve 40% and 60% AMI households with a mix of studio, one-bedroom, two-bedroom, and 3-bedroom units.

KCHA will partner with Life Enrichment Options (LEO) to construct space within the project to house six adults living with Intellectual and Developmental Disabilities (IDD). LEO has submitted a funding application to support their purchase of this space, anticipating ARCH, Issaquah IHIP, and Commerce awards.

The ground floor will include 10,000 sf of commercial space (Issaquah Opportunity Center) to be owned by the City of Issaquah. This space will be programmed for community services, and the City of Issaquah will issue an RFP to healthcare providers, mental health service providers, and other community service organizations this fall to select tenants. The project will include 172 parking stalls on three levels of structured parking.

ARCH initially awarded funding to the Trailhead project in 2017 and has remained committed to the project's success since then.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend additional funding for the project in the 2025 ARCH HTF round for the following reasons:

- While the project aligned well with the timely delivery of housing priority, the applicant indicated that if they were not fully funded with all pending funding requests and available financing tools in 2025, they would be able to begin construction as scheduled in June 2026 and apply for additional funds in future rounds.

- Construction costs are relatively high per unit, partially related to the high number of structured parking stalls provided.
- If capital funding gaps persist, the applicant will be encouraged to apply in future funding rounds.
- ARCH will continue to support the project with its existing funding commitment and in its requests for other sources of public funding.

10. LIHI – Aventine Apartments

2025 Funding Request: \$250,000 (Conditional Loan)
66 Affordable Rental Units

2025 Executive Board Recommendation: \$0

Project Summary

The Aventine is a 5-story, 66-unit apartment community with 51 underground parking spaces located in Bellevue’s Downtown neighborhood. LIHI purchased the Aventine in 2024 with funding from Amazon, WSHFC, and the City of Bellevue to create and preserve housing for households at 30% to 80% AMI. ARCH awarded funding in 2023 and 2024 totaling \$1.5 million, which is intended to repay interim financing and support rehabilitation work. The building had 62 occupied units with market rate and 80% AMI tenants when LIHI took ownership in 2024. Existing tenants were allowed to remain in place, and unit turnover was completed on a voluntary basis.

The 66 units are a mix of studios, one-bedroom, and two-bedroom apartments. There are twelve units at or below 30% AMI, twenty units at 50% AMI, nineteen units at 60% AMI, and fifteen units at 80% AMI. In addition to low income workforce individuals, the building serves homeless families, veterans, and people living with disabilities. Aventine also has a 5-year, \$1,800,020 OMS award from Bellevue's Housing Stability Program to provide case management and behavioral health supports to residents.

LIHI is now seeking additional funding from ARCH, King County, and Commerce to repay a \$3,500,000 bridge loan from the City of Bellevue that was used for acquisition and the planned rehab work. The rehabilitation cost has also increased, creating additional need for their \$4,750,000 request to all public funders this year.

Funding Rationale

Given the limited resources for an award in this year’s funding round, the Executive Board supports the intent of the project but does not recommend additional funding from the 2025 ARCH HTF round the project for the following reasons:

- ARCH and other local funders already have committed substantial resources to the project, and current awarded funds have not yet been contracted and expended.
- The project will likely be competitive for other sources of funding.

11. Vintage – Parq by Vintage

2025 Funding Request: \$2,000,000 (Conditional Loan)
259 Affordable Rental Units and 2 Common Area Units

2025 Executive Board Recommendation: \$0

Project Summary

Parq by Vintage is a proposed 259-unit affordable multifamily development. The project is located at 21925 South East 51st Street, Issaquah, WA 98029 and will convert existing commercial office space into multifamily affordable residential buildings. The site consists of two elevator buildings, one with five stories and one with six stories. The project proposes to provide 259 parking spaces, which are necessary due to limited transit options from the site. Outdoor amenity space will be created for the residents.

The site was chosen for its adaptive reuse potential and for its proximity to amenities desirable to families, including groceries, pharmacies, retail, and restaurants. The project site is located adjacent to the 531-acre Lake Sammamish State Park, with a direct trail connection to the park. A major landmark in King County, the park receives over two million visitors annually.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF Round for the following reasons:

- The project sponsor and property management firm have pending litigation with the State Attorney General's Office; therefore, the project was unlikely to receive an allocation of the other funding needed to complete the project on the proposed schedule.
- The project application provided limited assessment of the existing building and system conditions as well as few details in the office to residential conversion scope of work, leaving more uncertainty on project costs and need for funding.

12. reSpace – Bellevue Sell and Stay Multigenerational Homeowners

2025 Funding Request: \$500,000 (Secured Grant)
40 Affordable Homeownership Units

2025 Executive Board Recommendation: \$0

Project Summary

This project aims to provide 8-12 units on four separate properties under a unique co-homeownership model for moderate-income individuals (60–100% AMI) including seniors who wish to age in place. The project will involve the redevelopment of four, to be identified, existing single-family properties into 8–12 private suites at each site within a shared-equity homeownership structure. Properties will be sourced by identifying single family homeowners who want to sell their homes but remain onsite, in a new living suite. Sixteen of the 40 units will be dedicated to seniors eligible at 60% AMI making these units eligible for Bellevue HSP funds.

The rehabilitation will include adding bathrooms to each bedroom in the existing single-family home to create suites consisting of a bathroom and bedroom for each resident owner. New ADUs will be built with additional shared suites in conformance with the new middle housing code adopted by Bellevue. There will be shared kitchens and living areas in each building. The specific properties for the developments have not yet been identified or site control secured.

Ownership Model: The ownership model is structured through an LLC operating agreement. Each homeowner holds a membership interest in the entire property and common areas, and each household has exclusive rights to their designated private suite.

Funding Rationale

Given the limited resources for an award in this year’s funding round, the Executive Board supports the intent of the project but does not recommend funding the project in the 2025 ARCH HTF round for the following reasons:

- The developer has not identified the specific sites or started any of the feasibility or design work.
- Project is a new model and has yet to demonstrate feasibility in the current market including demand for co-housing amongst seniors or ability to obtain construction phase financing for the development or lenders to purchase the co-ownership suites.
- Questions remain about the model for service delivery.
- Applicant is encouraged to continue developing their model and consider applying in a future round.

13. SRI – Catalina Apartments

2025 Funding Request:	\$1,000,000 (Conditional Loan) 96 Affordable Rental Units
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2025 Executive Board Recommendation:	\$0
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Project Summary

This project aims to acquire and convert an existing market-rate building into an income-restricted development for seniors at 30% to 80% AMI, of which five will be set aside for seniors living with

physical disabilities at 30% AMI. The building is comprised of studio and one-bedroom units. This is the second application ARCH has received for the project.

Originally a nursing home, the building was converted to 96 individual apartments in the early 2000s. The project has several features that align well to serve seniors, such as an elevator and significant common areas for congregation. The rehabilitation component will address outstanding capital needs of the building, including exterior paint and facade repairs, a new roof, elevator upgrades, HVAC replacement, and an interior refresh. The property is in the Woodridge neighborhood of Bellevue with most amenities located in the Factoria neighborhood to the south.

The conversion of this building from market rate to income-restricted will require the relocation of at least some existing residents who do not meet income requirements. SRI intends to hire a relocation consultant (Housing to Home) to support relocation elements. It is estimated that around half of the households will not meet income requirements and need to be relocated.

Funding Rationale

Given the limited resources for an award in this year's funding round, the Executive Board supports the intent of the project but does not recommend funding the project for the following reasons:

- The project is unlikely to secure other public sources this year for full funding.
- The project would potentially result in involuntarily displacing approximately 50% of the existing residents as the project converts to senior housing.

Attachment 1: Proposed Funding Sources

2025 FUNDING RECOMMENDATIONS								
	Altaire	Bothell Urban	Family Village Redmond	Forest Edge	LEO Trailhead	Kirkland House	Orchard Gardens	2025 Funds Recommended
	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	4,030,800
Bellevue	140,400	542,000	211,100	140,400	23,700	54,300	189,300	1,301,200
Bothell	19,400	22,400	19,900	19,400	18,600	18,800	1,400	119,900
Clyde Hill	2,500	6,000	3,100	2,500	1,400	1,700	1,700	18,900
Hunts Point	600	2,300	900	600	100	200	800	5,500
Issaquah	63,300	14,800	5,800	63,300	60,100	1,500	5,200	214,000
Kenmore	13,600	45,100	19,100	13,600	4,400	6,800	14,900	117,500
Kirkland	109,300	421,300	164,100	109,300	18,400	42,100	147,300	1,011,800
Medina	3,500	13,400	5,200	3,500	600	1,300	4,700	32,200
Mercer Island	4,400	16,900	6,600	4,400	700	1,700	5,900	40,600
Newcastle	2,200	8,400	3,300	2,200	400	800	2,900	20,200
Redmond	110,300	290,000	141,900	110,300	58,000	71,700	84,800	867,000
Sammamish	17,700	68,200	26,600	17,700	3,000	6,800	23,900	163,900
Woodinville	11,900	45,800	17,800	11,900	2,000	4,600	16,000	110,000
Yarrow Point	900	3,400	1,300	900	100	300	1,200	8,100
HTF	500,000	1,500,000	626,700	500,000	191,500	212,600	500,000	4,030,800
CDBG							616,000	616,000
Kirkland Add'l Inv						250,000		250,000
Redmond Add'l Inv			350,000					350,000
2021 HTF Award					250,000			250,000
2023 HTF Award							600,000	600,000
Grand Total	500,000	1,500,000	976,700	500,000	441,500	462,600	1,716,000	6,096,800

Attachment 2: ARCH Award Standard Conditions

1. Prior to Contracting:

- a. Owner shall submit quarterly monitoring reports to ARCH **from the time of award** through completion of the project.
- b. The Owner shall submit a project implementation timeline, **and development and operating budgets (“Project Budget”)** based upon more complete cost information and actual funding commitments, including proposed uses of ARCH funds, which must be approved by ARCH. If the Owner is unable to adhere to the timeline and/or budgets, ARCH must be immediately notified and a new timeline and/or budgets shall be submitted by the Owner for ARCH’s approval. ARCH shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Owner. Failure to adhere to the timeline and/or budgets, either original or as amended, may result in withdrawal of the **Lender’s** commitment of funds.
- c. The Owner shall submit evidence of commitment of all public and private funds in the Project consistent with the Project Budget. In the event commitment of funds identified in the Project Award Letter cannot be secured in the time frame identified in the application, the Owner shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding, and the timing of those actions, subject to ARCH’s review and approval. All commitments of financing for the Project must be secured by the Owner prior to the release of funds.
- d. The Owner shall submit evidence of insurance, as required by ARCH.
- e. The Owner shall submit evidence of site control, a market study (if applicable), and an appraisal, by a state-certified general real estate appraiser, as that term is defined in RCW 18.140.010(22), which establishes a property value equal to or greater than the acquisition price.
- f. *[If improvements already exist -* The Owner shall submit a property inspection report by a qualified third-party firm. This report shall include an analysis of deferred and other repair or maintenance items upon the Property as well as the presence of any Hazardous Substances, and if present, how it will be addressed. This report shall be accompanied by a budget and plan showing how recommended rehabilitation work will be completed in a timely manner. A budget and timetable for this work may be submitted with the inspection report or be included as an attachment to the Project Budget required in subsection 1.2 hereinabove.]
- g. The Owner shall submit a Hazardous Substances survey for the site by a qualified third-party firm. This report shall include an analysis of the presence of any Hazardous Substances, and if present,

how the Hazardous Substances will be addressed. This report shall be accompanied by a plan showing how recommended work will be completed in a timely manner. If applicable, a budget and timetable for this work shall be submitted with the inspection report.

- h. Owner shall provide **Lender** with an authorization, execution and enforceability opinion of Owner's counsel in a form reasonably acceptable to the **Lender**.
- i. [If required], Owner shall secure performance and payment bonds in the amount of the value of the construction project.
- j. Owner shall cooperate with ARCH in obtaining an American Land Title Association Lender's Title Policy with extended title insurance insuring the [Loan/Grant] and including those endorsements reasonably required by ARCH. The costs of such policy shall be the responsibility of the Owner.
- k. The Owner shall have in place all applicable construction, land use, environmental (including Hazardous Substances (as defined in the Environmental Indemnity)), and zoning permits, and other approvals necessary for construction, occupation and operation of the Project. Owner shall maintain documentation of any such.
- l. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements. Owner shall include in any construction contracts or subcontracts, such requirements as may be required by the federal funds so used.

2. Additional Terms to be included in the Funding Documents

- a. Concurrent with Owner's execution of the Funding Agreement, Owner shall execute and deliver to ARCH (i) the Note, (ii) the Deed of Trust, (iii) the Regulatory Agreement, and (iv) a Certificate and Indemnity Agreement Regarding Hazardous Substances and Building Laws ("Environmental Indemnity"). Together with the Funding Agreement, the Deed of Trust, Note, and Regulatory Agreement, and Environmental Indemnity, shall be considered the "ARCH Funding Documents".
- b. Lender funds allocated to the Project shall not be used for any purposes other than as specified in the award conditions and/or as described in the approved Project Budget unless ARCH has given written authorization for alternative use. Spending of construction contingency must be approved in advance by ARCH. If after the completion of the project there are budget line items with unexpended balances, ARCH shall approve adjustments to the project capital sources, including potential reductions in public fund loan balances.
- c. The Owner shall [acquire/construct/renovate] the Project in compliance with the Project Award Letter as approved by ARCH and substantially in compliance with any plans and/or specifications submitted to and approved by ARCH.

- d. The net developer fee shall follow the ARCH Net Developer Fee Schedule. A net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion that is paid out of cash flow from operations after being placed in service.
- e. The Owner shall submit a complete management and services plan and updated operating budget for review and approval by ARCH staff ("Management Plan"). At a minimum the plan shall describe: (1) the physical plan including number and size of units, amenities, and accessibility, (2) the tenant population to be served, (3) description of housing programs and services, (4) management and operation of the premises including description of management entity and staffing, rules for operation of the premises, enforcement procedures, and maintenance and repair program, and (5) coordination of services with outside providers and parking management.
- f. Owner shall submit annual monitoring reports after completion of the project, and shall submit initial tenant information as required by ARCH, if applicable.

3. Other Terms

- a. ARCH, through its Administering Agency, may negotiate, approve, execute, and record amendments or releases of any ARCH loan documents as may be needed for the project; provided the project still provides the anticipated affordable housing and there is sufficient collateral to secure the members' financial investment, all as determined by ARCH staff.
- b. ARCH acknowledges that projects may change from the time of award until signing of the funding agreement as designs are further developed and financing is secured. The following changes may be approved by the party identified below, based on a determination that the change is necessary for the project to proceed and the Owner has made diligent efforts to maximize the affordable housing benefits in the project.

Type of Change	Approver
Change to proposed population (if applicable)	ARCH Executive Board
Change to total number of units or bedrooms of less than 20%	ARCH staff
Change to total number of units or bedrooms greater than 20%	ARCH Executive Board
Change to affordability levels resulting in average AMI increasing 10% AMI or less change	ARCH staff
Change to affordability levels resulting in average AMI increasing over 10% AMI	Executive Board
Change in one or more entities that make up the project sponsor / applicant	Executive Board

Attachment 3: Project Economic Summaries

Applicant: BRIDGE Housing
 Project Name: Bothell Urban (Lot P)
 Location: Bounded by Thorsk St, 98th Ave NE, and Pop Keeney Way, Bothell
 Project Description: Approximately 200 units of affordable rental housing at 30%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	\$70,000
Construction	\$66,695,714
Soft Costs	\$3,898,544
Construction Financing	\$8,274,347
Permanent Financing	\$1,463,662
Capitalized Reserves	\$877,517
Other Development Costs	\$8,538,657
Developer Fee	\$12,676,407
Bond Related Costs of Issuance (4%)	\$107,500
Total Development Costs	\$102,602,348

Residential Source Name	Amount
Tax Credit Equity (4%)	\$43,032,308
State (WA HTF)	\$8,000,000
ARCH	\$1,500,000
Perm Loan/Bond	\$24,629,928
Sponsor Loan	\$4,360,740
Amazon	\$16,000,000
Deferred Developer Fee	\$4,379,372
CHIP	\$700,000
Total Capital Sources	\$102,602,348

Applicant: Hopelink and SRM
 Project Name: Altaire at East Main
 Location: 995 118th Ave SE, Bellevue
 Project Description: Approximately 145 units of affordable rental housing at 30%, 40%, 50%, and 60% AMI with 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	\$16,308,241
Construction	\$46,901,103
Soft Costs	\$5,080,296
Pre-Development/Bridge Financing	\$6,112,799
Construction Financing	\$5,996,690
Permanent Financing	\$548,094
Capitalized Reserves	\$1,362,526
Other Development Costs	\$4,520,908
Developer Fee	\$8,793,300
Bond Related Costs of Issuance (4%)	\$608,470
Total Development Costs	\$96,232,427

Residential Source Name	Amount
Tax Credit Equity (4%)	\$30,108,043
State (WA HTF)	\$7,500,000
King County	\$3,000,000
City of Bellevue (HSP)	\$14,460,888
City of Bellevue (AHF)	\$3,483,750
ARCH	\$500,000
Perm Loan/Bond	\$11,325,006
Amazon	\$18,125,000
Deferred Developer Fee	\$6,224,409
Interim Income and Accrued Interest	\$1,505,331
Total Capital Sources	\$96,232,427

Applicant: Imagine Housing
 Project Name: Forest Edge
 Location: 2650 148th Ave SE, Bellevue
 Project Description: Approximately 100 units of affordable rental housing at 60% AMI

Development Costs	Amount
Acquisition Costs	\$3,625,000
Construction	\$49,353,990
Soft Costs	\$3,401,182
Pre-Development/Bridge Financing	\$350,000
Construction Financing	\$4,172,323
Permanent Financing	\$809,968
Capitalized Reserves	\$1,005,687
Other Development Costs	\$2,993,364
Developer Fee	\$4,950,000
Bond Related Costs of Issuance (4%)	\$589,051
Total Development Costs	\$71,250,565

Residential Source Name	Amount
Tax Credit Equity (4%)	\$26,867,375
State (WA HTF)	\$5,000,000
City of Bellevue (HSP)	\$6,903,994
City of Bellevue (AHF)	\$3,784,367
ARCH	\$500,000
Perm Loan/Bond	\$13,223,748
Amazon	\$11,000,000
Deferred Developer Fee	\$2,971,081
CHIP	\$1,000,000
Total Capital Sources	\$71,250,565

Applicant: Habitat for Humanity
 Project Name: Orchard Gardens
 Location: 4315 129th Place SE, Bellevue
 Project Description: Approximately 25 units of affordable homeownership at 80% AMI

Development Costs	Amount
Acquisition Costs	\$1,635,000
Construction	\$15,996,994
Soft Costs	\$1,716,316
Construction Financing	\$776,962
Other Development Costs	\$1,225,000
Total Development Costs	\$21,350,272

Residential Source Name	Amount
State (WA HTF)	\$2,500,000
King County	\$1,800,000
City of Bellevue (AHF)	\$1,715,400
ARCH 2025 Request	\$784,600
Perm Loan/Bond (Home Sales Revenue)	\$6,539,558
National Housing Trust	\$400,000
2023 Commerce HTF & Appropriation	\$3,109,600
2023 ARCH	\$600,000
2023 & 2024 King County	\$2,901,114
2023 CHIP	\$1,000,000
Total Capital Sources	\$21,350,272

Applicant: PorchLight (formerly Congregations for the Homeless)
 Project Name: Kirkland House
 Location: 13205 100th Place NE, Kirkland
 Project Description: Approximately 6 units of affordable rental housing at 30% and 50% AMI

Development Costs	Amount
Construction	\$1,216,612
Soft Costs	\$239,587
Capitalized Reserves	\$28,200
Other Development Costs	\$103,142
Developer Fee	\$50,000
Total Development Costs	\$1,637,541

Residential Source Name	Amount
State (WA HTF)	\$924,941
ARCH	\$462,600
Sponsor Grant	\$250,000
Total Capital Sources	\$1,637,541

Applicant: YWCA
 Project Name: Family Village Redmond
 Location: 16601 NE 80th St, Redmond
 Project Description: 20 units of affordable rental housing at 30% AMI

Development Costs	Amount
Construction	\$1,793,991
Soft Costs	\$28,000
Other Development Costs	\$24,748
Developer Fee	\$50,313
Total Development Costs	\$1,897,052

Residential Source Name	Amount
ARCH	\$976,700
County/State Preservation Funds	\$920,352
Total Capital Sources	\$1,897,052

Applicant: Life Enrichment Options (LEO)
 Project Name: LEO Condominiums at Trailhead
 Location: 1550 Newport Way NW, Issaquah
 Project Description: 6 units of affordable rental housing at 30% and 40% AMI and 1 Common Area Unit

Development Costs	Amount
Acquisition Costs	\$2,420,479
Soft Costs	\$254,485
Capitalized Reserves	\$8,788
Other Development Costs	\$14,374
Total Development Costs	\$2,698,126

Residential Source Name	Amount
State (WA HTF)	\$1,733,626
Issaquah Inclusive Housing Pool (IHIP)	\$383,000
ARCH 2025 Request	\$191,500
Kuni Foundation	\$140,000
2023 ARCH	\$250,000
Total Capital Sources	\$2,698,126

2025 Housing Trust Fund ARCH Executive Board Recommendations

December 18, 2025

ARCH Strategies

ARCH's mission is to preserve and increase housing for low and moderate income households in East King County by:

- Coordinating public resources and attracting greater private investment into affordable housing;
- Sharing technical resources and staff between jurisdictions to create a sound base of housing policies and programs;
- Effectively stewarding affordable housing created through local policies and investment;
- Providing one clear point of contact for affordable housing development;
- Directly engaging the community with information and expertise; and
- Advancing policies that will help create more affordable housing faster.



ARCH
Investments
Program

Investment Programs



City of Bellevue
Housing Stability Program
& Affordable Housing Fund



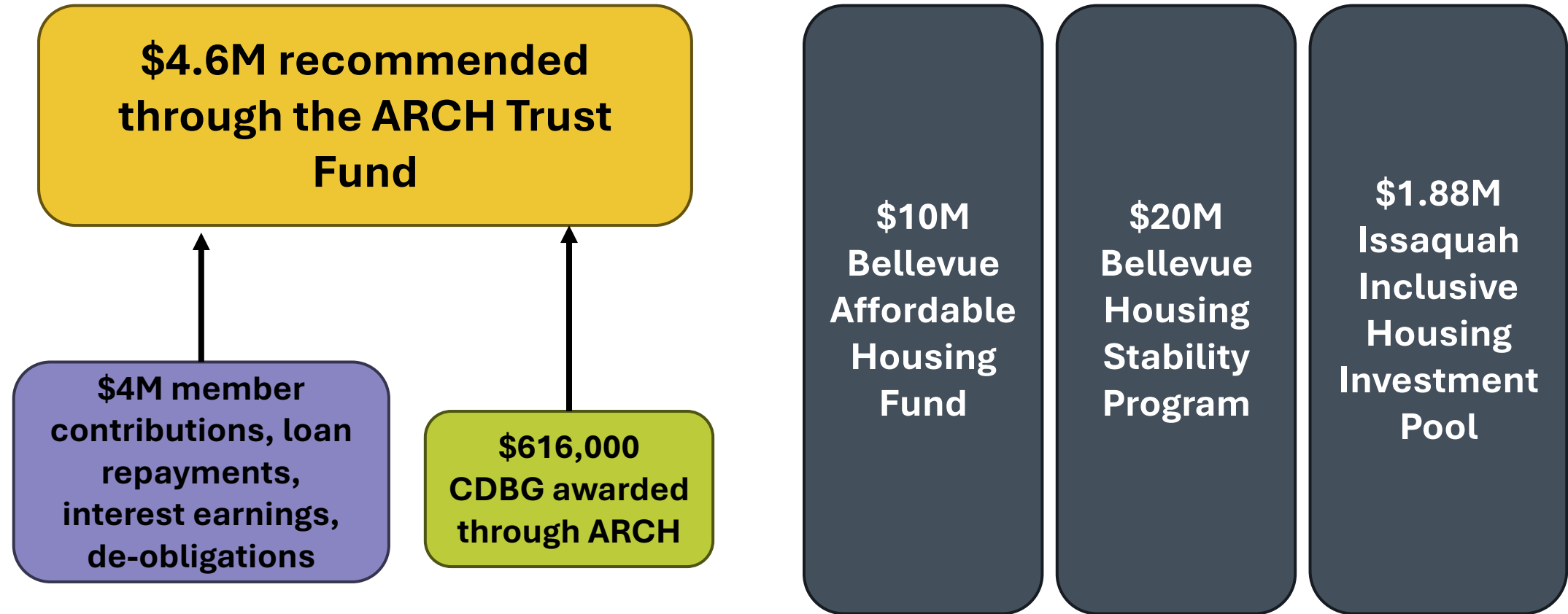
City of Issaquah
Inclusive Housing
Investment Pool



ARCH Housing Trust Fund

- ARCH members contribute annually to a shared housing investment pool
- Over \$120 million invested in East King County since 1992
- 110 projects in total
- Over 6,000 units of housing in total

2025 Funding Round



2025 Funding Context



- Federal funding risks limited projects that rely on Section 8 / operating subsidies



- \$600M in 2025-26 State Housing Trust Fund
 - \$300M for 2025 -- only \$37M in multifamily rental for King County (add'l funds for homeownership, IDD, Apple Health and Home)



- \$15.9M of King County funds for multifamily rental (not including earmarked funds)

2025 ARCH HTF Priorities

1

Timely Delivery of Housing

- Ability to advance through entitlement and permitting process quickly
- Ability to secure other sources in a timely manner

2

Maximizing Unit Creation with ARCH Investment

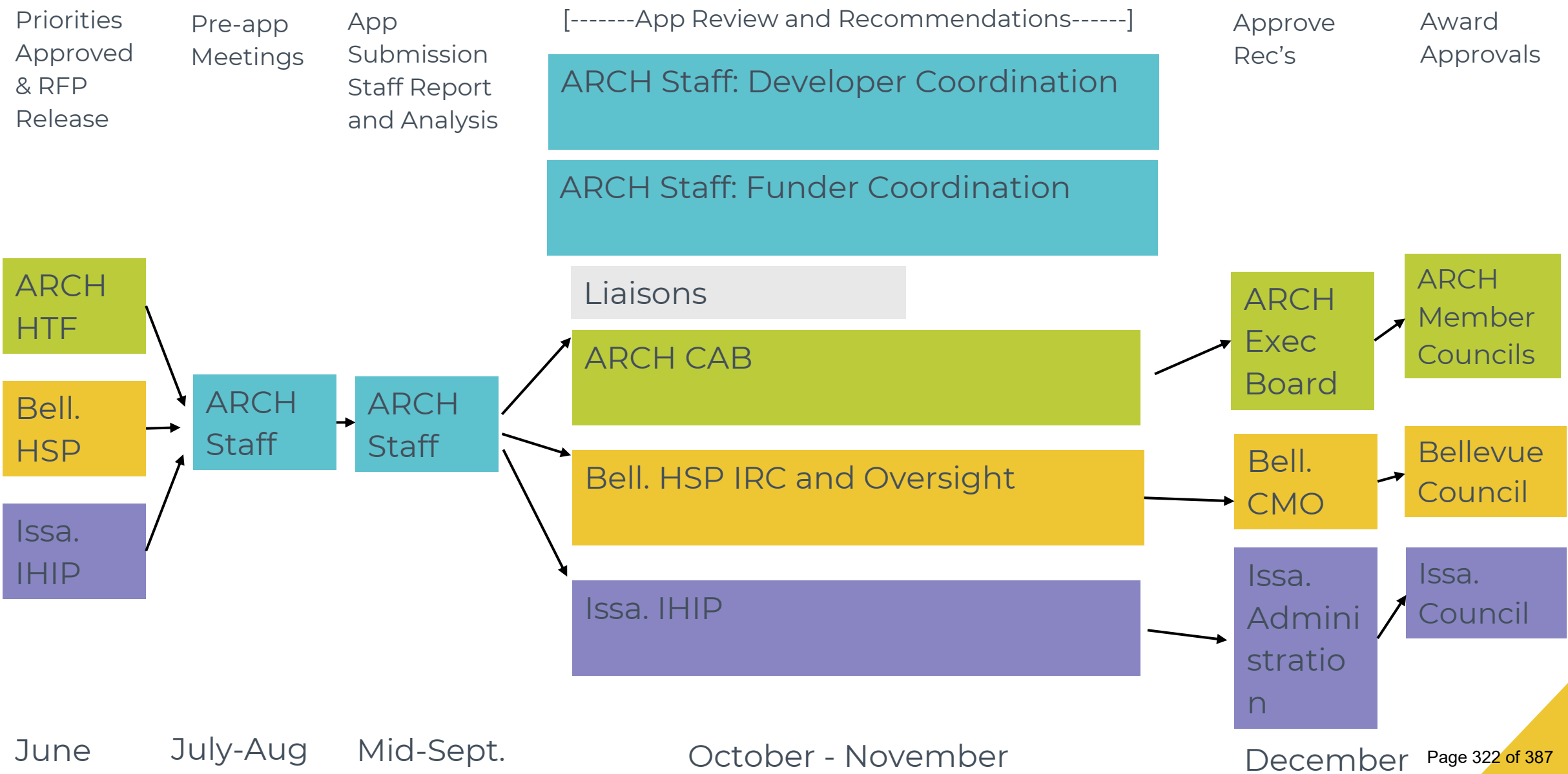
- Leveraging private investment
- Maximizing competitiveness of other sources
- Cost Effective Development

3

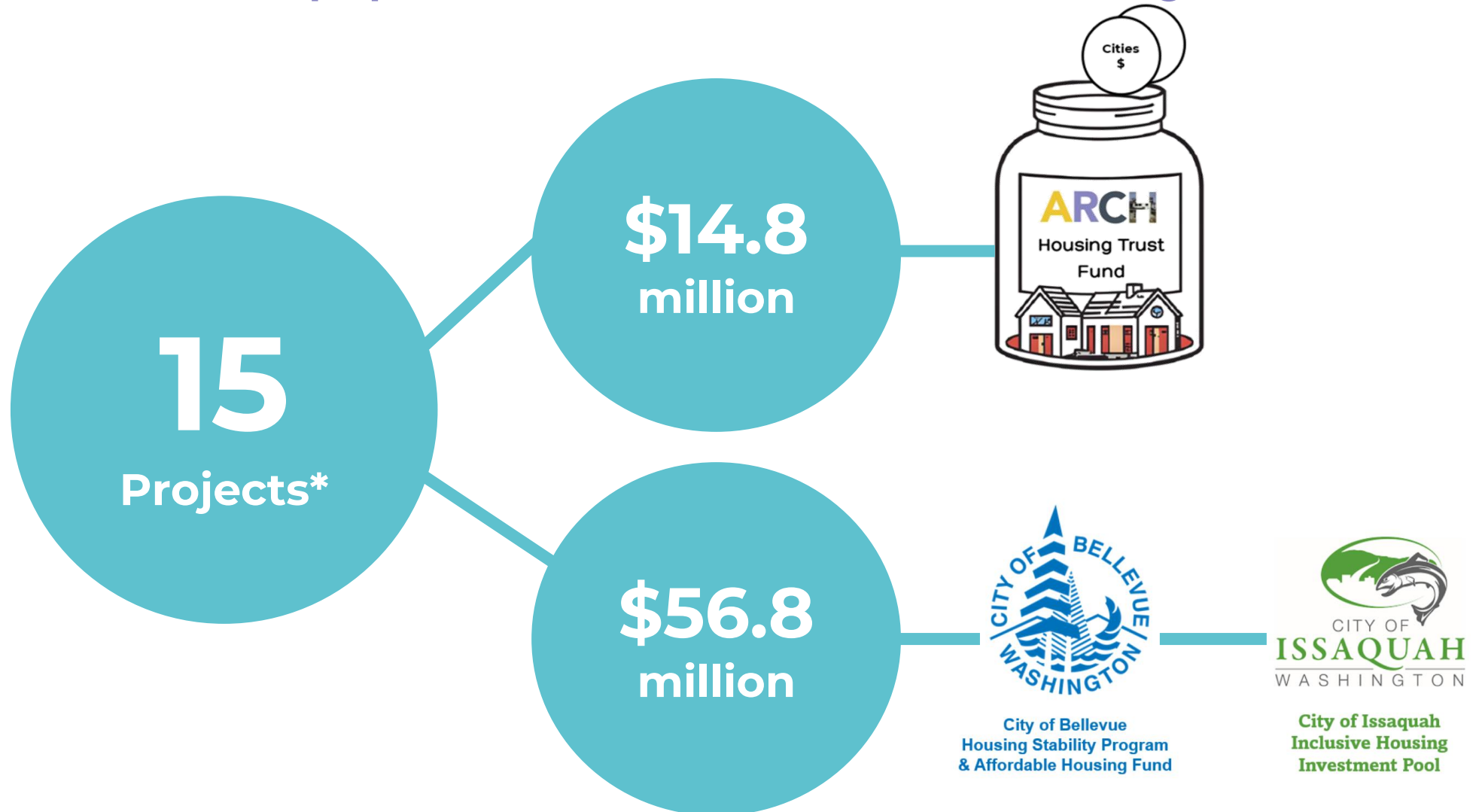
Other Objectives

- Target populations, geographic equity, preservation, transit-oriented development, racial equity, shelter & supportive housing, and sustainable & environmentally friendly solutions

Housing Investment Programs Workflow:



Application Summary



*3 projects previously awarded applied for add'l funds

Application Summary

(continued)

Proposed projects in 5 cities



Project types



Multifamily Rental



Homeownership



**Group Homes For
People With
Disabilities**



New Construction



Acquisition

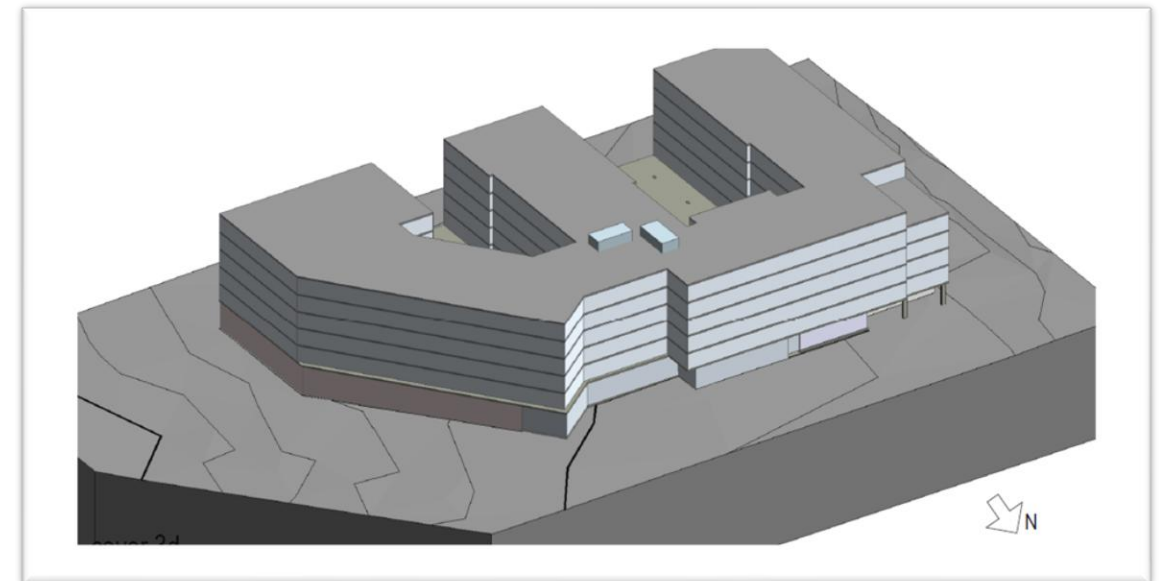




City of Bothell™

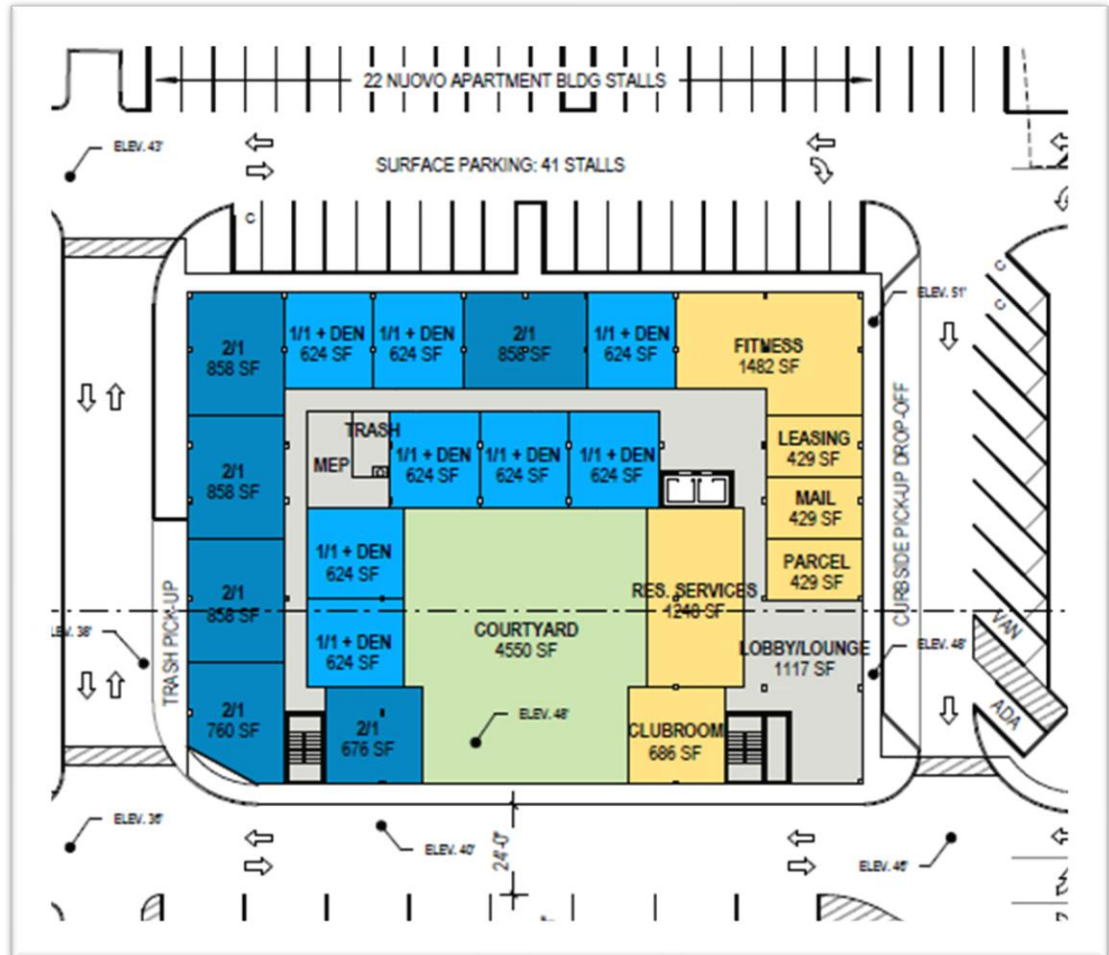
Bothell Urban

- Location: Thorsk St and Pop Keeney Way
- Applicant: BRIDGE Housing Corp.
- Funds Requested: \$1,500,000
- **Recommended Award: \$1,500,000**
- 200 Units (1br, 2br, and 3br)
- 30%, 50%, and 60% AMI
- Over 50% of homes are family-sized units with two and three bedrooms developed on surplus City of Bothell property



Altaire at East Main

- Location: 991 118th AVE SE, Bellevue
- Applicant: Hopelink & SRM Development
- Funds Requested: \$1,000,000
- Recommended Award: \$500,000
- 146 units (1br, 2br, and 3br)
- 30%, 40%, 50%, and 60% AMI
- Set-asides for households exiting homelessness with services provided by Hopelink



Forest Edge

- Location: 2650 148th Ave SE, Bellevue
- Applicant: Imagine Housing
- Funds Requested: \$2,000,000
- Recommended Award: \$500,000
- 100 units, Studio to 3-bedrooms
- 60% AMI
- Surplus property to be purchased from St. Andrew's Lutheran Church
- Set-asides for households with disabilities



Orchard Gardens

- Location: 4315 129th Pl SE, Bellevue
- Applicant: Habitat for Humanity
- Funds Requested: \$1,125,000 (\$600,000 awarded in 2022)
- Recommended 2025 Award: \$1,116,000
 - \$500,000 HTF
 - \$616,000 CDBG
- 25 3-bedroom units
- Homeownership for families up to 80% AMI



Kirkland House

- Location: 13205 100th Place NE, Kirkland
- Applicant: Porchlight (formerly Congregations for the Homeless)
- Funds Requested: \$462,600
- Recommended Award: \$462,600
 - \$212,600 HTF
 - \$250,000 City of Kirkland
- 6 bedrooms, 30% & 50% AMI
- Rehab and expansion of Porchlight home for men exiting homelessness



Family Village Redmond

- Location: 16601 NE 80th St., Redmond
- Applicant: YWCA Seattle-King-Sno
- Funds Requested: \$ 1,897,052
- Recommended Award: \$976,700
 - \$626,700 HTF
 - \$350,000 City of Redmond
- 20 2br & 3br units, 30% AMI
- Preserves existing housing for families exiting homelessness



LEO Trailhead

- Location: 1550 Newport Way NW, Issaquah
- Applicant: Life Enrichment Options (LEO)
- Funds Requested: \$191,500 (\$250,000 previously awarded)
- Recommended 2025 Award: \$191,500
- 7 units (studio suites) 30% & 40% AMI
- Condo within KCHA development to serve people with Intellectual and Developmental Disabilities



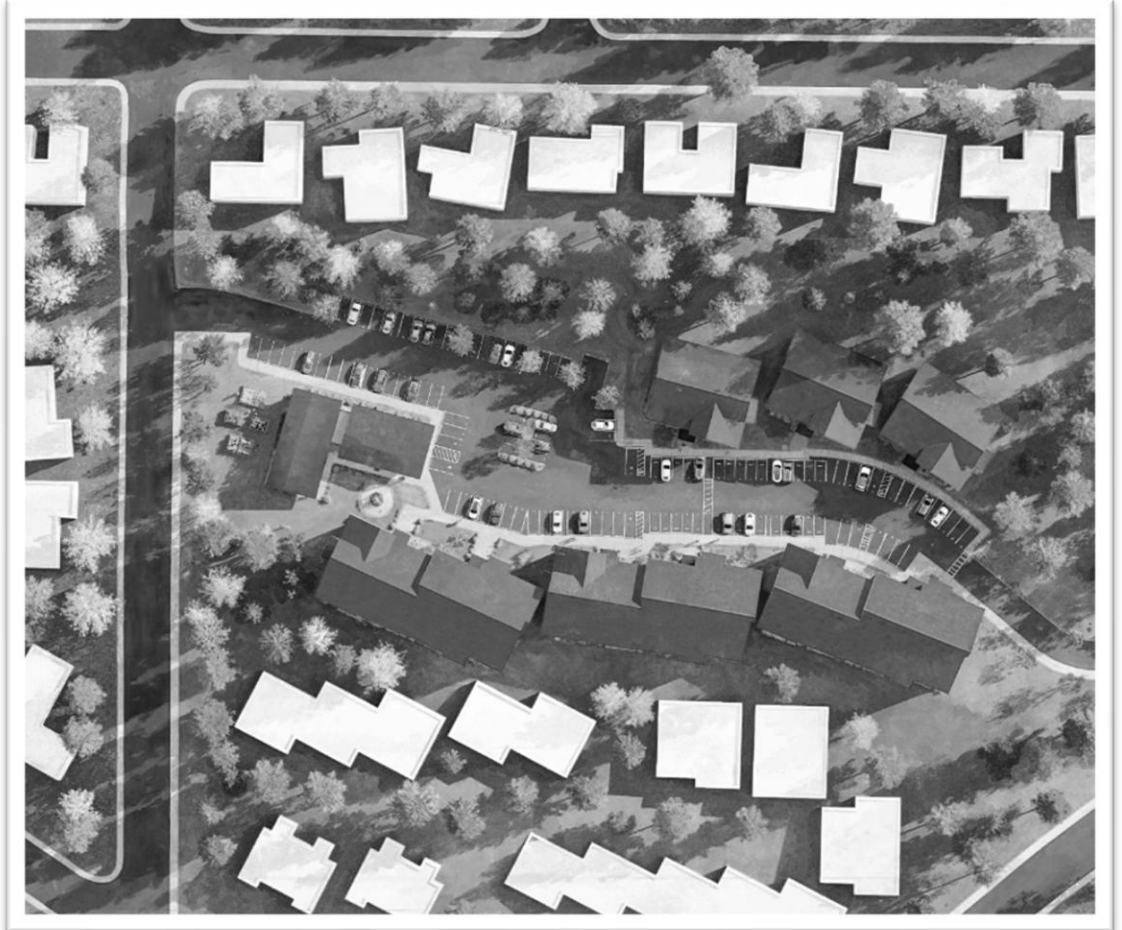
Trailhead

- Location: 1550 Newport Way NW, Issaquah
- Applicant: King County Housing Authority (KCHA)
- Funds Requested: \$500,000 (\$2,000,000 previously awarded)
- Recommended Award: \$0 new
- 156 units (1br, 2br, & 3br)
- Affordability: 40% & 60% AMI
- Near Transit Center and co-located with the Opportunity Center



Peters Ridge

- Location: 17222 NE 8th St, Bellevue
- Applicant: Imagine Housing
- Funds Requested: \$2,000,000
- Recommended Award: \$0
- 108 units (Studio, 1br, 2br, 3br)
- Affordability: 60% AMI
- Surplus property to be purchased from St. Peter's Methodist Church



Aventine

- Location: 211 112th Ave NE, Bellevue WA
- Applicant : Low Income Housing Institute
- Funds Requested: \$250,000 (\$1,500,000 total award from 2023 and 2024)
- Recommended Award: \$0 new
- 66 units (studio, 1br, and 2br)
- Affordability: 30% AMI, 50%AMI and 80% AMI
- Families and individuals exiting homelessness, veterans, people with disabilities, workforce



reSpace Bellevue

- Location: 4 sites TBD in Bellevue
- Applicant: reSpace
- Funds Requested: \$500,000
- Recommended Award: \$0
- Unit Mix: 40 suites for homeownership targeting seniors and households qualifying 60-100% AMI.
- Residents own bedroom/bathroom suites with shared kitchens and living areas to increase affordability and create community and social connection.



Catalina Apartments

- Location: 2210 132nd Ave SE, Bellevue
- Applicant: Shelter Resources Inc.
- Funds Requested: \$1,000,000
- Recommended Award: \$0
- 96 units (studio & 1br units)
- 50% to 80% AMI
- Acquisition/conversion of former nursing home to senior housing



Parq by Vintage

- Location: 21925 SE 51st St, Issaquah
- Applicant: Vintage Housing
- Funds Requested: \$2,000,000
- Recommended Award: \$0
- 259 units (1br, 2br & 3br)
- 50% to 60% AMI
- Office to Residential conversion



Summary of Recommendations

Sponsor	Project Name	Units	City	Amounts Requested	Award Amounts
				ARCH HTF	ARCH HTF
BRIDGE Housing Corporation	Bothell Lot P South	201	Bothell	\$1,500,000	\$1,500,000
Hopelink & SRM	Altaire at East Main	146	Bellevue	\$1,000,000	\$500,000
Imagine Housing	Forest Edge	100	Bellevue	\$2,000,000	\$500,000
Habitat for Humanity Seattle-King and Kittitas Counties	Orchard Gardens	25	Bellevue	\$1,125,000	\$500,000 +
PorchLight	The Kirkland House	6	Kirkland	\$462,600	\$462,600 *
YWCA Seattle King Snohomish	Family Village Redmond	20	Redmond	\$1,897,052	\$976,700 **
Life Enrichment Options	LEO Condominiums at Trailhead	7	Issaquah	\$191,500	\$191,500
Imagine Housing	Peter's Ridge Apartments	108	Bellevue	\$2,000,000	\$ -
King County Housing Authority	Trailhead Apartments	156	Issaquah	\$500,000	\$ -
Low Income Housing Institute	Aventine Apartments	66	Bellevue	\$250,000	\$ -
reSpace, Inc.	Multigenerational Homeowners	40	Bellevue	\$500,000	\$ -
Shelter Resources	Catalina	96	Bellevue	\$1,000,000	\$ -
Vintage Housing Development, Inc	Parq by Vintage	259	Issaquah	\$2,000,000	\$ -
Total		1230		\$14,426,152	\$4,630,800

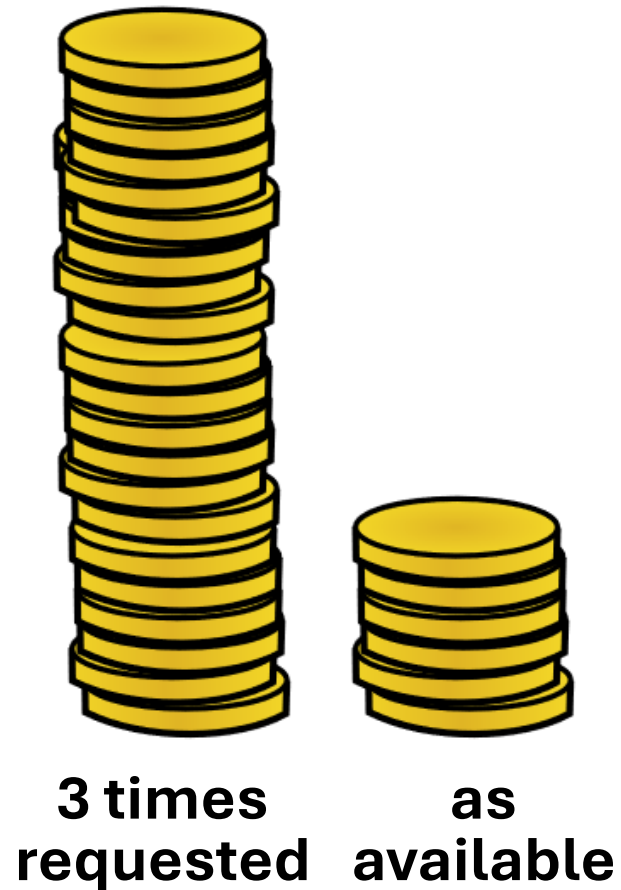


+ ARCH also recommends an additional \$616,000 in CDBG for this project to be contracted with King County

* Includes an additional \$250,000 Kirkland contributed for this project.

** Includes an additional \$350,000 Redmond contributed for this project.

Takeaways from the 2025 Round



- Recommended awards will create or preserve 505 homes
- Record amount of funding requests & proposed housing
- Requests exceed funding by 3 to 1, up from 2 to 1 in 2024

Council Action

Approve the 2025 ARCH
Executive Board Housing
Trust Fund Round funding
recommendations.



**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 26-446**

**A RESOLUTION OF THE CITY OF KENMORE, WASHINGTON, AUTHORIZING
THE CITY OF BELLEVUE TO ADMINISTER CERTAIN HOUSING PROJECT
AGREEMENTS ON BEHALF OF THE CITY OF KENMORE, CONSISTENT
WITH THE AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR
ARCH – A REGIONAL COALITION FOR HOUSING.**

WHEREAS, pursuant to an interlocal agreement executed under chapter 39.34 RCW, the City is a long standing member of A Regional Coalition of Housing (ARCH), a cooperative partnership of fifteen cities and towns in East King County, working together to promote affordable housing through shared goals, coordinated policies, and the strategic use of public funds in partnership with private-sector resources; and

WHEREAS, the City of Bellevue currently serves as the ARCH Administering Agency pursuant to a resolution of the ARCH Executive Board (No. 2010-01) and the Bellevue City Council (No. 8076); and

WHEREAS, Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement (hereinafter "ARCH Interlocal Agreement"), effective July 10, 2010, also permits the Executive Board to authorize the Administering Agency to administer ARCH housing project agreements entered into prior to the effective date of the ARCH Interlocal Agreement, upon terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements; and

WHEREAS, when the Administering Agency was appointed in 2010, ARCH did not formally authorize the Administering Agency to administer ARCH housing project agreements that predate the interlocal agreement; and

WHEREAS, this has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that predate July 10, 2010 and funded with HTF monies; and

WHEREAS, this fragmentation persists despite a common funding mechanism and the centralized role of ARCH Staff, which is responsible for day-to-day monitoring of the agreements, maintains ongoing relationships with owners and operators of the affordable housing project subject to the financing documents, and works in close partnership with the Administering Agency; and

WHEREAS, from time-to-time, ARCH-approved housing projects seek to refinance existing loans, secure additional funding for improvements, convey property to develop public amenities, or transfer ownership of the project, triggering the need for various amendments to the underlying financing documents; and

WHEREAS, and specific to the ARCH project financing documents that predate the ARCH Interlocal Agreement, this results in certain inefficiencies, delays, and increased burdens to ARCH Staff, which is required to develop multiple versions of the same/similar amending instruments, educate the several ARCH jurisdictions that contributed funding to a project regarding the need for the amending instrument, and coordinate all necessary approvals needed for the amending instruments – often under compressed timelines; and

WHEREAS, the ARCH Executive Board recently adopted Resolution 2025-01, authorizing the City of Bellevue, in its capacity as the ARCH Administering Agency, to administer the ARCH housing project finance documents executed by the individual ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement - provided the City of Bellevue and individual member jurisdictions consent to said administration; and

WHEREAS, the City of Bellevue must adopt a resolution consenting to the administration of ARCH housing project agreements executed by the individual ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement – provided the individual ARCH members deliver a resolution to ARCH and the City of Bellevue, consenting to said administration; and

WHEREAS, the City Council finds a more streamlined administration of ARCH project financing documents would be in the best interest of City, ARCH, and the affordable housing projects it supports.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. In accordance with Section 12(f)(v) of the ARCH Amended and Restated Interlocal, the City of Kenmore consents to the City of Bellevue serving as the Administering Agency for the housing project financing documents identified in Attachment A, attached hereto and incorporated by reference, which were funded through the ARCH Housing Trust Fund and executed by the City prior to the effective date of the ARCH Interlocal Agreement.

Section 2. This consent shall be effective upon adoption of this Resolution, and the Clerk is directed to provide a copy of the same to ARCH and the City of Bellevue.

Section 3. This consent shall remain in effect unless and until the ARCH Executive Board rescinds Resolution No. 2025-01, or after the City of Bellevue or the City of Kenmore provides 180 days written notice of its intent to withdraw consent to the administration, whichever is sooner. In the event of any rescission or withdrawal, the ARCH Executive Board, the City of Bellevue, and the City

of Kenmore shall take all steps reasonably practicable to ensure a smooth transition of responsibilities from the Administering Agency to any successor agency, if any.

Section 4. Upon delivery of all consents to the administration described in Sections 1 and 2 above, the City of Bellevue, in its capacity as the ARCH Administering Agency, and/or ARCH Staff shall notify all owners/operators of the affordable housing projects subject to financing documents identified in Attachment A, of the resulting change in administration.

Section 5. The City of Bellevue, in its capacity as the Administering Agency, shall administer the housing project documents identified in Attachment A in accordance with their terms and conditions and consistent with the Administering Agency's responsibilities under the ARCH Interlocal Agreement. This authority includes, but is not limited to, negotiating and executing any amendments, consents, assignments, subordination agreements, partial releases of security instruments and other documents requested in connection with a refinancing, restructuring or modification of the financing for a housing project.

Section 6. This consent does not delegate any other legislative or administrative powers retained by the City of Kenmore under the ARCH Interlocal Agreement, including, but not limited to, approval of any increased funding awards; nor does this consent delegate any legislative or administrative powers that are the sole province of the City, including, but not limited to, negotiating and conveying any interests in real property (e.g. easements) or any agreements negotiated, funded, and monitored without the aid of ARCH.

Section 7. In executing any amendment or necessary document related to the housing project agreement identified in Attachment A, the City of Bellevue shall specify that it is acting as the Administering Agency on behalf of the City of Kenmore pursuant to the ARCH Amended Interlocal Agreement.

Section 8. The City of Bellevue, in its capacity as the Administering Agency, and/or ARCH Staff shall provide all reasonable information that may be requested by the City in relation to the administration of the agreements identified in Attachment A.

PASSED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 9TH DAY OF FEBRUARY 2026.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

Attachment A

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challenged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Memo

To:

Town of Beaux Arts Village Council Members
City of Bothell Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members

City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

From: Nathan McCommon, Chair, ARCH Executive Board

Date: December 18, 2025

Re: Administering Agency Delegation for Pre-2010 Contracts

Background

Prior to 2010, ARCH member cities and towns individually managed certain administrative responsibilities for contracts awarded funding through the ARCH Housing Trust Fund. Following approval of an Amended and Restated Interlocal Agreement in 2010, Bellevue assumed the role of Administering Agency for ARCH, providing centralized oversight and management of new contracts on behalf of all members. Since then, ARCH has coordinated execution of approved contracts awarding members' funds through Bellevue, which executes such agreements on behalf of the members of ARCH.

The delegation of post-2010 HTF financing agreements to Bellevue, but not the agreements prior to that date, has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that predate July 10, 2010.

Legacy contracts initiated prior to the amendment still require administrative actions by individual member city staff, creating inefficiencies and duplicative work. There are a total of sixty-three (63) projects financed by ARCH member cities prior to the ILA Amendment.

The ARCH Amended and Restated Interlocal Agreement, effective July 10, 2010, permits the Executive Board to authorize the Administering Agency to administer ARCH housing project

agreements entered into prior to the effective date of the ARCH Interlocal Agreement, according to terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements.

To accomplish this, ARCH worked with the Bellevue City Attorney's Office to draft a resolution for the ARCH Executive Board to formally delegate to Bellevue the authority to carry out administrative actions for contracts initiated prior to 2010. This delegation will:

- Simplify processes by consolidating administrative responsibilities under Bellevue.
- Streamline contract management for legacy agreements.
- Save staff time for ARCH member cities by eliminating administrative tasks on routine agreement modifications.
- Ensure consistency in how contracts are managed across ARCH.

The specific authority delegated to the Administrative Agency includes, but is not limited to, negotiating and executing any assignments, subordination agreements, and partial releases of security instruments.

The Executive Board approved the delegation through Resolution 2025-01 authorizing ARCH's Administering Agency (City of Bellevue) to administer Housing Trust Fund agreements approved prior to the Administering Agency's appointment in 2010. Resolution 2025-01 included attachments outlining each member city/town's specific projects to be delegated to Bellevue for administration. These member city/town's specific projects will be referenced in each members' resolution.

Recommendation

ARCH member cities and towns should adopt a resolution to delegate the administrative duties to Bellevue for the ARCH HTF financing agreements that pre-date the 2010 ILA Amendment.

Attachments

- 1) ARCH Resolution 2025-01

Attachment 1

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ARCH Resolution 2025-01

A RESOLUTION authorizing the City of Bellevue, as Administering Agency, to administer certain housing project agreements executed by individual ARCH member jurisdictions prior to the effective date of the ARCH Amended and Restated Interlocal Agreement.

WHEREAS, Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement (hereinafter "ARCH Interlocal Agreement"), effective July 10, 2010, permits the Executive Board to authorize the Administering Agency to administer ARCH housing project agreements entered into prior to the effective date of the ARCH Interlocal Agreement, upon terms consistent with the interlocal and subject to the consent of the Administering Agency and the parties to said agreements;

WHEREAS, the ARCH Executive Board has not formally authorized the Administering Agency to administer ARCH housing project agreements that predate the interlocal agreement;

WHEREAS, this has resulted in a fragmented approach in the administration of ARCH housing project financing documents, whereby the Administering Agency is responsible for all agreements funded through the Housing Trust Fund (HTF) on or after July 10, 2010, while individual ARCH member cities and towns remain responsible for administering those financing agreements that predate July 10, 2010 and funded with HTF monies;

WHEREAS, this fragmentation persists despite a common funding mechanism and the centralized role of ARCH Staff, which is responsible for day-to-day monitoring of the agreements, maintains ongoing relationships with owners and operators of the affordable housing project subject to the financing documents, and works in close partnership with the Administering Agency;

WHEREAS, from time-to-time, ARCH-approved housing projects seek to refinance existing loans, secure additional funding for improvements, convey property to develop public amenities, or transfer ownership of the project, triggering the need for various amendments to the underlying financing documents;

WHEREAS, and specific to the ARCH project financing documents that predate the ARCH Interlocal Agreement, this results in certain inefficiencies, delays, and increased burdens to ARCH Staff, which is required to develop multiple versions of the same/similar amending instruments, educate the several ARCH jurisdictions that contributed funding to a project regarding the need for the amending instrument, and coordinate all necessary approvals needed for the amending instruments – often under compressed timelines;

WHEREAS, at the request of ARCH Staff and the ARCH member jurisdictions, the Executive Board finds a more streamlined administration of project financing documents would be in the best interest of ARCH members, staff, and supported affordable housing project; and

WHEREAS, the City of Bellevue is willing to administer the Housing Trust Fund project agreements that predate the ARCH Interlocal Agreement, as described herein, contingent upon the approval of the Bellevue City Council and the governing bodies of the individual ARCH member cities and towns.

NOW, THEREFORE, THE ARCH EXECUTIVE BOARD DOES RESOLVE AS FOLLOWS:

Section 1. In accordance with Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement, the City of Bellevue, as the previously appointed Administering Agency, is further authorized to administer the housing project financing documents, specifically identified in Attachment A, attached hereto and incorporated by reference, which were previously funded via the Housing Trust Fund Account and executed by ARCH member jurisdictions prior to the effective date of the ARCH Interlocal Agreement.

Section 2. This authorization shall be effective upon written confirmation by the City of Bellevue and the individual ARCH member jurisdictions that were party to the agreements identified in Attachment A, consenting to the administration described in Section 1.

Section 3. This authorization shall remain in effect unless and until rescinded by majority vote of the Executive Board, or after the City of Bellevue or the individual ARCH member provides 180 days written notice of its intent to withdraw consent to the administration, whichever is sooner. In the event of any rescission or withdrawal, the Executive Board, the Administering Agency, and the individual ARCH member shall take all steps reasonably practicable to ensure a smooth transition of responsibilities from the Administering Agency to any successor agency, if any.

Section 4. Upon delivery of all consents to the administration described in Sections 1 and 2 above, the City of Bellevue, in its capacity as the ARCH Administering Agency, and/or ARCH Staff shall notify all owners/operators of the affordable housing projects subject to financing documents identified in Attachment A, of the resulting change in administration.

Section 5. The City of Bellevue, in its capacity as the Administering Agency, shall administer the housing project documents identified in Attachment A in accordance with their terms and conditions and consistent with the Administering Agency's responsibilities under the ARCH Interlocal Agreement. This authority includes, but is not limited to, negotiating and executing any amendments, consents, assignments, subordination agreements, partial releases of security instruments and other documents requested in

connection with a refinancing, restructuring or modification of the financing for a housing project.

Section 6. This authorization does not authorize the City of Bellevue, in its capacity as the Administering Agency, to assume any other legislative or administrative powers to be retained by the individual ARCH member jurisdiction consistent with the ARCH Interlocal Agreement, including but not limited to, approval of any increased funding awards; nor does it otherwise delegate any legislative or administrative powers that are the sole province of the individual ARCH member jurisdiction, including but not limited to, negotiating and conveying any interests in real property (e.g. easements) or any agreements negotiated, funded, and monitored without the aid of ARCH.

Section 7. In executing any amendment or necessary document related to the housing project agreements as identified in Attachment A, the City of Bellevue shall specify that it is acting as the Administering Agency on behalf of the individual ARCH member jurisdiction pursuant to the ARCH Interlocal Agreement.

Section 8. The City of Bellevue, in its capacity as Administering Agency, and/or ARCH Staff shall provide all reasonable information that may be requested by the individual ARCH member jurisdiction in relation to the administration of the agreements identified in Attachment A.

APPROVED BY VOTE OF THE EXECUTIVE BOARD this 11th day of December, 2025.

By: 
Chair of ARCH Executive Board

Attachment A

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Exhibit A1 - Beaux Arts Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A2 - Bellevue Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
504	Pacific Inn	Pacific Inn Partners	1996		
505	Ashwood Court - Loan	Downtown Action to Save Housing	1996		
507	Andrews Heights	Imagine Housing	1993		
508	Cambridge Court	Resurrection Housing Foundation	1993		
509	My Friend's Place I	LifeWire	1993		
511	Crestline	Shelter Resources Inc	1993		
512	Garden Grove	Downtown Action to Save Housing	1993		
513	Stillwater	Sound Behavioral Health	1993		
514	Overlake Townhomes	Habitat for Humanity	1993		
515	UCP Group Homes	United Cerebral Palsy	1993		
516	Vasa Creek	Shelter Resources Inc	1994		
518	Glendale	Downtown Action to Save Housing	1994		
519	Highland Gardens	Imagine Housing	1995		
520	Inclusion Group Home	Alpha Supported Living Services	1995		
521	Wildwood Court	Downtown Action to Save Housing	1995		
523	Newport Hill	Young Women's Christian Association	1996		
524	AIDS Housing	King County Housing Authority	1996		
526	Hopelink Place	Hopelink	1996		
527	Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
529	Kirkland Plaza	Imagine Housing	1997		
530	Harrington House	Catholic Housing Services	1997		
531	Terrace Hills	Imagine Housing	1997		
532	CHI Adult Family Home	Community Homes Inc	1998		
533	Fountain House	Alpha Supported Living Services	1998		
534	Ellsworth House	Imagine Housing	1999		
535	Somerset Gardens	King County Housing Authority	1999		
536	Parkview Homes III	Parkview Services	1999		
540	Evergreen Court	Downtown Action to Save Housing	2000		
542	Eastwood Square	King County Housing Authority	2001		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
547	Parkview Homes VI	Parkview Services	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
549	Chalet	Imagine Housing	2003		
550	Lauren Heights	Imagine Housing	2003	2004	
551	CHI Adult Family Home 4	Community Homes Inc	2003		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
554	Kensington Square	Hopelink	2004		
555	Mine Hill	Imagine Housing	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
558	CHI Adult Family Home 5 Bothell	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
564	Family Village Issaquah I	Young Women's Christian Association	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challenged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A3 - Bothell Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509	My Friend's Place I	LifeWire	1993		
523	Newport Hill	Young Women's Christian Association	1996		
531	Terrace Hills	Imagine Housing	1997		
532	CHI Adult Family Home	Community Homes Inc	1998		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
550	Lauren Heights	Imagine Housing *	2003	2004	
553	Summerwood	Downtown Action to Save Housing	2004		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		
900	Peabody Oxford House	Compass Housing Alliance	2000		
902	Riverside Landing	Shelter Resources Inc	1995		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A4 - Clyde Hill Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
541	Village at Overlake Station	King County Housing Authority	2000		
543	Rose Crest	Imagine Housing	2001		
546	Petter Court	Hopelink	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A5 - Hunts Point Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A6 - Issaquah Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509	My Friend's Place I	LifeWire	1993		
523	Newport Hill	Young Women's Christian Association	1996		
526	Hopelink Place	Hopelink	1996		
531	Terrace Hills	Imagine Housing	1997		
533	Fountain House	Alpha Supported Living Services	1998		
536	Parkview Homes III	Parkview Services	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
550	Lauren Heights	Imagine Housing	2003	2004	
552	House Key Plus ARCH I	Various	2003	2006	2009
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
562	Magnolia Village	Habitat for Humanity	2007		
563	Andrew's Glen	Imagine Housing	2008		
564	Family Village Issaquah I	Young Women's Christian Association	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challenged	2009		
900	Peabody Oxford House	Compass Housing Alliance	2000		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A7 - Kenmore Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challenged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A8 - Kirkland Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
509	My Friend's Place I	LifeWire	1993		
513	Stillwater	Sound Behavioral Health	1993		
514	Overlake Townhomes	Habitat for Humanity	1993		
518	Glendale	Downtown Action to Save Housing	1994		
519	Highland Gardens	Imagine Housing	1995		
523	Newport Hill	Young Women's Christian Association	1996		
524	AIDS Housing	King County Housing Authority	1996		
526	Hopelink Place	Hopelink	1996		
527	Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
529	Kirkland Plaza	Imagine Housing	1997		
531	Terrace Hills	Imagine Housing	1997		
534	Ellsworth House	Imagine Housing	1999		
536	Parkview Homes III	Parkview Services	1999		
537	Greenbrier Senior	Downtown Action to Save Housing	1999		
539	Greenbrier Family	Downtown Action to Save Housing	2000		
541	Village at Overlake Station	King County Housing Authority	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
546	Petter Court	Hopelink	2001		
547	Parkview Homes VI	Parkview Services	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
550	Lauren Heights	Imagine Housing	2003	2004	
551	CHI Adult Family Home 4	Community Homes Inc	2003		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
554	Kensington Square	Hopelink	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
564	Family Village Issaquah I	Young Women's Christian Association	2008		
566	Francis Village	Imagine Housing	2009		
567	PFC Community Housing V	Foundation for the Challenged	2009		
902	Riverside Landing	Shelter Resources Inc	1995		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A9 - Medina Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
546	Petter Court	Hopelink	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
561	New Ground Kirkland	Friends of Youth	2007		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A10 - Mercer Island Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
518	Glendale	Downtown Action to Save Housing	1994		
519	Highland Gardens	Imagine Housing	1995		
523	Newport Hill	Young Women's Christian Association	1996		
527	Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
531	Terrace Hills	Imagine Housing	1997		
534	Ellsworth House	Imagine Housing	1999		
536	Parkview Homes III	Parkview Services	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
550	Lauren Heights	Imagine Housing	2003	2004	
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		
900	Peabody Oxford House	Compass Housing Alliance	2000		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A11 - Newcastle Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
534	Ellsworth House	Imagine Housing	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
543	Rose Crest	Imagine Housing	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home @ Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
562	Magnolia Village	Habitat for Humanity	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A12 - Redmond Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
510	Parkway	King County Housing Authority	1993		
513	Stillwater	Sound Behavioral Health	1993		
514	Overlake Townhomes	Habitat for Humanity	1993		
517	Dixie Price	Hopelink	1994		
519	Highland Gardens	Imagine Housing	1995		
523	Newport Hill	Young Women's Christian Association	1996		
525	Avondale Park	Hopelink	1996		
526	Hopelink Place	Hopelink	1996		
527	Avon Villa Mobile Home Park	Manufactured Housing Community Preservationists	1997		
528	Patterson Park	Habitat for Humanity	1997		
529	Kirkland Plaza	Imagine Housing	1997		
531	Terrace Hills	Imagine Housing	1997		
534	Ellsworth House	Imagine Housing	1999		
537	Greenbrier Senior	Downtown Action to Save Housing	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
539	Greenbrier Family	Downtown Action to Save Housing	2000		
541	Village at Overlake Station	King County Housing Authority	2000		
543	Rose Crest	Imagine Housing	2001		
545	Avondale Park Transitional	Hopelink	2002		
548	Plum Court	Downtown Action to Save Housing	2002		
549	Chalet	Imagine Housing	2003		
551	CHI Adult Family Home 4	Community Homes Inc	2003		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
554	Kensington Square	Hopelink	2004		
555	Mine Hill	Imagine Housing	2005		
556	Copper Lantern	Low Income Housing Institute	2005		
557	CHI Adult Family Home 6 Redmond	Community Homes Inc	2006		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challenged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A13 - Sammamish Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
562	Magnolia Village	Habitat for Humanity	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A14 - Woodinville Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
537	Greenbrier Senior	Downtown Action to Save Housing	1999		
538	Coal Creek Terrace	Habitat for Humanity	2000		
539	Greenbrier Family	Downtown Action to Save Housing	2000		
543	Rose Crest	Imagine Housing	2001		
546	Petter Court	Hopelink	2001		
548	Plum Court	Downtown Action to Save Housing	2002		
552	House Key Plus ARCH I	Various	2003	2006	2009
553	Summerwood	Downtown Action to Save Housing	2004		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
566	Francis Village	Imagine Housing	2009		
567	FFC Community Housing V	Foundation for the Challenged	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Exhibit A15 - Yarrow Point Awarded Projects

JDE#	Project	Owner	1st Award YR	2nd Award YR	3rd Award YR
538	Coal Creek Terrace	Habitat for Humanity	2000		
546	Petter Court	Hopelink	2001		
556	Copper Lantern	Low Income Housing Institute	2005		
560	Johnson Hill	Imagine Housing	2006		
561	New Ground Kirkland	Friends of Youth	2007		
563	Andrew's Glen	Imagine Housing	2008		
565	Family Village Issaquah II	Young Women's Christian Association	2009		
566	Francis Village	Imagine Housing	2009		

The JDE # is the number assigned to each ARCH supported project in Bellevue's enterprise accounting system. Per the Resolution, the ARCH member authorizes Bellevue to administer all housing project financing documents filed under said file number.

Attachment B

[Form of Acceptance and Agreement]

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Consent and Agreement

Pursuant to Section 12(f)(v) of the ARCH Amended and Restated Interlocal Agreement, and as authorized by the ARCH Executive Board and the Bellevue City Council, the City of Bellevue hereby consents and agrees to administer the ARCH housing project agreements executed prior to the effective date of the interlocal agreement, on behalf of the consenting ARCH member jurisdictions, as identified in Attachment A to ARCH Resolution No. 2025- 01.

The City shall administer these ARCH housing project agreements in accordance with the terms and conditions of the ARCH Interlocal Agreement and the ARCH Executive Board Resolution No. 2025-01. This authorization includes the authority to negotiate and execute amendments to said agreements, including but not limited to amendments, consents, assignments, subordinations, partial releases of security instruments, and other documents requested in connection with a refinancing, restructuring or modification of the financing for a housing project.

Nothing in this authorization shall be construed to limit or modify the City's continuing responsibilities as the Administering Agency for ARCH as previously appointed under ARCH Resolution No. 2010-01.

The City shall continue to administer the housing project agreements that predate the interlocal agreement, as identified herein, unless and until such authorization is rescinded or other requisite consent is withdrawn in accordance with the Section 3 of ARCH Resolution No. 2025-01.

By: _____
Bellevue City Manager

Date: _____

Approved as to form:

City of Bellevue – Assistant City Attorney

Administrative Agency Delegation

Pre- 2010 ARCH HTF contract administration

Context

- From ARCH's creation until the 2010 Interlocal Agreement amendment, member cities supported 63 affordable housing developments.
- Each member has their own individual set of contracting documents for each project.
- Any modifications to the respective financing requires approvals and signatures from each city.
- As projects age, there are increasing needs to modify or consent to changes.

Duties Delegated

Consistent with
Section 12(f)(v) of the
2010 ILA Amendment.

- Includes, but is not limited to:
 - Negotiating and executing any amendments, consents, assignments, subordination agreements, partial releases of security instruments and other documents requested in connection with a refinancing, restructuring or modification of the financing for a housing project.
- Does not include:
 - Bellevue's assumption of any other legislative or administrative powers to be retained by the individual ARCH member jurisdiction.
 - Ability to approve of any increased funding awards.
 - Ability to negotiate and convey any interests in real property (e.g. easements) or any agreements negotiated, funded, and monitored without the aid of ARCH.

Benefits of Delegation

- Simplifies administration for each member by delegating to Bellevue.
- Creates congruent administrative practices for all ARCH HTF awards.
- Streamlines process and communications for the development community.

Council Action

- Approve resolution to authorize ARCH's Administering Agency (City of Bellevue) to administer Housing Trust Fund agreements approved prior to the Administering Agency's appointment in 2010.

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 26-445**

A RESOLUTION OF THE CITY COUNCIL OF KENMORE, WASHINGTON, APPROVING REVISIONS TO THE HOUSE KEY PLUS ARCH (EAST KING COUNTY) DOWN PAYMENT ASSISTANCE PROGRAM, AUTHORIZING EXECUTION OF RELATED AGREEMENTS, AND RATIFYING PRIOR ACTIONS TAKEN IN SUPPORT OF SAID PROGRAM, ALL AS RECOMMENDED BY THE EXECUTIVE BOARD FOR A REGIONAL COALITION FOR HOUSING (ARCH).

WHEREAS, pursuant to an interlocal agreement executed under chapter 39.34 RCW, the City of Kenmore is a long standing member of A Regional Coalition of Housing (ARCH), a cooperative partnership of fifteen cities and towns in East King County, working together to promote affordable housing through shared goals, coordinated policies, and the strategic use of public funds;

WHEREAS, the City of Kenmore previously executed an "Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program" and a "First Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program," which established and provided funding for down payment and closing cost assistance to single-family homebuyers in the form of second and subordinate loans; and

WHEREAS, in its capacity as the ARCH Administering Agency, the City of Bellevue executed a "Second Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program" on behalf of the City of Kenmore to provided additional funding in support of the program; and

WHEREAS, as part of the 2025 Housing Trust Fund Allocation Process, the ARCH Executive Board has recommended certain programmatic changes to the program to facilitate increased utilization by low- and moderate-income families in East King County; and

WHEREAS, these programmatic changes require execution of a Third Amended and Restated Agreement, which agreement will rename the program the East King County Down Payment Assistance Program and will replace and supersede all previous agreements executed by or on behalf of the City of Kenmore; and

WHEREAS, the City of Kenmore finds the programmatic changes serve the public interest by expanding access to homeownership opportunities for low- and moderate-income households, thereby promoting housing stability, economic mobility, and community well-being; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City of Kenmore City Council approves the revisions to the terms and conditions to the House Key Plus ARCH (East King County) Down Payment Assistance Program as recommended in the ARCH Executive Board's memorandum dated December 11, 2025, attached hereto as Exhibit A and authorizes the duly-appointed administering agency of ARCH, pursuant to the Amended and Restated Interlocal Agreement for ARCH, to execute all documents and take all necessary actions to enter into agreements on behalf of the City of Kenmore to revise the House Key Plus ARCH (East King County) Down Payment Assistance Program, which shall henceforth be known as the East King County Down Payment Assistance Program, all as recommended by the ARCH Executive Board.

Section 2. The agreement(s) entered into pursuant to Section 1 of this Resolution shall include terms and conditions to ensure that the City of Kenmore's funds are used for their intended purposes. In determining what conditions should be included in the agreements, the duly-appointed administering agency of ARCH shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum as of December 11, 2025, a copy of which is attached hereto as Exhibit A.

Section 3. The agreement(s) entered into pursuant to Section 1 of this Resolution shall supersede and replace any and all agreements that related to earlier versions of the program and were previously executed by or on behalf of the City of Kenmore; and the duly-appointed administering agency shall be authorized to execute consents, amendments, or other modifications to subsidiary agreements, obligations, interests, or instruments previously created under any superseded and replaced agreements as may be necessary to effectuate the transition to and/or implementation of the current program.

Section 4. The City of Kenmore hereby ratifies and affirms all prior agreements and instruments previously executed by the duly-appointed administering agency relating to the "Second Amended and Restated Agreement Regarding Down Payment Assistance House Key Plus ARCH (East King County) Program." This ratification is intended to confirm, to the extent necessary, the validity of said prior agreement and any subsidiary agreements, obligations, interests, or instruments created thereto.

PASSED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 9TH DAY OF FEBRUARY 2026.

CITY OF KENMORE

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

APPROVED AS TO FORM:

Dawn Reitan, City Attorney

Memo

To:

**City of Bellevue Council Members
City of Clyde Hill Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members**

**City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Sammamish Council Members
City of Woodinville Council Members**

From: Nathan McCommon, Chair, ARCH Executive Board

Date: December 11, 2025

**Re: House Key Plus ARCH East King County Downpayment Assistance Program
Recommendation**

This memo provides recommendations by the ARCH Executive Board for the previously authorized House Key Plus ARCH East King County Downpayment Assistance Program (see Attachment 1 for the past ARCH member city contributions). These changes are recommended to update the program to the needs of buyers in today's housing market. No additional funding is proposed at this time.

House Key Plus ARCH East King County Downpayment Assistance Program

Project Summary:

The House Key Plus ARCH East King County Downpayment Assistance Program was first established in 2005 by ARCH, the Washington State Housing Finance Commission (WSHFC), and King County. The program is administered through WSHFC and has provided up to \$30,000 in downpayment assistance for qualified first-time homebuyers purchasing in East King County. Based on early successes, the program was recapitalized by all the contributing partners in 2007 and 2012, as shown in Attachment 1.

As of December 2025, there was \$1,201,147 in available program funds. While the program has continued to originate loans in recent years, the pace of loan activity has slowed significantly as home prices have increased far faster than buyers' incomes.

**Beaux Arts Village • Bellevue • Bothell • Clyde Hill • Hunts Point
Issaquah • Kenmore • Kirkland • Medina • Mercer Island
Newcastle • Redmond • Sammamish • Woodinville • Yarrow Point • King County**

The program as previously authorized is summarized below:

Program Eligibility

- First-time homebuyer (has not owned a home during the past 3 yrs)
- Household income at or below 80% of AMI
- Home will be the buyer's principal residence
- Home must be within the ARCH member jurisdictions.
- Additional requirements for loans funded with federal HOME funds

Down Payment Assistance Terms:

- Second mortgages of up to \$30,000 per home.
- There are no monthly payments on the second mortgage. The loan is due when the buyer sells, refinances, moves out or pays off the 1st mortgage.
- 4% deferred simple interest to be paid when the borrower pays off the loan.
- The loan can be in place for up to 30 years before it must be paid back.
- Borrower(s) must contribute at least 2% of the purchase price from their own funds

Administration: The program is administered by the Washington State Housing Finance Commission (WSHFC) through its existing community of lenders. WSHFC provides training to lenders and includes the program in its regular marketing and outreach.

Current usage: To date, the program has served 81 homebuyers. When first established, the program was well matched to buyers' needs, but as home prices have increased dramatically in the last 20 years, the amount of assistance has become insufficient to bridge the gap between eligible households' income and market rate home prices.

Proposed Program Changes:

WSHFC, King County and ARCH have collaborated throughout the last year to review the DPA program and develop recommendations to strengthen and extend its impact. Below is a summary of recommendations approved by the ARCH Executive Board. These recommendations are anticipated to better meet the needs of eligible buyers in the current marketplace, align with the ARCH Homeownership Program, and result in faster utilization of program funds.

Current Program	Proposed Change
\$30,000 max DPA	Increase max DPA to \$75,000. For borrowers at or below 80% AMI, the maximum DPA would be \$75,000. For borrowers between 80%-100%AMI, the maximum DPA would be \$50,000. Increasing the assistance would make the program more desirable and better bridge the gap for lower income buyers in East King County.
2% minimum contribution required for borrowers	Reduce required minimum contribution for borrowers to 1%. This change would reduce a hurdle to otherwise qualified buyers.

80% AMI eligibility requirement	Allow eligibility up to 100% AMI. This would increase the program's reach and support moderate income households, including potential ARCH homebuyers. The current program income limit is based on federal HOME funding requirements. WSHFC's maximum income limit is 100% AMI.
Simple interest at 4%	Lower the interest rate from 4% to 1%. Currently, 4% is the highest interest rate among any DPA program WSHFC offers, with most others at 0% or 1%. For homes with resale restrictions, 1% simple interest poses less risk to the borrower.
Program Name: House Key Plus ARCH (East King County) Downpayment Assistance Program	Change the program name to the 'East King County Down Payment Assistance Program'. This change will help to distinguish the DPA Program from the ARCH Homeownership Program, as there is confusion in the marketplace between the two programs.

In addition to the above recommendations, the ARCH Executive Board recommends that DPA partners (ARCH, WSHFC and King County) establish a Third Amended and Restated Agreement that will clarify and consolidate administrative responsibilities in ARCH and ARCH's Administering Agency.

Program Update Rationale:

The ARCH Executive Board supported these recommendations for the following reasons:

- Funds have been underutilized and updating the program would better meet the needs of eligible buyers.
- The DPA has demonstrated success but requires updates to continue to be a valuable tool for low- and moderate-income buyers looking to purchase in East King County.
- The changes will better align the DPA program with ARCH's Affordable Homeownership Program, which provides some of the only affordable entry points to homeownership in East King County.
- The changes will clarify and simplify administrative responsibilities to ARCH and the administering agency.
- No additional funding is required at this time.

Recommendation:

- Adopt a resolution approving revisions to the terms and conditions applicable to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorizing execution of related agreements, and ratifying prior actions taken in support of said program, all as recommended by the Executive Board for A Regional Coalition for Housing (ARCH).

Attachments:

- 1) Attachment 1: DPA Funding Contributions and ARCH Member City Contributions

Attachment 1: DPA Funding Contributions and ARCH Member City Contributions

DPA Program Funding Commitments

	ARCH Funding	King County Funding*	WSHFC Funding	TOTAL
Initial Capitalization (2005)	\$200,000	\$300,000	\$300,000	\$800,000
First Recapitalization (2007)	\$200,000	\$300,000	\$300,000	\$800,000
Second Recapitalization (2012)	\$200,000	\$300,000	\$300,000	\$800,000
TOTAL	\$600,000	\$900,000	\$900,000	\$2,400,000

*Note that \$380,000 in King County funding was withdrawn from the program over time due to expenditure delays that were inconsistent with rules for the County's source of funds (federal HOME/ADDI funds)

ARCH City Contributions

City	Initial Capitalization	First Recapitalization	Second Recapitalization
Bellevue*	\$65,000	\$75,000	\$45,000
Clyde Hill	\$2,500		
Issaquah		\$5,000	\$25,000
Kenmore	\$12,500	\$25,000	\$25,000
Kirkland	\$40,000	\$35,000	\$30,000
Medina	\$2,500		
Mercer Island	\$12,500	\$10,000	
Newcastle	\$7,500	\$10,000	\$12,500
Redmond	\$50,000	\$35,000	\$28,500
Sammamish			\$25,000
Woodinville	\$7,500	\$5,000	\$9,000
TOTAL	\$200,000	\$200,000	\$200,000

*An additional \$15,000 was funded for homebuyer education in the initial capitalization

House Key Plus ARCH East King County Downpayment Assistance Program

Resolution to update program and streamline administration

Downpayment Assistance Program Background

- Established in 2005; funded again in 2007 and 2012
- Provides up to \$30k deferred payment loans for eligible homebuyers in ARCH's geographic area
- Program funding partners:
 - ARCH - \$600k
 - King County* - \$900k
 - Washington State Housing Finance Commission (WSHFC) - \$900k



Program Updates



- Usage slowed since 2010 with increased home prices.
- Program partners identified needed updates to program terms to increase usage and support buyers.
- Recommended changes are outlined in ARCH Executive Board Memo.

Recommendation Rationale

- DPA program has demonstrated success but requires updates to continue to be a valuable tool for low- and moderate-income buyers looking to purchase in East King County.
- Recommended changes would:
 - Better meet the needs of eligible buyers.
 - Align the DPA program with ARCH's Affordable Homeownership Program, which provides some of the only affordable entry points to homeownership in East King County.
 - Clarify and simplify administrative responsibilities to ARCH and the administering agency.
- No additional funding is required at this time.

Council Action

Resolution would approve recommended revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorize execution of related agreements, and ratify prior actions taken in support of said program, all as recommended by the Executive Board for ARCH.