City of Kenmore
City Council Regular Meeting Agenda
Monday, April 13, 2026
7:00 PM

ZOOM - LINK:https://kenmorewa-gov.zoom.us/j/89379043290
Password: 041326
Telephone: Dial US: +1 253 215 8782
Webinar ID:893 7904 3290

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 clerks@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. PROCLAMATIONS

A) Sexual Assault Awareness Month, to *be received by Angie and Em, peer educators, working with Stacy Harbour-Van Hoy, their advisor and board member, King County Sexual Assault Resource Center*
   1. Proclamation Sexual Assault Awareness Month

B) Child Abuse Prevention Month
   1. Proclamation Child Abuse Prevention Month

C) Earth Day, *to be received by Chris Eastland, Climate Action Advisory Committee member*
   1. Proclamation Earth Day

D) Arbor Day, *to be received by Dave Stokes, Climate Action Advisory Committee member*
   1. Proclamation Arbor Day

7. WHERE'S THE FUN?

8. 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.

9. CONSENT AGENDA

A) Approve City Council Special and Regular Meeting Minutes of Monday, March 16, 2026
   1. City Council Special and Regular Meeting Minutes of Monday, March 16, 2026

B) Approve the following Voucher Certification and Approval:

   - Total Check #s 57910 through 57974 totaling $920,896.16
   - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 03/06/2025 in the amount totaling $320,414.58
   - Total EFT Payment #s 1959 through 1962 total $277,341.64
   - Total Wire Transfers totaling $ 0

   1. Voucher Certification & Approval 02/28/26 - 03/13/26

C) Approve the following Voucher Certification and Approval:

   - Total Check #s 57975 through 58056 totaling $1,191,899.03
   - Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 03/20/2025 in the amount totaling $321,864.41
   - Total EFT Payment #s 1963 through 1968 total $55,167.22

- Total Wire Transfers totaling $ 671,987.45

1. Voucher Certification & Approval 03/14/26 - 03/27/26

D) Authorize the City Manager to award and execute a contract with low bid contractor (To Be Determined-TBD) for an amount up to $3,300,000 (includes 10% contingency) to complete the 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project construction
   1. Agenda Bill - Contract Award Authorization

E) Authorize the City Manager to enter an Interlocal Agreement with the Northshore Utility District (NUD) for the City's contract to include District's utility cover adjustment as part of the 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project
   1. Agenda Bill - Contract Award Authorization

F) Authorize the City Manager to execute a contract with PNW Heavy Civil Construction, LLC for an amount up to $317,951.70 which includes 10% construction contingency for the 2026 ADA Upgrades project
   1. Agenda Bill - Contract Award Authorization

G) Authorize the City Manager to increase the contract authority with Parametrix by $60,500 (includes a 10% contingency) to $506,547.15 for finalizing design and providing engineering services during construction for the Arrowhead Drive Sidewalk and Traffic Calming Project
   1. Agenda Bill - Increase Contract Authority

H) Authorize the City Manager to award and execute a contract with the low bid contractor (To Be Determined-TBD) for and amount up to $2,375,000 (includes 10 % contingency) to complete the Arrowhead Drive Sidewalk and Traffic Calming Project construction
   1. Agenda Bill - Contract Award Authorization

I) Authorize the City Manager to increase the total contract authorization to $1,675,000 (includes 10% contingency) to complete the design, permitting and right-of-way services for the Lower Swamp Creek Bridge Replacement Project
   1. Agenda Bill - Contract Authorization Approval

10. PRESENTATIONS

A) Climate Action Plan (CAP) Update, *presented by Richard Sawyer, Environmental Services Director, and Nina Rasmussen, Climate Action Plan Program Manager*
   1. Agenda Bill - CAP Update
   2. Attachment 1 - 2025 CAP Annual Report

11. BUSINESS AGENDA

A) Park Impact Fee Rate Study, *discussion, presented by Debbie Bent, Community Development Director, and Todd Hall, Principal Planner*
   1. Agenda Bill - Park Impact Fee Rate Study
   2. Attachment 1 - Kenmore Park Impact Fee Methodology
   3. Attachment 2 - Appendix 1- cost facility 2025

4. Attachment 3 - Appendix 2-cost trails 2025
5. Attachment 4 - Impact Fees in Washington State for 2024
6. Attachment 5 - Chapter 20.47 Impact Fee Amendments

B) Year-end 2025 Quarterly Financial Report, *receive and file, presented by Melinda Merrell, Finance and Administration Director*
1. Agenda Bill - 4th Quarter 2025 Financial Reports
2. Attachment 1 - Memo
3. Attachment 2 - Memo Attachments

C) State Legislative Session Recap, *presented by Stephanie Lucash, Deputy City Manager, and Shelly Helder, State Lobbyist*
1. Agenda Bill - 2026 Legislative Session Recap
2. Attachment 1 - 2026 Kenmore State Legislative Agenda
3. Attachment 2 - End of Session Report
4. Attachment 3 - Bills Impacting Cities
5. Attachment 4 - AWC Budget Matrix 2026 Supplemental Budget
6. Attachment 5 - Presentation

12. STAFF REPORTS

A) Business Registration Update, *presented by Stephanie Lucash, Deputy City Manager, and Teresa McAllister, Administrative Specialist/Public Records Officer*
1. Agenda Bill - Business Registration Program Update
2. Attachment 1 - Presentation

B) Other - City Manager Teri Killgore

13. COUNCILMEMBER REPORTS & COMMENTS

14. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

A) Monday, April 20, 2026 6:00 PM - City Council Special Meeting
Monday, April 27, 2026 7:00 PM - City Council Regular Meeting

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, Washington
Proclamation

WHEREAS, Sexual assault is pervasive: Every 68 seconds, someone is sexually assaulted in the United States; and

WHEREAS, Sexual violence impacts everyone. Anyone can be a victim of sexual violence, and people who commit sexual abuse, assault, and harassment exist in all of our communities. This underscores why it's important for all of us to care about sexual violence and take steps to promote the safety and well-being of others; and

WHEREAS, Black, Indigenous and other people of color, people living in poverty, LGBTQ+ people, elders, people with disabilities and others who have been historically oppressed are disproportionately affected by sexual violence in significant and complex ways; and

WHEREAS, Sexual assault is among the most underreported crimes for many reasons, but survivors who are already most marginalized face additional barriers to reporting, such as language, immigration status or disability; and

WHEREAS, Ending sexual violence requires us to address racism, sexism, and all forms of oppression that contribute to the perpetration of sexual assault; and

WHEREAS, Sexual violence exists on a continuum of behavior that includes racist, sexist, transphobic, homophobic, ableist or other hate speech. This ranges from rape jokes to verbal harassment to physical assaults; and

WHEREAS, Survivors of sexual assault may never forget their victimization, but they can heal with support from family, friends and their communities. Sexual assault programs across King County and Washington state offer free and confidential support, advocacy, information and resources to survivors; and

WHEREAS, By working together as a community, we can alleviate the trauma of sexual violence by ensuring supportive resources are available to all survivors, while standing up to and actively disrupting harmful attitudes and behaviors that contribute to sexual violence.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, join advocates and communities through King County and Washington State in taking action to prevent sexual violence by standing with survivors and proclaiming **April 2025** as **Sexual Assault Awareness Month**. Together, we commit to a safer future for every person in our community.

IN WITNESS WHEREOF, signed this 13th day of April, 2026.

Signed: ____________________________ Attested: ______________________________

Nigel Herbig, Mayor Scott Passey, City Clerk

City of Kenmore, Washington
Proclamation

WHEREAS, all children deserve to grow up in a safe and nurturing environment to ensure they reach their full potential and become confident, successful adults; and

WHEREAS, our children are our most valuable resource and will shape the future of Kenmore and beyond; and

WHEREAS, child abuse and neglect continue to be significant issues affecting families and communities where the consequences of child abuse extend far beyond childhood, often leading to long-term physical, emotional, and psychological harm that can persist into adulthood; and

WHEREAS, it is everyone's collective responsibility to protect the well-being of our children, provide support for families in crisis, and empower communities to prevent and address child maltreatment; and

WHEREAS, Child Abuse Prevention Month serves as a reminder of the importance of coming together as a community to raise awareness, promote prevention strategies, and support survivors of abuse and neglect; and

WHEREAS, by fostering strong partnerships among families, educators, healthcare providers, law enforcement, and community organizations, we can create safer environments where children can thrive and reach their full potential.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim **April 2026** to be **Child Abuse Prevention Month** throughout the City of Kenmore, and call upon all residents to join in efforts to build a brighter future for our children.

IN WITNESS WHEREOF, signed this 13th day of April, 2026.

Signed: ______________________________ Attested: ________________________________
Nigel Herbig, Mayor Scott Passey, City Clerk

City of Kenmore, Washington
Proclamation

WHEREAS, Earth Day was first celebrated in 1970 and has since grown into a global movement, inspiring millions to take action to protect and preserve our environment now as an annual event to demonstrate support for environmental protection and to raise awareness about the critical issues facing our planet, including climate change, pollution, deforestation, biodiversity loss, and the sustainable use of natural resources; and

WHEREAS, protecting our environment is a shared responsibility that requires action at every level—individual, community, corporate, and governmental—to ensure a healthy and sustainable future for generations to come; and

WHEREAS, the health and vitality of our planet is essential for the well-being of all living beings, including humans, animals, and plants; and

WHEREAS, we acknowledge that the global challenges of environmental degradation, climate change, and food and water shortages, are the crises of our generation; and

WHEREAS, expanding environmental education and climate literacy is vital to enhance awareness about the environment, inform decision-making, and protect this planet for the future; and

WHEREAS, the Kenmore City Council has continued its commitment to this Earth by setting this year's top priority as continuing to implement the adopted Climate Action Plan and promoting environmental stewardship, including water, air, forest, and habitat restoration and preservation; and

WHEREAS, by commemorating Earth Day, we reaffirm this commitment to safeguarding this world and its resources for future generations.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim **APRIL 22, 2026** to be **EARTH DAY** throughout the City of Kenmore.

IN WITNESS WHEREOF, signed this 13th day of April 2026.

Signed: ______________________________ Attested: ________________________________
Nigel Herbig, Mayor Scott Passey, City Clerk

City of Kenmore, Washington
Proclamation

WHEREAS, Arbor Day is a time-honored tradition that celebrates the role of trees in our lives and promotes tree planting and care as a way to create a healthier, more sustainable world; and

WHEREAS, trees are an essential part of our environment, providing shade, improving air and water quality, conserving energy, reducing stormwater runoff, and enhancing the beauty and livability of our neighborhoods; and

WHEREAS, trees also play a vital role in supporting biodiversity and contributing to the health and well-being of the individual and our community; and

WHEREAS, Kenmore benefits not only environmentally from trees, but also economically with increased property values, enhancements in the economic vitality of business areas, and the added beauty to our city; and

WHEREAS, promoting tree planting and conservation efforts represents an investment in the future and a commitment to leaving a lasting legacy of environmental stewardship for future generations; and

WHEREAS, this Council recognizes the value of trees in mitigating climate change, reducing air and water pollution, and providing essential habitat for wildlife.

NOW THEREFORE, I, Nigel Herbig, Mayor of the City of Kenmore, on behalf of the City Council, do hereby proclaim **APRIL 24, 2026** to be **ARBOR DAY** throughout the City of Kenmore. The City of Kenmore makes this proclamation to celebrate Arbor Day and to support efforts to protect our trees and woodlands. We reaffirm our dedication to preserving and enhancing the natural beauty and ecological health of our community for generations to come.

IN WITNESS WHEREOF, signed this 13th day of April 2026.

Signed: ____________________________ Attested: ________________________________

Nigel Herbig, Mayor Scott Passey, City Clerk

City of Kenmore
City Council Meeting
Special & Regular Meeting Minutes
Monday, March 16, 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 (virtual) 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 City Attorney Dawn Reitan City Clerk Scott Passey Co-Clerk Michelle Kang/Shannon Tipple-Leen Assistant City Manager/Community Development Director Debbie Bent Principal Planner Todd Hall Jennifer Gordon, Public Works Operations Director Maurita Colburn, Recreation Program Manager Alison Jenkins, Events & Volunteer Coordinator Richard Sawyer, Environmental Services Director Nina Rasmussen, Climate Action Plan Program Manager Andrew Silvia, SWM Capital Projects Manager
Speaking Guests:	Morgan Krueger - Washington Department of Fish and Wildlife (WDFW) (virtual) Nick Chen, Kimley-Horn, City's consultant Alex Capron, Facet, City's consultant

Public Comments Speaking Guests:

Patrick Price, Kenmore resident
Debra Srebnik, Kenmore resident
Tom Murdock, Kenmore resident

Rich Osborne, Kenmore resident
Charles Butler, Kenmore resident
Richard Luck, Kenmore resident
Ginna Luck, Kenmore resident
Kim Clary, Kenmore resident
Michael Clary, Kenmore resident
Matt Rochu, Kenmore resident
Corolyn Merchant, Kenmore resident
Janet Quinn, Kenmore resident
Steve Yoder, Kenmore resident
David Buchanan, Kenmore resident
Jim Myers, Kenmore resident
Elizabeth Mooney, Kenmore resident
Hubert Sturtevant, Kenmore resident
Dave Stokes, Kenmore resident
Tracy Banaszynski, Kenmore resident
Ryan Bourke, Kenmore resident
Juliana Pooley, Kenmore resident
Fen Regelein, Kenmore resident (virtual)
Nancy Hansen, Kenmore resident (virtual)
Celia Milota, Kenmore resident (virtual)

CALL SPECIAL MEETING TO ORDER
Deputy Mayor Sasson called the special meeting to order at 6:15 PM.

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 45 minutes until approximately 7:00 PM. The Council exited the executive session at approximately 7:00 PM.

ADJOURN SPECIAL MEETING
Deputy Mayor Sasson adjourned the special meeting at approximately 7:00 PM.

CALL REGULAR MEETING TO ORDER
Deputy Mayor Sasson called the regular meeting to order at 7:00 PM.

LAND ACKNOWLEDGEMENT
Deputy Mayor Sasson read the Land Acknowledgement Honoring First Peoples.

FLAG SALUTE
Deputy Mayor Sasson led the Council in the Pledge of Allegiance.

AGENDA APPROVAL
The agenda was approved as presented.

WHERE'S THE FUN?
Alison Jenkins, Events & Volunteer Coordinator, reported on the Adopt a Park volunteer work party held by the Sno-King Watershed.

PUBLIC COMMENTS
The City Council took comments from the public.
Timestamped link here:
https://youtu.be/_UbT78pbNfQ?list=PLZEQA8WWEno4xzgqU9ARuTRwHg5cHeeSr&t=3282

CONSENT AGENDA
A) Approve the following Voucher Certification and Approval:

- Total Check #s 57837 through 57909 totaling $614,299.65
- Total Payroll/Taxes/Flexible Spending/Retirement & Health Savings Account Electronic Deposits Dated 02/20/2026 in the amount totaling $320,575.52
- Total EFT Payment #s 1952 through 1958 total $31,937.83
- Total Wire Transfers totaling $0

B) Award Contract 25-C3201 to GenCap Construction Corporation for the construction of the Public Works Operations Center Administration Building construction in an amount not to exceed $8,812,805 and authorize the City Manager to execute the contract

C) Authorize the City Manager to execute the Real Estate Purchase and Sale Agreement (REPSA) 25-C3195 for the Swamp Creek conservation property acquisition in an amount of $680,000 and associated closing costs, and any amendments thereto, and all related and ancillary agreements and closing documents, and to take all actions necessary to implement and complete the transaction contemplated by the REPSA

MOTION: Approve the consent agenda outlined above.
Moved by Culver; seconded by Loutsis.
VOTE: 7 Yes – O'Cain, Marshall, Culver, Adman, Loutsis; Sasson, Herbig.
MOTION PASSES.

PRESENTATIONS

A) Recreation Programs: 2025 Recap & 2026 Preview, *presented by Jennifer Gordon, Public Works Operations Director, Maurita Colburn, Recreation Program Manager, and Alison Jenkins, Events & Volunteer Coordinator*

Council received a presentation from Recreation Program Manager Maurita Colburn on 2025 recreation programs and facility use, including services and partnerships at parks, waterfront, boathouse, City Hall, the Hangar, and Moorlands athletic fields, associated rental activity and revenues, and a preview of 2026 initiatives.

B) City Events & Volunteer Programs: 2025 Recap & 2026 Preview, *presented by Jennifer Gordon, Public Works Operations Director, and Alison Jenkins, Events & Volunteer Coordinator*

Council received a presentation from Events and Volunteer Coordinator Alison Jenkins on 2025 City events and volunteer programs, including major events, Kenmore Farmers Market transition and growth, and 2025 volunteer participation. The presentation also previewed 2026 plans.

BUSINESS AGENDA

A) Stream Buffer: Critical Area Regulation Amendments to comply with Washington Department of Fish and Wildlife requirements, *continued discussion and direction, presented by Debbie Bent, Community Development Director and Todd Hall, Principal Planner*

Council received a presentation on Critical Areas Ordinance stream buffer (Riparian Management Zone) options intended to update Kenmore Municipal Code 18.55 to comply with Washington Department of Fish and Wildlife requirements and Best Available Science and to discuss policy choices for stream buffers. The presentation outlined existing buffer standards and three options, summarized parcel impacts, flexibility and exemption provisions, and illustrative “Lego” modeling of potential housing capacity loss under Option B. Staff also reported on public outreach and survey results and requested Council discussion and direction on which buffer option to advance so staff can prepare draft code amendments and related KMC updates for public hearing in spring 2026 and potential adoption in late spring/summer 2026.

RECESS

At 9:45 PM, Mayor Herbig called for a 10-minute break. The meeting resumed at 9:55 PM.

B) Continued Discussion and Direction on Emergency Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP) Housing Regulations, *presented by Debbie Bent, Assistant City Manager/Community Development Director, and Nick Chen, Kimley-Horn, City's consultant*

Council received a presentation on STEP Housing regulations outlining new and pending state legislation, including proposed ESHB 2266 requirements that STEP housing be treated similarly to other residential uses in allowed zones and that additional city-imposed conditions (such as mandatory Good Neighbor Agreements, on-site services, or funding continuity requirements) may be limited. The presentation addressed Council's November 2025 comments, discussed potential code changes to align affordable housing on religious properties with HB 1377 and RCW 35A.63.300, summarized other jurisdictions' practices regarding Good Neighbor Agreements, and noted that recent state parking legislation (ESSB 5184) is not yet applicable to Kenmore but may influence future parking approaches. Staff indicated that code amendments will likely include removing certain unusual requirements, clarify STEP housing treatment on church properties, and rely on administrative tools like parking studies and operator-led Good Neighbor Agreements. Next steps include a public hearing and subsequent ordinance adoption on zoning code amendments at dates to be determined.

STAFF REPORTS

A. City Manager Teri Killgore commented on the upcoming Council Retreat to be held Saturday and Sunday, March 21-22, 2026.

COUNCILMEMBER REPORTS & COMMENTS

ADJOURNMENT

Deputy Mayor Sasson adjourned the meeting at approximately 10:32 PM.

____
Nigel Herbig, Mayor

____
Scott Passey, City Clerk

Voucher Certification & Approval

City of Kenmore

DATE RANGE: 02/28/2026 through 03/13/2026

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: # 1959-1962	**277,341.64**
Total Checks: # 57910 through 57974	**920,896.16**
Total Payroll EFT & Bank Drafts: Payroll/Taxes/FSA/HSA/Retirement: Dated 03/06/2026	**320,414.58**
Total Wire Transfers:	**None**

Teri P. Killgore
Teri Killgore (Mar 17, 2026 19:22:37 PDT) Mar 17, 2026
City Manager / Date

Melinda Merrell Mar 16, 2026
Finance Director / Date

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
AMERICAN TRAFFIC SOLUTIONS INC	1959	03/13/2026	Dec 2025 KAPE Program	58,415.00
COMMANDLINK	1960	03/13/2026	Mar 2026 City Hall Phone Service	2,465.16
ELECTRONIC BUSINESS MACHINES	1961	03/13/2026	Feb 2026 Color & BW Copies 2nd Floor	223.27
JACOBS ENGINEERING GROUP	1962	03/13/2026	Dec 2025 - Feb 2026 Consulting Svcs | 24-C3032	216,238.21
US POSTAL SERVICE	57910	03/05/2026	2026 Spring Kenmore Quarterly Postage	2,566.69
AMERICAN GENERAL LIFE GPO/400S	57911	03/06/2026	Life Insurance	220.33
CITY OF KENMORE	57912	03/06/2026	Wages Overpayment Reimbursement	100.00
VECA ELECTRIC & TECHNOLOGIES, LLC	57913	03/13/2026	City Hall Access Control Update	46,006.13
AGORA REFRESHMENTS	57914	03/13/2026	Mar 2026 Filtered Water | CH & PW Shop	198.37
ALL BATTERY SALES & SERVICE	57915	03/13/2026	Battery Recylcling Bin Pickup at CH	220.16
AM TEST, INC	57916	03/13/2026	Swamp Creek TMDL | A26A0506-001	300.00
ANTANIE JUMANCA	57917	03/13/2026	Cash Deposit Refund | PRJ18-0160/ENG20-0183	7,500.00
BOB OATES SEWER ROOTER LLC	57918	03/13/2026	Plumbing Troubleshoot & Repair | Ti' Park Restroom	684.90
BROADCAST MUSIC, INC.	57919	03/13/2026	Acct# 2323116 | Annual Music License Plus Late Fee	459.82
CANON FINANCIAL SERVICES, INC.	57920	03/13/2026	Feb 2026 Copier Rental 2nd Floor	266.56
CEDAR GROVE COMPOSTING, INC.	57921	03/13/2026	Compost | Moorlands Park Ball Field	1,592.73
CITY OF BELLEVUE	57922	03/13/2026	Annual 2026 ARCH Contributions	91,517.00
COMCAST	57923	03/13/2026	Internet | CH & Hangar	2,220.18
DE LA SOIL LLC	57924	03/13/2026	Sendoff Event	300.00
ELYON MAINTENANCE, INC.	57925	03/13/2026	SR522 Landscape Svcs | 25-C3100 & Mitigation Management, Landscape Maint | 24-C3074	23,190.57
GAYLYNN BRIEN	57926	03/13/2026	Jan & Feb 2026 Sales Tax Conversion Svcs	132.24
GORDON THOMAS HONEYWELL	57927	03/13/2026	Feb 2026 State Consulting Svsc	4,790.00
HEIDELBERG MATERIALS	57928	03/13/2026	Dump Fees Mixed Load | Streets / Asphalt: SW WO 18564 & 18565	190.80

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
HOLMBERG COMPANY	57929	03/13/2026	Plumbing Repairs | Log Boom Pk Urinal & Toilet, Hangar & Senior Ctr Toilet, CH 2nd Fl Break Rm Sink	9,139.50
HOME DEPOT CREDIT SERVICES	57930	03/13/2026	Supplies & Equipment | PW Ops	1,702.95
INSLEE, BEST, DOEZIE & RYDER, P.S.	57931	03/13/2026	Jan 2026 Professional Svcs	34,884.18
KING COUNTY FINANCE	57932-57935	03/13/2026	2025 King Co Aerials, Voter Registration Fees, Q4 Liquor Taxes & 12/25-02/26 Sewer Treatment Capacity Charges | Hangar	96,841.29
KING COUNTY SHERIFF	57936	03/13/2026	Feb 2026 Police Svcs | 00-C76	424,196.33
LANGUAGE LINE SERVICES, INC.	57937	03/13/2026	Prior Balance for Interp Svcs (Unknown Dept)	4.21
LIGHTHOUSE CONSULTING INC	57938	03/13/2026	Feb 2026 Computer & Software Maintenance Svcs	13,825.28
LUCAS FOWLER	57939	03/13/2026	Feb 2026 AWPA Training Event Reimbursment	223.30
MARY MILLER STEPHENS	57940	03/13/2026	Feb 2026 SCORE Public Defense | 12-C1097 Amend 1	1,250.00
MAURITA COLBURN	57941	03/13/2026	2026 Wellness Commitee Book Library Reimbursment	47.81
MICHELLE KANG	57942	03/13/2026	March Mandatory Training Reimbursment	94.04
NARWHAL MET, LLC	57943	03/13/2026	Mar 2026 Weather Monitoring Svcs	425.00
NIGEL HERBIG	57944	03/13/2026	AWC Mayor's Echange Mileage/Meal & NLC Congressional City Conference Reimbursment	737.40
NORTHSHORE PARK & REC SERVICE AREA	57945	03/13/2026	2026 Interlocal Contribution	2,720.00
NORTHSHORE UTILITY DIST	57946	03/13/2026	Water/Sewer, Irrigation, Restrooms | Parks & ROW	4,222.23
VOID	57947	03/13/2026	VOID	-
NUHSA	57948	03/13/2026	2026 Annual Dues	1,880.00
OFFICE DEPOT	57949-57951	03/13/2026	Misc. Office Supplies	260.71
OLSON BROTHERS PRO VAC LLC	57952	03/13/2026	Drainage Maintenance	1,704.50
OLYMPIC ENVIRONMENTAL RESOURCES INC	57953	03/13/2026	Spring 2026 Recycle Event Administration	2,531.60
OSBORN CONSULTING INC.	57954	03/13/2026	Jan 2026 Professional Svcs | 23-C2994	51,837.56
PARAMETRIX INC	57955	03/13/2026	Jan 2026 Professional Svcs | 24-C3075	12,301.24
PLYWOOD SUPPLY	57956	03/13/2026	Lumber | SW WO 18608, 18607, 18609	369.64
PRECISION CONCRETE CUTTING	57957	03/13/2026	Sidawalk Trip Hazard Repairs | ROW	9,565.35
PSR MECHANICAL, LLC	57958	03/13/2026	Heat Exchanger Replacement | CH Community Room	5,452.13
PUGET SOUND ENERGY	57959-57960	03/13/2026	Dis & Reconnect | Resid Elect Svcs Adj CB Install & Electricity for CH & Partial Streetlight Collectives	39,386.90
REGIONAL ANIMAL SERVICES OF KC	57961	03/13/2026	Feb 2026 Pet Licenses	15.00
REPUBLIC SERVICES #172	57962	03/13/2026	Solid Waste | Rhododendron Park, CH & PW Shop	2,400.33
SANDA INC	57963	03/13/2026	Cash Deposit Refund | PRJ21-0018/ENG23-0668	7,500.00
SHRED IT, C/O STERICYCLE, INC>	57964	03/13/2026	Feb 2026 Shred Pickup	130.21
STAPLES	57965	03/13/2026	Replacement On-Call Binders & Supplies |Parks Maint	674.96
SUNBELT RENTALS	57966	03/13/2026	Equipment Rental | Moorlands Field & SR26410 73rd Tree Replacement	1,360.52
T MOBILE USA, INC.	57967	03/13/2026	Staff Cell Phones and Data Plans	1,918.13
TARA DUNFORD	57968	03/13/2026	Feb 2026 General Consulting	973.75
TOTAL LANDSCAPE CORP	57969	03/13/2026	Landscape Maintenance Svcs	2,261.15
V2WORKS	57970	03/13/2026	50% Final Invoice | Ken0008 - Findmore Webpage Ref	4,702.50
VERIZON WIRELESS	57971	03/13/2026	Feb 2026 Machine to Machine Data Plan	46.04
WA STATE DEPT OF TRANSPORTATION	57972	03/13/2026	WSDOT Traffic Signal Maintenance	200.92
XEROX CORPORATION	57973	03/13/2026	Feb 2026 Copier Rental & Copies 1st Floor	489.48
ZIPLY FIBER	57974	03/13/2026	Feb-Mar 2026 Internet | PW Office	163.54
MISSION SQUARE / 109964	DFT0003119-3121	03/06/2026	City of Kenmore 401a & Loans	33,505.10
DRS 457	DFT0003122-3124	03/06/2026	DRS 457 Deferred Comp	1,888.94
MISSION SQUARE 457 / 304745	DFT0003125-3129	03/06/2026	ICMA 457 Deferred Comp	9,314.86
NAVIA HSA	DFT0003130	03/06/2026	Employee Health Savings Contribution	382.76

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
PERS DEPT OF RETIREMENT SYSTEMS	DFT0003131-3138	03/06/2026	Public Employees Retirement	31,967.19
NAVIA FSA	DFT0003139	03/06/2026	Employee Flexible Spending Account	998.84
BANNER BANK 941 DEPOSIT	DFT0003140	03/06/2026	Social Security, Federal Withholding, Medicare	37,105.71
PAYROLL	Electronic Deposit	03/06/2026	Direct Deposit	205,251.18
			Grand Total:	**1,518,652.38**

Vendor Purchasing Report

For Date Range 01/01/2026 - 03/13/2026

Name	Volume
4LEAF INC	2,975.00
ACORN CONSULTING LLC	12,000.00
AFRICANS ON THE EASTSIDE	750.00
AGORA REFRESHMENTS	594.93
ALL BATTERY SALES & SERVICE	220.16
ALPHAGRAPHICS	154.97
AM TEST, INC	540.00
AMERICAN GENERAL LIFE GPO/400S	660.99
AMERICAN TRAFFIC SOLUTIONS INC	54,554.38
ANSWERING SERIVCE CARE LLC	305.35
ANTANIE JUMANCA	7,500.00
AON RISK INSURANCE SERVICES WEST, INC	200.00
ARMSTRONG SERVICES	19,838.34
ASSOCIATION OF WA CITIES	24,566.00
AURORA RENTS	310.15
AWC EMPLOYEE BENEFIT TRUST/VIMLY	234,318.76
AZTECA SYSTEMS, LLC	47,352.24
BANNER BANK 941 DEPOSIT	180,682.10
BCN TELECOM, INC.	2,331.80
BEAVERS NORTHWEST	7,930.41
BOB OATES SEWER ROOTER LLC	684.90
BOTHELL KENMORE CHAMBER OF COMMERCE	5,000.00
BROADCAST MUSIC, INC.	459.82
BUILDERS EXCHANGE OF WASHINGTON INC	451.40
BULGER SAFE & LOCK, INC.	1,057.96
CALPORTLAND COMPANY	160.24
CANON FINANCIAL SERVICES, INC.	533.12
CASCADE PEST CONTROL	1,245.52
CEDAR GROVE COMPOSTING, INC.	1,592.73
CENTER FOR HUMAN SERVICES	2,500.00
CERTAPRO PAINTERS	530.79
CHAE LAW FIRM, O.S. IOLTA	16,818.10
CHARLES KAUFMANN	443.81
CITY OF BELLEVUE	91,517.00
CITY OF KENMORE	400.00
CITY OF LAKE FOREST PARK	87,216.00
CODE PUBLISHING COMPANY	709.50
COMCAST	6,660.54
COMCAST BUSINESS	466.22
COMMANDLINK	7,395.48
CONFLUENCE ENVIRONMENTAL COMPANY	1,666.18
CONVERGINT TECHNOLOGIES	1,282.79
CORNERSTONE ARCHITECTUAL GROUP	6,810.00
COSTAR REALTY INFORMATION INC	948.58
DAILY JOURNAL OF COMMERCE	1,071.40

Name	Volume
DE LA SOIL LLC	300.00
DEPARTMENT OF LABOR AND INDUSTRIES	13,637.36
DOMESTIC ABUSE WOMENS NETWORK	1,250.00
DRS 457	8,293.84
DTG RECYCLE	35,564.20
E SQUARED SYSTEMS, LLC	595.62
ELECTRONIC BUSINESS MACHINES	572.26
ELYON MAINTENANCE, INC.	46,381.14
ESD - LTC	5,084.91
ESD - PFML	13,062.81
EVERGREEN METAL WORKS LLC	7,499.50
FAMILIES OF COLOR SEATTLE	1,305.00
FERGUSON WATERWORKS #3156	564.97
FLEMINGS HOLIDAY LIGHTING LLC	1,825.88
FUELCARE	2,704.39
GAMES2U	1,480.99
GAYLYNN BRIEN	132.24
GORDON THOMAS HONEYWELL	9,580.00
GRAINGER	477.58
H.D. FOWLER COMPANY	402.07
HEIDELBERG MATERIALS	1,423.33
HENDEN ELECTRIC INC	32,391.00
HESTON PHOTOGRAPHY	580.70
HILLIS CLARK MARTIN & PETERSON P.S.	2,932.50
HIMA NURSERY, INC.	2,813.22
HOLMBERG COMPANY	1,837.09
HOME DEPOT CREDIT SERVICES	4,101.63
HONEY BUCKET	787.75
HORIZON DISTRIBUTORS INC	2,196.56
HOUSING CONNECTOR	1,250.00
HRA VEBA TRUST	22,995.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	54,678.65
iWORQ SYSTEMS	2,800.00
JACOBS ENGINEERING GROUP	257,696.23
JAYMARC AV	415.00
JET CITY PRINTING	627.04
JOHN VICENTE	242.47
KBA INC.	6,511.01
KENMORE ELEMENTARY PTA	1,250.00
KENMORE MIDDLE SCHOOL	2,750.00
KING COUNTY FINANCE	106,104.08
KING COUNTY SHERIFF	848,392.66
KPFF CONSULTING ENGINEERS	68,287.05
LANGUAGE LINE SERVICES, INC.	4.21
LIGHTHOUSE CONSULTING INC	43,947.39
LINCOLN NATIONAL LIFE INSURANCE	5,417.77
LUCAS FOWLER	223.30
MANJINDER DHALIWAL & PARMINDER BHANDAL	5,359.83

Name	Volume
MARY MILLER STEPHENS	2,500.00
MAURITA COLBURN	112.48
MELANIE O'CAIN	435.78
MICHELLE KANG	94.04
MINUTEMAN PRESS	903.65
MISSION SQUARE / 109964	165,129.45
MISSION SQUARE 457 / 304745	47,163.10
MKS PROPERTIES	11,053.94
MORGAN STANLEY CAPITAL MANAGEMENT LLC	5,000.00
NAMI EASTSIDE	2,500.00
NANCY OBERG	8,500.00
NARWHAL MET, LLC	850.00
NATHAN LOUTSIS	788.40
NATIONAL LEAGUE OF CITIES	2,256.00
NATIONAL LIFE INSURANCE CO.	75.00
NAVIA FSA	19,249.20
NAVIA HSA	1,913.80
NELSON ELECTRIC, INC.	5,425.66
NIGEL HERBIG	737.40
NORTHSHORE PARK & REC SERVICE AREA	2,720.00
NORTHSHORE SCHOOLS FOUNDATION	1,250.00
NORTHSHORE SENIOR CENTER	5,000.00
NORTHSHORE UTILITY DIST	28,498.17
NORTHSHORE YOUTH SOCCER ASSOC.	55.00
NORTHWEST ARBORICULTURE LLC	8,213.22
NORTHWEST TROPHY	192.23
NUHSA	1,880.00
OFFICE DEPOT	586.96
OLSON BROTHERS PRO VAC LLC	1,704.50
OLYMPIC ENVIRONMENTAL RESOURCES INC	6,950.78
OPEN DOORS FOR MULTICULTURAL FAMILIES	1,250.00
O'REILLY/FIRST CALL	34.68
OSBORN CONSULTING INC.	105,386.29
OTTO ROSENAU & ASSOCIATES, INC	4,665.75
PACE ENGINEERS, INC.	3,521.00
PanGEO, INC	1,967.50
PARAMETRIX INC	66,455.47
PARKROSE/McLENDONS HARDWARE	195.14
PAWS	486.00
PERS DEPT OF RETIREMENT SYSTEMS	157,418.42
PLYWOOD SUPPLY	369.64
PRECISION CONCRETE CUTTING	9,565.35
PROFESSIONAL SPORTS PUBLICATIONS INC	2,500.00
PSR MECHANICAL, LLC	9,307.61
PUGET SOUND CLEAN AIR AGENCY	25,127.00
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	1,200.81
PUGET SOUND ENERGY	117,544.53
PUGET SOUND FINANCE OFFICERS ASSOC	75.00

Name	Volume
PUT A STAGE ON IT	3,998.38
QUADIENT FINANCE USA INC	500.00
QUADIENT LEASING USA, INC.	274.54
REGIONAL ANIMAL SERVICES OF KC	120.00
REPUBLIC SERVICES #172	4,533.41
RRJ COMPANY, LLC	101,574.51
RYATT CONSTRUCTION LLC	554,743.69
SANDA INC	7,500.00
SARABJIT MANN	2,000.00
SARAH ROBERTS	42,220.53
SCENIC 365 LLC	2,000.00
SCHINDLER ELEVATOR CORPORATION	1,153.78
SCORE	41,795.40
SEATTLE TIMES	1,288.94
SENTINEL OFFENDER SERVICES, LLC	563.34
SESAC	641.00
SHERWIN WILLIAMS CO.	43.01
SHI INTERNATIONAL CORP.	45,617.50
SHORELINE FIRE DEPT	13,432.00
SHRED IT, C/O STERICYCLE, INC>	262.37
SITESCAPES, INC.	22,272.51
SNOHOMISH COUNTY	2,348.00
STAPLES	5,336.50
STATE AUDITOR'S OFFICE	8,301.45
STEWART MACNICHOLS HARMELL, INC.	10,000.00
SUNBELT RENTALS	1,531.44
T MOBILE USA, INC.	3,858.08
TACOMA SCREW PRODUCTS, INC.	39.69
TARA DUNFORD	1,486.25
TAYLOR MADE TDS, INC	4,027.12
TOBIN BENNETT GOLD	1,403.94
TOTAL LANDSCAPE CORP	41,871.86
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA	1,561.62
TYLER TECHNOLOGIES, INC.	435.00
U.S. BANK PURCHASE CARDS	41,022.12
ULINE	1,712.29
US POSTAL SERVICE	2,566.69
UTILITIES UNDERGROUND LOCATION CTR	162.00
V2WORKS	2,136.01
VECA ELECTRIC & TECHNOLOGIES, LLC	42,351.67
VERIZON WIRELESS	54.04
WA ASSOC OF BUILDING OFFICIALS	25.00
WA CITIES INSURANCE AUTHORITY	896,332.00
WA STATE DEPT OF TRANSPORTATION	200.92
WAGNER ARCHITECTS	147,055.66
WASHINGTON AUTISM ALLIANCE	500.00
WASHINGTON RECREATION & PARK ASSOC.	1,210.00
WASHINGTON STATE TREASURER	3,009.60

Name	Volume
WASHINGTON STATE UNIVERSITY-CONFERENCE MANAGEMENT	1,200.00
WESTERN DISPLAY FIREWORKS, LTD.	8,750.00
WESTLAKE HARDWARE WA-153	264.36
WHIRLWIND SERVICES, INC.	9,842.25
WM CORPORATE SERVICES INC.	10,678.06
XEROX CORPORATION	1,634.12
ZIPLY FIBER	1,006.94

2026-03-13 Voucher List for Aproval

Final Audit Report 2026-03-18

Created:	2026-03-16
By:	Jenilee Knox (jknox@kenmorewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9YCfUw6b9dnb1tfeUAhGzE_XVvCvHO2u

"2026-03-13 Voucher List for Aproval" History

Document created by Jenilee Knox (jknox@kenmorewa.gov)
2026-03-16 - 11:53:00 PM GMT

Document emailed to Melinda Merrell (mmerrell@kenmorewa.gov) for signature
2026-03-16 - 11:54:14 PM GMT

Email viewed by Melinda Merrell (mmerrell@kenmorewa.gov)
2026-03-17 - 0:10:56 AM GMT

Document e-signed by Melinda Merrell (mmerrell@kenmorewa.gov)
Signature Date: 2026-03-17 - 0:11:39 AM GMT - Time Source: server

Document emailed to Teri Killgore (tkillgore@kenmorewa.gov) for signature
2026-03-17 - 0:11:40 AM GMT

Email viewed by Teri Killgore (tkillgore@kenmorewa.gov)
2026-03-18 - 2:21:04 AM GMT

Document e-signed by Teri Killgore (tkillgore@kenmorewa.gov)
Signature Date: 2026-03-18 - 2:22:37 AM GMT - Time Source: server

Agreement completed.
2026-03-18 - 2:22:37 AM GMT

Voucher Certification & Approval

City of Kenmore

DATE RANGE: 03/14/2026 through 03/27/2026

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: # 1963-1968	**55,167.22**
Total Checks: # 57975 through 58056	**1,191,899.03**
Total Payroll EFT & Bank Drafts: Payroll/Taxes/FSA/HSA/Retirement: Dated 03/20/2026	**321,864.41**
Total Wire Transfers:	**671,987.45**

Teri Killgore (Mar 31, 2026 21:51:57 PDT) Mar 31, 2026

City Manager / Date

Melinda Merrell Mar 31, 2026

Finance Director / Date

Vendor Name	Payment Number	Payment Date	Description (Item)	Amount
AMERICAN TRAFFIC SOLUTIONS INC	1963	03/27/2026	Feb 2026 KAPE Program	42,229.49
U.S. BANK PURCHASE CARDS	1964-1968	03/27/2026	Training/Conferences, Supplies/Materials, Subscriptions, Meetings, Equip/Comp Hardware	12,937.73
AWC EMPLOYEE BENEFIT TRUST/VIMLY	57975	03/20/2026	Employee Health Insurance	114,449.76
VOID	57976	03/20/2026	Void	-
VOID	57977	03/20/2026	Void	-
CITY OF KENMORE	57978	03/20/2026	Wages Overpayment Reimbursement	100.00
DEPARTMENT OF LABOR AND INDUSTRIES	57979	03/20/2026	City of Kenmore	7,422.45
VOID	57980	03/20/2026	Void	-
VOID	57981	03/20/2026	Void	-
ESD - LTC	57982	03/20/2026	Long Term Care Fund	2,574.97
VOID	57983	03/20/2026	Void	-
ESD - PFML	57984	03/20/2026	Paid Family & Medical Leave	6,602.26
VOID	57985	03/20/2026	Void	-
VOID	57986	03/20/2026	Void	-
NATIONAL LIFE INSURANCE CO.	57987	03/20/2026	Life Insurance	37.50
SHORELINE FIRE DEPT	57988	03/24/2026	PWOC Underground Fire Permit & Inspection Fee	801.00
3CMA CITY-COUNTY COMMUNICATIONS & MARKETING ASSOC.	57989	03/27/2026	2026 Membership Affiliation for Training Resources	400.00
ALLPLAY SYSTEMS LLC	57990	03/27/2026	Rhododendron Park Playground Parts | Including Past Due	995.04
AM TEST, INC	57991	03/27/2026	Swamp Creek TMDL | Sample A26	300.00
ANSWERING SERIVCE CARE LLC	57992	03/27/2026	Mar 2026 After Hours Answering Svc	140.00
APPLEONE EMPLOYMENT SERVICES	57993	03/27/2026	Mar 9 - 13 2026 Temp Staffing | Reception	1,730.40
ARMSTRONG SERVICES	57994	03/27/2026	Mar 2026 Janitorial Services | Hangar, CH PW Off	9,919.17
ARTS OF KENMORE	57995	03/27/2026	Feb-Mar 2026 CH Art Display | 18-C1865	990.00

Vendor Name	Payment Number	Payment Date	Description (Item)	
BCN TELECOM, INC.	57996	03/27/2026	Mar-Apr 2026 CH Phones	1,269.85
BECKWITH CONSULTING GROUP	57997	03/27/2026	Feb 2026 Professional Svcs | 24-C3092	720.00
BUILDERS EXCHANGE OF WASHINGTON INC	57998	03/27/2026	PWOC Bid Advertisement	75.56
BULGER SAFE & LOCK, INC.	57999	03/27/2026	Locks for SW	1,160.78
CANON FINANCIAL SERVICES, INC.	58000	03/27/2026	Mar 2026 Coper Rental 2nd Floor	266.56
CASCADE PEST CONTROL	58001	03/27/2026	Mar 2026 Pest Control | CH & Parks	578.64
CITY OF BELLEVUE	58002	03/27/2026	Q1 2026 MBP Subscription	5,860.40
COMCAST BUSINESS	58003	03/27/2026	Mar-Apr 2026 Internet & Cable | CH & Ti' Park	233.11
CONFLUENCE ENVIRONMENTAL COMPANY	58004	03/27/2026	Sept 2025 - Feb 2026 Mit Monitor & Steward Svcs | 23-C2991	3,592.67
CORE DESIGN, INC.	58005	03/27/2026	Boundry Line Adjustment & Lot Corner Staking	1,359.60
DAILY JOURNAL OF COMMERCE	58006	03/27/2026	Advertising | Bid No. 25-C3228	434.50
DAVID SAMOLYUK	58007	03/27/2026	Feb 2026 WRPA Conference Meal Reimbursement	136.75
DTG RECYCLE	58008	03/27/2026	Mulch/Parks | Log Boom, Rhody, Moorlands, Summit	2,368.80
GALLO, ELLY	58009	03/27/2026	Em Meeting Reimbursement	46.41
HENDEN ELECTRIC INC	58010	03/27/2026	3/25/2026 Retainage Release	3,599.00
HERRERA ENVIRONMENTAL CONSULTANTS	58011	03/27/2026	Jan-Feb 2026 Professional Svcs | 26-C3224	1,824.42
HILLIS CLARK MARTIN & PETERSON P.S.	58012	03/27/2026	Legal for Lakepointe | Matter ID 24017.02 & 24017.03 to 2/28	265.00
HOLMBERG COMPANY	58013	03/27/2026	Plumbing Repairs | Boathouse Hose Bib	626.72
HONEY BUCKET	58014	03/27/2026	PW Yard Honey Bucket	176.00
HORIZON DISTRIBUTORS INC	58015	03/27/2026	Materials | ROW & 73rd Street Trees Irrigation	2,567.26
INTEGRA REALTY RESOURCES - SEATTLE	58016	03/27/2026	Appraisal Review | Prop Acquisition SW-0291	9,000.00
KIMLEY HORN AND ASSOCIATES, INC.	58017	03/27/2026	Jan 2026 Professional Svcs | 25-C3134	3,190.00
KING COUNTY FINANCE	58018-58021	03/27/2026	King County Road & Discretionary Svcs, Jan-Feb 2026 Small Cities Pub. Defense |23-C2917	19,485.70
KPFF CONSULTING ENGINEERS	58022	03/27/2026	Jan 2026 Professional Svcs | 22-C2862	62,651.94
MICHELLE KANG	58023	03/27/2026	2026 WCMA Travel & Meal/Ocean Shores Council Retreat Reimbursements	789.63
NORTHSHORE UTILITY DIST	58024-58025	03/27/2026	Water/Irrigation | Facilities, ROW Parks & Feb 2026 Fleet Maintenance	13,223.05
OLSON BROTHERS PRO VAC LLC	58026	03/27/2026	Drainage Maintenance | 25-C3197	3,068.10
O'REILLY/FIRST CALL	58027	03/27/2026	Fleet Supplies | Streets	36.37
OSBORN CONSULTING INC.	58028	03/27/2026	Nov 2025 & Feb 2026 Professional Svcs | 23-C2994	81,014.03
OTTO ROSENAU & ASSOCIATES, INC	58029	03/27/2026	PWOC Concrete Inspection	974.00
PACIFIC TOPSOILS	58030	03/27/2026	Material Disposal & Purchase	1,234.96
PENDLETON CONSULTING LLC	58031	03/27/2026	Feb 2026 Council Retreat Project	3,672.15
PUGET SOUND ENERGY	58032-58033	03/27/2026	Phase 2 LED Conversion Construction Costs and Gas/Electricity Parks, Facilities, Streetlights	11,936.64
QUADIENT FINANCE USA INC	58034	03/27/2026	Mar 2026 Postage	10.00
QUINN PROFFITT	58035	03/27/2026	Feb 2026 WRPA Conference Meals & Mileage Reimb	245.50
REGIONAL CRISIS RESPONSE AGENCY	58036	03/27/2026	Q2 2026 RCR Program | 23-C2903	52,033.25
RYATT CONSTRUCTION LLC	58037	03/27/2026	Jan-Feb 2026 PWOC Site Work Contract	621,032.50
SAGACITY MEDIA, INC.	58038	03/27/2026	Washington State Visitor's Guide Ad	1,200.00
SCORE	58039	03/27/2026	Feb 2026 Detention-Housing, Medical | 19-C2113	23,824.19
SEATTLE TIMES	58040	03/27/2026	Feb 2026 Legal Notices	221.90
SENTINEL OFFENDER SERVICES, LLC	58041	03/27/2026	Feb 2026 Ankle Monitoring Svcs | 23-C2982	379.19
SHERWIN WILLIAMS CO.	58042	03/27/2026	Painting Supplies | Hangar	157.30
SOFTWAREONE, INC.	58043	03/27/2026	2 Licenses of MS Project	663.29
SPECIALTY DOOR SERVICE, INC.	58044	03/27/2026	Garage Grill Repair | CH	1,421.40
STAPLES	58045-58046	03/27/2026	Maintenance Supplies	1,365.21

Vendor Name	Payment Number	Payment Date	Description (Item)	
SUNBELT RENTALS	58047	03/27/2026	Equip Rental | ROW Holiday Tree Lighting, ROW & Moorlands Field	2,836.81
TOTAL LANDSCAPE CORP	58048	03/27/2026	Mar 2026 Landscaping | CH & Parks, 68th / Samm	18,674.78
TYLER TECHNOLOGIES, INC.	58049	03/27/2026	Missing Sales Tax	44.81
UTILITIES UNDERGROUND LOCATION CTR	58050	03/27/2026	Feb 2026 Utillity Locates	208.38
WA STATE DEPT OF LABOR & INDUSTRIES	58051	03/27/2026	2026 Elevator Operating Cert. Renewal | CH & Boathouse	302.30
WAGNER ARCHITECTS	58052	03/27/2026	Feb 2026 PWOC Consultanat | 24-C3061	78,119.84
WASHINGTON ASSOCIATION OF CONSERVATION DISTRICTS	58053	03/27/2026	25% Deposit Plant Order for Earth Day & Parks	220.00
WM CORPORATE SERVICES INC.	58054	03/27/2026	Mar 1-15 2026 Street Sweeper Debris Dump Fees	3,828.27
ZIPLY FIBER	58055	03/27/2026	Mar 2026 Phones | CH	663.90
ZONAR SYSTEMS	58056	03/27/2026	Annual Fleet Vehicle Tracking | De-Icer/Sweeper	545.06
MISSION SQUARE / 109964	DFT0003141-3142	03/20/2026	City of Kenmore 401a & 401a Loans	33,297.10
DRS 457	DFT0003143-3145	03/20/2026	DRS 457 Deferred Comp	1,888.94
MISSION SQUARE 457 / 304745	DFT0003146-3150	03/20/2026	ICMA 457 Deferred Comp	9,464.86
NAVIA HSA	DFT0003151	03/20/2026	Employee Health Savings Contribution	382.76
LINCOLN NATIONAL LIFE INSURANCE	DFT0003152-3153	03/20/2026	Life Ins/ADD & LTD	2,649.35
PERS DEPT OF RETIREMENT SYSTEMS	DFT0003154-3161	03/20/2026	Public Employees Retirement	31,832.58
NAVIA FSA	DFT0003162	03/20/2026	Employee Flexible Spending Account	998.84
BANNER BANK 941 DEPOSIT	DFT0003163	03/20/2026	Social Security, Fed Withholding & Medicare	36,910.53
PAYROLL	Electronic Deposit	03/20/2026	Direct Deposit	204,439.45
WIRE TRANSFER	Wire Transfer	03/26/2026	Stewart Title	671,987.45
				2,240,918.11

Vendor Purchasing Report

For Date Range 01/01/2026 - 03/27/2026

Name	Volume
3CMA CITY-COUNTY COMMUNICATIONS & MARKETING ASSOC.	400.00
4LEAF INC	2,975.00
ACORN CONSULTING LLC	12,000.00
AFRICANS ON THE EASTSIDE	750.00
AGORA REFRESHMENTS	594.93
ALL BATTERY SALES & SERVICE	220.16
ALLPLAY SYSTEMS LLC	458.85
ALPHAGRAPHICS	154.97
AM TEST, INC	840.00
AMERICAN GENERAL LIFE GPO/400S	660.99
AMERICAN TRAFFIC SOLUTIONS INC	96,783.87
ANSWERING SERIVCE CARE LLC	445.35
ANTANIE JUMANCA	7,500.00
AON RISK INSURANCE SERVICES WEST, INC	200.00
APPLEONE EMPLOYMENT SERVICES	1,730.40
ARMSTRONG SERVICES	29,757.51
ARTS OF KENMORE	990.00
ASSOCIATION OF WA CITIES	24,566.00
AURORA RENTS	310.15
AWC EMPLOYEE BENEFIT TRUST/VIMLY	348,768.52
AZTECA SYSTEMS, LLC	47,352.24
BANNER BANK 941 DEPOSIT	217,592.63
BCN TELECOM, INC.	3,601.65
BEAVERS NORTHWEST	7,930.41
BECKWITH CONSULTING GROUP	720.00
BOB OATES SEWER ROOTER LLC	684.90
BOTHELL KENMORE CHAMBER OF COMMERCE	5,000.00
BROADCAST MUSIC, INC.	459.82
BUILDERS EXCHANGE OF WASHINGTON INC	526.96
BULGER SAFE & LOCK, INC.	2,218.74
CALPORTLAND COMPANY	160.24
CANON FINANCIAL SERVICES, INC.	799.68
CASCADE PEST CONTROL	1,824.16
CEDAR GROVE COMPOSTING, INC.	1,592.73
CENTER FOR HUMAN SERVICES	2,500.00
CERTAPRO PAINTERS	530.79
CHAE LAW FIRM, O.S. IOLTA	16,818.10
CHARLES KAUFMANN	443.81
CITY OF BELLEVUE	97,377.40
CITY OF KENMORE	500.00
CITY OF LAKE FOREST PARK	87,216.00
CODE PUBLISHING COMPANY	709.50
COMCAST	6,660.54
COMCAST BUSINESS	699.33
COMMANDLINK	7,395.48

Name	Volume
CONFLUENCE ENVIRONMENTAL COMPANY	4,012.35
CONVERGINT TECHNOLOGIES	1,282.79
CORE DESIGN, INC.	1,359.60
CORNERSTONE ARCHITECTUAL GROUP	6,810.00
COSTAR REALTY INFORMATION INC	948.58
DAILY JOURNAL OF COMMERCE	1,505.90
DAVID SAMOLYUK	136.75
DE LA SOIL LLC	300.00
DEPARTMENT OF LABOR AND INDUSTRIES	21,059.81
DOMESTIC ABUSE WOMENS NETWORK	1,250.00
DRS 457	10,182.78
DTG RECYCLE	37,933.00
E SQUARED SYSTEMS, LLC	595.62
ELECTRONIC BUSINESS MACHINES	572.26
ELYON MAINTENANCE, INC.	46,381.14
ESD - LTC	7,659.88
ESD - PFML	19,665.07
EVERGREEN METAL WORKS LLC	7,499.50
FAMILIES OF COLOR SEATTLE	1,305.00
FERGUSON WATERWORKS #3156	564.97
FLEMINGS HOLIDAY LIGHTING LLC	1,825.88
FUELCARE	2,704.39
GALLO, ELLY	46.41
GAMES2U	1,480.99
GAYLYNN BRIEN	132.24
GORDON THOMAS HONEYWELL	9,580.00
GRAINGER	477.58
H.D. FOWLER COMPANY	402.07
HEIDELBERG MATERIALS	1,423.33
HENDEN ELECTRIC INC	35,990.00
HERRERA ENVIRONMENTAL CONSULTANTS	1,824.42
HESTON PHOTOGRAPHY	580.70
HILLIS CLARK MARTIN & PETERSON P.S.	3,197.50
HIMA NURSERY, INC.	2,813.22
HOLMBERG COMPANY	2,463.81
HOME DEPOT CREDIT SERVICES	4,101.63
HONEY BUCKET	963.75
HORIZON DISTRIBUTORS INC	4,763.82
HOUSING CONNECTOR	1,250.00
HRA VEBA TRUST	22,995.00
INSLEE, BEST, DOEZIE & RYDER, P.S.	54,678.65
INTEGRA REALTY RESOURCES - SEATTLE	9,000.00
iWORQ SYSTEMS	2,800.00
JACOBS ENGINEERING GROUP	257,696.23
JAYMARC AV	415.00
JET CITY PRINTING	627.04
JOHN VICENTE	242.47
KBA INC.	6,511.01

Name	Volume
KENMORE ELEMENTARY PTA	1,250.00
KENMORE MIDDLE SCHOOL	2,750.00
KIMLEY HORN AND ASSOCIATES, INC.	3,190.00
KING COUNTY FINANCE	125,589.78
KING COUNTY SHERIFF	848,392.66
KPFF CONSULTING ENGINEERS	130,938.99
LANGUAGE LINE SERVICES, INC.	4.21
LIGHTHOUSE CONSULTING INC	43,947.39
LINCOLN NATIONAL LIFE INSURANCE	8,067.12
LUCAS FOWLER	223.30
MANJINDER DHALIWAL & PARMINDER BHANDAL	5,359.83
MARY MILLER STEPHENS	2,500.00
MAURITA COLBURN	112.48
MELANIE O'CAIN	435.78
MICHELLE KANG	883.67
MINUTEMAN PRESS	903.65
MISSION SQUARE / 109964	198,426.55
MISSION SQUARE 457 / 304745	56,627.96
MKS PROPERTIES	11,053.94
MORGAN STANLEY CAPITAL MANAGEMENT LLC	5,000.00
Name	**Volume**
Name	**Volume**
Name	**Volume**
NAMI EASTSIDE	2,500.00
NANCY OBERG	8,500.00
NARWHAL MET, LLC	850.00
NATHAN LOUTSIS	788.40
NATIONAL LEAGUE OF CITIES	2,256.00
NATIONAL LIFE INSURANCE CO.	112.50
NAVIA FSA	20,248.04
NAVIA HSA	2,296.56
NELSON ELECTRIC, INC.	5,425.66
NIGEL HERBIG	737.40
NORTHSHORE PARK & REC SERVICE AREA	2,720.00
NORTHSHORE SCHOOLS FOUNDATION	1,250.00
NORTHSHORE SENIOR CENTER	5,000.00
NORTHSHORE UTILITY DIST	41,721.22
NORTHSHORE YOUTH SOCCER ASSOC.	55.00
NORTHWEST ARBORICULTURE LLC	8,213.22
NORTHWEST TROPHY	192.23
NUHSA	1,880.00
OFFICE DEPOT	586.96
OLSON BROTHERS PRO VAC LLC	4,772.60
OLYMPIC ENVIRONMENTAL RESOURCES INC	6,950.78
OPEN DOORS FOR MULTICULTURAL FAMILIES	1,250.00
O'REILLY/FIRST CALL	71.05
OSBORN CONSULTING INC.	143,806.06
OTTO ROSENAU & ASSOCIATES, INC	5,639.75

Name	Volume
PACE ENGINEERS, INC.	3,521.00
PACIFIC TOPSOILS	1,234.96
PanGEO, INC	1,967.50
PARAMETRIX INC	66,455.47
PARKROSE/McLENDONS HARDWARE	195.14
PAWS	486.00
PENDLETON CONSULTING LLC	3,672.15
PERS DEPT OF RETIREMENT SYSTEMS	189,251.00
PLYWOOD SUPPLY	369.64
PRECISION CONCRETE CUTTING	9,565.35
PROFESSIONAL SPORTS PUBLICATIONS INC	2,500.00
PSR MECHANICAL, LLC	9,307.61
PUGET SOUND CLEAN AIR AGENCY	25,127.00
PUGET SOUND EMERGENCY RADIO NETWORK OPERATOR	1,200.81
PUGET SOUND ENERGY	129,481.17
PUGET SOUND FINANCE OFFICERS ASSOC	75.00
PUT A STAGE ON IT	3,998.38
QUADIENT FINANCE USA INC	510.00
QUADIENT LEASING USA, INC.	274.54
QUINN PROFFITT	245.50
REGIONAL ANIMAL SERVICES OF KC	120.00
REGIONAL CRISIS RESPONSE AGENCY	52,033.25
REPUBLIC SERVICES #172	4,533.41
RRJ COMPANY, LLC	101,574.51
RYATT CONSTRUCTION LLC	1,175,776.19
SAGACITY MEDIA, INC.	1,200.00
SANDA INC	7,500.00
SARABJIT MANN	2,000.00
SARAH ROBERTS	42,220.53
SCENIC 365 LLC	2,000.00
SCHINDLER ELEVATOR CORPORATION	1,153.78
SCORE	65,619.59
SEATTLE TIMES	1,510.84
SENTINEL OFFENDER SERVICES, LLC	942.53
SESAC	641.00
SHERWIN WILLIAMS CO.	200.31
SHI INTERNATIONAL CORP.	45,617.50
SHORELINE FIRE DEPT	14,233.00
SHRED IT, C/O STERICYCLE, INC>	262.37
SITESCAPES, INC.	22,272.51
SNOHOMISH COUNTY	2,348.00
SOFTWAREONE, INC.	663.29
SPECIALTY DOOR SERVICE, INC.	1,421.40
STAPLES	6,701.71
STATE AUDITOR'S OFFICE	8,301.45
STEWART MACNICHOLS HARMELL, INC.	10,000.00
SUNBELT RENTALS	3,206.22
T MOBILE USA, INC.	3,858.08

Name	Volume
TACOMA SCREW PRODUCTS, INC.	39.69
TARA DUNFORD	1,486.25
TAYLOR MADE TDS, INC	4,027.12
TOBIN BENNETT GOLD	1,403.94
TOTAL LANDSCAPE CORP	60,546.64
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA	1,561.62
TYLER TECHNOLOGIES, INC.	479.81
U.S. BANK PURCHASE CARDS	53,959.85
ULINE	1,712.29
US POSTAL SERVICE	2,566.69
UTILITIES UNDERGROUND LOCATION CTR	370.38
V2WORKS	2,136.01
VECA ELECTRIC & TECHNOLOGIES, LLC	42,351.67
VERIZON WIRELESS	100.08
WA ASSOC OF BUILDING OFFICIALS	25.00
WA CITIES INSURANCE AUTHORITY	896,332.00
WA STATE DEPT OF LABOR & INDUSTRIES	302.30
WA STATE DEPT OF TRANSPORTATION	200.92
WAGNER ARCHITECTS	225,175.50
WASHINGTON ASSOCIATION OF CONSERVATION DISTRICTS	220.00
WASHINGTON AUTISM ALLIANCE	500.00
WASHINGTON RECREATION & PARK ASSOC.	1,210.00
WASHINGTON STATE TREASURER	3,009.60
WASHINGTON STATE UNIVERSITY-CONFERENCE MANAGEMENT	1,200.00
WESTERN DISPLAY FIREWORKS, LTD.	8,750.00
WESTLAKE HARDWARE WA-153	264.36
WHIRLWIND SERVICES, INC.	9,842.25
WM CORPORATE SERVICES INC.	14,506.33
XEROX CORPORATION	1,634.12
ZIPLY FIBER	1,670.84
ZONAR SYSTEMS	545.06

2026-03-27 Voucher List for Approval

Final Audit Report 2026-04-01

Created:	2026-03-31
By:	Jenilee Knox (jknox@kenmorewa.gov)
Status:	Signed
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"2026-03-27 Voucher List for Approval" History

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Agreement completed.

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City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project – Construction Authorization **Department:** Engineering **Prepared by:** Kent Vaughan, PE Senior Civil Engineer **Attachments:** None	☐Information Only ☐Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☒Authorize ☐Other: Authorize the City Manager to award and execute a contract with low bid contractor (To Be Determined-TBD) for an amount up to $3,300,000 (includes 10% contingency) to complete the 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project construction.

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
JV 3/24/2026	NA	NA	TK 3/31/2026	NA

Summary/Background:

Staff is seeking advanced construction authorization to execute a contract with the low bid contractor (TBD) for an amount up to $3,300,000 (includes 10% contingency) to maintain the current project schedule and maximize the optimal construction season to build the 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project. Staff plan to advertise for a contractor on April 7, 2026, and anticipate opening bids on April 28, 2026.

The 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane project extends from SR522 (NE Bothell Way) to NE 185th Street and will reduce the speed limit from 35 MPH to 30 MPH. This project includes buffered bike lanes, in-fill sidewalk improvements to provide continuous sidewalk on both sides of the street, traffic calming measures (chicanes), curb extensions/bulb-outs with reduced curb radii at side streets, curb ramps, three (3) new marked crosswalks across 80th Avenue NE with illuminated Rectangular Rapid Flashing Beacons (RRFB) crosswalks, green pavement/bicycle intersection markings with bike box at SR522, storm drainage, channelization, signing , asphalt overlay and tree planting.

The estimated contract duration is 160 working days (8 months). The work is anticipated to start in June 2026. Staff anticipate the project will be completed the following Spring 2027 (paving and striping) with a winter shutdown from December 2026 through February 2027.

Previous Council Action(s):

June 26, 2023: Accept $2,222,636 in state funding from WSDOT Pedestrian Bicycle Program to design and construct project.

January 12, 2026: Accept $2,170,000 in state funding from Washington State Transportation Improvement Board (TIB) to construct project.

Fiscal Consideration:

The engineer’s estimate is $3,000,000.

The total 2025/2026 budget for this project is $4,326,979. Total 2025/2026 project budget spent to date is approximately $500k. There is sufficient budget to cover the cost of construction contract and support services. Grant funds cover 92% of the estimated project cost. The remainder is funded by local Real Estate Excise Tax (REET) funds.

Upon opening bids, staff will verify the low bid contractor meets the responsivity and responsibility criteria defined by law and the city contract documents. If the low bid exceeds the engineer’s estimate but falls comfortably within project budget, the city will award the contract. In the unlikely event that the low bid exceeds the council authorized amount, staff will not award the contract and will return to City Council later in May 2026 with funding options.

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

DEIA Strategic Plan | City’s Equity Framework Toolkit

Objective 5.2: Improve transportation safety and accessibility for multiple modes of transportation so that owning an automobile isn’t the only way to get around.

City Council Priorities or Budget Objective Being Addressed:

Council Priority 6: Enhance multimodal transportation, including pedestrian and bicycle safety

City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
Interlocal Agreement with Northshore Utility District (NUD) for 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project **Department:** Engineering **Prepared by:** Kent Vaughan, PE Senior Civil Engineer **Attachments:** None	☐Information Only ☐Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☐Authorize ☐Other: Authorize the City Manager to enter an Interlocal Agreement with the Northshore Utility District (NUD) for the City's contract to include District's utility cover adjustment as part of the 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project.

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
JV 3/26/2026	NA	NA	TK 3/31/2026	NA

Summary/Background:

During the design phase for the 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project, the City of Kenmore and Northshore Utility District met to discuss NUD relocation work necessary to implement the City's project. NUD is electing to replace residential water service lines within the project limits on their own in advance of construction, however NUD has requested that the City's contract include water and sanitary sewer utility cover adjustments (manholes and water valves) as part of 80th Ave NE (SR522-NE 185th St) Sidewalk and Bike Lane Project paving operations (Spring 2027).

Previous Council Action(s):

June 26, 2023: Accept $2,222,636 in state funding from WSDOT Pedestrian Bicycle Program to design and construct project.

January 12, 2026: Accept $2,170,000 in state funding from Washington State Transportation Improvement Board (TIB) to construct project.

Fiscal Consideration:

Like past projects, the interlocal agreement requires NUD to reimburse the City for all direct NUD Schedule B costs, including a proportional share of indirect costs from the City's Contract Schedule A (including but not limited to bid items such as mobilization, surveying, traffic control, erosion control, etc.). Construction management costs associated with implementing NUD work will also be reimbursed to the city.

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:
DEIA Strategic Plan | City's Equity Framework Toolkit

Objective 5.2: Improve transportation safety and accessibility for multiple modes of transportation so that owning an automobile isn't the only way to get around.

City Council Priorities or Budget Objective Being Addressed:

Council Priority 6: Enhance multimodal transportation, including pedestrian and bicycle safety

City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
2026 ADA Upgrades project construction award **Department:** Engineering **Prepared by:** Lucas Fowler, Civil Engineer **Attachments:** N/A	☐Information Only ☐Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☒ Authorize ☐Other: Authorize the City Manager to execute a contract with PNW Heavy Civil Construction, LLC for an amount up to $317,951.70 which includes 10% construction contingency for the 2026 ADA Upgrades project.

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
JV 3/30/2026	N/A	N/A	TK 3/31/2026	N/A

Summary/Background:

Staff is seeking City Council Authorization to execute a contract with PNW Heavy Civil Construction, LLC for an amount up to $317,951.70 to construct the 2026 ADA Upgrades project.

The 2026 ADA Upgrades project includes replacement of ADA (American's with Disabilities Act) deficient curb ramps and sidewalk panels on or around NE 151st St, 72nd pl NE, 73rd Ave NE, and NE 155th St.

The estimate contract duration is 30 working days. The work is anticipated to start first week of May and is expected to be completed in June.

The project was formally advertised on March 11th and March 16th and bids were opened on March 30th. Nine bids were received and PNW Heavy Civil Construction, LLC was determined to be the lowest responsible bidder at an amount of $289,047.00. The engineer's estimate for this project was $408,114. Below is a summary of the bids received.

Bidder	Bid amount received
PNW Heavy Civil Construction, LLC	$289,047.00
Build For You Construction, LLC	$388,902.00

RRJ Company, LLC	$340,241.06
NPM Construction Co.	$399,081.20
Judha of Lion Landscaping and Services, LLC	$333,735.00
Kamins Construction Inc.	$375,168.00
A-1 Landscaping and Construction Inc.	$617,069.00
Always Active Service, LLC	$356,163,00
Meece Construction	$316,000.00

City staff has verified that PNW Heavy Civil Construction, LLC meets the responsibility criteria defined by law and the city contract documents.

While many curb ramps and sidewalks have been repaired as part of other Transportation Capital Project, this is the first stand-alone project that has been prepared in response to the City's ADA Transition Plan. This is the first step in addressing the ADA non-compliant issues noted in the transition plan but does not address all of the issues noted as the total cost to correct all the issues and the available revenue require the plan be implemented in a phased approach over several years.

Previous Council Action(s):

No previous action

Fiscal Consideration:

The total budget for this project is $550,000. Total project budget spent to date is $52,140 with a balance of $498,860 remaining to complete the project. There is sufficient budget to cover the cost of construction and support services during construction.

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

Objective 5.2: Improve transportation safety and accessibility for multiple modes of transportation so that owning an automobile isn't the only way to get around.

City Council Priorities or Budget Objective Being Addressed:

Council priority 5: focus and emphasize multimodal transportation safety in the City of Kenmore with a specific focus on pedestrian, bicycle, and other means of travel.

City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
Arrowhead Drive Sidewalk and Traffic Calming Project, Engineering Services During Construction from Parametrix. **Department:** Engineering **Prepared by:** Thomas Joachimides Senior Civil Engineer **Attachments:** N/A	☐Information Only ☐Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☒Authorize ☐Other: **Authorize the City Manager to increase the contract authority with Parametrix by $60,500 (includes a 10% contingency) to $506,547.15 for finalizing design and providing engineering services during construction for the Arrowhead Drive Sidewalk and Traffic Calming Project.**

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
JV 3/26/2026	NA	NA	TK 3/31/2026	NA

Summary/Background:

Staff are seeking authorization to increase the contract authority with Parametrix by $60,500 (includes a 10% contingency) to finalize bid documents and provide engineering services during construction.

Additional cost is for the following additional services:

- Extended the design limits to maximize ADA improvements
- Services during bid process if needed
- Engineering services during construction to assist in reviewing submittals, attend construction meetings, and to help address issues that may arise that were unforeseen during design.

The Arrowhead Sidewalk & Traffic Calming project is located on NE Arrowhead Dr between 64th Ave NE and NE 151st St and will construct frontage improvements on the south and west sides, ADA improvements, traffic calming elements, and safety improvements

Design began in June of 2024 and the project advertisement for a contractor is expected on April 14, 2026.

Previous Council Action(s):

February 12, 2024 – Parametrix Design Contract Approval

Fiscal Consideration:

This project is 92% funded by State grants. The remainder of the project is funded by City dollars. The total Parametrix contract amount is covered within the current project budget and is reimbursable under the existing grants.

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

DEIA Strategic Plan | City's Equity Framework Toolkit

Objective 5.2: Improve transportation safety and accessibility for multiple modes of transportation so that owning an automobile isn't the only way to get around.

City Council Priorities or Budget Objective Being Addressed:

Council Priority 6: Enhance multimodal transportation, including pedestrian and bicycle safety.

City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
Arrowhead Drive Sidewalk and Traffic Calming Project – Construction Authorization **Department:** Engineering **Prepared by:** Thomas Joachimides Senior Civil Engineer **Attachments:** N/A	☐Information Only ☐Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☒Authorize ☐Other: **Authorize the City Manager to award and execute a contract with the low bid contractor (To Be Determined-TBD) for and amount up to $2,375,000 (includes 10 % contingency) to complete the Arrowhead Drive Sidewalk and Traffic Calming Project construction.**

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
3/26/2026	NA	NA	3/31/2026	NA

Summary/Background:

Staff are seeking advanced construction authorization to execute a contract with the low bid contractor (TBD) for an amount up to $2,375,000 (includes 10% contingency). Advanced authorization is requested to maintain the current project schedule and maximize the optimal construction season to build the Arrowhead Drive Sidewalk & Traffic Calming Project. Staff plan to advertise for a contractor on April 14, 2026, and anticipate opening bids on May 5, 2026.

The Arrowhead Sidewalk & Traffic Calming project is located on NE Arrowhead Dr between 64th Ave NE and NE 151st St and will construct sidewalks on the south and west sides, curb ramps, traffic calming elements, and other safety improvements.

The estimated contract duration is 120 working days (6 months). The work is anticipated to start in June 2026. Staff anticipate the project will be completed the following Spring 2027 (paving and striping) with a winter shutdown from December 2026 through February 2027.

Previous Council Action(s):

June 26, 2023 – WSDOT Safe Routes to School Grant Acceptance ($2M)

January 12, 2026 – Transportation Improvement Board Grant Acceptance ($750K)

Fiscal Consideration:

The engineer's estimate is $2,160,000.

The total approved 2025/2026 budget for this project is $2,906,624. Total 2025/2026 project budget spent to date is approximately $260k. There is sufficient budget to cover the cost of construction contract and support services. Grant funds cover an estimated 92% of the anticipated project cost. The remainder is funded by local City funds.

Upon opening bids, staff will verify the low bid contractor meets the responsivity and responsibility criteria defined by law and the city contract documents. If the low bid exceeds the engineer's estimate but falls comfortably within project budget, the city will award the contract. In the unlikely event that the low bid exceeds the council authorized amount, staff will not award the contract and will return to City Council later in May 2026 with funding options.

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

DEIA Strategic Plan | City's Equity Framework Toolkit

Objective 5.2: Improve transportation safety and accessibility for multiple modes of transportation so that owning an automobile isn't the only way to get around.

City Council Priorities or Budget Objective Being Addressed:

Council Priority 6: Enhance multimodal transportation, including pedestrian and bicycle safety.

City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
Lower Swamp Creek Bridge Replacement Consultant Contract Authorization **Department:** Engineering **Prepared by:** Kent Vaughan, Senior Civil Engineer John Vicente, Engineering Director **Attachments:** N/A	☐Information Only ☐Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☒Authorize ☐Other: **Authorize the City Manager to increase the total contract authorization to $1,675,000 (includes 10% contingency) to complete the design, permitting and right-of-way services for the Lower Swamp Creek Bridge Replacement Project.**

Approvals:

Department Head	JV 3/24/2026	City Attorney	NA	Finance Director	NA	City Manager	TK 3/31/2026	Optional	NA

Summary/Background:

In September 2024, City Council approved a contract authorization up to $1.3M (in federal grant funds) to complete the design, permitting and right-of-way services for the Lower Swamp Creek Bridge Replacement project. Following the consultant selection process, staff executed a contract with Jacobs for $842k (within the previously obligated grant amount for design) to design the project to a 60% level of completeness, knowing that a contract supplement to obligate additional design funds with WSDOT, and a contract amendment with Jacobs would be needed at a later date.

The project design is now at 60% complete. The additional fee necessary to complete the design is 681k, which would bring the cumulative total contract amount to $1.523M. Since the projected contract amount exceeds the approved contract authority, staff are requesting City Council approval to increase the design contract authority to $1.675M (which includes a 10% contingency).

The design cost increase is attributable to the following:

- Additional alternative analysis at the request of staff to look at replacing the King County Burke Gilman Trail bridge concurrently with the NE 175th ST bridge. King County could not secure the additional funding and elected not to participate.
- Arborist report.
- Increased complexity and effort to evaluate hydraulics impacts of Swamp Creek under bridge.
- Increased engineering rates with inflation.

The design phase for this project is estimated to continue through Q3 2027. Construction is estimated to start in Q1 2028, funding dependent.

Previous Council Action(s):

December 11, 2023: Council accepted $4,727,000 in federal grant funds from the WSDOT Local Bridge Program to fund this project.

September 9, 2024: Council authorized the City Manager to execute a contract for an amount up to $1,300,000 (which includes a 10% contingency) with consultant Jacobs to complete the design, permitting and right-of-way services for the Lower Swamp Creek Bridge Replacement Project.

Fiscal Consideration:

The design phase for this project is funded in its entirety by the federal grant. The 2025-26 budget for this project is $1,299,672. Projected 2025-26 expenditures for this project fall well within the budgeted amount.

Current project funds total $4.777M ($50k City, $4.727M Federal). Through 60% design, the total project cost is projected to be $6.8M. Preliminary discussions have been held between WSDOT and City staff to discuss available funding sources and the potential for additional federal funds. WSDOT was amenable to seeking additional federal funds for the project and advised staff to resume discussions with them once the project is closer to construction in 2027.

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

DEIA Strategic Plan | City's Equity Framework Toolkit

Objective 5.2: Improve transportation safety and accessibility for multiple modes of transportation so that owning an automobile isn't the only way to get around.

City Council Priorities or Budget Objective Being Addressed:

Council Priority 6: Enhance multimodal transportation, including pedestrian and bicycle safety.

City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
Climate Action Program Update **Department:** Environmental Services **Prepared by:** Nina Rasmussen Climate Action Plan Program Manager Richard Sawyer Environmental Services Director **Attachments:** CAP 2025 Annual Staff Report	☒Information Only ☐Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☐Authorize ☐Other:

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
RS 3/6/2026	NA	NA	TK 3/6/2026	NA

Summary/Background:
The city adopted its Climate Action Plan in May 2022. The attached CAP staff report provides an update of climate action implementation accomplished in 2025, including education & outreach efforts, community events, programs, and projects. The report also provides a summary of anticipated work in 2026.

Previous Council Action(s):
N/A

Fiscal Consideration:
N/A

Diversity, Equity, Inclusion, and Accessibility (DEIA) Consideration:
N/A

City Council Priorities or Budget Objective Being Addressed:
Continue to implement the adopted Climate Action Plan and promote environmental stewardship, including water, air, forest, and habitat restoration and preservation.

Climate Action Plan
2025 Annual Report

Prepared by Nina Rasmussen, Climate Action Plan Program Manager

Contents

EXECUTIVE SUMMARY

The City continues to implement the Climate Action Plan and take guidance from the Climate Action Element of the Comprehensive Plan through various programs, events, and initiatives. This update summarizes the efforts undertaken in 2025 and outlines proposed plans for 2026.

2025 Recap Highlights

- Hired a Climate & Sustainability Intern
- Completed an Urban Forestry Management Plan (UFMP)
- Completed an Electric Vehicle Infrastructure Plan (EVIP)
- Implemented second year of Solarize Kenmore
- Hosted a Green Jobs & Networking Fair
- Hosted educational seminars on waste, energy efficiency, solar, surface water
- Secured grant funds for City Hall Solar
- Installed fleet EV chargers in City Hall garage
- Co-hosted Fall Tree Planting Event
- Continued facilitation of Climate Action Advisory Committee (CAAC)
- Amplified education & outreach efforts
- Established surface water behavior change campaign

2026 Proposed Next Steps

- Implementation of a Heat Pump Direct Rebate Program
- Completion of solar expansion at City Hall
- Installation of utility pole EV chargers for public use
- 2025 greenhouse gas inventory update
- Begin update of 2022 Climate Action Plan
- Installation of EV chargers in the right-of-way and parks for public use
- Prioritized tree planting on public land
- Development of Street Tree Guidance document
- Expanded partnerships and collaborations

Implementation of these past, present, and future actions is critical to achieve the City's greenhouse gas emissions reduction targets (50% by 2030, 75% by 2040, and 95% + net zero by 2050). These actions are also crucial to bolster the community's resilience to climate impacts occurring now and those that will affect the community in years to come. The City's climate work spans many sectors, but a large focus is placed on reducing emissions in Buildings & Energy and Transportation & Land Use, as these two sectors make up 89% of Kenmore's emissions community-wide. A focus is also placed on forestry initiatives, as the sequestration of carbon through the natural environment can help supplement our other emissions efforts and help provide resilience for the community. Several projects hit multiple priorities in that they also provide community resilience through education or avenues to achieve higher energy efficiency. In addition to the listed projects, community resilience is supported through partnerships with organizations like Northshore Emergency Management Coalition (NEMCo) and Puget Sound Clean Air Agency (PSCAA).

INTRODUCTION

The City of Kenmore's Climate Action Element and Climate Action Plan (CAP) guide the continued efforts to implement effective greenhouse gas reduction strategies and community resilience plans. These strategic plans help break down the City's emissions reduction targets (50% by 2030, 75% by 2040, and 95% + net zero by 2050) into related sectors (CAP) and overarching goals (Element).

CAP sectors:

- Buildings & Energy
- Transportation & Land Use
- Consumption & Materials Management
- Natural Systems & Water Resources
- Community Resilience & Wellbeing
- Municipal Operations

Climate Action Element goals:

- Increase the City's capacity to implement climate action priorities to meet 2050 regional goals.
- Prioritize resilient and equitable city land use planning to eliminate GHG emissions from building and infrastructure development.
- Eliminate GHG emissions from the transportation sector to mitigate the impact of climate change.
- Eliminate GHG emissions from buildings through energy efficiency and electrification.
- Protect and restore the natural environment to increase carbon sequestration.
- Reduce current and eliminate future negative environmental impacts and eliminate GHG emissions associated with the consumption of goods, materials, and waste practices.
- Factor climate risks into the planning of city operations and improve infrastructure resiliency for climate change impacts.
- Reduce current and eliminate future climate change impacts on the community.
- Promote preparedness, response, and recovery activities to ensure that all Kenmore community members are prepared for climate emergencies.
- Increase outreach efforts to improve community resiliency and ensure that residents can effectively adapt to current and future climate impacts.
- Protect and preserve valued community resources at risk to climate change impacts.
- Protect, conserve, and enhance water resources in Kenmore and create more climate resilient water systems.

- Ensure that forests, wetlands, shorelines, and other ecosystems are resilient to the impacts of extreme weather, invasive species, pests, diseases, and other impacts worsened by climate change.
- Balance the need for development and growth with natural resource functions.
- Support a resilient and green local economy.

This report provides a synopsis of the work staff have completed in 2025 that builds on previous successes to make progress toward the emissions targets and the Climate Action Element goals.

Kenmore's Greenhouse Gas Emissions & Mitigation

A greenhouse gas (GHG) inventory was first completed to accompany the creation of the CAP. An inventory serves to account for where emissions are generated within the community. This helps to inform staff where changes can be made and how to prioritize actions. Staff completed a 2023 GHG inventory update at the end of 2024, providing the most recent snapshot of progress from the 2019 baseline. Through Cascadia Consulting, King County also recently contracted for a 2023 inventory that looked at county and city-specific numbers. Cascadia's reported emissions for Kenmore aligned very closely with the staff-led 2023 report.

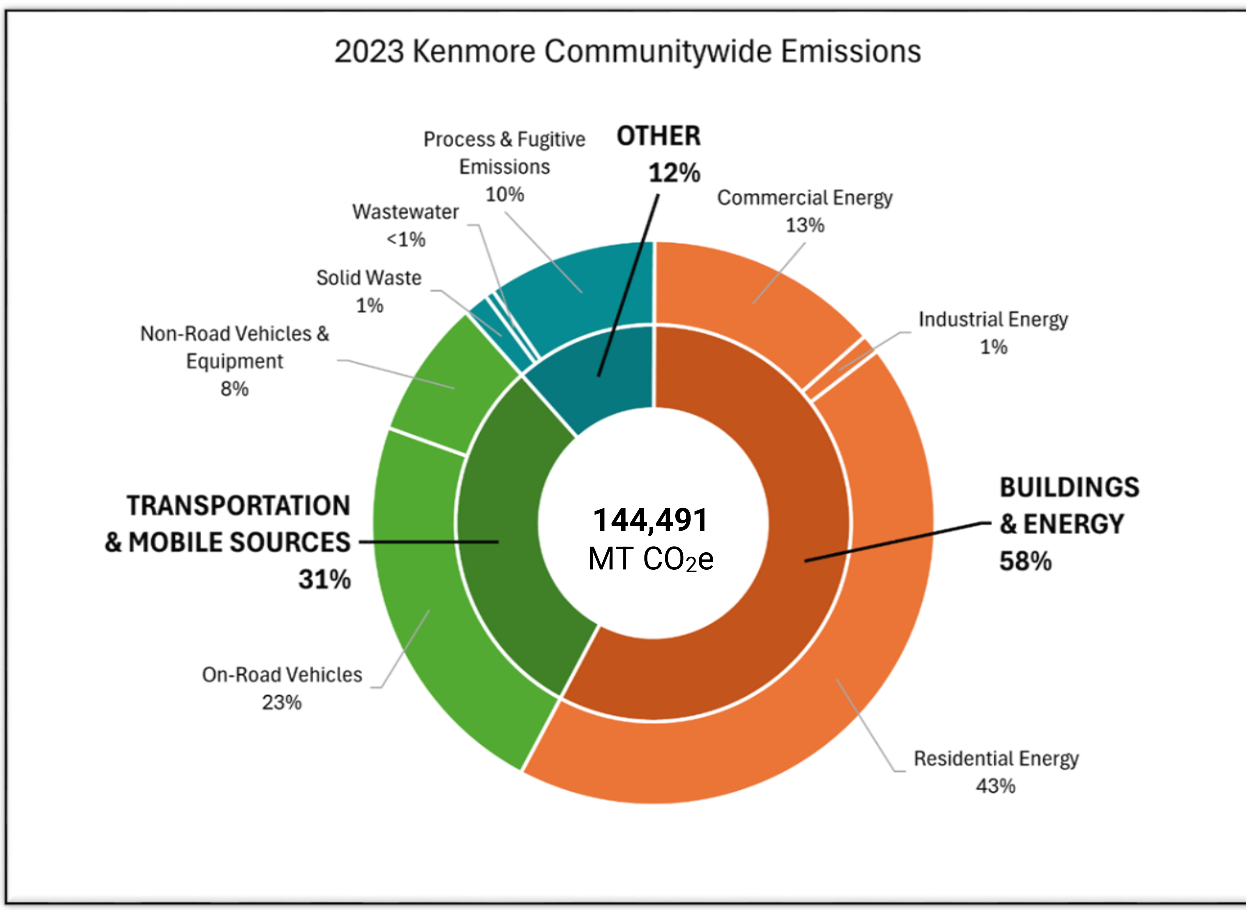


Figure 1: 2023 Kenmore Communitywide Emissions

The proportion of emissions by sector remained relatively the same between 2019 and 2023. There was a decrease in overall emissions of approximately 25,000 metric tons, or 15%. This reduction puts Kenmore on the right path to meeting our emissions goals, but continued, robust work is needed to ensure they are reached.

The City of Kenmore is also part of a regional effort to reduce emissions. King County and many of the cities within its boundaries share the same or similar emissions reduction goals. King County recently released their 2025 Strategic Climate Action Plan (SCAP) that showcases the pathways to reach countywide targets. While much work is being done at the state and county level, there is still a need for additional actions.

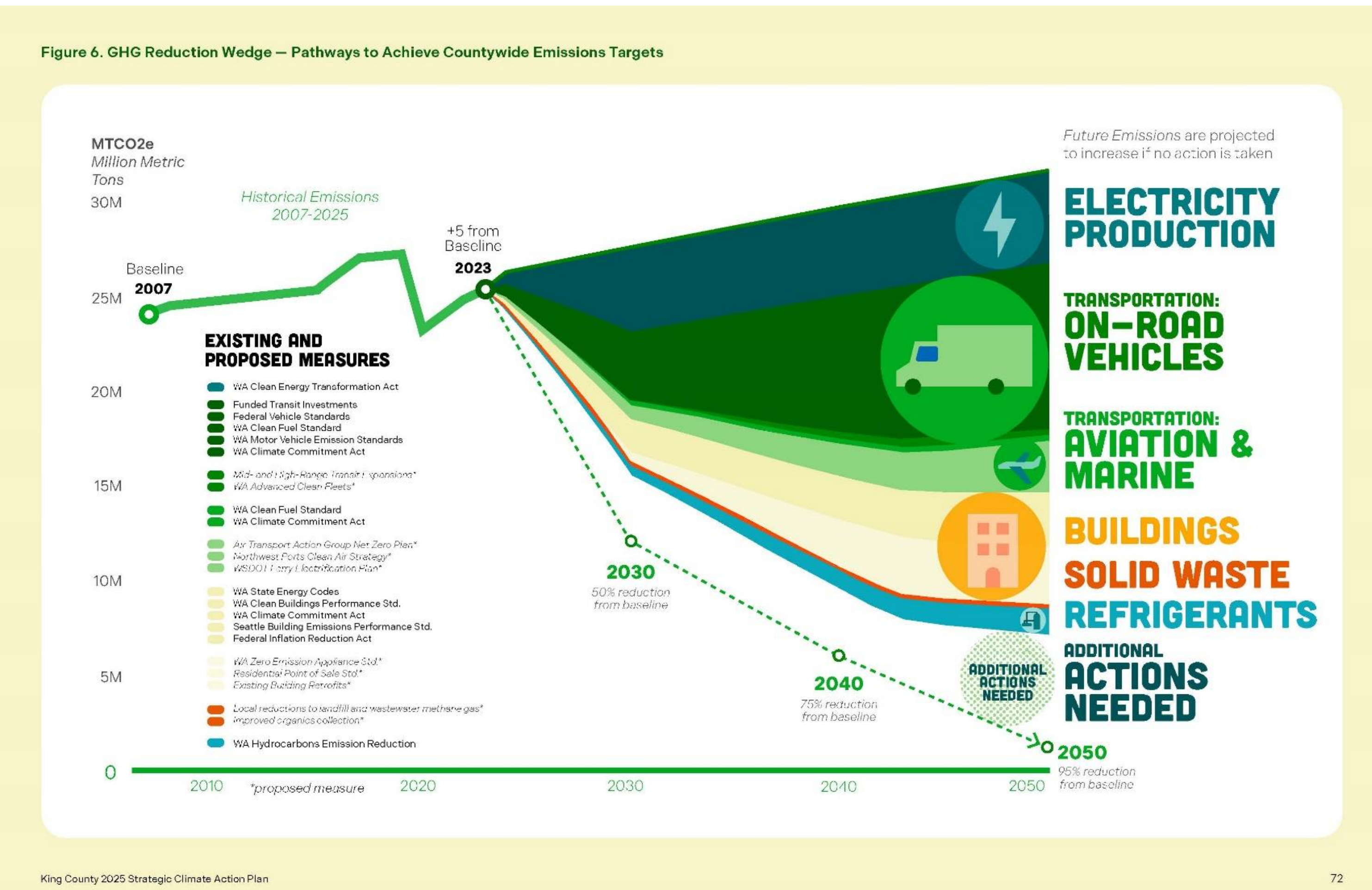


Figure 2: King County GHG Reduction Wedge

These additional actions are where local government efforts become important. Further, it has become increasingly more crucial for local governments to lead in this sphere, due to waning federal support and rolled back policies, and uncertain budgets for climate funding from the state.

Community Resiliency

Reducing emissions is only one half of climate work. It is also important to ensure the community is knowledgeable about climate impacts and has access to resources to be better prepared for those impacts. It is crucial for the City to ensure the resiliency of infrastructure and to put in place measures that mitigate adverse climate impacts. This includes flood prevention, habitat preservation and restoration, resilience hub activation, emergency response for the community, and more. This work is often achieved through community partnerships and proactive planning.

OPERATING BUDGET & GRANTS

Climate Action Operating Budget

In the 2025-2026 biennium budget, the Climate Action Program's operational budget remained similar to 2023-2024, which was established by City Council through a variety of ordinances and resolutions that increased the natural gas excise tax, established a waste utility tax, and increased the Transit Benefit District vehicle fee in late 2023. The Climate Action operational budget allocation provided by this new revenue is estimated to be $325k, annually.

In addition to this, three special project funds were allocated to further support climate work. These funds are non-renewable. The following table summarizes the total budget.

Fund	2025	2026
General	$308,572	$319,337
Special Projects – CAP Incentive Programs	$100,000	$150,000
Special Projects – EVIP Implementation	$50,000	$100,000
Special Projects - UFMP	$150,000	$150,000
Total	**$608,572**	**$719,337**

Climate Action Grants

Much of 2025 was spent implementing work as the result of grant awards. However, an additional grant was also awarded in 2025.

Previously awarded grants that supported 2025 work:

- Community Forestry Grant (Washington State Department of Natural Resources)
    - This funding supported the development and completion of an Urban Forestry Management Plan and a street tree inventory.
- Climate Planning Grant (Washington State Department of Commerce)
    - Kenmore used formula funds to develop and complete an Electric Vehicle Infrastructure Plan.
- Washington State Electric Vehicle Charging Program Grant (WAEVCP) (Washington State Department of Commerce, King County)
    - Pass-through funds were used to install EV chargers for City fleet vehicles in the City Hall garage. These funds originated from the Climate Commitment Act.

New award:

- Community Energy Grant (Washington State Department of Commerce)
    - Funds have been awarded to expand the solar capacity on City Hall. This project will be completed in 2026.

Staff also anticipate applying for grants in 2026 to supplement the CAP budget. These may include the following:

- Climate Planning Grant (Washington State Department of Commerce)
- Washington's Zero-Emission Incentive Program (WAZIP) (WSDOT)
- Zero-Emission Vehicle Infrastructure Partnership Grant (ZEVIP) (WSDOT)
- Community Forestry Grant (Washington Department of Natural Resources)

CAP IN 2025 – INITIATIVES & ACCOMPLISHMENTS

Strategic Planning

Urban Forestry Management Plan (UFMP)
Work on the Urban Forestry Management Plan began in 2024 and was completed in 2025. This project involved assessing the City's current policies and practices around trees, gathering public feedback and input, and looking into urban forestry best practices. These items were synthesized to develop a list of recommendations on how the City can better

care for and grow canopy. This strategic plan also includes canopy cover goals and a planting priority map based on heat and socio-economic factors.

Electric Vehicle Infrastructure Plan (EVIP)
The Electric Vehicle Infrastructure Plan was also started in 2024 and completed in 2025. This project assessed public input for where chargers were needed and Puget Sound Energy's hosting capacity to determine the possibilities for installing chargers. The plan laid out goals for implementing various types of charging and potential funding sources for each. A fleet assessment was also conducted to plan out the replacement of combustion vehicles when time to replace. The plan acts as a strategic roadmap for prioritizing charging locations but immediately and longer-term.

Programs & Projects

Solarize Kenmore
Kenmore hosted a second year of Solarize Kenmore with the help of Olympia Community Solar. A City incentive of $1,000 was added to help encourage residents to make the switch and alleviate a bit of the financial burden. However, the response to the second year was not as robust as 2024 and the program will not be repeated in 2026.

EV Chargers installed in garage
Six new EV charging ports were installed in the City Hall garage for fleet vehicles. This project was grant funded through the Department of Commerce via King County's group application. These chargers are an effort to build out infrastructure for the fleet's EV transition.

Business support through technical assistance and education
Staff provided information and resources related to new state composting mandates through the Kenmore Business Alliance. Technical assistance was also offered to businesses looking to apply for EV charging grants or other funding opportunities.

Addition of Climate & Sustainability Internship
Included in the biennium budget was funding for a part-time intern to assist with outreach & education and a variety of programmatic needs. This proved to be a beneficial addition that allowed for more robust community engagement, event planning, and fresh ideas on ways to enhance climate action. This internship serves as a learning opportunity for those looking to enter the field of climate and sustainability at the local level, also benefiting the City's goal to grow the workforce in the green sector.

Education & Outreach

Education and Outreach efforts continue to be one of the primary tools for implementing the change necessary to achieve the City's climate and sustainability goals.

Farmers Market Outreach

Staff attended three Farmers Markets and engaged residents through interactive sustainability activities, including climate and home efficiency trivia, a scavenger hunt, and stormwater educations. Plant starts and seeds packets were distributed and staff promoted programs such as Solarize and Adopt-a-Drain while also answering community questions.

Concert Series Outreach

At two summer concert events, staff provided hands-on, family-friendly activities-including the watershed simulator, salmon-themed coloring sheets, and the poop toss game to educate attendees about stormwater pollution and water quality.

Social Media Outreach

Staff expanded digital engagement through short-form educational videos on topics such as sustainable commuting, rain gardens, Plastic Free July, the Clean Air Act, park stewardship, food waste reduction, and general sustainability practices.

In addition, staff produced flyers and infographics on yard waste management, native plants and pest prevention, stormwater maintenance, Solarize Kenmore, Adopt-a-Drain metrics, and Thanksgiving sustainability tips. A new resource hub was added to the Climate Action Plan webpage with materials on solar energy, heat pumps, food waste reduction, and sustainable commuting.

Drain Rangers Fair

Partnered with Kenmore Library to host an educational event about stormwater maintenance and tie it in with adopt-a-drain program. Activities included a children's book reading, watershed simulator demonstrations, and a drain-themed toss game.

Green Jobs & Networking Fair

Staff hosted a regional Green Jobs & Networking Fair at Kenmore City Hall in collaboration with 12 organizations in the green job and sustainability sectors. The event featured a complimentary professional headshot booth and discounted career coaching services. Attendees came from Kenmore and many neighboring cities, demonstrating broad community interest in green career pathways.

Waste Seminar

Staff hosted a community seminar focused on waste reduction and responsible disposal practices. Attendees had a lot of questions regarding what items go in the recycling, compost, and trash, showcasing the need for these educational seminars.

Home Smarts: Energy Seminar
The Home Smarts Energy Seminar provided residents with introductory information on heat pumps and weatherization, as well as utility incentives with PSE.

Bike Everywhere Day
Staff tabled along the Burke-Gilman Trail for Bike Everywhere Day, offering Kenmore bike maps, bike lights, snacks, and information on sustainable commuting alternatives. This event also served as an opportunity to promote multimodal mobility options within Kenmore.

Streamfest
Staff participated in Streamfest to provide information on local waterways, watershed health, and community actions supporting clean water and healthy ecosystems.

Bike Clinic
In partnership with Seattle REconomy, staff hosted a free community bike-repair clinic during the Farmers Market. Residents received complimentary tune-ups and maintenance assistance, generating positive feedback and strong engagement.

Earth Day
For Earth Day, staff educated families about stormwater maintenance, distributed plant starts, and facilitated youth activities on pet waste management, environmental stewardship, and reusable alternatives.

Stewardship & Community Involvement

In addition to educating the public, ensuring ongoing engagement and participation with the community is also an important part of the City's many climate initiatives. Stewardship opportunities provide a hands-on avenue for community involvement.

Adopt-a-Drain
The City has promoted Adopt-a-Drain since 2023, but as of 2025 is using the program as the City's surface water behavior change initiative. This program encourages residents to adopt and maintain storm drains near them to remove debris, prevent flooding, and improve water quality in our streams and lakes.

Fall Tree Planting Event
The City, the Climate Action Advisory Committee, and the Sno-King Watershed Council teamed up to host a fall tree planting event in Wallace Swamp Creek Park. Over 50

volunteers showed up to plant approximately 130 trees and ground cover plants for 3 hours. Staff hope to make this an annual event.

Urban Forestry Community Workshop
A workshop was held to gather community feedback on the direction of the Urban Forestry Management Plan and to learn about priorities and concerns. This feedback was then incorporated into the Urban Forestry Management Plan.

Climate Action Advisory Committee (CAAC)
Staff continued to facilitate the CAAC, an advisory group made up of 8 community members. The committee brainstormed many additional projects that they could be involved in to help bolster the City's climate work. They ultimately spearheaded the energy efficiency seminar, an energy survey for multi-family property owners, participation in Bike Everywhere Day, the Bike Clinic, and the Fall Tree Planting Event at Wallace Swamp Creek Park.

Advocacy

The City regularly utilizes lobbying services to advocate for and track climate-related initiatives. In addition to this, staff and City leaders also signed letters on the following:

Recycling Reform Act support
The City signed on to a joint letter of support for the Recycling Reform Act (HB 1150) that proposed an extended producer responsibility program for packaging and paper products. Other signers included King County, surrounding cities, and various businesses and unions, among others.

Endangerment Finding Repeal opposition
City Council authorized the Mayor to sign a comment letter opposing reconsideration of the EPA's 2009 Endangerment Finding and Greenhouse Gas Vehicle Standards. The reconsideration would remove all regulations that require new motor vehicles and new motor vehicle engine manufacturers to measure, report, or comply with the standards for greenhouse gas emissions.

Funding

Community Energy Grant award
Staff applied for a grant from the Washington State Department of Commerce to add solar panels to supplement the existing array atop City Hall. The City was awarded $98,160 for the project which will be completed in 2026.

Partnerships

In 2025, effective climate action in Kenmore continued to rely on strong partnerships that will advance both local and regional sustainability goals.

Some of Kenmore's partners from 2025 include:

- King County-Cities Climate Collaboration (K4C)
  - K4C is a regional partnership among local governments and the county dedicated to accelerating climate action through coordinated policy, shared resources, and collaborative initiatives.
- ICLEI
  - ICLEI supports local jurisdictions across the globe in climate planning, reporting, and implementation. Through participation in ICLEI's Sustainable & Circular Public Procurement Cohort and Climate & Sustainability Communications Cohort, staff are building skills to advance best practices in climate messaging and low-carbon purchasing.
- King County Library System – Kenmore Library
  - The City collaborated with the Kenmore Library to host the Drain Rangers Fair, an educational event focused on stormwater for kids. The partnership supported hands-on learning to help community members understand how stormwater systems protect local streams.
- Sno-King Watershed Council
  - The City collaborated with Sno-King Watershed Council for a Wallace Swamp Creek Fall Tree Planting Event. Volunteers planted native trees and shrubs to improve habitat and creek health.
- Olympia Community Solar
  - A second year of Solarize Kenmore was completed with the help of Olympia Community Solar.
- Seattle REconomy
  - Seattle REconomy's Bike Shack joined the Kenmore Farmers Market this year, offering four hours of free bike repair services to the community. This partnership promoted car-trip reduction.
- City of Seattle and Puget Sound Energy
  - The City partnered with City of Seattle and PSE to deliver a seminar on weatherization and heat pumps.
- Republic Services and Cedar Grove
  - Republic and Cedar Grove delivered an educational seminar on waste practices and upcoming policies.
- Kenmore Middle School
  - The City provided project prompts for student-client projects. A student group was given the problem "How can schools reduce food waste?". They researched, formed ideas, and presented their solutions to City staff.

APPENDIX A – 2026 WORK PLAN

Anticipated Projects

The following programs and projects are slated for 2026 but are subject to change based on staff capacity. Each project sheet outlines how the project aligns with City goals, the details of the project if known at this time, the total budget, which fund the budget is pulled from, and the personnel required to implement the project successfully. Due to staff capacity constraints, many projects are only achievable through the help of consultants and other contractors.

Project Sheets:

CA-0296 Heat Pump Direct Rebate Program

CA-0297 City Hall Solar Expansion

CA-0298 EV Pole Charger Installs

CA-0299 Public EV Charger Installs

CA-0300 Targeted Tree Plantings

2025 GHG Emissions Inventory Update

Climate Action Plan Update

Street Tree Guidance Document

CA-0296 Heat Pump Direct Rebate Program

Goal/Action

CAE: CA-4.2.1 – Develop community-scale programs and policies that reduce energy use, increase the use of renewable energy, and phase out the use of fossil fuels. Programs and outreach should be prioritized in overburdened communities.

CAP: BE 1.1 – Incentivize energy efficient/load responsive appliances in buildings

Description

Provide incentives for homeowners to switch from carbon-intensive fuels to energy efficient heat pumps. This project tackles the largest sector of emissions in Kenmore, residential energy.

A heat pump distributor will be contracted with to administer the program. They will partner with a network of heat pump installers to promote the program to eligible residents and provide direct discounts on the install cost. The distributor will also develop a marketing campaign to promote the program.

Discount

$2,000 will be discounted for Kenmore residents and an additional $4,000 will be discounted for income-qualifying residents.

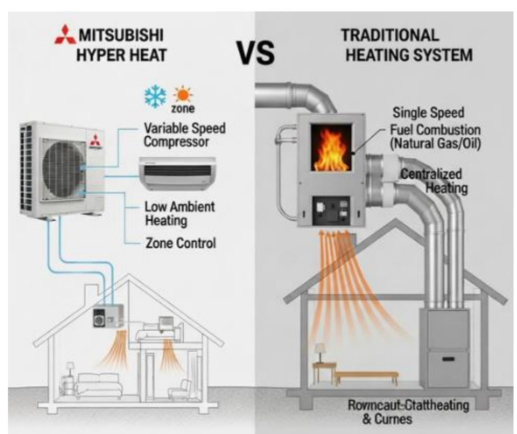
Criteria

Kenmore residents switching from oil or gas heating to a heat pump are eligible for the program discount. Residents who meet 150% Area Median Income (AMI) thresholds qualify for the additional discount.

Budget	$210,000
Funding Source	CAP Incentives Fund
Responsible Parties	Project Manager: CAP Manager Contractor/Partner Management: CAP Manager Contractor/Partner: Gensco

Additional Info

Example of typical heat pump install



How a heat pump functions

CA-0297 City Hall Solar Expansion	
CAP Goal/Action CAE: CA-4.2.3 – Develop and implement a plan to achieve carbon neutrality for city facilities, operations, and services as soon as feasible. CAP: MO 1.2 – Retrofit existing buildings to be more energy efficient	
Description With the successful award of state grant funds, more solar panels will be added to the City Hall roof to maximize solar production to the greatest extent possible. 56 490-watt panels totaling 27,400 watts will be installed across three arrays. This will add clean energy generation of approximately 26,410 kWh annually, for a total of 37,323 kWh generated by City Hall annually. The project will be completed in two parts, starting with a site design. The design will then inform the bid process for the installation work. Work is expected to be completed by October, and 6 months of operational data will then be collected and reported to meet the grant requirements.	
Budget	$100,960
Funding Source	Department of Commerce grant ($98,160) CAP General Fund (match) ($2,800)
Responsible Parties	Project Manager: CAP Manager Contract Manager: Facilities Supervisor Design: GC Solar Additional Review: Public Works Facilities Installation: TBD

Additional Info

Existing solar on City Hall

Example 490-watt panel

CA-0298 EV Pole Charger Installs	
CAP Goal/Action CAE: CA-3.3.2 – Install public electric car charging stations in key city-owned/operated parking facilities as soon as feasible. CAP: TL 3.2 – Expand EV charging	
Description The City has partnered with PSE to install EV chargers on utility poles located on City property for public use. 2-3 sites will receive dual-port chargers. Staff will prioritize locations that were identified in the EVIP as highly desired charging locations by the public. PSE will handle all installation, signing and striping at the sites. They will own and maintain the chargers. Locations under consideration currently include Rhododendron Park and along 175th close to Log Boom Park.	
Budget	$1,500
Funding Source	EVIP Implementation Fund
Responsible Parties	Project/Contract Manager: CAP Manager Design: Puget Sound Energy Additional Review: Engineering, Public Works Ops Installation: Puget Sound Energy
Additional Info	

Examples of pole charger installations

CA-0299 Public EV Charger Installs

CAP Goal/Action

CAE: CA-3.3.2 – Install public electric car charging stations in key city-owned/operated parking facilities as soon as feasible.
CAP: TL 3.2 – Expand EV charging

Description

Using the Electric Vehicle Infrastructure Plan (EVIP) as a guide, install EV chargers in the right-of-way and parks for public use.

The City will hire a consultant project manager (Accenture), chargers will be installed at prioritized locations to help the City meet its charging infrastructure goals as identified in the EVIP. The consultant project manager will aid in narrowing down site selection, contracting and overseeing installations, permitting and commissioning chargers.

Budget	$100,000
Funding Source	EVIP Implementation Fund
Responsible Parties	Contract Manager: CAP Manager Consultant Project Manager/Design: Accenture Additional Review: Engineering, Public Works Ops Installation: TBD

Additional Info

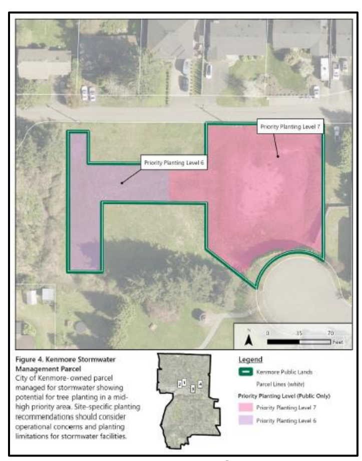
Example curbside EV charging stations.

Example pull-in EV charging stations.

CA-0300 Targeted Tree Plantings	
CAP Goal/Action CAE: CA-5.1.1 – Consistent with the Land Use Element, protect natural and environmentally sensitive areas, open space, trees, vegetation, and natural terrain that serve as potential carbon sinks. Avoid the conversion of carbon-rich ecosystems and prioritize increasing tree canopy cover and open space in overburdened communities. CAP: Mo 4.3 – Prioritize carbon sequestration opportunities on public lands	
Description Utilizing the Urban Forestry Management Plan (UFMP), plant trees in prioritized areas on public land to address heat, erosion and other climate risks and to bolster carbon sequestration. The City will hire a consultant project manager to design and implement planting projects (and manage installers, if necessary), and maintain trees/plants until they are established. As part of the UFMP, a priority planting map was created, considering heat and socio-economic factors, and a 1-10 priority scale was developed. This map will act as a guide in the planning process for the tree plantings.	
Budget	$150,000
Funding Source	UFMP Implementation Fund
Responsible Parties	Contract Manager: CAP Manager Consultant Project Manager/Design: Contract TBD Additional Review: Public Works Ops Installation: Contract TBD Maintenance/Establishment: Contract TBD

Additional Info

Tree Planting Event in Wallace Swamp Creek Park



Sample site plan from UFMP

2025 GHG Emissions Inventory Update

CAP Goal/Action

CAE: CA-1.2.1 – Partner with King County to monitor, assess, and publicly report on community-scale greenhouse gas emissions, including emissions from all local sources associated with resident, business, and local government activities.
CAP: Oversight & Accountability section, Monitoring and Evaluation section, inventory schedule

Description

Update the City's Greenhouse Gas Inventory for 2025, providing a snapshot of emissions reduction progress from 2023 and 2019. Per City Council, GHG Emissions Inventory updates should occur every 2 years.

Staff will gather data on energy use, transportation, waste practices, refrigerant use and other useful statistics. Using ICLEI's new inventorying software, staff will analyze the data to determine emissions for 2025 and compare to previous inventory years.

ICLEI USA will provide a quality assurance check before finalization to ensure correct calculations and adherence to the nationally accepted methodologies.

Budget	$0
Funding Source	N/A
Responsible Parties	Project Manager: CAP Manager Additional Review: ICLEI USA

Additional Info

	2019 Emissions (MT CO_2e)	2023 Emissions (MT CO_2e)	% Change
ENERGY	97,286	82,160	-15.5%
TRANSPORTATION	52,889	45,165	-14.6%
SOLID WASTE	1,742	2,114	21.4%
WASTEWATER	351	724	106.3%
PROCESS & FUGITIVE	14,514	14,328	-1.3%
UPSTREAM IMPACTS	3,174	N/A	N/A
TOTAL	169,956	144,491	-15%
PER CAPITA	7.29	5.96	-18.2%

2023 Emissions Calculations and Comparison to 2019

Climate Action Plan Update

CAP Goal/Action

CAE: CA-1.1.1 – Implement a Climate Action Plan… Update the CAP every three to five years, or sooner, as directed by City Council.
CAP: Monitoring and Evaluation section, CAP update schedule

Description

Update the Climate Action Plan, adopted in 2022, to revise and add actions and maintain relevance based on current needs and best available science. This update will be started in 2026 and be completed in 2027. Per the Climate Action Element, CAP updates should occur every 3-5 years.

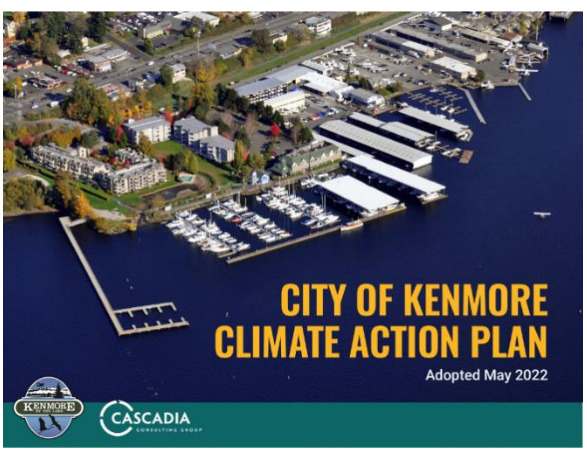
The update will include gathering feedback from the public, other City departments, the Climate Action Advisory Committee, and youth/students, if possible, to assess needed changes.

A community workshop will be held to gather input in addition to opportunities during other City events.

A contractor or intern will be utilized to provide graphic design for the final plan.

Budget	$7,600
Funding Source	CAP General Fund
Responsible Parties	Project/Contract Manager: CAP Manager Final Design: Contract TBD

Additional Info



Kenmore's Climate Action Plan

Community input boards from CAP development

Street Tree Guidance Document

CAP Goal/Action

CAE: CA-13.2.4 – Develop a comprehensive urban landscape strategy or framework (for both public and private projects) to develop additional natural areas and preserve the function of existing ones under changing climatic conditions. As part of the Urban Forest Management Plan, update the tree canopy assessment regularly and prioritize increasing tree canopy in areas subject to urban heat island effect.
CAP: NS 2.1 - Develop an urban landscape strategy or framework

Description

Create a guiding document to clarify department roles and responsibilities for trees depending on scenario. This will provide much needed clarification across departments.

A consultant will be contracted to interview staff, compile policies and procedures and clearly outline responsible parties by scenario for the benefit of all departments.

Budget	$45,000
Funding Source	UFMP Implementation Fund
Responsible Parties	Project/Contract Manager: CAP Manager Contractor: TBD

Additional Info

Example of street trees in front of City Hall.

Project Budget Overview

The projects for 2026 will use funds pulled from the CAP operational budget, CAP Incentive Programs fund, EVIP Implementation fund, and UFMP Implementation Fund.

Project	**Budget**
Heat Pump Direct Rebate Program	$210,000
City Hall Solar Expansion	$100,960
EV Pole Charger Installs	$1,500
2025 GHG Emissions Inventory Update	$0
Climate Action Plan Update	$7,600
Public EV Charger Installs	$100,000
Targeted Tree Plantings	$150,000
Street Tree Guidance Document	$45,000
Subtotal	**$616,060**
Less grants	$98,160
Total	**$516,900**

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City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
Park Impact Fee Rate Study **Department:** Community Development **Prepared by:** Debbie Bent, Community Development Director Todd Hall, Principal Planner **Attachments:** 1. Kenmore Park Impact Fee (PIF) Methodology 2. Appendix 1 – Prototype facility development costs (facilities) 3. Appendix 2 – Prototype facility development costs (trails) 4. Impact Fees for Washington State (2024) 5. Amendments to Chapter 20.47 KMC	☐Information Only ☐Receive and File ☒Discuss ☒Provide Direction ☐Public Hearing ☐Adopt/Approve ☐Authorize ☐Other:

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
DB, 3/31/26			TK 3/31/26	

Summary/Background:

At the April 13, 2026, Council meeting, staff and Tom Beckwith, Beckwith Consulting Group (consultant) will give a brief presentation explaining the methodology and results of the 2026 Park Impact Fee Rate Study (Attachment 1). Park impact fees are one-time charges assessed by the City against new residential development projects to help pay a proportionate share for new or expanded public park capital facilities (publicly owned parks, open space and recreation facilities) that will directly address the increased demand for services created by that development. The current code provides exemptions for accessory dwelling units (ADUs) and affordable housing.
Staff will be asking for Council direction on park impact fee rates for new single-family and multi-family development and timing for when new rates would go into effect. Based on Council direction, staff will prepare an Ordinance for Council consideration including adoption of the Park Impact Fee Rate Study. Impact Fee Regulations are within Kenmore Municipal Code, Chapter 20.47. Also, amendments to Chapter 20.47 KMC are necessary to clarify when and how impact fees are assessed.

A Public Hearing is required prior to ordinance adoption. Staff recommend that the City Council adopt the new Park Impact Fee (PIF) rates as set forth in Table 1 below beginning January 1, 2027.

Table 1: Park Impact Fees for Residential Development

Residential Development Type	Maximum Fee[2]	Dwelling Unit Type Definition
Single-family	$8,832.17	Single detached dwelling unit (KMC 18.20.840)
Duplex	$5,560.05	Dwelling, middle housing, duplex (KMC 18.20.832.C)
Tri- and Quadplex	$5,753.35	Dwelling, middle housing, fourplex and triplex (KMC 18.20.832.D and F)
Multiplex – 5 or more units[1]	$5,317.96	Dwelling, multiple-family (KMC 18.20.835)
Manufactured Home	$5,691.15	Manufactured Home (KMC 18.20.1675) • Designated Manufactured Home (KMC18.20.695) • Manufactured Home (KMC 18.20.1675) • Mobile Home (KMC 18.20.1750)

[1] Includes owned or leased apartments and town homes
[2] This is assumes 100% maximum fee, can be adjusted lower.

Background
Kenmore originally adopted park impact fees in 2001 and updated the fees in 2019 based on a new rate study. Kenmore Municipal Code Chapter 20.47 outlines the regulations for transportation, park and school impact fees (Chapter 20.47 TRANSPORTATION, PARK AND SCHOOL IMPACT FEES). Transportation and park impact fees may be adjusted annually based on the five year rolling average of the Washington State Department of Transportation Construction Cost Index. Transportation and park impact fees are included in the City's fee schedule adopted each year by resolution.

This year, staff worked with Tom Beckwith, Beckwith Consulting, to develop a new Park Impact Fee Rate Study (Attachment 1). The study provides analysis of state statutes and updates the methodology used to calculate the PIF rates. The study provides analysis of state statutes and updates the methodology used to calculate the PIF rates.

Table 2 below shows comparable park impact fees collected by surrounding cities.

Table 2: Park Impact Fee Comparison by City

Year Study Updated	City	2026 Fee Single-Family	2026 Fee Multi-Family
2016	Bothell	$4,009.85	
2020	Kirkland	$9,316.94	
2016	Mountlake Terrace	$1,902 - $5,674 (based on # of bedrooms)	
2017	Redmond	$6,914.63	$4,800.28
2024	Shoreline	$2,549-$7,056 (based on size)	
N/A	Woodinville	$3,175	

Table 3 compares the park impact fee rates with the current 2026 rates set in the adopted fee schedule and the rates set by the 2019 rate study. Note that the May 2019 Park Impact Fee Rate study recommended a single-family PIF of $6,663 and a multi-family PIF of $5,951, but the adopted rates are listed below ($3,885 and $2,980 respectively).

Table 3: Kenmore Park Impact Fee Rate Comparison

Rate Category	2027 Maximum	Current 2026	2020 Rate
Single-family	$8,832.17	$4,652.34	$3,885.00
Duplex	$5,560.05	$3,568.59*	$2,980.00*
Tri and Quadplex	$5,753.35	$3,568.59*	$2,980.00*
Multiplex - 5 or more units	$5,317.96	$3,568.59*	$2,980.00*
Manufactured Home	$5,691.15	$2,325.57	$1,942.00

* The 2026 and 2020 Multi-Family rates included all types (duplex, triplex, townhomes, apartments, etc.)

Kenmore Impact Fee Rate Comparison Background

Park Impact fees are one of several rates collected by the City for new development. Table 4 compares fees that would be collected for single-family and multi-family residential development. School impact fees are collected on behalf of the Northshore School District, but the City determines the fee for Kenmore. Park impact fees and school impact fees are only collected for residential development. Traffic impact fees and surface water utility rates are also collected for commercial development but are not represented in Tables below.

Park Impact Fee Calculation Methodology

Previous Methodology

The previous method was calculated by: (a) inventorying existing park and recreational lands and facilities including any funded Capital Facilities Program projects; (b) establishing per capita park values (Levels of Service); (c) calculating investment needed for growth; (d) apply proportionate share adjustments; (d) calculating the final per capita fee, and; (e) applying housing unit occupancy rates.

New Methodology

The new method is calculated by: (a) inventorying existing park and recreational lands and facilities, including any funded Capital Facilities Program projects; (b) multiplying by the estimated acquisition and development cost or market value for each type of land and improvement; (c) dividing by existing population to establish the existing level-of-service (ELOS) invested value per capita; (d) applying the Council-approved collection percentage of that per-capita value, with any shortfall below 100% funded by other public sources; (e) multiplying by the projected population added by the development; to yield (f) the PIF assessed to the project to maintain the ELOS.

Table 4: Comparison of 2026 Rates Collected by Type of Dwelling Unit

Unit Category	Park Impact Fees	Traffic Impact Fees	School Impact Fees	Stormwater Capital Facilities Fees	Total
Single-family	$4,652.34	$6,822.20	$16,550	$3,700	$31,724.54
Duplex Triplex, Townhome	$3,568.59	$4,592	$5,945	$3,700	$17,805.59
Multi-family low-rise	$3,568.59	$4,402.36	$5,945	Calc based on impervious surface	$13,915.95+ stormwater fee
Multi-family medium rise (4-	$3,568.59	$3,366.51	$5,945	Calc based on impervious surface	$12,880.1+ stormwater fee

10 floors of living space)					
Multi-family senior adult housing	$3,568.59	$1,910.08	$5,945	Calc based on impervious surface	$11,423.67 + stormwater fee
Low rise residential with ground floor commercial	$3,568.59	$4,594.30	$5,945	Calc based on impervious surface	$14,107.89+ stormwater fee
Mobile home	$2,325.57	$4,200.18	$5,945	$3,700	$16,170.75

Note: ADU's and affordable housing projects are exempt from impact fees.

Previous Council Action(s):

The last Park Impact Fee Rate Study was conducted in 2019 and City Council adopted PIF Ordinance 19-0483 to be effective January 1, 2020. The City Council also adopts a Fee Resolution each year which also may adjust park impact fees.

Fiscal Consideration:

The 2025-2026 Biennial Budget anticipates a beginning Park Impact Fee fund balance of $397,626 and receipts of $585,000. Park Impact Fees are budgeted by project in accordance with the approved capital facilities plan and transferred to the Park Capital Fund as a resource for park improvements. The total 2026 ending fund balance is anticipated to be $452,626. Receipt estimates are based on the current impact fee rates.

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

DEIA Strategic Plan | City's Equity Framework Toolkit

DEIA Objective 1.6: Ensure accountability through data collection and performance measures.

City Council Priorities or Budget Objective Being Addressed:

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

Kenmore Park Impact Fee (PIF) Methodology

Authorization

The Washington State Legislature authorized local jurisdictions to enact impact fees through the enactment of the Washington State Growth Management Act - (Chapter 17, Law of 1990, 1st Executive Session, Chapter 36.70A of the Revised Code of Washington (RCW) et sequitur, and Chapter 32 Laws of 1991, 1st Special Session, RCW 82.02.050 et sequitur, as not in existence or as hereafter amended). The Washington State Legislature clarified the basis of fees by including sections on development impact fees (Sections 40-44, 46-48, RCW 82.46.050, RCW 82.46.060, RCW 82.02.050, RCW 82.02.060, RCW 82.02,070, RCW 82.02.080, RCW 82.02.090).

The fees are intended to be a means of implementing Goal 12 in Section 2 of the GMA (RCW 36.70A.020) that reads: "...Ensure that those public facilities and services necessary to support development shall be adequate to serve the **development at the time the development is available for occupancy and use** without decreasing current service levels below locally established minimum standards."

The imposition of impact fees is one of the preferred methods of ensuring that new development bears a proportionate share of the cost of capital facilities necessary to accommodate new growth.

Kenmore City Council - has the authority to adopt a park impact fee (PIF) ordinance pursuant to the Washington State Growth Management Act to apply to all new residential development submitted after the effective date of a PIF ordinance.

The PIF is intended to assist in the implementation of the Capital Facilities Program (CFP) element of the Kenmore Comprehensive Plan, and to help achieve the goals of the Kenmore Park, Recreation & Open Space (PROS) Plan. The purpose of the PIF is to regulate the use and development of land to assure that new development bears a proportionate share of the cost of capital expenditures necessary to provide park, recreation, and open space improvements in Kenmore.

Definitions

Capital improvement - includes park planning, land acquisition, site improvements, buildings, and equipment but excludes maintenance, operation, repair, alteration, or replacement.

Capital Facility Program (CFP) - a 6-year plan that is annually updated and approved by the Council to finance the development of capital facilities necessary to support the population projected within Kenmore over the 6-year projection period. As defined in the GMA, the capital facility program (CFP) includes:

a) Forecast of future needs for park facilities;
b) Identification of additional demands placed on existing public facilities by new development;
c) Long-range construction and capital improvement projects;
d) Parks under construction or expansion;
e) Proposed locations and capacities of expanded or new park facilities;
f) Inventory of existing park facilities;
g) At least a 6-year financing component, updated as necessary to maintain at least a 6-year forecast period, for financing needed for park facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues or levy lid lifts authorized by the voters; and
h) Identification of deficiencies in park facilities and the means by which existing deficiencies will be eliminated within a reasonable period of time.

In accordance with GMA requirements, the current 6-year Capital Facilities Program (CFP) identifies all projects that are included in the calculation of existing levels-of-service (ELOS) for the purposes of identifying a growth impact fee assessment.

Park, Recreation & Open Space (PROS) Plan - Kenmore - the planning document that includes a park and recreation inventory, facility demand, policy, and guidance on developing citywide and local park and recreation facilities.

Developer - the person or entity that owns or holds purchase options or other development control over property for which development activity is proposed.

Development activity - any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand for park and recreational facilities (GMA, Section 48, RCW 82.090).

Development approval - any written authorization from Kenmore that authorizes the commencement of development activity.

Encumbered - impact fees identified by Kenmore as being committed as part of the funding for a park facility for which the publicly funded share has been assured, or building permits sought, or construction contracts let.

Growth impact requirement - caused by population increases created by new developments.

Growth impact fee assessment - a payment of money imposed upon development as a condition of development approval to pay for:

a) Public facilities needed to serve new growth and development,

b) That is reasonably related to the new development that creates additional demand for public facilities,

c) That is a proportionate share of the cost of the public facilities, and

d) That is used for facilities that reasonably benefit the new development.

Park impact fees (PIF) are a proportionate amount (less than 100%) of the land acquisition and facility development value or cost required to sustain the existing level-of-service (ELOS) because of new development.

The assessment fee proportion of the actual park impact will be determined on an annual basis by the Kenmore City Council. The Council will review and consider projected park and recreation facility requirements, funding capabilities and trends, citizen preferences concerning park improvement financing, and other issues when determining the proportionate amount to be charged new developments.

Park impact fees (PIF) do not include reasonable permit or application fees or charges.

Growth impact fee - schedule - the table of impact fees to be charged per unit of development computed by the formula adopted under the PIF rate schedule and indicating the standard fee amount per person per dwelling unit type to be paid as a condition of development within Kenmore.

Improvements - project - site improvements and facilities planned and designed to provide service for a particular development project. Project improvements are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. Project improvement examples include the construction of water and sewer lines or interior roads that serve only the structures and occupants located within the development.

No improvement or facility in a Capital Facilities Program (CFP) approved by the Kenmore City Council shall be considered a project improvement. The developer normally pays project improvements as a condition of development approval. Project improvements are not financed with public funds nor included within Kenmore's Capital Facilities Program (CFP) and park impact fees (PIF).

Improvements - system - public facilities designed to serve areas within Kenmore, in contrast to project improvements designed to service occupants of a particular development project or site. System improvement examples include collector or arterial roads, schools, and parks.

Systems improvements are financed with public funds in accordance with Kenmore's Capital Facilities Program (CFP). A park impact fee (PIF) may be imposed for a system improvement only if the improvement is included within Kenmore's Capital Facilities Program (CFP).

Level-of-service - existing/proposed (ELOS/PLOS) - the ratio of park and recreation land and facility units (acres, fields, square feet, etc) to the number of persons in the population expressed as a unit per 1,000 persons.

The existing level-of-service (ELOS) includes all park and recreation land and facility units that have been improved to the present time and funded for improvement within the current (existing) time period specified in the Capital Facilities Program (CFP).

The proposed level-of-service (PLOS) includes park and recreational land and facility units that are intended to be added to the current inventory over Kenmore's Park, Recreation & Open Space (PROS) Plan's time (6-20-years) to improve upon existing standards.

Growth impact fees (PIF) are to be imposed on new developments to finance the development of additional facilities necessary to maintain the existing level-of-service (ELOS) because of the additional population requirements created by new development.

Owner - the owner of record of real property, although when real property is being purchased under a real estate contract, the purchaser shall be considered the owner of the real property if the contract is recorded.

Previously incurred system improvements - system projects that were accomplished that will serve new growth and development. Park impact fees (PIF) can be imposed on an adjacent development to recover a proportionate share of the money Kenmore spent or previously incurred to provide for the future demand that the adjacent development now requires.

Prior system deficiencies – are improvements that are necessary to expand the existing system to meet existing level-of-service (ELOS) requirements. Park impact fees (PIF) may not be used for prior system deficiencies or for improvements that do not benefit or serve new growth.

Private recreational facility – is any recreational facility that is not owned by or dedicated to any public or governmental entity.

Proportionate share - that portion of the cost of public facility improvements that are reasonably related to the service demands and needs of new development.

Public facility - the following capital facilities owned or operated by government entities:

a) Public streets and roads,
b) Publicly owned park, open space, and recreation facilities,
c) School facilities, and
d) Fire protection facilities in jurisdictions that are not part of a fire district.

Service area – is the Kenmore city limits.

Park impact fee (PIF) calculation

The Kenmore park impact fee (PIF) is calculated by:

a) Inventorying - existing park and recreational lands and facilities quantities [optionally including funded projects listed within the current Capital Facilities Program (CFP)],
b) Multiplying - by the estimated direct site preparation, materials, and construction and indirect sales tax, design and engineering, financing, and contingencies land and facility acquisition and development cost or market rate value for each kind of land and improvement,
c) Dividing - by the existing population to determine the existing level-of-service (ELOS) invested value per capita,
d) Multiplying – by the proportion or percent of the ELOS to be collected of the ELOS invested value per capita by City Council acknowledging that anything less than 100% of the ELOS in the imposed park impact fee must be provided by other public funds,

e) Multiplying - by the population estimated to be created by the development project per person or persons per housing unit type,

f) To determine - the park impact fee (PIF) to be assessed the development project to sustain the project's share of maintaining existing level-of-service (ELOS).

ELOS inventory and assessed valuation

King County Assessor property assessments reflect 100% of the true and fair market value as of 1 January of the assessment year, adjusted annually based on market data and physical inspections every 6 years. Ideally, assessed values reflect the real market or what a willing buyer would pay a willing seller. "**Certain agricultural, timber, or open space land may be assessed based on current use rather than highest and best use.**"

Land values – are based on 2025 King County Assessor data for Kenmore park lands were provided or for adjacent or comparable open space, park, trail, or facility properties:

Park	Value	Acres	$/acre	Type
Town Square	$1,363,300	0.48	$2,840,208	Facility
City Hall Park	$2,054,400	1.57	$1,308,535	Park
Linwood Park	$888,000	1.37	$648,175	Park
Moorlands Park	$2,317,000	4.56	$508,114	Park
Swamp Creek Wetlands	$7,221,000	23.21	$311,115	Natural
Tl'awh-ah-dees Park	$9,089,700	41.78	$217,561	Park/OS
Inglewood Wetlands	$2,930,000	13.61	$215,282	Natural
Rhododendron Park	$2,334,000	12.21	$191,154	Park
Northshore Summit Park	$499,000	3.71	$134,501	Park
	$28,696,400	**102.50**	**$279,964**	
Log Boom Park	$520,900	3.90	$133,564	Park
Wallace Creek Swamp Park	$3,111,000	25.47	$122,143	Natural
Twin Spring Park	$1,901,000	25.50	$74,549	Natural
Tolt Pipeline Trail	$71,000	7.20	$9,861	Trail
Subtotal	**$5,603,900**	**62.07**	**$90,283**	
Total	**$34,300,300**	**164.57**	**$208,423**	

Source: King County Assessor 2025 market values.

As shown, Assessor valuations vary considerably by type of park and even by specific properties.

- Town Square and City Hall Park are the highest per acre values of $2,840,208-1,308,535 due the location in Kenmore downtown district alongside retail commercial uses.
- Other high valued per acre park sites include Linwood Park at $648,175 and Moorlands Park at $508,114 which are in established residential neighborhoods.
- Conversely, low valued per acre park sites include the Tolt Pipeline Trail, which is a road right-of-way, at $9,861, and not developable for any other use, and Twin Spring Park at $74,549.
- Natural area parks sites per acre values include Wallace Creek Swamp Park at $122,143, Tl'awh-ah-dees Park at $217,561, and Log Boom Park at 133,564. Significant portions of the park lands are valued as open space rather than highest and best use meaning sizable portions of the parks are undervalued, particularly for waterfront parcels.

Building values – based on 2025 King County Assessor data:

Park	Bldg value	Sq ft	$/sf	Type
Town Square	$1,871,200	4,576	$408.92	Facility
Senior Center	$119,000	2,220	$53.60	Facility
Total	**$1,990,200**	**6,796**	**$292.85**	

Source: King County Assessor 2025 market values.

Existing level-of-service (ELOS) value for city facilities

Population in development		**1**						
Population in city 2025		**24,520**						
Population in city 2050		**33,491**						
		units	2025 fclty total	Facility cost /unit	Year 2025 asset value	standard /1000	Project/ per capita value
land	resource conservancy	acres	76.0	$122,143	$9,282,868	3.10	$378.58
land	resource activities	acres	44.9	$217,561	$9,768,489	1.83	$398.39
land	linear trails	acres	0.9	$10,000	$9,000	0.04	$0.37
land	athletic fields/playgrounds	acres	9.5	$578,145	$5,492,373	0.39	$224.00
land	recreation centers/pools	acres	12.5	$2,074,372	$25,929,644	0.51	$1,057.49
land	special use facilities	acres	2.2	$500,000	$1,100,000	0.09	$44.86
land	support facilities/yards/buildir	acres	3.1	$500,000	$1,550,000	0.13	$63.21
Subtotal for land impact			**149.1**		**$53,132,373**	**6.08**	**$2,166.90**
Facilities							
swimming beach	sand	park space	10.0	$24,122	$241,223	0.41	$9.84
handcarry launch	dirt ramp	park space	10	$28,793	$287,928	0.41	$11.74
floating pier	pier	square foot	5000	$546	$2,730,000	203.92	$111.34
picnic	tables w/o shelter	table	27	$44,734	$1,207,812	1.10	$49.26
	shelters-group use	shelter	4	$141,275	$565,101	0.16	$23.05
multipurpose trail	asphalt w/services 10'	mile	1.30	$1,307,465	$1,699,704	0.05	$69.32
	bridge	sq ft	500	$546	$273,000	20.39	$11.13
park trail	concrete/asphalt trail 6'	mile	1.21	$831,797	$1,006,475	0.05	$41.05
	crushed rock 5'	mile	1.01	$247,983	$250,463	0.04	$10.21
playground	uncovered	each	5	$515,317	$2,576,585	0.20	$105.08
play area	improved	acre	3.0	$285,145	$855,436	0.12	$34.89
skateboard	skateboard court - concrete	court	1	$819,000	$819,000	0.04	$33.40
basketball	outdoor uncovered	court	1.0	$311,686	$311,686	0.04	$12.71
soccer	youth multipurpose	field	1	$560,660	$560,660	0.04	$22.87
baseball	200+grass unlighted	field	1	$1,407,086	$1,407,086	0.04	$57.39
community center	meeting facilities	sq ft	6,776	$880	$5,963,910	276.35	$243.23
operations	admin facilities	sq ft	1,000	$437	$436,800	40.78	$17.81
	maintenance fclties	sq ft	2,800	$437	$1,223,040	114.19	$49.88
	concession stands	sq ft	100	$483	$48,266	4.08	$1.97
restrooms	permanent	fixture	8	$80,710	$645,678	0.33	$26.33
	temporary/sanican	each	6	$2,184	$13,104	0.24	$0.53
Subtotal for facility impact			**16,257**		**$23,122,956**	**662.99**	**$943.02**
Total impact for land and facilities - per capita					**$76,255,330**		**$3,109.92**
Total impact for land and facilities - persons/household of				**2.60**			**$8,085.80**

Resource conservancy - Wallace Creek Swamp Park, Resource activities - It"awh-ah-dees Park, Linear trails - Tolt Tipeline ROW, Athletic fields/playigrounds - Linwood and Moorland Parks, Recreation centers - Town Square and Town Hall Park, Special use facilities - @ Moorland Park, Support facilities - @ $500,000.
Note - facility costs include site preparation, utilities, parking, amenities, and other improvements pro rated.

As shown, the estimated value per square foot varies considerably based on when the building was constructed and the purpose for which it was built or is used now.

- Town Square, built in 2007, has the highest estimated value of $408.92 per square foot, while the Senior Center, built in 1948, has the lowest value of $53.60 per square foot.

Improvement values – including utilities, access roadways, and parking lots are presumed to be included in the Assessor's market land values assuming the properties are sold for private uses. Assessor land values, however, do not include public park amenities like boat ramps, trails, picnic facilities, playgrounds, sports courts, and athletic fields for which there is no private market interest or valuation.

Consequently, the value of these amenities is estimated based on the market cost necessary to develop amenities of similar contents and quality improvement to those in Kenmore's inventory. The market equivalent estimates include direct costs for site preparation, materials, and construction and indirect costs for sales tax, design and engineering, financing, and contingencies.

The estimates include utilities, site access roadways, parking, equipment, furnishings, and landscaping necessary to provide a facility equal to what exists in Kenmore's inventory.

Athletic fields, for example, are estimated by size for different age group competitions and with or without grass or synthetic turf, lighting, fencing, restrooms, concessions, and other features.

Trails are estimated by width, surface improvement, and signage with or without trailheads, parking, restrooms, and other features prorated by mile.

The projected cost to develop each type of Kenmore amenity in the inventory is shown in the spreadsheet on the preceding page.

Kenmore ELOS value – is compiled for all existing land, building, and amenity improvement and prorated on a per capita basis and for an average household size based on American Community Survey (ACS) data.

The total composite value for all of Kenmore's existing park land inventory is $53,132,373 or $2,166.90 per person for Kenmore's 2025 population of 24,520 persons. Athletic facilities and playgrounds, represent the greatest land value category worth $25,292,644.

The total composite value of all of Kenmore's existing improvements is $23,122,956 or $943.02 per person. Town Square and the Senior Center represent the largest improvement value worth a combined total of $5,963,910.

The total value of all land and improvements is $76,255,330 or $3,109.92 per person or $8,085.80 for an average household of 2.60 persons.

The combined value is relatively low for a community the size of Kenmore. Kenmore has assembled an impressive collection of natural areas combined with significant waterfront properties, which are undervalued. Kenmore has not, however, developed indoor facilities, meaning Kenmore is land rich and amenity poor.

Park impact fee (PIF) by housing type

The park impact fee (PIF) imposed by housing type depends on the number of persons per each type of housing unit ranging from single-family, duplex, tri and quadplex, multiplex over 5 units, and manufactured homes determined for Kenmore and all other jurisdictions in the state by the Washington Office of Financial Management (OFM) using the Decennial Census and American Community Survey (ACS).

Kenmore's average persons per housing type in 2026 ranged from 2.94 persons for an average single-family house to 2.11 persons for tri and quadplex structures.

Housing type	Persons/unit
Single-family	2.94
Duplex	2.47
Tri and Quadplex	2.11
Multiplex – 5 or more units	2.50
Manufactured homes	2.57

Source: Persons/type unit – WA OFM 2026, Adjusted 2000 population and housing by structure type and group quarters for the state, counties, cities, and towns – City of Kenmore

Park impact fee (PIF) imposition

Kenmore City Council's park impact fee (PIF) is imposed on any person or entity who seeks to develop land within Kenmore for a residential building or for a residential mobile or manufactured home installation.

The park impact fee (PIF) must be paid either 1) before any new residential building permit or new permit for residential mobile home installation can be issued, or 2) before the development is available for occupancy and use.

Park impact fee (PIF) assessment

Schedule - the park impact fee (PIF) per development is determined as follows:

a) If a building permit is requested for mixed uses, then the fee is determined by apportioning the space committed to residential uses.

b) In the case of change of use, redevelopment, or expansion or modification of an existing use that requires the issuance of a building permit or permit for a mobile or manufactured home installation, the park impact fee (PIF) is based upon the net positive increase in the number of persons for the new use compared to the previous use.

Calculation - if a developer opts not to have the park impact fee (PIF) determined according to the PIF schedule, then:

a) The developer can prepare and submit an independent fee calculation study for the land development activity for which a building permit or permit for a mobile or manufactured home installation is sought. The documentation submitted must show the basis upon which the independent fee calculation was made.

b) The Kenmore Official will consider the documentation submitted by the developer but is not required to accept such documentation should the Official reasonably deem the estimate to be inaccurate or not reliable and may, in the alternative, require the developer to submit additional or different documentation for consideration.

c) If an acceptable independent fee calculation study is not presented, the developer will pay park impact fees (PIF) based upon the PIF schedule.

d) If an acceptable independent fee calculation study is presented, the Kenmore Official may adjust the fee to that appropriate to the development. The adjustment may include a credit against the fee otherwise payable up to 100% for private recreational facilities constructed or deed restricted or otherwise set aside for recreational purposes by the developer that serve the same purposes and functions set forth in the Kenmore PROS Plan.

e) In cases where the developer requests an independent fee calculation, the costs of such calculation will be borne by the developer.

Appeals

a) Determinations made by the Kenmore Official may be appealed to the Council by filing a written request with the Official.

b) Any appeal of the decision of the City regarding fee amounts will follow the process for the appeal of the underlying development activity.

c) Impact fees may be paid under protest to obtain a permit or other approval of development activity.

Use of PIF funds

1) Funds collected from Kenmore's park impact fees (PIF) will be used solely for the purpose of acquiring and/or making capital improvements to parks under the jurisdiction of Kenmore and will not be used for maintenance or operations.

2) Funds will be used exclusively for acquisitions, expansions, or capital improvements within Kenmore. Funds will be expended in the order in which they were collected.

3) In the event that bonds or similar debt instruments are issued for advanced provision of capital facilities for which park impact fees (PIF) may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments provided that the facilities provided are of the type described in Kenmore's PROS Plan.

4) Impact fees for system improvements will be expended by Kenmore only in conformance with the Capital Facilities Program (CFP).

5) Impact fees will be expended or encumbered by Kenmore for a permissible use within 6 years of receipt by Kenmore, unless there exists an extraordinary or compelling reason for fees to be held longer than 6 years. City Council may identify Kenmore's extraordinary and compelling reasons for the fees to be held longer then 6 years in the Council's findings.

6) At least once each fiscal period the Kenmore Official will present to the Council a proposed capital facility program (CFP) for parks, assigning funds, including any accrued interest from the park impact fee trust fund to specific park improvement projects and related expenses. Monies, including any accrued interest, not assigned in any fiscal period will be retained in the same park impact fee trust funds until the next fiscal period.

7) Kenmore will be entitled to retain not more than 15% of the funds collected as compensation for the expense of collecting the park impact fee (PIF) and administering the fund.

PIF refunds

1) If a residential building permit or permit for a residential mobile or manufactured home installation expires without commencement of construction, then the developer will be entitled to a refund, with interest, of the park impact fee (PIF) paid as a condition for its issuance except that Kenmore will retain a percent of the fee to offset a portion of the costs of collection and refund. The developer must apply for such a refund to the Kenmore Official.

2) Any funds not expended or encumbered by the end of the calendar quarter immediately following 6 years from the date the park impact fee was paid will, upon application by the current landowner, be returned to such landowner with interest at the interest rate accrued in the PIF trust fund account, provided that the landowner submits an application for a refund to Kenmore within 1 year of the expiration of the 6-year period.

3) Any impact fees that are not expended or encumbered by Kenmore in conformance with the Capital Facilities Program (CFP), and for which no application for a refund has been made within this 1-year period, will be retained, and expended.

4) Interest due upon the refund of impact fees will be calculated according to the average rate received by Kenmore on invested funds throughout the period during which the fees were retained.

Exemptions

The following development activities are exempt from payment of park impact fees (PIF):

1) Reconstruction, remodeling, or construction - of the following facilities, subject to the recording of a covenant or recorded declaration of restrictions precluding use of the property for other than the exempt purpose. Provided that if the property is used for a nonexempt purpose, then the park impact fees (PIF) in effect will be paid:

a) Shelters or dwelling units for temporary placement that provide housing to persons on a temporary basis for not more than 4 weeks.

b) Construction or remodeling of transitional housing facilities or dwelling units that provide housing to persons on a temporary basis for not more than 24 months, in connection with job training, self-sufficiency training and human services counseling - the purpose of which is to help persons make the transition from homelessness to placement in permanent housing.

2) Rebuilding or replacement - of a legally established dwelling unit(s) destroyed or damaged by fire, flood, explosion, act of God or other accident or catastrophe provided that such rebuilding takes place within a period of 1 year after destruction with a new building or structure of the same size and use.

3) Alteration or expansion:

a) Of an existing building where no additional residential units are created and where the use is not changed, and/or

b) Construction of accessory buildings or structures.

4) Mobile or manufactured home where:

a) Installation of a replacement mobile or manufactured home on a lot or other such site when a park impact fee for such mobile or manufactured home site has previously been paid or where a mobile or manufactured home legally existed on such site.

b) Construction of any nonresidential building or structure or the installation of a nonresidential mobile or manufactured home.

Any claim or exemption must be made no later than the time of application for a building permit or permit for a mobile or manufactured home installation. Any claim not so made will be deemed waived.

5) Condominium projects - in which existing dwelling units are converted into condominium ownership where no new dwelling units are created.

6) Previous mitigation where:

a) The development activity is exempt from the payment of an impact fee pursuant to RCW 82.02.100, due to mitigation of the same system improvement under the State Environmental Policy Act (SEPA).

b) The development activity for which park impacts have been mitigated pursuant to a condition of plat or PUD approval to pay fees, dedicate land, or construct or improve park facilities, unless the condition of the plat or PUD approval provides otherwise - provided that the condition of the plat or PUD approval predates the effective date of fee imposition.

c) Any development activity for which park impacts have been mitigated pursuant to a voluntary agreement entered with Kenmore to pay fees, dedicate land, or construct or improve park facilities, unless the terms of the voluntary agreement provide otherwise - provided that the agreement predates the effective date of fee imposition.

7) Affordable housing where:

a) The purpose of the housing unit is to accommodate households who are unable to afford housing within the private market at a reasonable percent of their income (30-35%) defined by the US Housing & Urban Department (HUD). HUD calculates the median family income (HAMFI – HUD Area Median Family Income) for each jurisdiction in order to determine Fair Market Rents (FMR) and income limits to be eligible for affordable housing assistance.

b) The park impact fee (PIF) may be waived in part or all for each affordable housing units in a development that are designed, constructed, and limited in resale value to accommodate households making less than 80% of HAMFI for the Kenmore market area.

Credits

Park land and/or park capital improvements may be offered by the developer as total or partial payment of the required impact fee. The offer must specifically request or provide for a park impact fee credit. If the Kenmore Official accepts such an offer, the credit will be determined and provided in the following manner:

1) Credit for the dedication of land will be valued at 100% of the most recent assessed value by the King County Property Appraiser; by such other appropriate method as the City Council by fair market value established by private appraisers acceptable to Kenmore. Credit for the dedication of park land will be provided when the property has been conveyed at no charge to, and accepted by the Kenmore Official, in a manner satisfactory to the Council.

2) Applicants for credit for construction of park improvements will submit acceptable engineering drawings and specifications, and construction cost estimates to the Kenmore Official. The Official will determine credit for construction based upon either these cost estimates or upon alternative engineering criteria and construction cost estimates if the Official determines that estimates submitted by the applicant are either unreliable or inaccurate.

3) Credit against park impact fees (PIF) will not be provided until:
a) Construction is completed and accepted by the Kenmore Official.
b) A suitable maintenance and warrant bond are received and approved by the Official, when applicable.

4) Credit may be provided before completion of specified park improvements if adequate assurances are given by the applicant that the standards will be met and if the developer posts security as provided below for the costs of such construction. If the park construction project is not completed within 5 years of the date of the developer's offer, Council must approve the park construction project and its scheduled completion date prior to the acceptance of the offer by the Official.

5) Any claim for credit must be made no later than the time of application for a building permit or permit for a mobile or manufactured home installation. Any claim not so made will be deemed waived.

6) Credits will not be transferable from one project or development to another without the approval of Council and may only be transferred to a different development upon a finding by Council that the dedication for which the credit was given benefits the Kenmore service area.

7) Determinations made by the Official may be appealed to Council by filing a written request with the Official within 10 days of the Official's determination.

Review

The park impact fee (PIF) schedule is reviewed by Council at least once each fiscal year. The review occurs in conjunction with any update of the Capital Facilities Program (CFP) element of Kenmore's Comprehensive Plan - provided, that failure to conduct a review will not invalidate the fee schedule previously adopted.

Comparable park impact fees (PIF)

The following comparable park impact fees (PIF) were assembled in 2024 by the Building Industry Association of Washington (BIAW) Washington Center for Housing Studies.

Jurisdiction	Housing type	Fee
Bothell	Single-family	$4,009.85
Carnation	Single-family	$4,805.00
	Multiple family	$3,922.00
Duvall	Single-family	$9,492.85
	Multiple family	$8,416.37
Edmonds	Single-family	$2,734.05
	Multiple family	$2,340.16
Everett	Dwelling unit	$3,331.00
Kenmore	Single-family	$4,586.75
	Multiple family	$3,518.28
Kirkland	Single-family	$6,093.00
	Multiple family	$8,016.00
Lake Stevens	Single-family	$3,004.75
	Multiple family	$4,154.92
Marysville	Single-family	$1,905.00
	Multiple family	$1,380.00
Mercer Island	Single-family	$6,315.92
	Multiple family	$3,933.28
Monroe	Single-family	$7,756.85
	Multiple family	$5,994.99
Redmond	Single-family	$6,372.96
	Multiple family	$4,424.24
Sammamish	Single-family	$6,739.00

	Multiple family	$4,362.00
Snohomish	Single-family	$4,150.00
	Multiple family	$3,600.00
Woodinville	Dwelling unit	$3,175.00

Park Impact Fee (PIF) schedule – without land or facility set-aside
15 February 2026

Housing product	ELOS/ person	Persons/ type unit	Percent charged	Impact fee/unit
Single-family	$3,109.92	2.84		
Duplex	$3,109.92	1.82		
Tri and Quadplex	$3,109.92	1.85		
Multiplex – 5 or more units	$3,109.92	1.71		
Manufactured homes	$3,109.92	1.83		

Source: Persons/type unit – WA OFM 2026, Adjusted 2000 population and housing by structure type and group quarters for the state, counties, cities, and towns – City of Kenmore

Appendix 1: Prototype facility development costs

Playground - 10 child capacity

		unit	unit cost	qnty
a	clear playground, parking, access road	acre	$4,000.00	0.5
b	earthwork for playground, parking, access roa	cu yd	$15.00	746
c	site preparation, 12" depth Fibar@100'diamete	sq ft	$10.00	15,700
d	medium play structure	each	$75,000.00	1
e	parent bench, w/conc support	each	$2,400.00	3
f	trash receptacle w/concrete support	each	$2,400.00	2
g	drinking fountain, precast concrete	each	$6,000.00	1
h	bike rack, prefab galvanized pipe	each	$2,400.00	1
i	parking, 2"asphalt concrete/4"crushed rock, 1	sq ft	$9.00	3,000
j	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
k	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	1,200
l	water service, 8"service line	lr ft	$90.00	100
m	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per playground			
	Estimate contingency 10%	10%		
	Total construction cost per playground			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per playground			

Spray park - 10 child capacity

		unit	unit cost	qnty
a	clear site, parking, access road	acre	$4,000.00	0.5
b	earthwork for spray park, parking, access roac	cu yd	$15.00	746
c	site preparation, concrete platform	sq ft	$12.00	15,700
d	spray fixtures	each	$10,000.00	8
e	timing control mechanisms	each	$14,000.00	1
f	parent bench, w/conc support	each	$2,400.00	3
g	trash receptacle w/concrete support	each	$2,400.00	2
h	drinking fountain, precast concrete	each	$6,000.00	1
i	bike rack, prefab galvanized pipe	each	$2,400.00	1
j	parking, 2"asphalt concrete/4"crushed rock, 1	sq ft	$9.00	3,000
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	1,200
m	water service, 8"service line	lr ft	$90.00	250
n	water meter, 2"size	each	$12,000.00	1
o	drainage, 8" lline	each	$60.00	250
	Subtotal construction cost per spray park			
	Estimate contingency 10%	10%		
	Total construction cost per spray park			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per spray park			

Grassy playfield - 1 acre

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	1
b	earthwork for field, structures, parking, road	cu yd	$15.00	1,613
c	restroom facility, sani-can w/concrete platforr	each	$2,250.00	2
d	trash receptacles w/concrete support	each	$2,400.00	2
e	playfield, grass seed w/subdrain	sq ft	$8.50	43,560
f	irrigation system-quick coupler	sq ft	$2.00	43,560
g	drinking fountain	each	$6,000.00	1
h	bike rack, prefab galvanized pipe	each	$2,400.00	1
i	parking, 2"asphalt concrete/4"crushed rock, 2	sq ft	$9.00	6,000
j	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
k	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
l	water service, 8"service line	lr ft	$90.00	500
m	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Outdoor handball courts - 3 wall 20'x40'

		unit	unit cost	qnty
a	earthwork for court and support area	cu yd	$15.00	50
b	3"asphalt/4"aggreg/6"gravel	sq ft	$12.00	1,000
c	concrete side walls	lr ft	$400.00	80
d	trash receptacles w/conc support	each	$2,400.00	1
e	drinking fountain	each	$6,000.00	1
f	bike rack, prefab galvanized pipe	each	$2,400.00	1
g	parking, 2"asphalt concrete/4"crushed rock, 2	sq ft	$9.00	600
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	2
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	600
j	water service, 8"service line	lr ft	$90.00	100
k	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per court			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per court			

Outdoor basketball - 70'x114'

		unit	unit cost	qnty
a	earthwork for court, parking, access road	cu yd	$15.00	460
b	3"asphalt/4"aggreg/6"gravel	sq ft	$12.00	7,980
c	standards w/hoop and net, 6"steel poles	each	$3,600.00	2
d	trash receptacles w/conc support	each	$2,400.00	1
e	drinking fountain	each	$6,000.00	1
f	bike rack, prefab galvanized pipe	each	$2,400.00	1
g	parking, 2"asphalt concrete/4"crushed rock, 1(	sq ft	$9.00	3,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	1,200
j	water service, 8"service line	lr ft	$90.00	100
k	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per court			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per court			

Outdoor volleyball - 42'x72'

		unit	unit cost	qnty
a	earthwork for court, parking, access road	cu yd	$15.00	276
b	playing surface, 6"sand/compacted subgrade	cu yd	$60.00	56
c	boundary lines, imbedded 4"x4"cedar	lr ft	$10.00	180
d	net and anchors, 6"x6" treated wood posts	each	$1,600.00	1
e	line judges stand, galvanized pipe w/2"x4" fra	each	$1,800.00	2
f	players bench, w/conc support	each	$1,800.00	2
g	trash receptacles w/concrete support	each	$2,400.00	1
g	drinking fountain	each	$6,000.00	1
i	bike rack, prefab galvanized pipe	each	$2,400.00	1
j	parking, 2"asphalt concrete/4"crushed rock, 1(	sq ft	$9.00	3,000
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	1,200
m	water service, 8"service line	lr ft	$90.00	100
n	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per court			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per court			

Outdoor tennis - 60'x120' with lights

		unit	unit cost	qnty
a	earthwork for court, parking, access road	cu yd	$15.00	320
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	$16.00	7,200
c	perimeter fencing, 12'galvanized w/1.75"fabri	lr ft	$50.00	360
d	lighting system, 4 poles w/2 km projectors	system	$350,000.00	1
e	net and anchors, 3.5"galvanized pipe posts	each	$2,000.00	1
f	trash receptacles w/conc support	each	$2,400.00	1
g	drinking fountain	each	$6,000.00	1
h	bike rack, prefab galvanized pipe	each	$2,400.00	1
i	parking, 2"asphalt concrete/4"crushed rock, 4	sq ft	$9.00	1,200
j	wheel stops, 10"x6"x8'precast concrete	each	$225.00	4
k	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	1,200
l	water service, 8"service line	lr ft	$90.00	100
m	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per court			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per court			

Outdoor tennis - 60'x120' without lights

		unit	unit cost	qnty
a	earthwork for court, parking, access road	cu yd	$15.00	320
b	colorcoat/1"asphalt/2"asphalt/4"crushed rock	sq ft	$16.00	7,200
c	perimeter fencing, 12'galvanized w/1.75"fabri	lr ft	$50.00	360
d	net and anchors, 3.5"galvanized pipe posts	each	$2,000.00	1
e	trash receptacles w/conc support	each	$2,400.00	1
f	drinking fountain	each	$6,000.00	1
g	bike rack, prefab galvanized pipe	each	$2,400.00	1
h	parking, 2"asphalt concrete/4"crushed rock, 4	sq ft	$9.00	1,200
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	4
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	1,200
k	water service, 8"service line	lr ft	$90.00	100
l	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per court			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per court			

Football field - 150'x300'

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	2
b	earthwork, 1'depth	cu yd	$15.00	1,667
c	playing surface, grass turf/12" sand w/subdra	sq ft	$12.00	45,000
d	irrigation system-quick coupler	sq ft	$2.00	45,000
e	spectator stands, movable metal (40 seats)	each	$10,000.00	4
f	restroom facility, sani-can on concrete platfor	each	$2,250.00	2
g	trash receptacles w/conc support	each	$2,400.00	2
h	drinking fountain	each	$6,000.00	1
i	bike rack, prefab galvanized pipe	each	$2,400.00	1
j	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
m	water service, 8"service line	lr ft	$90.00	500
n	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Soccer field - 240'x330' with grass turf

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	2.1
b	earthwork for field, structures, parking, road	cu yd	$15.00	5,094
c	playing surface, grass turf/12"sand w/subdrai	sq ft	$12.00	79,200
d	irrigation system-quick coupler	sq ft	$2.00	79,200
e	spectator stands, movable metal (50 seats)	each	$10,000.00	2
f	trash receptacles w/conc support	each	$2,400.00	2
g	drinking fountain	each	$6,000.00	1
h	restroom facility, sani-can w/conc platform	each	$2,250.00	2
i	bike rack, prefab galvanized pipe	each	$2,400.00	1
j	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
m	water service, 8"service line	lr ft	$90.00	500
n	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Soccer field - 240'x330' with dirt surface

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	2.1
b	earthwork for field, structures, parking, road	cu yd	$15.00	5,094
c	playing surface, cinder w/subdrain	sq ft	$1.50	79,200
d	spectator stands, movable metal (50 seats)	each	$10,000.00	2
e	trash receptacles w/conc support	each	$2,400.00	2
f	drinking fountain	each	$6,000.00	1
g	restroom facility, sani-can w/conc platform	each	$2,250.00	2
h	bike rack, prefab galvanized pipe	each	$2,400.00	1
i	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
j	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
k	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
l	water service, 8"service line	lr ft	$90.00	500
m	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Soccer field - regulation 300'x390' with turf lights

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	3.1
b	earthwork for field, structures, parking, road	cu yd	$15.00	5,094
c	playing surface, synthetic turf/12"sand w/su	sq ft	$30.00	117,000
d	irrigation system-quick coupler	sq ft	$2.00	117,000
e	lighting system, 8 poles w/luminaires	system	$650,000.00	1
f	goal posts, galvanized pipe	each	$4,500.00	2
g	spectator stands, movable metal (50 seats)	each	$10,000.00	4
h	trash receptacles w/conc support	each	$2,400.00	2
i	drinking fountain	each	$6,000.00	1
j	restroom facility, sani-can w/conc platform	each	$2,250.00	2
k	bike rack, prefab galvanized pipe	each	$2,400.00	1
l	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
m	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
n	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
o	water service, 8"service line	lr ft	$90.00	500
p	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Soccer field - regulation 300'x390' with grass lights

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	3.1
b	earthwork for field, structures, parking, road	cu yd	$15.00	5,094
c	playing surface, grass turf/12"sand w/subdrai	sq ft	$12.00	117,000
d	irrigation system-quick coupler	sq ft	$2.00	117,000
e	lighting system, 8 poles w/luminaires	system	$650,000.00	1
f	goal posts, galvanized pipe	each	$4,500.00	2
g	spectator stands, movable metal (50 seats)	each	$10,000.00	4
h	trash receptacles w/conc support	each	$2,400.00	2
i	drinking fountain	each	$6,000.00	1
j	restroom facility, sani-can w/conc platform	each	$2,250.00	2
k	bike rack, prefab galvanized pipe	each	$2,400.00	1
l	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
m	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
n	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
o	water service, 8"service line	lr ft	$90.00	500
p	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Soccer field - regulation 300'x390' with dirt surface

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	3.1
b	earthwork for field, structures, parking, road	cu yd	$15.00	5,094
c	playing surface, cinder w/subdrain	sq ft	$1.50	117,000
d	goal posts, galvanized pipe	each	$4,500.00	2
e	spectator stands, movable metal (50 seats)	each	$10,000.00	4
f	trash receptacles w/conc support	each	$2,400.00	2
g	drinking fountain	each	$6,000.00	1
h	restroom facility, sani-can w/conc platform	each	$2,250.00	2
i	bike rack, prefab galvanized pipe	each	$2,400.00	1
j	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
m	water service, 8"service line	lr ft	$90.00	500
n	water meter, 2"size	each	$12,000.00	1
	Total construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Baseball field - 200' with grass turf

unit	unit cost	qnty

a	clear field, structures, parking, access road	acre	$4,000.00	1.2
b	earthwork for field, structures, parking, road	cu yd	$15.00	2,586
c	infield mix w/subdrain	cu yd	$55.00	133
d	outfield, grass turf/12" sand w/subdrain	sq ft	$12.00	36,400
e	irrigation system-quick coupler	sq ft	$2.00	36,400
f	backstop, 3"pipe posts w/supports, 2"chain lir	each	$12,500.00	1
g	players bench, w/conc support	each	$1,600.00	4
h	spectator stands, movable metal (50 seats)	each	$10,000.00	2
i	trash receptacles w/conc support	each	$2,400.00	2
j	drinking fountain	each	$6,000.00	1
k	restroom facility, sani-can w/conc platform	sq ft	$2,250.00	2
l	bike rack, prefab galvanized pipe	each	$2,400.00	1
m	parking, 2"asphalt concrete/4"crushed rock, 3	sq ft	$9.00	10,500
n	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
o	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
p	water service, 8"service line	lr ft	$90.00	500
q	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Baseball field - 200' with dirt surface

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	1.2
b	earthwork for field, structures, parking, road	cu yd	$15.00	2,586
c	infield mix w/subdrain	cu yd	$55.00	133
d	backstop, 3"pipe posts w/supports, 2"chain lir	each	$12,500.00	1
e	players bench, w/conc support	each	$1,600.00	4
f	spectator stands, movable metal (50 seats)	each	$10,000.00	2
g	trash receptacles w/conc support	each	$2,400.00	2
h	drinking fountain	each	$6,000.00	1
i	restroom facility, sani-can w/conc platform	sq ft	$2,250.00	2
j	bike rack, prefab galvanized pipe	each	$2,400.00	1
k	parking, 2"asphalt concrete/4"crushed rock, 3	sq ft	$9.00	10,500
l	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
m	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
n	water service, 8"service line	lr ft	$90.00	500
o	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Baseball field - 250' with grass/lights/concession

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	3.1

b	earthwork for field, structures, parking, road	cu yd	$15.00	3,700
c	infield mix w/subdrain	cu yd	$55.00	300
d	outfield, grass turf/12" sand w/subdrain	sq ft	$12.00	44,700
e	irrigation system-quick coupler	sq ft	$2.00	44,700
f	lighting system, 8 poles w/luminaires	system	$650,000.00	1
g	backstop, 3"pipe posts w/supports, 2"chain lir	each	$12,500.00	1
h	players bench, w/conc support	each	$1,600.00	4
i	spectator stands, movable metal (50 seats)	each	$10,000.00	2
j	trash receptacles w/conc support	each	$2,400.00	2
k	drinking fountain	each	$6,000.00	1
l	concession facility, warming and refrigeration	sq ft	$442.00	250
m	bike rack, prefab galvanized pipe	each	$2,400.00	1
n	parking, 2"asphalt concrete/4"crushed rock, 3	sq ft	$9.00	10,500
o	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
p	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
q	water service, 8"service line	lr ft	$90.00	500
r	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Baseball field - 250' w/o lights or concession

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	3.1
b	earthwork for field, structures, parking, road	cu yd	$15.00	3,700
c	infield mix w/subdrain	cu yd	$55.00	300
d	outfield, grass turf/12" sand w/subdrain	sq ft	$12.00	44,700
e	irrigation system-quick coupler	sq ft	$2.00	44,700
f	backstop, 3"pipe posts w/supports, 2"chain lir	each	$12,500.00	1
g	players bench, w/conc support	each	$1,600.00	4
h	spectator stands, movable metal (50 seats)	each	$10,000.00	2
i	trash receptacles w/conc support	each	$2,400.00	2
j	drinking fountain	each	$6,000.00	1
k	bike rack, prefab galvanized pipe	each	$2,400.00	1
l	parking, 2"asphalt concrete/4"crushed rock, 3	sq ft	$9.00	10,500
m	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
n	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
o	water service, 8"service line	lr ft	$90.00	500
p	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Baseball field - 300' w/turf/lights/concession

		unit	unit cost	qnty

a	clear field, structures, parking, access road	acre	$4,000.00	3.5
b	earthwork for field, structures, parking, road	cu yd	$15.00	4,000
c	infield mix w/subdrain	cu yd	$55.00	296
d	outfield, synethetic turf/12" sand w/subdrain	sq ft	$30.00	38,000
e	irrigation system-quick coupler	sq ft	$2.00	45,000
f	lighting system, 8 poles w/luminaires	system	$650,000.00	1
g	backstop, 3"pipe posts w/supports, 2"chain lir	each	$12,500.00	1
h	players bench, w/conc support	each	$1,600.00	4
i	spectator stands, movable metal (50 seats)	each	$10,000.00	2
j	trash receptacles w/conc support	each	$2,400.00	2
k	drinking fountain	each	$6,000.00	1
l	concession facility, warming and refrigeration	sq ft	$442.00	250
m	bike rack, prefab galvanized pipe	each	$2,400.00	1
n	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
o	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
p	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
q	water service, 8"service line	lr ft	$90.00	500
r	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Baseball field - 300' w/grass/lights/concession

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	3.5
b	earthwork for field, structures, parking, road	cu yd	$15.00	4,000
c	infield mix w/subdrain	cu yd	$55.00	296
d	outfield, grass turf/12" sand w/subdrain	sq ft	$8.00	38,000
e	irrigation system-quick coupler	sq ft	$2.00	45,000
f	lighting system, 8 poles w/luminaires	system	$650,000.00	1
g	backstop, 3"pipe posts w/supports, 2"chain lir	each	$12,500.00	1
h	players bench, w/conc support	each	$1,600.00	4
i	spectator stands, movable metal (50 seats)	each	$10,000.00	2
j	trash receptacles w/conc support	each	$2,400.00	2
k	drinking fountain	each	$6,000.00	1
l	concession facility, warming and refrigeration	sq ft	$442.00	250
m	bike rack, prefab galvanized pipe	each	$2,400.00	1
n	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
o	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
p	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
q	water service, 8"service line	lr ft	$90.00	500
r	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Baseball field - 300' w/dirt w/o lights/concession

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	3.5
b	earthwork for field, structures, parking, road	cu yd	$15.00	4,000
c	infield mix w/subdrain	cu yd	$55.00	296
d	backstop, 3"pipe posts w/supports, 2"chain lin	each	$12,500.00	1
e	players bench, w/conc support	each	$1,600.00	4
f	spectator stands, movable metal (50 seats)	each	$10,000.00	2
g	trash receptacles w/conc support	each	$2,400.00	2
h	drinking fountain	each	$6,000.00	1
i	bike rack, prefab galvanized pipe	each	$2,400.00	1
j	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
m	water service, 8"service line	lr ft	$90.00	500
n	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Softball field - 200-300' w/grass/lights/concession

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	0.8
b	earthwork for field, structures, parking, road	cu yd	$15.00	1,335
c	infield mix w/subdrain	cu yd	$55.00	150
d	outfield, grass turf/12" sand w/subdrain	sq ft	$8.00	15,950
e	irrigation system-quick coupler	sq ft	$2.00	15,950
f	lighting system, 5 poles w/luminaires	system	$350,000.00	1
g	backstop, 3"pipe posts w/supports, 2"chain lin	each	$12,500.00	1
h	players bench, w/conc support	each	$1,600.00	4
i	spectator stands, movable metal (50 seats)	each	$10,000.00	2
j	trash receptacles w/conc support	each	$2,400.00	2
k	drinking fountain	each	$6,000.00	1
l	concession facility, warming and refrigeration	sq ft	$442.00	250
m	bike rack, prefab galvanized pipe	each	$2,400.00	1
n	parking, 2"asphalt concrete/4"crushed rock, 3	sq ft	$9.00	10,500
o	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
p	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
q	water service, 8"service line	lr ft	$90.00	500
r	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Softball field - 200-300' w/dirt w/o lights/concession

		unit	unit cost	qnty
a	clear field, structures, parking, access road	acre	$4,000.00	0.8
b	earthwork for field, structures, parking, road	cu yd	$15.00	1,335
c	infield mix w/subdrain	cu yd	$55.00	150
d	backstop, 3"pipe posts w/supports, 2"chain lir	each	$12,500.00	1
e	players bench, w/conc support	each	$1,600.00	4
f	spectator stands, movable metal (50 seats)	each	$10,000.00	2
g	trash receptacles w/conc support	each	$2,400.00	2
h	drinking fountain	each	$6,000.00	1
i	bike rack, prefab galvanized pipe	each	$2,400.00	1
j	parking, 2"asphalt concrete/4"crushed rock, 3	sq ft	$9.00	10,500
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	35
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
m	water service, 8"service line	lr ft	$90.00	500
n	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per field			
	Estimating contingency 10%	10%		
	Total construction cost per field			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per field			

Parcourse/ fitness facility - 5 stations/0.25 mile

		unit	unit cost	qnty
a	clear/earthwork parcourse corridor	sq ft	$1.75	8,070
b	crushed rock, 6"depth, 4'wide, 3/8" minus	sq ft	$4.00	5,380
c	station equipment and sign	each	$4,600.00	5
d	bench, 8"x8"x10'wood beams w/conc support	each	$2,400.00	2
e	trash receptacles w/concrete support	each	$2,400.00	2
	Subtotal construction cost per facility			
	Estimating contingency 10%	10%		
	Total construction cost per facility			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per facility (5 stations)			

Jogging track - 0.25 mile w/starting spur

		unit	unit cost	qnty
a	clear track, parking, access road	acre	$4,000.00	0.9
b	earthwork for track, parking, access road	cu yd	$15.00	1,532
c	12'track, 1"rubber/4"cinder/4"crushed rock	sq ft	$6.50	18,464
d	bench, w/conc support	each	$2,400.00	2
e	trash receptacles	each	$2,400.00	2
f	drinking fountain, precast concrete	each	$6,000.00	1
g	bike rack, prefab galvanized pipe	each	$2,400.00	1
h	parking, 2"asphalt/4"crushed rock, 10 spaces	sq ft	$9.00	3,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
j	access road, 2"asphalt/4"crushed rock, 24'x50	sq ft	$8.00	1,200
k	water service, 8"service line	lr ft	$90.00	100
l	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per track			
	Estimating contingency 10%	10%		
	Total construction cost per track			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per track			

Picnic site - 25 table capacity w/o shelter

		unit	unit cost	qnty
a	clear picnic sites, parking, access road	acre	$4,000.00	2.3
b	earthwork for sites, parking, access road	cu yd	$15.00	3,748
c	picnic tables w/conc support	each	$3,200.00	25
d	barbecue stand, metal with iron grill	each	$1,400.00	12
e	group barbecue iron grill	each	$2,200.00	2
f	trash receptacle, coated metal	each	$2,400.00	12
g	drinking fountain	each	$6,000.00	2
h	parking, 2"asphalt concrete/4" crushed rock (5	sq ft	$9.00	15,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	24,000
k	water service, 8"service line	lr ft	$90.00	1,000
l	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost for 25 tables			
	Estimating contingency 10%	10%		
	Total construction cost for 25 tables			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost for 25 tables			
	Prorated per table			

Picnic site - shelter

		unit	unit cost	qnty
a	picnic shelter	sq ft	$150.00	600
	Total construction cost for 25 tables			
b	construction sales tax (const)	9.0%		
c	design/engineering fees (const)	12.0%		
d	financing costs (const, tax, design)	8.0%		
e	contingency (const, tax, design, financing)	10.0%		
	Total development cost for 1 shelter			

Swimming beach - 100 swimmer capacity

		unit	unit cost	qnty
a	clear site for improvements	acre	$4,000.00	0.3
b	earthwork for site improvements	cu yd	$15.00	511
c	beach sand, 12"depth of area 200'x50'	cu yd	$38.00	400
d	safety markers, pilings w/nylon ropes and buc	each	$1,600.00	4
e	diving/swimming platform, 2"x6"wood over bu	sq ft	$80.00	80
f	lifeguard stand	each	$3,000.00	1
g	exterior shower facilities	each	$6,500.00	1
h	drinking fountain	each	$6,000.00	1
i	restroom/changing facility, 6 stalls w/4 sinks	sq ft	$450.00	600
j	parking, 2"asphalt concrete/4" crushed rock (4	sq ft	$9.00	12,000
k	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
l	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
m	water service, 8"service line	lr ft	$90.00	400
n	sewer line, 8"service line	lr ft	$48.00	400
o	fire hydrants	each	$6,500.00	1
p	water meter, 2" size	each	$12,000.00	1
q	trash receptacles	each	$2,400.00	4
	Subtotal construction cost per site			
	Estimating contingency 10%	10%		
	Total construction cost per site			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per site			
	Prorated per parking space (2.5 swimmers/car=40 spaces)			

Fishing from a bank or dock - 25 car capacity

		unit	unit cost	qnty
a	clear site improvements	acre	$4,000.00	0.3
b	earthwork for site improvements	cu yd	$15.00	550
c	pier supported dock, 12'x100'	sq ft	$120.00	1,200
d	fishing platform, 12'x20'	sq ft	$90.00	240
e	parking, 2"asphalt concrete/4"crushed rock - 2	sq ft	$9.00	7,500
f	wheel stops, 10"x6"x8'precast concrete	each	$225.00	25
g	access road, 2"asphalt concrete/4"crushed roc	sq ft	$9.00	4,800
h	picnic tables, w/concrete platform	each	$3,200.00	8
i	restroom facility, sanican w/concrete platforn	each	$2,250.00	2
j	trash receptacles w/concrete support	each	$2,400.00	2
	Subtotal construction cost per site			
	Estimating contingency 10%	10%		
	Total construction cost per site			

a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per facility			
	Prorated per parking space			

Boat launch - 25 boat capacity

		unit	unit cost	qnty
a	clear site improvements	acre	$4,000.00	0.4
b	earthwork for site improvements	cu yd	$15.00	2,400
c	boat access ramp, precast concrete ramp units	each	$36,000.00	1
d	mooring platform,	sq ft	$90.00	400
e	bank stablization/landscape plantings	each	$18,000.00	1
f	marker buoys and signage	each	$600.00	4
g	car/trailer parking, 2"asphalt concrete/4"crush	sq ft	$9.00	12,500
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	25
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
j	trash receptacles	each	$2,400.00	2
	Subtotal construction cost per site			
	Estimating contingency 10%	10%		
	Total construction cost per site			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per ramp			
	Prorated per boat trailer parking stall			

Handboat launch - 10 car capacity

		unit	unit cost	qnty
a	clear site improvements	acre	$4,000.00	0.3
b	earthwork for site improvements/launching ra	cu yd	$15.00	2,400
c	concrete launching ramp	each	$36,000.00	1
d	launching platform 10'x20'	sq ft	$90.00	200
e	landscape/bank stabilization plantings	each	$18,000.00	1
f	parking, 2"asphalt concrete/4"crushed rock - 1	sq ft	$9.00	3,000
g	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
h	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	2,400
i	restroom facility, sanican w/concrete platform	each	$2,250.00	2
j	trash receptacles w/concrete support	each	$2,400.00	2
	Subtotal construction cost per site			
	Estimating contingency 10%	10%		
	Total construction cost per site			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per facility			
	Prorated per parking space			

Tent camping - 25 campsite capacity

		unit	unit cost	qnty
a	clear camping area, parking, access road	acre	$4,000.00	5.6
b	earthwork in camping area, parking, access ro	cu yd	$15.00	9,157

c	campsite parking, 2"asphalt concrete/4"crushe	sq ft	$9.00	20,000
d	picnic tables w/conc support	each	$3,200.00	25
e	metal fire ring with iron grill	each	$800.00	25
f	camp shelter cedar pole w/shake roof	sq ft	$60.00	150
g	trash receptacle	each	$2,400.00	25
h	restroom/showering fclty, 6 stalls/4 sinks/4 s	sq ft	$450.00	850
i	camp directory signs	each	$600.00	20
j	access road, 6"crushed rock, 24'x5,380'	sq ft	$6.50	129,120
k	water service, 8"service line	lr ft	$90.00	5,380
l	sewage disposal, campgrnd septic tank drainfi	each	$50,000.00	1
m	fire hydrant	each	$6,500.00	1
n	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost for 25 campsites			
	Estimating contingency 10%	10%		
	Total construction cost per site			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost for 25 campsites			
	Prorated per campsite			

Group daycamping facility - 100 person capacity

		unit	unit cost	qnty
a	clear camping site, parking, access road	acre	$4,000.00	3.1
b	earthwork for sites, parking, access road	cu yd	$15.00	5,134
c	group campfire/amphitheater,stage/benches	each	$70,000.00	1
d	camp directory signs, 4"x4"cedar pole framed	each	$800.00	20
e	group cooking, 4'x12'	each	$4,500.00	2
f	eating shelter (30'x30'), cedar pole w/shake ro	sq ft	$150.00	900
g	picnic tables w/conc support	each	$3,200.00	25
h	trash bin, metal dumpster w/wood fence scree	each	$4,000.00	3
i	restroom facility, 6 stalls w/4 sinks	sq ft	$450.00	600
j	drinking fountain	each	$6,000.00	1
k	parking, 2"asphalt concrete/4"crushed rock, 5	sq ft	$9.00	15,000
l	wheel stops, 10"x6"x8'precast concrete	each	$225.00	50
m	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	24,000
n	water service, 8"service line	lr ft	$90.00	1,000
o	sewage disposal, septic tank w/drainfield	system	$50,000.00	1
p	fire hydrant	each	$6,500.00	1
q	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost per group camp			
	Estimating contingency 10%	10%		
	Total construction cost per group camp			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per group camp			
	Prorated per person			

Recreational vehicle camping - 25 campsite capacity

		unit	unit cost	qnty
a	clear campsite, parking, access road	acre	$4,000.00	10.1
b	earthwork for campsite, parking, access road	cu yd	$15.00	16,460

c	campsite parking, 2"asphalt concrete/4"crushe	sq ft	$9.00	30,000
d	picnic tables w/conc support	each	$3,200.00	25
e	metal fire ring with iron grill	each	$800.00	25
f	drinking fountain	each	$6,000.00	1
g	trash receptacle	each	$2,400.00	25
h	sanitary dump facility, 2 stalls	each	$50,000.00	1
i	camp directory signs, 4"x4"cedar pole framed	each	$800.00	20
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	193,680
k	water service, 3"service line	lr ft	$42.00	8,070
l	water meter, 2"size	each	$12,000.00	1
	Subtotal construction cost for 25 campsites			
	Estimating contingency 10%	10%		
	Total construction cost per group camp			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost for 25 campsites			
	Prorated per campsite			

Outdoor swim pool - 75'x42'=3,150 sf/294 person capacity

		unit	unit cost	qnty
a	clear pool area, deck, parking, access road	acre	$4,000.00	1.1
b	earthwork, 1'depth except pool @5'depth	cu yd	$15.00	2,370
c	diving area, 1 meter board	sq ft	$450.00	628
	capacity = 3 in pool + 9 in line/board/10'radius =			
	12 divers/board			
d	swimming area, 50'x42' less diving area reqmr	sq ft	$450.00	1,472
	capacity = 27 sq ft/swimmer with 75% of swimmers			
	in pool = 54 in pool + 18 on deck = 72 swimmers			
e	nonswimming area, 25'x42'	sq ft	$250.00	1,050
c	diving area, 1 meter board	sq ft	$450.00	628
	capacity = 3 in pool + 9 in line/board/10'radius =			
f	pool deck, 10'on sides, 20'on ends, tile/concre	sq ft	$8.00	1,590
g	lifeguard stand, galvanized pipe w/2"x4"frami	each	$3,000.00	2
h	drinking fountain	each	$6,000.00	1
i	locker/shower facility, 20 showers w/50 locke	sq ft	$450.00	1,000
j	restroom facility, 10 stalls w/6 sinks	sq ft	$450.00	1,000
k	concession facility, grill and refrigeration	sq ft	$442.00	250
l	bike rack, prefab galvanized pipe	each	$2,400.00	3
m	parking, 2"asphalt concrete/4"crushed rock, 1	sq ft	$9.00	38,400
	2.5 swimmers/car = 118 cars + 10 employees = 128			
n	wheel stops, 10"x6"x8'precast concrete	each	$225.00	128
o	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	6,000
p	water service, 8"service line	lr ft	$90.00	400
q	sewer service, 8"side sewer	lr ft	$48.00	400
r	fire hydrant	each	$6,500.00	1
s	water meter, 8"size	each	$25,000.00	1
t	chainlink perimeter fence, 6'	lr ft	$38.00	317
u	seed grass over 4"topsoil	sq ft	$2.50	1,564
	Subtotal construction cost for 294 swimmers			
	Estimating contingency 10%	10%		
	Total construction cost per group camp			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		

c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost for 294 swimmers/3,150 sq ft pool)			
	Prorated per square foot of total pool			

Indoor swim pool - 75'x42'=3,150 sf/294 person capacity

		unit	unit cost	qnty
a	clear pool area, deck, parking, access road	acre	$4,000.00	1.1
b	earthwork, 1'depth except pool @5'depth	cu yd	$15.00	2,370
c	diving area, 1 meter board	sq ft	$662.00	628
	capacity = 3 in pool + 9 in line/board/10'radius =			
	12 divers/board			
d	swimming area, 50'x42' less diving area reqmr	sq ft	$662.00	1,472
	capacity = 27 sq ft/swimmer with 75% of swimmers			
	in pool = 54 in pool + 18 on deck = 72 swimmers			
e	nonswimming area, 25'x42'	sq ft	$350.00	1,050
	capacity = 10 sq ft/person with 50% in pool =			
	105 in pool + 105 on land = 210 persons			
f	pool deck, 10'on sides, 20'on ends, tile/concre	sq ft	$8.00	1,590
g	enclosed structure for pools et.al.	sq ft	$250.00	4,740
h	lifeguard stand	each	$3,000.00	2
i	drinking fountain	each	$6,000.00	1
j	locker/shower facility, 20 showers w/50 locke	sq ft	$450.00	1,000
k	restroom facility, 10 stalls w/6 sinks	sq ft	$450.00	1,000
l	concession facility, grill and refrigeration	sq ft	$450.00	250
m	bike rack, prefab galvanized pipe	each	$2,400.00	3
n	parking, 2"asphalt concrete/4"crushed rock, 1	sq ft	$9.00	38,400
	2.5 swimmers/car = 118 cars + 10 employees = 128			
o	wheel stops, 10"x6"x8'precast concrete	each	$225.00	128
p	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	6,000
q	water service, 8"service line	lr ft	$90.00	400
r	sewer service, 8"side sewer	lr ft	$48.00	400
s	fire hydrant	each	$6,500.00	1
t	water meter, 8"size	each	$25,000.00	1
u	chainlink perimeter fence, 6'	lr ft	$38.00	317
v	seed grass over 4"topsoil	sq ft	$2.50	1,564
	Total construction cost for 294 swimmers			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost for 294 swimmers/3,150 sq ft pool)			
	Prorated per square foot of total pool			

Community center - 250 person capacity

		unit	unit cost	qnty
a	clear building site, parking, access road	acre	$4,000.00	3
b	earthwork for structure, parking, access road	cu yd	$15.00	1,613
c	gymnasium, 2 full basketball courts	sq ft	$552.00	11,280
d	racquetball courts	sq ft	$552.00	3,680
e	kitchen facility	sq ft	$450.00	360
f	game/classroom	sq ft	$475.00	960
g	exercise/aerobics room, 50 persons	sq ft	$552.00	5,000
h	physical conditioning/hydro/wellness facility	sq ft	$552.00	2,745
i	office and reception area	sq ft	$400.00	1,000

j	multipurpose, restroom, locker room, showers	sq ft	$442.00	3,400
k	bike rack	each	$2,400.00	1
l	parking, 2"asphalt concrete/4"crushed rock, 1	sq ft	$9.00	52,500
m	wheel stops, 10"x6"x8'precast concrete	each	$225.00	75
n	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	6,000
o	water service, 8"service line	lr ft	$90.00	400
p	sewage disposal, 8"service line	lr ft	$48.00	400
q	fire hydrant	each	$6,500.00	1
r	water meter, 8"size	each	$25,000.00	1
s	parking lot lighting, 10 poles	system	$220,000.00	1
t	art sculpture	each	$8,000.00	1
	Total construction cost per center			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per center			
	Prorated per square foot			

Restroom/support facilities

		unit	unit cost	qnty
a	restroom facility, 4 stalls w/2 sinks	sq ft	$442.00	500
b	sewer service, 8"side sewer	lr ft	$48.00	500
c	water service, 8"service line	lr ft	$90.00	500
d	fire hydrant	each	$6,500.00	1
e	water meter, 2"size	each	$12,000.00	1
	Total construction cost per facility/6 fixtures			
a	construction sales tax (const)	9.0%		
b	design/engineering fees (const)	12.0%		
c	financing costs (const, tax, design)	8.0%		
d	contingency (const, tax, design, financing)	10.0%		
	Total development cost per 4 stall facility			
	Prorated cost per fixture			

Source: the Beckwith Consulting Group, JKLA Landscape Architects, ARC Architects Feb 2

qnty cost
$2,180
$12,197
$171,130
$81,750
$7,848
$5,232
$6,540
$2,616
$29,430
$2,453
$10,464
$9,810
$13,080
$354,730
$35,473
$390,203
$35,118
$46,824
$37,772
$50,992
$560,908

qnty cost
$2,180
$12,197
$205,356
$87,200
$15,260
$7,848
$5,232
$6,540
$2,616
$29,430
$2,453
$10,464
$24,525
$13,080
$16,350
$440,731
$44,073
$484,804
$43,632
$58,176
$46,929
$63,354
$696,896

qnty cost
$4,360
$26,378
$4,905
$5,232
$403,583
$94,961
$6,540
$2,616
$58,860
$8,584
$41,856
$49,050
$13,080
$720,005
$72,000
$792,005
$71,280
$95,041
$76,666
$103,499
$1,138,492

qnty cost
$818
$13,080
$34,880
$2,616
$6,540
$2,616
$5,886
$491
$5,232
$9,810
$13,080
$95,048
$9,505
$104,553
$9,410
$12,546
$10,121
$13,663
$150,293

qnty cost
$7,521
$104,378
$7,848
$2,616
$6,540
$2,616
$29,430
$2,453
$10,464
$9,810
$13,080
$196,756
$19,676
$216,431
$19,479
$25,972
$20,951
$28,283
$311,116

qnty cost
$4,513
$3,662
$1,962
$1,744
$3,924
$3,924
$2,616
$6,540
$2,616
$29,430
$2,453
$10,464
$9,810
$13,080
$96,738
$9,674
$106,411
$9,577
$12,769
$10,301
$13,906
$152,964

qnty cost
$5,232
$125,568
$19,620
$381,500
$2,180
$2,616
$6,540
$2,616
$11,772
$981
$10,464
$9,810
$13,080
$591,979
$59,198
$651,177
$58,606
$78,141
$63,034
$85,096
$936,054

qnty cost
$5,232
$125,568
$19,620
$2,180
$2,616
$6,540
$2,616
$11,772
$981
$10,464
$9,810
$13,080
$210,479
$21,048
$231,527
$20,837
$27,783
$22,412
$30,256
$332,815

qnty cost
$8,720
$27,250
$588,600
$98,100
$43,600
$4,905
$5,232
$6,540
$2,616
$147,150
$12,263
$41,856
$49,050
$13,080
$1,048,962
$104,896
$1,153,858
$103,847
$138,463
$111,693
$150,786
$1,658,647

qnty cost
$9,156
$83,287
$1,035,936
$172,656
$21,800
$5,232
$6,540
$4,905
$2,616
$147,150
$12,263
$41,856
$49,050
$13,080
$1,605,526
$160,553
$1,766,079
$158,947
$211,929
$170,956
$230,791
$2,538,703

qnty cost
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$83,287
$129,492
$21,800
$5,232
$6,540
$4,905
$2,616
$147,150
$12,263
$41,856
$49,050
$13,080
$526,426
$52,643
$579,069
$52,116
$69,488
$56,054
$75,673
$832,400

qnty cost
$13,516
$83,287
$3,825,900
$255,060
$708,500
$9,810
$43,600
$5,232
$6,540
$4,905
$2,616
$147,150
$12,263
$41,856
$49,050
$13,080
$5,222,364
$522,236
$5,744,601
$517,014
$689,352
$556,077
$750,704
$8,257,749

qnty cost
$13,516
$83,287
$1,530,360
$255,060
$708,500
$9,810
$43,600
$5,232
$6,540
$4,905
$2,616
$147,150
$12,263
$41,856
$49,050
$13,080
$2,926,824
$292,682
$3,219,507
$289,756
$386,341
$311,648
$420,725
$4,627,977

qnty cost
$13,516
$83,287
$191,295
$9,810
$43,600
$5,232
$6,540
$4,905
$2,616
$147,150
$12,263
$41,856
$49,050
$13,080
$624,199
$62,420
$686,619
$61,796
$82,394
$66,465
$89,727
$987,002

qnty cost

$5,232
$42,281
$7,993
$476,112
$79,352
$13,625
$6,976
$21,800
$5,232
$6,540
$4,905
$2,616
$103,005
$8,584
$41,856
$49,050
$13,080
$888,239
$88,824
$977,063
$87,936
$117,248
$94,580
$127,683
$1,404,509

qnty cost
$5,232
$42,281
$7,993
$13,625
$6,976
$21,800
$5,232
$6,540
$4,905
$2,616
$103,005
$8,584
$41,856
$49,050
$13,080
$332,775
$33,278
$366,053
$32,945
$43,926
$35,434
$47,836
$526,193

qnty cost
$13,516

$60,495
$17,985
$584,676
$97,446
$708,500
$13,625
$6,976
$21,800
$5,232
$6,540
$120,445
$2,616
$103,005
$8,584
$41,856
$49,050
$13,080
$1,875,427
$187,543
$2,062,969
$185,667
$247,556
$199,695
$269,589
$2,965,477

qnty cost
$13,516
$60,495
$17,985
$584,676
$97,446
$13,625
$6,976
$21,800
$5,232
$6,540
$2,616
$103,005
$8,584
$41,856
$49,050
$13,080
$1,046,482
$104,648
$1,151,130
$103,602
$138,136
$111,429
$150,430
$1,654,726

qnty cost

$15,260
$65,400
$17,763
$1,242,600
$98,100
$708,500
$13,625
$6,976
$21,800
$5,232
$6,540
$120,445
$2,616
$147,150
$8,584
$41,856
$49,050
$13,080
$2,584,577
$258,458
$2,843,034
$255,873
$341,164
$275,206
$371,528
$4,086,805

qnty cost
$15,260
$65,400
$17,763
$331,360
$98,100
$708,500
$13,625
$6,976
$21,800
$5,232
$6,540
$120,445
$2,616
$147,150
$8,584
$41,856
$49,050
$13,080
$1,673,337
$167,334
$1,840,670
$165,660
$220,880
$178,177
$240,539
$2,645,927

qnty cost
$15,260
$65,400
$17,763
$13,625
$6,976
$21,800
$5,232
$6,540
$2,616
$147,150
$8,584
$41,856
$49,050
$13,080
$414,932
$41,493
$456,425
$41,078
$54,771
$44,182
$59,646
$656,102

qnty cost
$3,488
$21,827
$8,993
$139,084
$34,771
$381,500
$13,625
$6,976
$21,800
$5,232
$6,540
$120,445
$2,616
$103,005
$8,584
$41,856
$49,050
$13,080
$982,472
$98,247
$1,080,719
$97,265
$129,686
$104,614
$141,228
$1,553,511

qnty cost
$3,488
$21,827
$8,993
$13,625
$6,976
$21,800
$5,232
$6,540
$2,616
$103,005
$8,584
$41,856
$49,050
$13,080
$306,672
$30,667
$337,339
$30,360
$40,481
$32,654
$44,083
$484,918

qnty cost
$15,394
$23,457
$25,070
$5,232
$5,232
$74,384
$7,438
$81,823
$7,364
$9,819
$7,920
$10,693
$117,619

qnty cost
$3,924
$25,048
$130,819
$5,232
$5,232
$6,540
$2,616
$29,430
$2,453
$10,464
$9,810
$13,080
$244,647
$24,465
$269,112
$24,220
$32,293
$26,050
$35,168
$386,843

qnty cost
$10,028
$61,280
$87,200
$18,312
$4,796
$31,392
$13,080
$147,150
$12,263
$209,280
$98,100
$13,080
$705,960
$70,596
$776,556
$69,890
$93,187
$75,171
$101,480
$1,116,284
$44,651

qnty cost
$98,100
$98,100
$8,829
$11,772
$9,496
$12,820
$141,017

qnty cost
$1,308
$8,355
$16,568
$6,976
$6,976
$3,270
$7,085
$6,540
$294,300
$117,720
$7,358
$41,856
$39,240
$20,928
$7,085
$13,080
$10,464
$609,108
$60,911
$670,019
$60,302
$80,402
$64,858
$87,558
$963,139
$24,078

qnty cost
$1,090
$8,993
$156,960
$23,544
$73,575
$6,131
$47,088
$27,904
$4,905
$5,232
$355,422
$35,542
$390,964

$35,187
$46,916
$37,845
$51,091
$562,003
$22,480

qnty cost
$1,526
$39,240
$39,240
$39,240
$19,620
$2,616
$122,625
$6,131
$41,856
$5,232
$317,326
$31,733
$349,059
$31,415
$41,887
$33,789
$45,615
$501,765
$20,071

qnty cost
$1,090
$39,240
$39,240
$19,620
$19,620
$29,430
$2,453
$20,928
$4,905
$5,232
$181,758
$18,176
$199,933
$17,994
$23,992
$19,354
$26,127
$287,400
$28,740

qnty cost
$24,416
$149,717

$196,200
$87,200
$21,800
$9,810
$65,400
$416,925
$13,080
$914,815
$527,778
$54,500
$7,085
$13,080
$2,501,806
$250,181
$2,751,987
$247,679
$330,238
$266,392
$359,630
$3,955,926
$158,237

qnty cost
$13,516
$83,941
$76,300
$17,440
$9,810
$147,150
$87,200
$13,080
$294,300
$6,540
$147,150
$12,263
$209,280
$98,100
$54,500
$7,085
$13,080
$1,290,734
$129,073
$1,419,808
$127,783
$170,377
$137,437
$185,540
$2,040,945
$20,409

qnty cost
$44,036
$269,121

$294,300
$87,200
$21,800
$6,540
$65,400
$54,500
$17,440
$1,688,890
$369,445
$13,080
$2,931,751
$293,175
$3,224,926
$290,243
$386,991
$312,173
$421,433
$4,635,767
$185,431

qnty cost
$4,796
$38,750
$308,034
$0
$0
$722,016
$0
$0
$286,125
$308,034
$0
$13,865
$6,540
$6,540
$490,500
$490,500
$120,445
$7,848
$376,704
$0
$31,392
$52,320
$39,240
$20,928
$7,085
$27,250
$13,130
$4,262
$3,376,303
$337,630
$3,713,934
$334,254
$445,672

$359,509
$485,337
$5,338,705
$1,695

qnty cost
$4,796
$38,750
$453,152
$0
$0
$1,062,166
$0
$0
$400,575
$0
$0
$13,865
$1,291,650
$6,540
$6,540
$490,500
$490,500
$122,625
$7,848
$376,704
$0
$31,392
$52,320
$39,240
$20,928
$7,085
$27,250
$13,130
$4,262
$4,961,817
$446,564
$595,418
$480,304
$648,410
$7,132,513
$2,264

qnty cost
$13,080
$26,378
$6,786,950
$2,214,182
$176,580
$497,040
$3,008,400
$1,651,612
$436,000

$1,638,052
$2,616
$515,025
$18,394
$52,320
$39,240
$20,928
$7,085
$27,250
$239,800
$8,720
$17,379,652
$1,564,169
$2,085,558
$1,682,350
$2,271,173
$24,982,902
$878.91

qnty cost
$240,890
$26,160
$49,050
$7,085
$13,080
$336,265
$30,264
$40,352
$32,550
$43,943
$483,374
$80,562

022

Appendix 2: Prototype trail development costs

Multipurpose trail - 8 foot crushed rock (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 12	sq ft	$1.50	322,800
b	crushed rock, rolled to 4", 3/8" minus - 8' wide	sq ft	$3.00	215,200
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	5
e	trash receptacles w/concrete support	each	$2,400.00	10
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Multipurpose trail - 8 foot asphalt (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 12	sq ft	$1.50	322,800
b	2"asphalt over 4"crushed rock - 8' wide	sq ft	$12.00	215,200
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	5
e	trash receptacles w/concrete support	each	$2,400.00	10
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Multipurpose trail - 10 foot crushed rock (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 14	sq ft	$1.50	376,600
b	crushed rock, rolled to 4", 3/8" minus - 10' wic	sq ft	$3.00	269,000
c	trail directory sign	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	5
e	trash receptacles w/concrete support	each	$2,400.00	10
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		

l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Multipurpose trail - 10 foot asphalt (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 14	sq ft	$1.50	376,600
b	2"asphalt over 4"crushed rock - 10' wide	sq ft	$12.00	269,000
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	5
e	trash receptacles w/concrete support	each	$2,400.00	10
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Park walk trail class 1 - crushed rock (1 mile w/o svs)

		unit	unit cost	qnty
a	clear/grade/earthwork trail corridor - 10' wide	sq ft	$1.50	53,800
b	crushed rock, 6"depth, 3/8" minus - 6' wide	sq ft	$4.00	32,280
c	interpretative signs	each	$2,000.00	5
d	trail bench, w/conc support	each	$2,400.00	10
e	trash receptacles w/concrete support	each	$2,400.00	2
	Total construction cost per mile			
f	construction sales tax (const)	9.0%		
g	design/engineering fees (const)	12.0%		
h	financing costs (const,tax, design)	8.0%		
i	contingency (const, tax, design, financing)	15.0%		
	Total development cost per mile			

Park walk trail class 1 - asphalt (1 mile w/o svs)

		unit	unit cost	qnty
a	clear/grade/earthwork trail corridor - 10'	sq ft	$1.50	53,800
b	2"asphalt over 4"crushed rock - 6' wide	sq ft	$12.00	32,280
c	interpretative signs, 4"x4"cedar framed	each	$2,000.00	5
d	trail bench, w/conc support	each	$2,400.00	10
e	trash receptacles w/concrete support	each	$2,400.00	2
	Total construction cost per mile			
f	construction sales tax (const)	9.0%		
g	design/engineering fees (const)	12.0%		
h	financing costs (const,tax, design)	8.0%		
i	contingency (const, tax, design, financing)	15.0%		
	Total development cost per mile			

Park walk trail class 2 - crushed rock (1 mile w/o svs)

		unit	unit cost	qnty
a	clear/grade/earthwork trail corridor - 8' wide	sq ft	$1.50	43,040

b	crushed rock, 6"depth, 3/8" minus - 5' wide	sq ft	$4.00	26,900
c	interpretative signs, 4"x4"cedar framed	each	$2,000.00	5
d	trail bench, w/conc support	each	$2,400.00	10
e	trash receptacles w/concrete support	each	$2,400.00	2
	Total construction cost per mile			
f	construction sales tax (const)	9.0%		
g	design/engineering fees (const)	12.0%		
h	financing costs (const,tax, design)	8.0%		
i	contingency (const, tax, design, financing)	15.0%		
	Total development cost per mile			

Park walk trail class 2 - asphalt (1 mile w/o svs)

		unit	unit cost	qnty
a	clear/grade/earthwork trail corridor - 8' wide	sq ft	$1.50	43,040
b	2"asphalt over 4"crushed rock - 5' wide	sq ft	$12.00	26,900
c	interpretative signs, 4"x4"cedar framed	each	$2,000.00	5
d	trail bench, w/conc support	each	$2,400.00	10
e	trash receptacles w/concrete support	each	$2,400.00	2
	Total construction cost per mile			
f	construction sales tax (const)	9.0%		
g	design/engineering fees (const)	12.0%		
h	financing costs (const,tax, design)	8.0%		
i	contingency (const, tax, design, financing)	15.0%		
	Total development cost per mile			

Day hike trail class 3 - crushed rock (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 6'	sq ft	$1.50	161,400
b	crushed rock, rolled to 4", 3/8" minus - 4' wide	sq ft	$3.00	107,600
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	5
e	trash receptacles w/concrete support	each	$2,400.00	10
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Day hike trail class 3 - asphalt (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 6'	acre	$1.50	161,400
b	2" asphalt over 4" crushed rock - 4' wide	sq ft	$12.00	107,600
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	5
e	trash receptacles w/concrete support	each	$2,400.00	10
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Day hike trail class 4 - crushed rock (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 5'	sq ft	$1.50	134,500
b	crushed rock, rolled to 4", 3/8" minus - 3' wide	sq ft	$3.00	80,700
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	5
e	trash receptacles w/concrete support	each	$2,400.00	10
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Day hike trail class 5 - compacted dirt (10 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 4'	sq ft	$1.50	215,200
b	finish grade compacted dirt trail - 2' wide	sq ft	$0.75	107,600
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	40
d	trail bench, w/conc support	each	$2,400.00	10
e	trash receptacles w/concrete support	each	$2,400.00	20
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	4
g	parking, 2" asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 10 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		

	Total development cost per 10 miles			
	Prorated per mile			

Shoreline hike trail - access only (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork for site improvements	sq ft	$1.50	10,890
b	landscape/bank stabilization plantings about a	sq ft	$10.00	2,723
c	picnic tables w/conc support	each	$3,200.00	3
d	metal fire ring with iron grill	each	$800.00	3
e	trail shelter (10'x6'), cedar pole w/shake roof	sq ft	$150.00	60
f	trail directory signs, 4"x4"cedar pole framed	each	$1,200.00	10
g	parking, 2"asphalt concrete/4"crushed rock - 1	sq ft	$9.00	3,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	2,400
j	restroom facility, sanican w/concrete platform	each	$2,250.00	2
k	trash receptacles w/concrete support	each	$2,400.00	2
	Total construction cost per 5 miles			
l	construction sales tax (const)	9.0%		
m	design/engineering fees (const)	12.0%		
n	financing costs (const,tax, design)	8.0%		
o	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile/access site			

Off-road mtn bike trail class 1 - dirt (10 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 6'	sq ft	$1.50	322,800
b	finish grade bike trail - 2' wide	sq ft	$0.75	107,600
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	10
d	trail bench, w/conc support	each	$2,400.00	10
e	bike rack, prefab galvanized pipe	each	$2,400.00	1
f	trash receptacles w/concrete support	each	$2,400.00	5
g	restroom facilities, sani-can w/concrete platfo	each	$2,250.00	2
h	parking, 2"asphalt concrete/4"crushed rock (2	sq ft	$9.00	6,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	20
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 10 miles			
k	construction sales tax (const)	9.0%		
l	design/engineering fees (const)	12.0%		
m	financing costs (const,tax, design)	8.0%		
n	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 10 miles			
	Prorated per mile			

Off-road mtn bike trail class 2 - dirt (20 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 5'	sq ft	$1.50	538,000
b	finish grade bike trail - 1.5' wide	sq ft	$0.75	161,400
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	15
e	bike rack, prefab galvanized pipe	each	$2,400.00	2
f	trash receptacles w/concrete support	each	$2,400.00	10
g	restroom facilities, sani-can w/concrete platfo	each	$2,250.00	2
h	parking, 2"asphalt concrete/4"crushed rock (2	sq ft	$9.00	6,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	20
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 20 miles			
k	construction sales tax (const)	9.0%		
l	design/engineering fees (const)	12.0%		
m	financing costs (const,tax, design)	8.0%		
n	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 20 miles			
	Prorated per mile			

Off-road mtn bike trail class 3 - dirt (25 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 4'	sq ft	$1.50	538,000
b	finish grade bike trail - 1' wide	sq ft	$0.75	134,500
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	25
d	trail bench, w/conc support	each	$2,400.00	20
e	bike rack, prefab galvanized pipe	each	$2,400.00	3
f	trash receptacles w/concrete support	each	$2,400.00	15
g	restroom facilities, sani-can w/concrete platfo	each	$2,250.00	2
h	parking, 2"asphalt concrete/4"crushed rock (2	sq ft	$9.00	6,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	20
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 25 miles			
k	construction sales tax (const)	9.0%		
l	design/engineering fees (const)	12.0%		
m	financing costs (const,tax, design)	8.0%		
n	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 25 miles			
	Prorated per mile			

Off-road bike trail AASHTO 1 - crushed rock (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 14	sq ft	$1.50	376,600
b	crushed rock, rolled to 4", 3/8" minus - 10' wic	sq ft	$3.00	269,000
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	10
e	bike rack, prefab galvanized pipe	each	$2,400.00	1
f	trash receptacles w/concrete support	each	$2,400.00	10
g	restroom facilities, sani-can w/concrete platfo	each	$2,250.00	2
h	parking, 2"asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
k	construction sales tax (const)	9.0%		

l	design/engineering fees (const)	12.0%		
m	financing costs (const,tax, design)	8.0%		
n	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Off-road bike trail AASHTO 1- asphalt (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 14	sq ft	$1.50	376,600
b	class 2 asphalt 4"crushed rock - 10'wide	sq ft	$12.00	269,000
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	trail bench, w/conc support	each	$2,400.00	10
e	bike rack, prefab galvanized pipe	each	$2,400.00	1
f	trash receptacles w/concrete support	each	$2,400.00	10
g	restroom facilities, sani-can w/concrete platfo	each	$2,250.00	2
h	parking, 2"asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
k	construction sales tax (const)	9.0%		
l	design/engineering fees (const)	12.0%		
m	financing costs (const,tax, design)	8.0%		
n	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

On-road bike tour AASHTO 2 - 2 lanes (10 miles w/o svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along road shoulder - 8	sq ft	$1.50	860,800
b	asphalt, 2"class 1/4"crushed rock - 6' wide	sq ft	$12.00	645,600
c	pavement markings, paint stripes and symbols	lr ft	$4.00	107,600
d	route directory, steel post w/reflective sign	each	$250.00	80
	Total construction cost per 10 miles			
e	construction sales tax (const)	9.0%		
f	design/engineering fees (const)	12.0%		
g	financing costs (const,tax, design)	8.0%		
h	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 10 miles			
	Prorated per mile			

On-road bike tour AASHTO 3 - 2 shlders (10 miles w/o svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along road shoulder - 6	sq ft	$1.50	645,600
b	asphalt, 2"class 1/4"crushed rock - 4' wide	sq ft	$12.00	430,400
c	pavement markings, paint stripes and symbol:	lr ft	$4.00	107,600
d	route directory, steel post w/reflective sign	each	$250.00	80
	Total construction cost per 10 miles			
e	construction sales tax (const)	9.0%		
f	design/engineering fees (const)	12.0%		
g	financing costs (const,tax, design)	8.0%		
h	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 10 miles			
	Prorated per mile			

On-road bike tour AASHTO 4 - in lane (10 miles w/o svs)

		unit	unit cost	qnty
a	pavement markings, paint symbols and occass	lr ft	$4.00	107,600
b	route directory, steel post w/reflective sign	each	$250.00	80
	Total construction cost per 10 miles			
c	construction sales tax (const)	9.0%		
d	design/engineering fees (const)	12.0%		
e	financing costs (const,tax, design)	8.0%		
f	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 10 miles			
	Prorated per mile			

On-road bike tour - backcountry (10 miles w/o svs)

		unit	unit cost	qnty
a	route directory, steel post w/reflective sign	each	$250.00	80
	Total construction cost per 10 miles			
b	construction sales tax (const)	9.0%		
c	design/engineering fees (const)	12.0%		
d	financing costs (const,tax, design)	8.0%		
e	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 10 miles			
	Prorated per mile			

Horse trail - seperate trail (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork along trail corridor - 6'	sq ft	$1.50	32,280
b	finish grade horse trail, compacted - 2' wide	sq ft	$0.75	10,760
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	20
d	hitching posts, galvanized pipe w/cedar posts	each	$1,000.00	10
e	trash receptacles w/concrete support	each	$2,400.00	4
f	restroom facilities, sanican w/concrete platfor	each	$2,250.00	2
g	trailer parking, 2"asphalt concrete/4"crushed r	sq ft	$9.00	10,000
h	wheel stops, 10"x6"x8'precast concrete	each	$225.00	20
i	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per 5 miles			
j	construction sales tax (const)	9.0%		
k	design/engineering fees (const)	12.0%		
l	financing costs (const,tax, design)	8.0%		
m	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile			

Water trailhead - launch and campsite (5 miles w/svs)

		unit	unit cost	qnty
a	clear/grade/earthwork for site improvements	sq ft	$1.50	10,890
b	landscape/bank stabilization plantings about s	sq ft	$10.00	2,723
c	picnic tables w/conc support	each	$3,200.00	3
d	metal fire ring with iron grill	each	$800.00	2
e	camp shelter cedar pole w/shake roof	sq ft	$150.00	60
f	camp directory signs, 4"x4"cedar pole framed	each	$1,200.00	10
g	restroom facility, sanican w/concrete platform	each	$2,250.00	2
h	trash receptacles w/concrete support	each	$2,400.00	2
i	parking, 2"asphalt concrete/4"crushed rock - 1	sq ft	$9.00	3,000
j	wheel stops, 10"x6"x8'precast concrete	each	$225.00	10
k	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	2,400
	Total construction cost per 5 miles			
l	construction sales tax (const)	9.0%		
m	design/engineering fees (const)	12.0%		
n	financing costs (const,tax, design)	8.0%		
o	contingency (const, tax, design, financing)	15.0%		
	Total development cost per 5 miles			
	Prorated per mile/access site			

Trailhead - w/sanican svs

		unit	unit cost	qnty
a	clear/grade/earthwork for site improvements	sq ft	$1.50	10,890
b	landscape/bank stabilization plantings about s	sq ft	$10.00	2,723
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	2
d	trail bench, w/conc support	each	$2,400.00	3
e	bike rack, prefab galvanized pipe	each	$2,400.00	1
f	trash receptacles w/concrete support	each	$2,400.00	2
g	restroom facilities, sani-can w/concrete platfo	each	$2,250.00	2
h	parking, 2"asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
i	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
j	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per site			
k	construction sales tax (const)	9.0%		

l	design/engineering fees (const)	12.0%		
m	financing costs (const,tax, design)	8.0%		
n	contingency (const, tax, design, financing)	15.0%		
	Total development cost per site			

Trailhead - w/permanent restroom facilities

		unit	unit cost	qnty
a	clear/grade/earthwork for site improvements	sq ft	$1.50	10,890
b	landscape/bank stabilization plantings about :	sq ft	$10.00	2,723
c	trail directory, 4"x4"cedar pole framed	each	$1,200.00	2
d	trail bench, w/conc support	each	$2,400.00	3
e	bike rack, prefab galvanized pipe	each	$2,400.00	1
f	trash receptacles w/concrete support	each	$2,400.00	2
g	restroom facility, 4 stalls w/2 sinks	sq ft	$442.00	500
h	sewer service, 8" side sewer	lr ft	$48.00	500
i	water service, 8" service line	lr ft	$90.00	500
j	fire hydrant	each	$6,500.00	1
k	water meter, 2" size	each	$12,000.00	1
l	parking, 2"asphalt concrete/4"crushed rock (3	sq ft	$9.00	9,000
m	wheel stops, 10"x6"x8'precast concrete	each	$225.00	30
n	access road, 2"asphalt concrete/4"crushed roc	sq ft	$8.00	4,800
	Total construction cost per site			
o	construction sales tax (const)	9.0%		
p	design/engineering fees (const)	12.0%		
q	financing costs (const,tax, design)	8.0%		
r	contingency (const, tax, design, financing)	15.0%		
	Total development cost per site			

Source: Beckwith Consulting Group & JKLA Landscape Architects February 2022

qnty cost
$527,778
$703,704
$26,160
$13,080
$26,160
$4,905
$88,290
$7,358
$41,856
$1,439,291
$129,536
$172,715
$139,323
$282,130
$2,162,995
$432,599

qnty cost
$527,778
$2,814,816
$26,160
$13,080
$26,160
$4,905
$88,290
$7,358
$41,856
$3,550,403
$319,536
$426,048
$343,679
$695,950
$5,335,616
$1,067,123

qnty cost
$615,741
$879,630
$26,160
$13,080
$26,160
$4,905
$88,290
$7,358
$41,856
$1,703,180
$153,286
$204,382

$164,868
$333,857
$2,559,572
$511,914

qnty cost
$615,741
$3,518,520
$26,160
$13,080
$26,160
$4,905
$88,290
$7,358
$41,856
$4,342,070
$390,786
$521,048
$420,312
$851,132
$6,525,349
$1,305,070

qnty cost
$87,963
$140,741
$10,900
$26,160
$5,232
$270,996
$24,390
$32,519
$26,232
$53,121
$407,258

qnty cost
$87,963
$422,222
$10,900
$26,160
$5,232
$552,477
$49,723
$66,297
$53,480
$108,297
$830,274

qnty cost
$70,370

$117,284
$10,900
$26,160
$5,232
$229,946
$20,695
$27,594
$22,259
$45,074
$345,568

qnty cost
$70,370
$351,852
$10,900
$26,160
$5,232
$464,514
$41,806
$55,742
$44,965
$91,054
$698,082

qnty cost
$263,889
$351,852
$26,160
$13,080
$26,160
$4,905
$88,290
$7,358
$41,856
$823,550
$74,119
$98,826
$79,720
$161,432
$1,237,647
$247,529

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G.214

qnty cost
$263,889
$1,407,408
$26,160
$13,080
$26,160
$4,905
$88,290
$7,358
$41,856
$1,879,106
$169,119
$225,493
$181,897
$368,342
$2,823,957
$564,791

qnty cost
$219,908
$263,889
$26,160
$13,080
$26,160
$4,905
$88,290
$7,358
$41,856
$691,605
$62,244
$82,993
$66,947
$135,568
$1,039,358
$207,872

qnty cost
$351,852
$87,963
$52,320
$26,160
$52,320
$9,810
$88,290
$7,358
$41,856
$717,929
$64,614
$86,151
$69,495
$140,728

$1,078,917
$107,892

qnty cost
$17,805
$29,675
$10,464
$2,616
$9,810
$13,080
$29,430
$2,453
$20,928
$4,905
$5,232
$146,398
$13,176
$17,568
$14,171
$28,697
$220,010
$44,002

qnty cost
$527,778
$87,963
$13,080
$26,160
$2,616
$13,080
$4,905
$58,860
$4,905
$41,856
$781,203
$70,308
$93,744
$75,620
$153,131
$1,174,007
$117,401

qnty cost
$879,630
$131,945
$26,160
$39,240
$5,232
$26,160
$4,905
$58,860
$4,905
$41,856
$1,218,893
$109,700
$146,267
$117,989
$238,927
$1,831,776
$91,589

qnty cost
$879,630
$109,954
$32,700
$52,320
$7,848
$39,240
$4,905
$58,860
$4,905
$41,856
$1,232,218
$110,900
$147,866
$119,279
$241,539
$1,851,801
$74,072

qnty cost
$615,741
$879,630
$26,160
$26,160
$2,616
$26,160
$4,905
$88,290
$7,358
$41,856
$1,718,876
$154,699

$206,265
$166,387
$336,934
$2,583,160
$516,632

qnty cost
$615,741
$3,518,520
$26,160
$26,160
$2,616
$26,160
$4,905
$88,290
$7,358
$41,856
$4,357,766
$392,199
$522,932
$421,832
$854,209
$6,548,937
$1,309,787

qnty cost
$1,407,408
$8,444,448
$469,136
$21,800
$10,342,792
$930,851
$1,241,135
$1,001,182
$2,027,394
$15,543,355
$1,554,335

qnty cost
$1,055,556
$5,629,632
$469,136
$21,800
$7,176,124
$645,851
$861,135
$694,649
$1,406,664
$10,784,423
$1,078,442

qnty cost
$469,136
$21,800
$490,936
$44,184
$58,912
$47,523
$96,233
$737,788
$73,779

qnty cost
$21,800
$21,800
$1,962
$2,616
$2,110
$4,273
$32,761
$3,276

qnty cost
$52,778
$8,796
$26,160
$10,900
$10,464
$4,905
$98,100
$4,905
$41,856
$258,864
$23,298
$31,064
$25,058
$50,743
$389,026
$77,805

qnty cost
$17,805
$29,675
$10,464
$1,744
$9,810
$13,080
$4,905
$5,232
$29,430
$2,453
$20,928
$145,526
$13,097
$17,463
$14,087
$28,526
$218,699
$43,740

qnty cost
$17,805
$29,675
$2,616
$7,848
$2,616
$5,232
$4,905
$88,290
$7,358
$41,856
$208,201
$18,738

$24,984
$20,154
$40,812
$312,888

qnty cost
$17,805
$29,675
$2,616
$7,848
$2,616
$5,232
$240,890
$26,160
$49,050
$7,085
$13,080
$88,290
$7,358
$41,856
$539,561
$48,560
$64,747
$52,229
$105,765
$810,863

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JANUARY 2025

Impact Fees in Washington State for 2024

The burden from impact fees imposed on new residential construction in Washington state

Patrick Hanks

Summary

The housing affordability crisis has become a national focal point. Washingtonians, at every level, feel the effect it has on their lives. Young adults struggle to afford rent, working families struggle to save enough money to buy a home, and retiring baby boomers stay in their family-size homes to hold on to cheaper mortgages. There are numerous factors at the local, state, and national levels that affect housing prices; this

report looks at the burden from impact fees imposed on new residential construction in Washington state.

Background

Impact fees are a type of revenue collected by local government to pay for some of the cost of providing public facilities for new development. This study looks at impact fees authorized under the Washington State *Growth Management Act* (GMA) (RCW 82.02.050).The GMA impact fees may only be used for the following capital facilities that are publicly owned or operated: public streets, roads, and bicycle and pedestrian facilities that were designed with multimodal commuting as an intended use; publicly owned parks, open space, and recreation facilities; school facilities; and fire protection facilities (RCW 82.02.090).These are typically categorized as fire, parks, school, and transportation or traffic impact fees. There are other types of impact fees that local governments can impose under state law, including transportation mitigation fees. However, this report only considers impact fees imposed under the GMA.

Along with the restrictions the GMA has on how local governments can spend impact fees they are also required to offer deferrals on payments (RCW 82.02.050), refunds if the fees are not used within 10 years (RCW 82.02.080), and place the money collected in separate accounts for each type of fee and report on their status annually (RCW82.02.070). Local jurisdictions cannot rely solely on impact fees to fund new facilities, but the GMA does not provide a specific limit on how much of a project can be funded by impact fees (RCW 82.02.050 (2)).

Impact fees are a significant component of the tax and regulatory burden on residential construction. The fees can directly increase the cost of construction, but they also can affect the viability of a project or influence the type of housing built. The strength of their effect on housing affordability varies depending on the amount or rate of fees imposed by local governments. Lawmakers recognized the negative effect impact fees could have on construction costs and viability when making the GMA, so they included the option for local jurisdictions to provide full or partial exemptions for low-income housing.

It's important to note that not all jurisdictions in Washington state can impose impact fees, as not all cities, counties, and school districts perform comprehensive planning under the GMA. Furthermore, even if a jurisdiction plans under the GMA, it may choose not to impose impact fees.

Fire, parks, and transportation impact fees are determined, imposed, and collected by city and county governments. School impact fees are determined by school districts and typically imposed and collected by the respective city or county.

Methodology

To assess impact fees for all local governments that impose them in Washington, we began by utilizing an older impact fee deferral report from the Department of Commerce which contained an appendix listing all jurisdictions that impose impact fees(Commerce, 2019). We then looked on each jurisdiction's website and located their impact fee schedule or rates in the municipal code. There were several limitations to this approach. Many of the websites were hard to navigate and search. The websites did not always contain up-to-date fee schedules, and not all jurisdictions routinely updated their fee schedules. Some jurisdictions had no fee schedules on their websites at all, and we had to contact them for the information.

As mentioned previously, impact fees fall under four categories, fire, parks, schools, and transportation. Jurisdictions may impose impact fees on commercial and residential construction and have separate rates or fees for each building type. For this report, we are only considering fees imposed on single-family and multi-family dwellings(additionally, some jurisdictions have one all-encompassing residential rate). Residential impact fees are typically assessed per dwelling unit; our analysis will primarily center on that. However, they are sometimes assessed per square foot or new peak trips during critical traffic times, typically in the afternoon, for transportation. The data we collected and present in this report should not be used to determine what an exact construction project must pay in fees but provides an illustration as to what could be expected. Builders should contact the respective jurisdiction to obtain the most recent fee schedules and make determinations based on the schedule and specifics of the project.

Looking at the average impact fee by type gives a general sense of the tax burden residential construction faces. The combined average in impact fees that a single-family dwelling unit in Washington state may owe is $18,431.89. Based on this total average, if a builder is making a 50-home development, then they could owe $921,594.50 in impact fees. The builder will need to factor this into the soft costs of the homes for the project to be profitable. Additionally, fees can also affect the types of buildings used in the project or the overall viability of a project. They may choose to build fewer homes that are higher end so they pay less impact fees overall but then can sell each home for a higher margin, making it easier to recover the costs of the fees.

The combined average in impact fees that a multi-family dwelling unit in Washington may owe is $11,207.30. Jurisdictions may have separate multi-family rates depending on the number of dwelling units involved. This report will focus on 1-3 story multi-family buildings with no interior corridors, referred to as walk-ups because they fall under residential construction in the building codes. On average, a 12-unit walk-up would owe$134,487.30, a 24-unit would owe $268,975.20, and a 36-unit walk-up would owe $403,462.80in impact fees. While on average it seems that multi-family dwellings are charged less in impact fees than single-family, some jurisdictions have higher rates for multi- compared to single-family dwellings.

Table 1. Washington Statewide Average Impact Fees

WA Impact Fees	Column Labels			
Row Labels	**Multi-Family**	**Residential**	**Single-Family**	**Grand Average**
Fire	**$ 960.35**	**$ 740.02**	**$ 800.46**	**$ 860.96**
Dwelling Unit	$ 1,034.19	$ 1,109.90	$ 971.86	$ 1,009.32
Square Foot	$ 0.37	$ 0.28	$ 0.58	$ 0.48
Parks	**$ 2,815.84**	**$ 3,274.95**	**$ 3,451.14**	**$ 3,166.49**
Dwelling Unit	$ 2,815.84	$ 3,274.95	$ 3,451.14	$ 3,166.49
School	**$ 3,856.32**	**$ 4,462.00**	**$ 8,100.44**	**$ 5,902.59**
Dwelling Unit	$ 3,856.32	$ 4,462.00	$ 8,100.44	$ 5,902.59
Transportation	**$ 3,270.52**	**$ 2,708.17**	**$ 5,480.20**	**$ 4,267.70**
Dwelling Unit	$ 3,500.95	$ 7,887.00	$ 5,908.44	$ 4,782.67
Square Foot	$ 3.64		$ 2.58	$ 3.11
Peak PM Trip	$ 2,199.70	$ 2,276.60	$ 3,186.30	$ 2,526.44
Grand Average	**$ 3,262.60**	**$ 2,764.36**	**$ 5,648.25**	**$ 4,372.40**

Looking at impact fees by county shows the tax burden is not equal across the state. Some counties have much higher impact fees on average compared to others. The averages in Table 2 include both the impact fees imposed by the counties themselves and all the cities, towns, and school districts in their jurisdiction based on those calculated per dwelling unit. Transportation impact fees can be calculated based on per new peak trips instead of by dwelling unit. Each jurisdiction will base the rates on a study, so a dwelling unit may be determined to have one or more new peak trips. So, in effect, the fee could be the same as per dwelling unit, or it could end up being double or more than a per dwelling unit basis; that is why we excluded new peak trips from Table 2.

Table 2. Washington Average Impact Fees by County

County Impact Fees	Column Labels

Row Labels	Multi-Family	Residential	Single-Family	Grand Average
Fire	**$ 1,034.19**	**$ 1,109.90**	**$ 971.86**	**$ 1,009.32**
Clark	$ 876.50		$ 1,113.00	$ 994.75
King	$ 1,364.07	$ 1,109.90	$ 1,276.45	$ 1,296.89
Skagit	$ 314.47		$ 322.83	$ 319.48
Snohomish	$ 150.00		$ 200.00	$ 175.00
Parks	**$ 2,815.84**	**$ 3,274.95**	**$ 3,451.14**	**$ 3,166.49**
Benton	$ 572.50		$ 971.00	$ 771.75
Clallam	$ 6,347.00		$ 5,887.00	$ 6,117.00
Clark	$ 4,126.10		$ 5,269.70	$ 4,761.43
King	$ 4,229.05	$ 3,791.20	$ 5,456.82	$ 4,677.05
Kitsap	$ 4,402.99		$ 6,251.61	$ 5,327.30
Kittitas	$ 1,650.00		$ 1,925.00	$ 1,787.50
Pierce	$ 1,300.00	$ 2,887.50	$ 1,600.00	$ 2,193.75
Skagit	$ 986.87		$ 1,051.46	$ 1,025.62
Snohomish	$ 1,847.78	$ 3,331.00	$ 2,048.04	$ 1,995.60
Thurston	$ 1,290.26		$ 2,768.10	$ 2,275.49
Whatcom		$ 1,800.00		$ 1,800.00
School	**$ 3,856.32**	**$ 4,462.00**	**$ 8,100.44**	**$ 5,902.59**
Clark	$ 5,199.96		$ 7,971.87	$ 6,585.92
King	$ 4,388.21		$ 11,582.04	$ 7,926.16
Kitsap	$ 861.65		$ 1,370.83	$ 1,116.24
Pierce	$ 2,142.83	$ 4,462.00	$ 4,245.20	$ 3,212.08
Skagit	$ 1,156.67		$ 3,661.67	$ 2,409.17
Snohomish	$ 4,358.47		$ 5,788.13	$ 5,051.64
Thurston	$ 2,438.56		$ 5,671.87	$ 3,920.50
Transportation	**$ 3,500.95**	**$ 7,887.00**	**$ 5,908.44**	**$ 4,782.67**
Benton	$ 1,058.51		$ 2,002.42	$ 1,530.46
Chelan	$ 4,500.00		$ 7,500.00	$ 6,000.00
Clallam				
Clark	$ 3,111.28		$ 5,564.86	$ 5,155.93
King	$ 4,676.57	$ 7,887.00	$ 8,135.00	$ 6,467.52
Kitsap	$ 3,546.66		$ 6,409.15	$ 4,977.90
Pierce	$ 3,095.17		$ 4,962.29	$ 4,100.54
Skagit	$ 3,213.33		$ 4,193.67	$ 3,703.50
Snohomish	$ 3,163.13		$ 4,690.26	$ 3,867.96
Spokane	$ 125.20		$ 230.76	$ 177.98

Thurston	$ 2,744.24		$ 4,526.89	$ 3,635.56
Grand Average	**$ 3,347.71**	**$ 3,379.88**	**$ 5,877.71**	**$ 4,588.42**

While these average calculations can help us understand the general effect that impact fees have on residential construction, it's critical to consider specific instances of jurisdictions with abnormally high impact fees. For example, a new single-family dwelling in Issaquah would pay a total of $29,589.59 in impact fees. A 50-dwelling unit residential development in Issaquah would pay a total of $1,479,479.50. That is 160.5% greater than the state average.

Recommendations

First, we will discuss recommendations that are of a technical nature. The difficulties in collecting the data for this report show that local governments need to improve the access of their current fee schedules on their websites. This will enhance transparency and make it easier for builders to know how much they will owe in fees. Related to that, during our research, we noticed that not a single jurisdiction had available on their website the annual financial report they are required to make regarding the separate impact fee account. Jurisdictions may be performing these reports and not posting them online, but these are essential reports that let the public know that revenues are being accounted for and spent appropriately. We recommend jurisdictions make these reports readily available online.

Second, we will discuss recommendations that are of a policy nature. The results of this study show the incredible burden that impact fees can impose on new residential construction. The severity of our housing crisis calls for prudent action to be taken at every level to increase supply and lower construction costs to create more affordable market-based housing. Local governments can control how much they charge new residential construction for impact fees. By lowering the fees, they can immediately reduce the soft costs of construction and improve affordability.

Lastly, school impact fees are, on average, 135% higher than other impact fees. School districts set their own impact fee rates and enter into agreements with cities and counties for the respective city or county to collect the fees. Jurisdictions should review enrollment numbers during the year, and if enrollment has declined compared to the projections in the school district's capital facilities plan, then they should immediately cease impact fee collections.

Conclusion

Local governments planning under the GMA in Washington can impose sizable impact fees on new residential construction. These fees create a significant tax burden on housing developments, decreasing housing affordability and potentially affecting the type or viability of certain projects. In addition to technical improvements to make impact fees more easily accessible by the public, policymakers should consider ways to reduce or remove impact fees to immediately decrease soft construction costs in their area and improve housing affordability.

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Sources

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Disclaimer

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Chapter 20.47
TRANSPORTATION, PARK AND SCHOOL IMPACT FEES

Sections:

Article I. General

Article I. General

20.47.010 Findings and authority.

The city council of the City of Kenmore (the "*council*") hereby finds and determines that new growth and development, including but not limited to new *residential*, commercial, retail, office, and industrial development, in the City of Kenmore will create additional demand and need for *public facilities* serving the City of Kenmore, and the *council* finds that new growth and development should pay a proportionate share of the cost of new facilities needed to serve the new growth and development. The City of Kenmore prepared initial studies to support the adoption of these impact fees, and prepared supplemental studies to analyze necessary updates to these fees, all of which document the procedures for measuring the impact of new developments on *public facilities*. In conjunction with the Northshore School District, the City of Kenmore likewise reviews school impact fee analyses. The City of Kenmore hereby incorporates these studies, as amended, and their analyses into this chapter by reference. Therefore, pursuant to Chapter 82.02 RCW, the *council* adopts this chapter to assess *impact* fees for transportation, *parks* and schools. The provisions of this chapter shall be liberally construed in order to carry out the purposes of the *council* in establishing the *impact fee* program. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.020 Definitions.

The following words and terms shall have the following meanings for the purposes of this chapter, unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

A. "Accessory dwelling unit" means a separate complete *dwelling unit* attached to or contained within the *structure* of the primary dwelling; or contained within a separate *structure* that is accessory to the primary *dwelling unit* on the premises.

B. "Building permit" means an official document or certification which is issued by the building official and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure.

C. "Capital facilities plan" means the capital facilities plan element of a comprehensive plan adopted by the City of Kenmore pursuant to Chapter 36.70A RCW, and such plan as amended.

D. "City manager" means the city manager or the city manager's designee.

E. “Council” means the city council of the City of Kenmore.

F. “Development activity” means any construction, expansion, or change in the use of a building or structure that creates additional demand and need for *public facilities*.

G. “Development approval” means any written authorization from the City of Kenmore which authorizes the commencement of a *development activity*.

H. “Dwelling unit” means one or more rooms designed for occupancy by a person or *family* for living and sleeping purposes, containing *kitchen facilities* and rooms with internal accessibility, for use solely by the dwelling’s occupants. *Microhousing or co-housing dwelling units* may share *kitchen facilities* with other dwelling units in place of providing *kitchen facilities* within each unit.

I. “Elderly” means a person aged 62 or older.

J. “Encumbered” means to reserve, set aside, or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for *public facilities*.

K. “Feepayer” is a person, corporation, partnership, an incorporated association, or any other similar entity, or department or bureau of any governmental entity or municipal corporation, commencing a land *development activity* which creates the demand for additional capital facilities, and which requires the issuance of a *building permit*. “Feepayer” includes an applicant for an impact fee credit.

L. “Gross floor area” means the total square footage of any building, structure, or use, including accessory uses.

M. “Hearing examiner” means the examiner who acts on behalf of the City in considering and applying land use regulatory codes as provided under this code. Where appropriate, “hearing examiner” also refers to the office of the hearing examiner.

N. “Impact fee” means a payment of money imposed by the City of Kenmore on *development activity* pursuant to this chapter as a condition of granting *development approval* in order to pay for the *public facilities* needed to serve new growth and development. “Impact fee” does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, or the cost of reviewing *independent fee calculations*.

O. “Impact fee account” or “account” means the account(s) established for each type of public facility for which impact fees are collected. The accounts shall be established pursuant to KMC 20.47.080 and 20.47.090, and comply with the requirements of RCW 82.02.070.

P. “Independent fee calculation” means the transportation impact calculation, park impact calculation, school impact calculation, and/or economic documentation prepared by a *feepayer* to support the assessment of an *impact fee* other than by the use of the rates listed in Article II of this chapter, or the calculations prepared by the *city manager* where none of the fee categories or fee amounts in Article II of this chapter accurately describe or capture the impacts of the new development.

Q. “Interest” means the average interest rate earned in the last fiscal year by the City of Kenmore.

R. “Interlocal agreement” means the agreement between the Northshore School District and the City governing the operation of the school impact fee program and describing the relationship, duties and liabilities of the parties.

S. “ITE Land Use Code” means the classification code number assigned to a type of land use by the Institute of Transportation Engineers in the version of “Trip Generation” adopted by the City.

T. “Low-income housing” means housing with a monthly housing expense that is no greater than 30 percent of 80 percent of the median family income adjusted for family size in King County, as determined by the United States Department of Housing and Urban Development (HUD). In the event that HUD no longer publishes median income figures for King County, the County may use or determine such other method as it may choose to determine the King County median income, adjusted for household size.

U. “Mobility unit” means one p.m. peak hour person trip end. Each person trip has two trip ends, one each at the origin and destination.

V. “Open space” means for the purposes of this chapter undeveloped public land that is permanently protected from development (except for the development of trails or other passive public access or use).

W. “Owner” means the owner of record of real property, or a person with an unrestricted written option to purchase property; provided, that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

X. “Parks” means parks, *open space*, and recreational facilities, including but not limited to ball fields, golf courses, athletic fields, soccer fields, swimming pools, tennis courts, volleyball courts, neighborhood parks, community parks, trails, and *open space*.

Y. “Parks ~~study~~ Impact Fee Methodology” means the most recent report of the methodology and calculation of impact fees for park facilities kept on file with the city clerk.

Z. “Project improvements” means site improvements and facilities that are planned and designed to provide service for a particular development or users of the project, and are not *system improvements*. No improvement or facility included in a *capital facilities plan* adopted by the *council* shall be considered a project improvement.

AA. “Public facilities” means the following capital facilities owned or operated by the City of Kenmore or other governmental entities: (1) public transportation facilities; (2) publicly owned *parks*, *open space*, *trails*, and recreation facilities; and (3) public school facilities.

BB. “Transportation study” means the most recent report of the methodology and calculation of impact fees for transportation projects kept on file with the city clerk.

CC. “Residential” or “residential development” means all types of construction intended for human habitation. This shall include, but is not limited to, single-family, accessory dwelling unit (ADU), duplex, triplex and quadplex, multiplex of 5 or more units, manufactured homes, and other ~~multifamily~~ residential development.

DD. “School impact fee analysis” means the school impact fee analysis contained in the Northshore School District Capital Facilities Plan.

EE. “Square footage” means the square footage of the *gross floor area* of the development.

FF. “State” means the State of Washington.

GG. “System improvements” means *public facilities* that are included in the *capital facilities plan* of the City of Kenmore or the Northshore School District as adopted by reference in the City’s comprehensive plan and are designed to provide service to service areas within the community at large, in contrast to *project improvements*.

HH. “Transportation facility” means public easements or right-of-way that enables motor vehicles, transit vehicles, bicycles and/or pedestrians to travel between destinations.

II. “Trip generation” means the number of *mobility units* generated by a *development activity*. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.030 Assessment of impact fees.

A. The City shall collect *impact fees*, based on the rates in Article II of this chapter, from any applicant seeking *development approval* from the City for any *development activity* within the City, where such *development activity* requires the issuance of a *building permit*. The City also may collect an application fee as established by the *council* by resolution to cover the City’s reasonable costs of administration of the *impact fee* program.

B. For mixed use developments, *impact fees* shall be imposed for the proportionate share of each land use based on the applicable measurement in the *impact fee* rates set forth in Article II of this chapter.

C. For purposes of school *impact fees*, townhouses, as defined in KMC 18.20.835, shall be considered multifamily development.

D. The payment of a *parks impact fee*, consistent with this chapter, shall be the preferred method of meeting *park* space requirements for all new development.

E. *Impact fees* shall be calculated at the time the complete application for a *building permit* is submitted using the *impact fee* rates then in effect. Except as provided in subsection H of this section, *impact fees* shall be paid at the time the permit is issued by the City.

F. Applicants that have been awarded credits pursuant to KMC 20.47.050 prior to the submittal of the complete *building permit* application shall submit, along with the complete *building permit* application, a copy of the letter or certificate prepared by the *city manager* pursuant to KMC 20.47.050 setting forth the dollar amount of the credit awarded. Except as provided in subsection H of this section, *impact fees*, as determined after the application of appropriate credits, shall be collected from the *feepayer* at the time the *building permit* is issued.

G. Except as provided in subsection H of this section, the *city manager* shall not issue the required permit unless and until the *impact fees* set forth in Article II of this chapter have been paid in the amount that exceeds exemptions or credits provided pursuant to KMC 20.47.040 or 20.47.050.

H. An applicant for a *building permit* for a single-family ~~detached or attached residence~~ accessory dwelling unit (ADU), duplex, triplex and quadplex, multiplex of 5 or more units, manufactured homes, and other residential building type development may request a deferral of the full *impact fee* payment, deferring collection of the *impact fee* payment until issuance of a certificate of occupancy or equivalent certification and subject to this subsection. The certificate of occupancy or equivalent certification shall not be issued until the impact fees have been paid in full. The amount of impact fees that may be deferred must be determined by the fees in effect at the time the permit application is deemed complete. The term of an impact fee deferral under this subsection may not exceed 18 months from the date of building permit issuance. An applicant seeking a deferral under this subsection must grant and record a deferred impact fee lien against the property in favor of the City in the amount of the deferred impact fee. The deferred impact fee lien, which must include the legal description, tax account number, and address of the property, must also be:

1. In a form approved by the City;

2. Signed and notarized by all *owners* of the property, with all signatures acknowledged as required for a deed, and recorded in the county where the property is located;

3. Binding on all successors in title after the recordation; and

4. Junior and subordinate to any mortgage or deed of trust for the purpose of construction upon the same real property granted by the person who applied for the deferral of *impact fees*.

If the deferred *impact fees* are not paid in accordance with a deferral authorized by this subsection, and in accordance with the term provisions established in this subsection, the City may institute foreclosure proceedings in accordance with Chapter 61.12 RCW. Upon receipt of final payment of all deferred *impact fees* for a property, the City must execute a release of deferred *impact fee* lien for the property. The property *owner* at the time of the release, at his or her expense, is responsible for recording the lien release. The extinguishment of a deferred *impact fee* lien by the foreclosure of a lien having priority does not affect the obligation to pay the *impact fees* as a condition of final inspection, certificate of occupancy, or equivalent certification. Each applicant for a single-family *residential* construction permit, in accordance with his or her contractor registration number or other unique identification number, is entitled to annually receive deferrals under this subsection for the first 20 single-family *residential* construction *building permits* per city. A nonrefundable fee, as set forth in a fee resolution adopted by the *council*, associated with implementing this subsection shall accompany the request. [Ord. 19-0478 § 2 (Exh. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.040 Exemptions.

A. Except as provided for below, the following shall be exempted from the payment of all *impact fees*:

1. Alteration, expansion or replacement of an existing *residential* structure including mobile or manufactured home that does not add any *dwelling units*;

2. Miscellaneous improvements that do not increase the impacts of the development on the City's *public facilities*, including, but not limited to, fences, walls, swimming pools, and signs;

3. Demolition or moving of a structure;

4. Expansion or replacement of an existing single-family *residential* structure including a mobile or manufactured home that maintains its single-family character;

5. Replacement of a nonresidential structure with a new structure of the same size and use at the same site or lot when such replacement occurs within 12 months of the demolition or destruction of the prior structure. Replacement of a structure with a new structure of the same size shall be interpreted to include any structure for which the gross *square footage* of the building will not be increased by more than 100 square feet;

6. Pursuant to RCW 82.02.060, the council may provide exemptions for housing units to accommodate households who are unable to afford housing within the private market at a

reasonable percent of their income (30-35%) as defined by the US Housing & Urban Department (HUD). HUD calculates the median family income (HAMFI – HUD Area Median Family Income) for each jurisdiction to determine Fair Market Rents (FMR) and income limits to be eligible for affordable housing assistance ~~low-income housing~~ and other development activities with broad public purposes. The impact fee may be waived in part or all for each affordable housing units in a development that is designed, constructed, and limited in resale value to accommodate households making less than 80% of HAMFI for the Kenmore market area. Exemptions for school impact fees under this subsection shall be approved by the Northshore School District;

7. *Accessory dwelling units*; provided, that *impact fees* shall be assessed if at any time the *accessory dwelling unit* is converted to another land use or *dwelling unit*, based on the *impact fees* in effect at the time of conversion.

B. Except as provided for below, the following shall be exempted from the payment of school *impact fees*:

1. Reconstruction, remodeling or construction of the following facilities, subject to the recording of a covenant or recorded declaration of restrictions precluding use of the property for other than the exempt purpose; provided, that if the property is used for a nonexempt purpose, the school *impact fees* then in effect shall be paid:

a. ~~Shelters or dwelling units for temporary placement, which provide housing to persons on a temporary basis for not more than four weeks;~~ Shelters or dwelling units for temporary placement that provide housing to persons on a temporary basis for not more than 4 weeks.

b. Construction or remodeling of transitional housing facilities or dwelling units that provide housing to persons on a temporary basis for not more than 24 months, in connection with job training, self-sufficiency training and human services counseling, the purpose of which is to help persons make the transition from homelessness to placement in permanent housing; and

c. Any form of housing for the *elderly*, including nursing homes, retirement centers, and any type of housing units for persons age 55 and over, which have recorded covenants or recorded declaration of restrictions precluding school-aged children as residents in those units.

2. Any *development activity* for which school impacts have been mitigated pursuant to a condition of plat approval to pay fees, dedicate land or construct or improve school facilities, unless the condition of the plat approval provides otherwise; provided, that the condition of the plat approval predates May 22, 2018.

3. Any *development activity* for which school impacts have been mitigated pursuant to a voluntary agreement entered into with the district to pay fees, dedicate land or construct or improve school facilities, unless the terms of the voluntary agreement provide otherwise; provided, that the agreement predates May 22, 2018.

4. Any *building permit* application that has been submitted to the City before closing time on the business day before the effective date of the ordinance codified in this chapter imposing school *impact fees* and subsequently determined to be a complete application, based on the information on file as of the effective date of such imposition.

5. Subject to approval by the *city manager*, any *building permit* application submitted to the City after the effective date of the ordinance codified in this chapter that imposes school impact fees that results from a pre-existing, unexpired approval of a zoning variance, shoreline substantial development permit, shoreline variance, site plan review for uses allowed by zone, or reasonable use exception under KMC 18.55.180. This exemption shall be limited to approvals directly related to the siting of the proposed building. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.050 Credits.

A. A *feepayer* can request that a credit or credits for *impact fees* be awarded to him/her for the total value of dedicated land, improvements, or construction provided by the *feepayer*. Credits will be given only if the land, improvements, and/or the facility constructed are:

1. Included within the *capital facilities plan* and identified on the list of *impact fee* projects in the *transportation study*, *parks study* or *school impact fee analysis*; and

2. At suitable sites and constructed at acceptable quality as determined by the City or Northshore School District; and

3. For *parks*:

a. Such *park*, *recreation, trail,* or *open space* land improvements or construction completed shall be adjacent to other publicly owned *park*, *recreation* or *open space* land; or

b. Be within an area of the City designated within the City comprehensive plan or Parks, Recreation & Open Space (PROS) Plan or as in need of *park*, *open space, trail,* or *recreation facility* space; or

c. Would in some other way further the goals and objectives of the *capital facilities plan* or Parks, Recreation & Open Space (PROS) Plan, or other City plans.

B. The *city manager* shall determine if a request for a credit or credits meets the criteria in subsection A of this section. When a *feepayer* requests a credit for school *impact fees*, the *city manager* shall receive input from the Northshore School District before making the decision.

C. For each request for a credit or credits the *city manager* shall select an appraiser or the *feepayer* may select an independent appraiser acceptable to the *city manager*.

D. The appraiser must possess an MAI or other equivalent certification and shall not have a fiduciary or personal interest in the property being appraised. A description of the appraiser's certification shall be included with the appraisal, and the appraiser shall certify that he or she does not have a fiduciary or personal interest in the property being appraised.

E. The appraiser shall be directed to determine the total value of the dedicated land, improvements, and/or construction provided by the *feepayer* on a case-by-case basis.

F. The *feepayer* shall pay for the cost of the appraisal or request that the cost of the appraisal be deducted from the credit which the *city manager* may be providing to the *feepayer*, in the event that a credit is awarded.

G. After receiving the appraisal, the *city manager* shall provide the *feepayer* with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, the legal description of the site donated where applicable, and the legal description or other adequate description of the project or development to which the credit may be applied. The *feepayer* must sign and date a duplicate copy of such letter or certificate indicating his or her agreement to the terms of the letter or certificate, and return such signed document to the *city manager* before the *impact fee* credit will be awarded. The failure of the *feepayer* to sign, date, and return such document within 60 calendar days shall nullify the credit.

H. No credit shall be given for *project improvements*.

I. Any claim for credit must be made with the *impact fee* calculation submittal. The failure to timely file such a claim shall constitute a final bar to a later request for any such credit.

J. Determinations made by the *city manager* pursuant to this section shall be subject to the appeals procedures set forth in KMC 20.47.070. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.060 Tax adjustments.

Pursuant to and consistent with the requirements of RCW 82.02.060, the *rate study*, the *parks study* and the *school impact fee analysis* have provided adjustments for future taxes to be paid by the new development which are earmarked or proratable to the same new *public facilities* which will serve the new development. The *impact fee* rates in Article II of this chapter have been reasonably adjusted for taxes and other revenue sources which are anticipated to be available to fund public improvements. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.070 Appeals.

A. Appeals of City decisions on transportation *impact fees* shall be conducted according to KMC 12.80.090.

B. Appeals of City decisions on park and school *impact fees* shall be conducted as follows:

1. Appeals may only be filed by the *feepayer* for the property where the *development activity* will occur.

2. The *feepayer* must first file a request for review by the *city manager* regarding the *impact fees* with the *city clerk*, as follows:

a. The request shall be in writing on the form provided by the City;

b. The request for review by the *city manager* shall be filed within 14 calendar days of the *feepayer*'s payment of the *impact fees* at issue; the failure to timely file such a request shall constitute a final bar to later seek such review;

c. No administrative fee will be imposed for the request for review by the *city manager*; and

d. The *city manager* shall issue his or her determination in writing.

3. Determinations of the *city manager* under subsection (B)(2) of this section with respect to the applicability of the *impact fees* to a given *development activity*, the availability or value of a credit, or the *city manager*'s decision concerning the *independent fee calculation* which is authorized in Article II of this chapter, or the fees imposed by the *city manager* pursuant to Article II of this chapter, or any other determination which the *city manager* is authorized to make pursuant to this chapter, can be appealed to the *hearing examiner*.

4. Appeals shall be taken within 14 calendar days of the *city manager*'s issuance of a written determination by filing a notice of appeal specifying the grounds thereof, and depositing the necessary fee, which is set forth in the existing fee schedules for appeals of such decisions. The *city manager* shall transmit to the office of the *hearing examiner* all papers constituting the record for the determination, including, where appropriate, the *independent fee calculation*.

5. The *hearing examiner* shall fix a time for the hearing of the appeal, give notice to the parties in interest, and decide the same as provided in this code. At the hearing, any party may appear in person or by agent or attorney.

6. The *hearing examiner* is authorized to make findings of fact regarding the applicability of the *impact fees* to a given *development activity*, the availability or amount of the credit, or the accuracy or applicability of an *independent fee calculation*. The decision of the *hearing examiner* shall be final, except as provided in this section.

7. The *hearing examiner* may, so long as such action is in conformance with the provisions of this chapter, reverse or affirm, in whole or in part, or may modify the determinations of the *city manager*. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.080 Establishment of impact fee accounts.

A. *Impact fee* receipts shall be earmarked specifically and deposited in special *interest*-bearing *accounts*.

B. There are hereby established three separate *impact fee accounts* for the fees collected pursuant to this chapter: the transportation impact *account*, the *parks* impact *account* and the school impact *account*. The funds from the school impact *account* shall be transferred to the Northshore School District in accordance with the *interlocal agreement* described under subsection C of this section. Funds withdrawn from the transportation and parks impact *accounts* must be used in accordance with the provisions of KMC 20.47.100 and applicable *State* law. *Interest* earned on the fees shall be retained in each of the *accounts* and expended for the purposes for which the *impact fees* were collected.

C. As a condition of the City's authorization and adoption of school *impact fees*, the City and Northshore School District shall enter into an *interlocal agreement* governing the operation of the school *impact fee* program, and describing the relationship and liabilities of the parties thereunder.

D. On an annual basis, the *city manager* shall provide a report to the *council* on each of the three *impact fee accounts* showing the source and amount of all monies collected, earned, or received, and the public improvements that were financed in whole or in part by *impact fees*.

E. *Impact fees* shall be expended or *encumbered* within 10 years of receipt, unless the *council* identifies in written findings an extraordinary and compelling reason or reasons for the *impact fees* to be held longer than 10 years. If the Northshore School District concludes that there is an extraordinary or compelling reason or reasons for holding *school impact fees* longer than 10 years, the District must submit to the City at least 60 days before the expiration of the 10-year period draft written findings regarding an extraordinary or compelling reason or reasons for holding *school impact fees* for longer than 10 years. Under such circumstances, the *council* shall establish the period of time within which the *impact fees* shall be expended or *encumbered*. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.090 Refunds.

The current *owner* of the property for which an *impact fee* has been paid may receive a refund of such fees if the City or Northshore School District fails to expend or encumber the *impact fees* within 10 years of when the fees were paid or such other period of time established by RCW 82.02.070(3) on *public facilities* intended to benefit the *development activity* for which the *impact* *fees* were paid. Refunds shall be subject to the provisions of RCW 82.02.080. The request for a transportation or park *impact fee* refund must be submitted to the *city manager* in writing. For school *impact fee* refunds, the request must be submitted in writing to the Northshore School District. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.100 Use of funds.

A. Pursuant to this chapter, *impact fees* shall:

1. Be used for public improvements that will reasonably benefit the new development; and

2. Not be imposed to make up for deficiencies in *public facilities* serving existing developments; and

3. Not be used for maintenance or operation.

B. Transportation *impact fees* may be spent for public improvements, including, but not limited to, planning, land acquisition, right-of-way acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable *impact fees* or mitigation costs, and any other expenses which can be capitalized.

C. Park *impact fees* may be spent for public improvements, including, but not limited to, planning for *parks* that will reasonably benefit the new development, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable *impact fees* or mitigation costs, and capital equipment pertaining to park facilities.

D. School *impact fees* may be spent for public improvements, including, but not limited to, school planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, relocatable facilities (portables), capital equipment pertaining to educational facilities, and any other expenses which could be capitalized and which are consistent with the *school impact fee analysis*.

E. *Impact fees* may also be used to recoup public improvement costs previously incurred by the

City or the Northshore School District to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

F. In the event that bonds or similar debt instruments are or have been issued for the advanced provision of public improvements for which *impact fees* may be expended, *impact fees* may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this section and are used to serve the new development. [Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.110 Review.

The *council* may review and adjust the fee rates set forth in Article II of this chapter as it deems necessary and appropriate in conjunction with the annual update of the *capital facilities plan* element of the City's comprehensive plan; provided, that the *city manager* may adjust transportation and park *impact fees* annually in accordance with a five-year rolling average of the Washington State Department of Transportation Construction Cost Index ("CCI"). [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

Article II. Rates

20.47.120 Transportation impact fee.

The transportation *impact fee* rates shall be determined by the formula for calculating *impact fees* set forth in the *transportation study*, which is incorporated herein by reference. Except as otherwise provided for *independent fee calculations* in KMC 20.47.140, exemptions in KMC 20.47.040, and credits in KMC 20.47.050, all new developments in the City will be charged the transportation *impact fee* in an amount applicable to the type of development, as established by the *council* by resolution. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.130 Park impact fee.

The park *impact fee* rates shall be determined by the formula for calculating *impact fees* set forth in the *parks study* and the parks, recreation, and open space (PROS) plan, which are incorporated herein by reference. Except as otherwise provided for *independent fee calculations* in KMC 20.47.140, exemptions in KMC 20.47.040, and credits in KMC 20.47.050, all new *residential developments* in the City will be charged the park *impact fee* in an amount applicable to the type of housing type development, as established by the *council* by resolution. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord.

16-0420 § 7 (Exh. 5).]

20.47.135 School impact fee.

School *impact fees* per housing type and per unit shall consider the school *impact fee analysis*, but shall be established by *council* resolution. Residential housing subject to school *impact fees* shall be charged the applicable school *impact fee*, except as otherwise provided for *independent fee calculations* in KMC 20.47.140, exemptions in KMC 20.47.040, and credits in KMC 20.47.050. [Ord. 18-0463 § 2 (Exh. 1).]

20.47.140 Independent fee calculations.

A. If, in the judgment of the *city manager*, none of the fee categories or fee amounts set forth in KMC 20.47.120, 20.47.130 or 20.47.135 accurately describe or capture the impacts of a new development on transportation, *parks* or schools, an *independent fee calculation* may be performed and the *city manager* may impose alternative fees on a specific development based on those calculations. In cases where a *feepayer* requests an *independent fee calculation* for school *impact fees*, the *city manager* shall receive input from the Northshore School District before making the decision. The alternative fees and the calculations shall be set forth in writing and shall be mailed to the *feepayer*.

B. If a *feepayer* opts not to have the *impact fees* determined according to KMC 20.47.120, 20.47.130 or 20.47.135, then the *feepayer* shall prepare and submit to the *city manager* an *independent fee calculation* for the *development activity* for which a *building permit* is sought. The documentation submitted shall show the basis upon which the *independent fee calculation* was made.

C. Any *feepayer* submitting an *independent fee calculation* will be required to pay the City a fee to cover the cost of reviewing the *independent fee calculation*, in the amount established by the *council* by resolution, unless otherwise established by the *city manager*, and the fee shall be paid by the *feepayer* prior to initiation of review.

D. There is a presumption that the calculations set forth in the *transportation study*, *parks study* and *school impact fee analysis* are valid. The *city manager* shall consider the documentation submitted by the *feepayer*, but is not required to accept such documentation or analysis which the *city manager* reasonably deems to be inaccurate or not reliable, and may, in the alternative, require the *feepayer* to submit additional or different documentation for consideration. The *city manager* is authorized to adjust the *impact fees* on a case-by-case basis based on the *independent fee calculation*, the specific characteristics of the development, and/or principles of fairness. The fees or alternative fees and the calculations shall be set forth in writing and shall be mailed to the *feepayer*.

E. Determinations made by the *city manager* pursuant to this section may be appealed as set forth in KMC 20.47.070. [Ord. 19-0483 § 2 (Att. 1); Ord. 18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

Article III. Miscellaneous Provisions

20.47.150 Existing authority unimpaired.

Nothing in this chapter shall preclude the City from requiring the *feepayer* or the proponent of a *development activity* to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the underlying *development approval process*, and/or Chapter 58.17 RCW, governing plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of Chapters 43.21C and 82.02 RCW. [18-0463 § 2 (Exh. 1); Ord. 16-0420 § 7 (Exh. 5).]

20.47.155 Park space in lieu of impact fee.

Repealed by Ord. 18-0463. [Ord. 16-0420 § 7 (Exh. 5).]

City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:	**Proposed Council Action/Motion:**
4th Quarter 2025 Financial Report Presentation **Department:** Finance & Administration **Prepared by:** Melinda Merrell, Finance Director Julie Yinger, Accountant **Attachments:** 4th Quarter 2025 Financial Reports	☐Information Only ☒Receive and File ☐Discuss ☐Provide Direction ☐Public Hearing ☐Adopt/Approve ☐Authorize ☐Other: **Receive & File:** 4th Quarter 2025 Financial Reports for the City of Kenmore

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
MM 3/31/26	NA	MM 3/31/26	TK 3/31/26	

Summary/Background:

The 4th Quarter 2025 Financial Reports are presented for Council review. These reports provide a look into the first twelve (12) months of the biennium through December 31, 2025. These reports provide the opportunity for the City Council and the community to receive information on the City of Kenmore's biennium to date revenues and expenditures in comparison to the City's 2025-2026 adopted biennial budget. The budget was adopted on November 25, 2024, and amended on November 24, 2025.

Previous Council Action(s):

On November 25, 2024, the City of Kenmore adopted the 2025-2026 biennial budget by Ordinance No. 24-0618. Council amended the 2025-2026 biennial budget on November 24, 2025, Ordinance No. 25-0635.

Fiscal Consideration:

No new revenue or expense items are being presented for consideration.

City Council Priorities or Budget Objective Being Addressed:

Kenmore Budget Policy 9a: A revenue/expenditure report will be produced monthly so that it can be directly compared to the actual results of the fiscal year to date.

Kenmore Budget Policy 9b: All budget amendments, both revenues and expenditures, will be noted in the quarterly report.

City of Kenmore

Memorandum

Date: April 13, 2026
To: Teri Killgore, City Manager
From: Melinda Merrell, Finance Director
Regarding: 4th Quarter 2025 Financial Reports for the City of Kenmore

4th Quarter 2025 financial information is presented for your review and delivery to the City Council. Attached you will find the following reports:

- General Fund Summary
- Street Fund Summary
- Other Funds Monthly Activity
- Investment Schedule and Portfolio Analysis
- Retail Sales and Use Tax Distribution

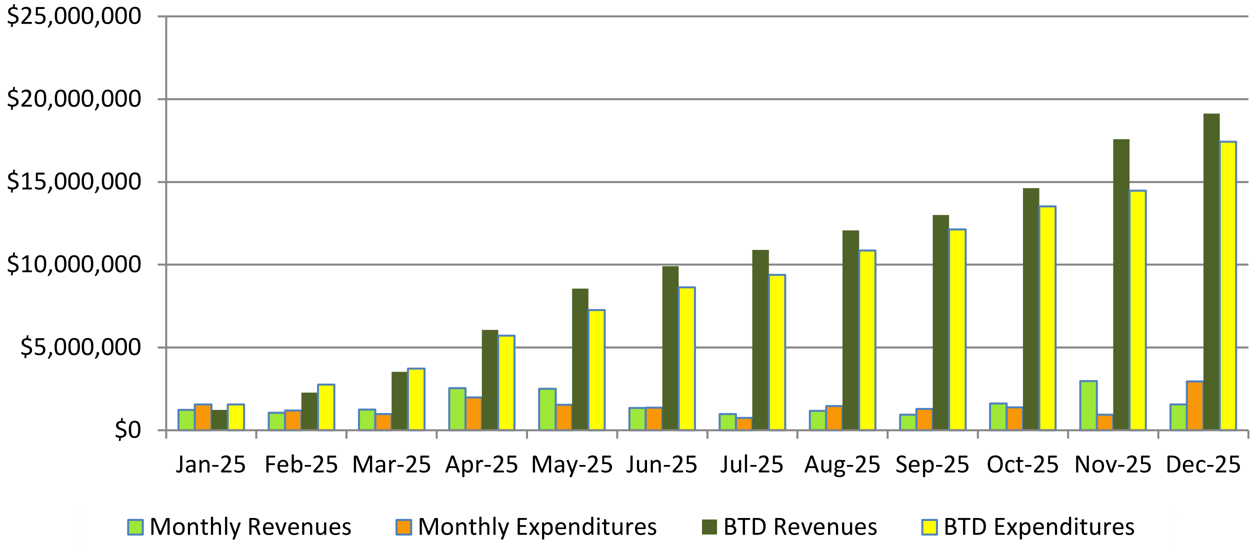
If you would like additional information or have any questions regarding the financial reports, please feel free to contact me.

GENERAL FUND

The first section of the quarterly financial report is a review of the General Fund. This fund accounts for operational activities and includes all financial resources except those required or elected to be accounted for in another fund. Revenues include various taxes, per capita distributions from the State, fines and forfeitures, permits and licenses, and fees for service. In the context of the biennial budget, the 4th quarter includes the first twelve months of the 2025-2026 biennial budget period.

For the quarter ending December 31, 2025, revenues exceeded expenditures in the General Fund by $832,349. The main reason for this is that Development Fees & Permits revenues are up as we have received $2.3 million in permit fees for 2025, which is 63% of the biennium budget of $3.6 million.

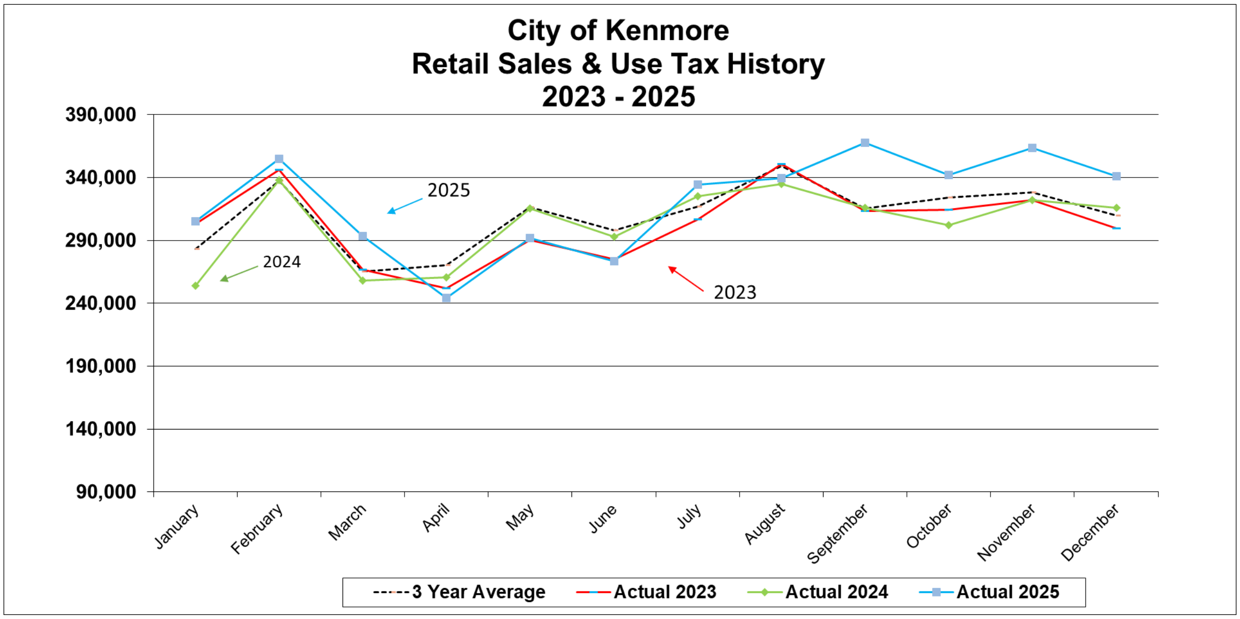
The following chart illustrates the monthly revenue and expenditure activity in the General Fund for the twelve (12) month period through December 2025.



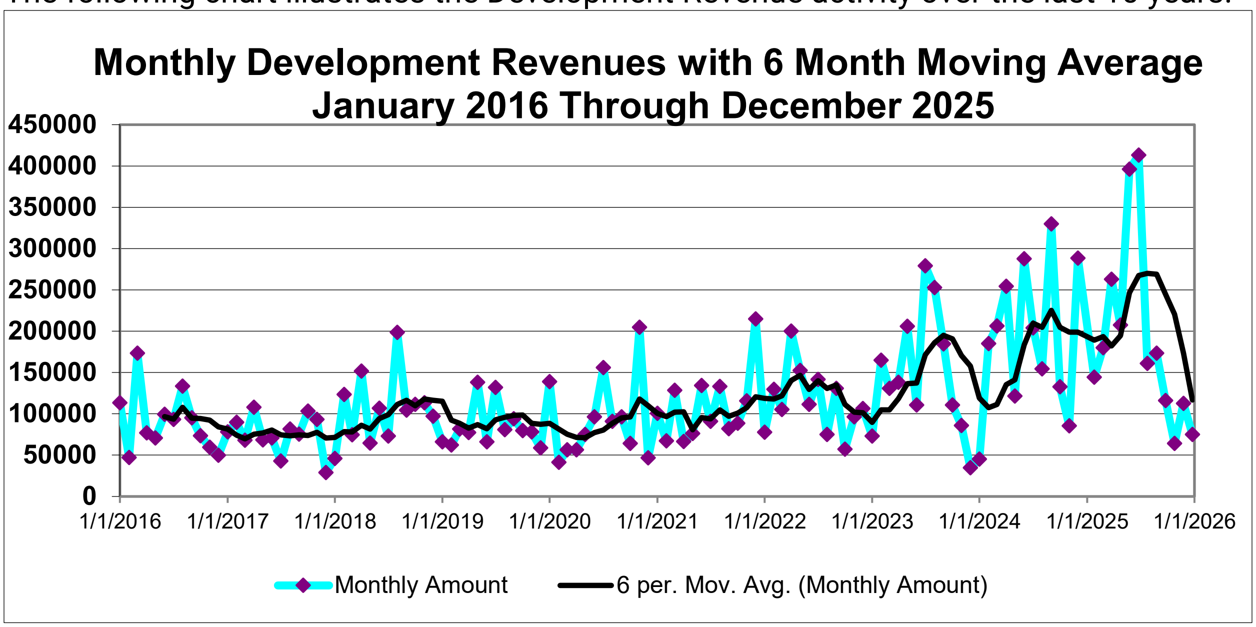
Total **revenues** for Q4, 2025 were **$6.1 million.** Biennium to date revenues were $19.1 million, which is 52.4% of the budgeted revenues of $36.5 million. Primary sources of revenue for the quarter include $2.8 million in property taxes, $1.0 million in sales and use taxes, $760,857 in utility taxes, $503,953 in transfers and other revenue, and $385,506 in intergovernmental and grants.

For the first year of the biennium, Development Fees and Permits are ahead of target, running at 63.2% of budget (target is 50%). There have been more development activities than originally included in the budget. Interest income is ahead of target as well, earning over $460,000 out of $600,000 anticipated for the biennium.

A summary of sales tax revenues received in **December** is attached. These receipts are based on **October** sales activity. The chart below gives a historical perspective of monthly sales tax receipts over the last few years. The black dotted 3-year-average line is a monthly average of actual receipts during 2023, 2024, and 2025. The blue line represents 2025 actual receipts by month, which in December are $24,912 over 2024 and over the 3-year-average by $31,278.



The following chart illustrates the Development Revenue activity over the last 10 years.



For the quarter ended December 31, 2025, expenditures were **$5.3 million.** Biennium to date expenditures were $17.4 million which is 44.5% of the biennial budget of $39.1 million.

Legal expenses are lower than expected due to lower use and some costs being recorded in capital funds. Special Projects costs are minimal as most of the costs incurred through December are staff costs and other work items have been put on hold or delayed.

City cash, $36.7 million, and investments, $14.4 million, at the end of December 31, 2025, total $51.1 million. Cash includes over $29.5 million invested in the Local Government Investment Pool (LGIP) which has the same liquidity of cash and is earning interest of 3.9%.

General Fund ending fund balance as of December 31, 2025, was $11.9 million.

OTHER FUNDS

In the **Street Fund,** revenues exceeded expenditures as of December 31, 2025, as ROW Permit Fees year to date are much higher than expected. Thus, revenues are 58.8% for the biennium vs the 50% target.

In the 4th quarter, the **Transportation Capital Fund** had expenditures in the amount of $2.0 million on pedestrian safety projects and street maintenance. The fund received $1.8 million in grant reimbursements during the quarter.

The **Real Estate Excise Tax Fund** received $374,186 of real estate excise taxes (REET) in the 4th quarter 2025.

The **Park Impact Fee Fund** received $18,609 in revenues during the quarter.

In the 4th quarter, there was $27,289 in revenue for the **Transportation Impact Fee Fund**.

The **Public Works Operations Center (PWOC) Fund** had $2.9 million in expenses for the fourth quarter. The Fund also earned over $147,246 in investment interest. Expenses picked up in December of 2025 due to site work and preparation of the building construction. The building is anticipated to be completed in mid 2027.

The **KAPE Fund** received $946K in photo enforcement infraction revenue during the quarter which was offset by $710K in expenses, the majority of which were for court costs and traffic camera monitoring.

The **Transportation Benefit District Fund** received $153,236 in vehicle license fees during the quarter.

SUMMARY

Overall, the revenues and expenditures for the first four quarters of the 2025-2026 biennium are on target. For the fourth quarter of 2025, most revenues are coming in at or above target and some expenses are below budget due to the cyclical nature of the work and/or timing of invoices. Additionally, special project costs have been slow to ramp up due work items being put on hold or delayed.

This concludes the financial report for the City of Kenmore as of the **4th quarter 2025.** I appreciate your feedback and encourage you to contact me if you have any questions prior to the City Council meeting.

City of Kenmore
General Fund Summary Report
December 31, 2025

	CURRENT PERIOD 2025-2026								PREVIOUS PERIOD 2023-2024					
REVENUES	MONTH October 2025	MONTH November 2025	MONTH December 2025	4th Quarter 2025	YEAR END 2025	BIENNIUM TO DATE 2025-2026	% of BUDGET	AMENDED BIENNIUM BUDGET 2025-2026	4th Quarter 2023	YEAR END 2023	4th Quarter 2024	BIENNIUM BUDGET 2023-2024	% of BUDGET	AMENDED BIENNIUM BUDGET 2023-2024
Beginning Fund Balance						**10,164,323**		**10,164,323**				**3,533,762**		**3,533,762**
Property Taxes	724,746	1,998,722	41,592	2,765,060	6,110,004	6,110,004	48.9%	12,498,430	2,554,576	5,658,275	2,660,578	11,535,470	100.4%	11,493,841
Sales and Use Taxes	341,945	363,514	340,981	1,046,441	3,851,173	3,851,173	51.7%	7,450,866	936,035	3,640,973	940,368	7,319,235	101.2%	7,231,794
Utility Taxes	234,592	111,469	414,796	760,857	2,766,783	2,766,783	51.0%	5,428,585	791,775	2,169,685	589,367	4,476,848	101.7%	4,400,745
Other Taxes	37,113	16,650	18,941	72,704	254,167	254,167	55.7%	456,270	31,259	126,868	57,211	397,996	98.0%	406,161
Development Fees & Permits	64,094	112,440	74,929	251,463	2,305,554	2,305,554	63.2%	3,645,396	231,254	1,763,312	506,223	4,057,187	161.4%	2,513,543
Franchise Fees	0	237,569	-14,288	223,281	905,177	905,177	50.8%	1,780,590	181,365	879,718	193,159	1,754,134	97.1%	1,807,003
Intergovernmental and Grants	148,658	102,630	134,219	385,506	1,740,676	1,740,676	57.9%	3,007,994	174,971	1,543,995	986,864	3,057,567	100.0%	3,058,853
Investment Interest	50,533	10,285	59,098	119,916	460,771	460,771	76.8%	600,000	59,298	192,510	159,297	691,924	230.6%	300,000
Transfers and Other Revenues	11,882	7,598	484,473	503,953	741,616	741,616	44.3%	1,672,233	1,191,909	1,323,753	629,140	3,154,046	179.7%	1,755,318
Total Revenues	1,613,562	2,960,877	1,554,741	6,129,180	19,135,922	19,135,922	52.4%	36,540,364	6,152,441	17,299,088	6,722,208	36,444,406	110.5%	32,967,258

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City of Kenmore
General Fund Summary Report
December 31, 2025

	CURRENT PERIOD 2025-2026								PREVIOUS PERIOD 2023-2024					
	MONTH October 2025	MONTH November 2025	MONTH December 2025	4th Quarter 2025	YEAR END 2025	BIENNIUM TO DATE 2025-2026	% of BUDGET	AMENDED BIENNIUM BUDGET 2025-2026	4th Quarter 2023	YEAR END 2023	4th Quarter 2024	BIENNIUM BUDGET 2023-2024	% of BUDGET	AMENDED BIENNIUM BUDGET 2023-2024
EXPENDITURES														
Cost Center														
City Council	10,536	9,199	24,150	43,884	201,664	201,664	47.2%	427,493	77,568	241,711	39,764	436,524	107.8%	405,013
City Manager	148,950	173,200	158,229	480,379	1,733,886	1,733,886	54.3%	3,194,453	388,677	2,070,728	566,634	3,853,857	105.8%	3,640,924
City Clerk	24,672	35,334	57,974	117,979	441,547	441,547	43.5%	1,015,892	-22,901	438,462	124,825	1,034,080	105.7%	978,750
Finance	100,145	72,463	99,250	271,858	1,702,261	1,702,261	39.7%	4,290,164	258,287	1,304,096	297,943	2,955,953	94.1%	3,141,637
Human Resources	10,090	4,371	3,225	17,686	98,409	98,409	57.2%	172,000	25,337	134,668	25,254	219,959	43.1%	510,304
Legal	113	59,418	19,296	78,827	306,274	306,274	34.0%	900,000	171,434	412,025	196,026	925,980	132.3%	700,000
Interfund Transfers/Non Department	0	0	770,000	770,000	770,000	770,000	86.5%	890,000	428,000	428,000	1,153,029	2,031,527	98.8%	2,057,093
Public Safety	486,140	26,610	1,269,472	1,782,222	5,329,843	5,329,843	47.4%	11,249,327	-2,238,056	448,749	2,303,369	5,927,639	59.5%	9,956,950
Special Projects	0	21,828	1,005	22,834	102,600	102,600	5.1%	2,026,064	0	0	71,713	365,024	0.0%	0
Engineering	67,411	55,082	-23,155	99,338	617,392	617,392	45.1%	1,368,178	279,058	910,034	265,438	1,914,198	109.7%	1,745,035
Environmental Services	51,680	41,654	16,361	109,695	355,920	355,920	56.7%	627,909	219,837	219,837	131,133	509,093	0.0%	572,820
Housing & Human Services	58,816	20,805	50,781	130,402	577,897	577,897	41.8%	1,381,354	319,625	319,625	182,681	835,167	0.0%	550,700
Community Development	18,638	59,243	86,900	164,781	889,057	889,057	52.8%	1,683,205	192,299	907,597	177,269	1,610,804	79.0%	2,038,723
Development Services	227,832	148,001	177,595	553,428	1,803,576	1,803,576	43.2%	4,172,620	453,961	1,524,906	439,349	3,294,762	97.7%	3,371,076
Events, Volunteers, Recreation	16,726	36,686	36,332	89,744	481,412	481,412	43.0%	1,120,444	0	0	0	0	0.0%	0
Public Works Facility Maintenance	82,437	100,460	117,698	300,595	993,978	993,978	50.6%	1,963,153	545,852	1,740,136	540,537	3,899,277	104.9%	3,717,276
Public Works Parks Maintenance	87,349	83,367	92,462	263,178	1,018,738	1,018,738	38.6%	2,635,966	0	0	0	0	0.0%	0
Total Expenditures	1,391,534	947,722	2,957,576	5,296,831	17,424,454	17,424,454	44.5%	39,118,222	1,098,978	11,100,573	6,514,964	29,813,845	89.3%	33,386,301
Expenditures (over) under Revenues	222,028	2,013,155	(1,402,835)	832,349	1,711,467	1,711,467		(2,577,858)	5,053,463	6,198,514	207,243	6,630,561		(419,043)
Ending Fund Balance					**11,875,790**	**11,875,790**		**7,586,465**		**6,198,514**		**10,164,323**		**3,114,719**

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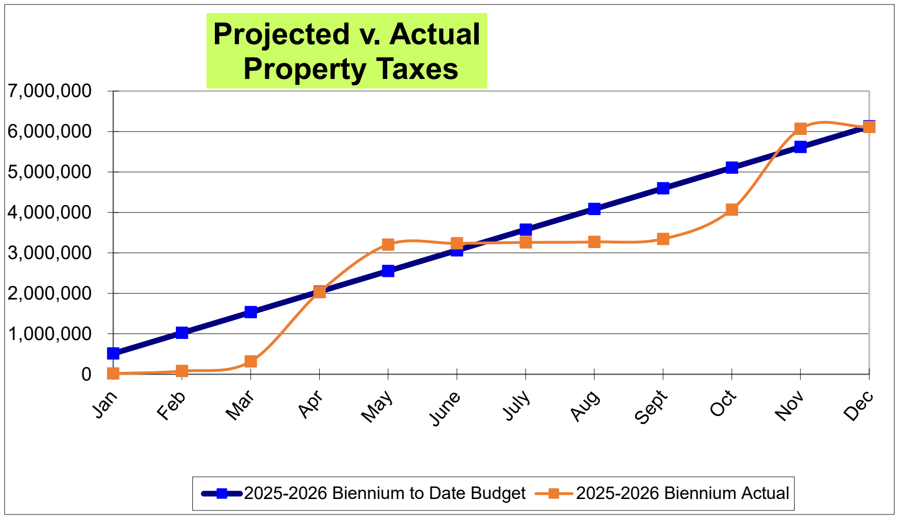
City of Kenmore
General Fund Revenue Graphs
December 31, 2025

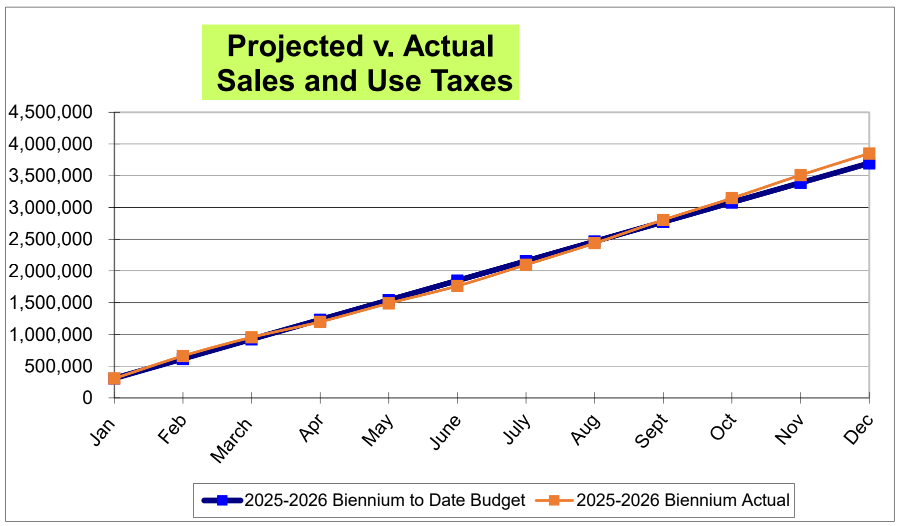
PROPERTY TAXES

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	510,502	16,330
Feb	1,021,004	77,989
Mar	1,531,506	317,016
Apr	2,042,008	2,030,605
May	2,552,510	3,204,523
June	3,063,012	3,234,103
July	3,573,514	3,258,487
Aug	4,084,016	3,271,115
Sept	4,594,518	3,344,944
Oct	5,105,020	4,069,690
Nov	5,615,522	6,068,412
Dec	6,126,018	6,110,004
2025-26	6,126,018	6,110,004
Year To Date		
Actual v. Projected		100%



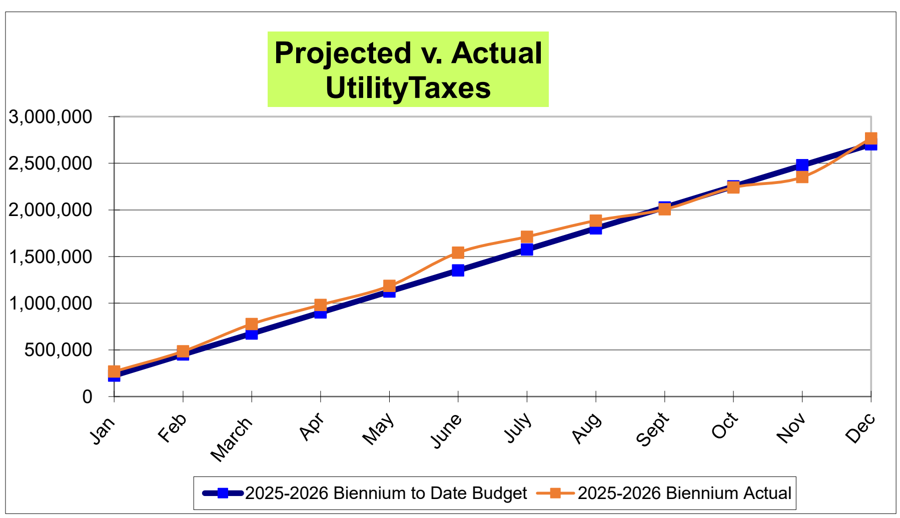
SALES & USE TAXES

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	308,142	305,044
Feb	616,284	660,937
March	924,426	954,237
Apr	1,232,568	1,198,547
May	1,540,710	1,490,398
June	1,848,852	1,763,633
July	2,156,994	2,097,968
Aug	2,465,136	2,437,236
Sept	2,773,278	2,804,732
Oct	3,081,420	3,146,677
Nov	3,389,562	3,510,192
Dec	3,697,700	3,851,173
2025-26	3,697,700	3,851,173
Year To Date		
Actual v. Projected		104%



UTILITY TAXES

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	225,252	268,545
Feb	450,504	484,584
March	675,756	777,289
Apr	901,008	981,863
May	1,126,260	1,185,050
June	1,351,512	1,542,375
July	1,576,764	1,713,000
Aug	1,802,016	1,885,681
Sept	2,027,268	2,005,927
Oct	2,252,520	2,240,518
Nov	2,477,772	2,351,987
Dec	2,703,022	2,766,783
2025-26	2,703,022	2,766,783
Year To Date		
Actual v. Projected		102%



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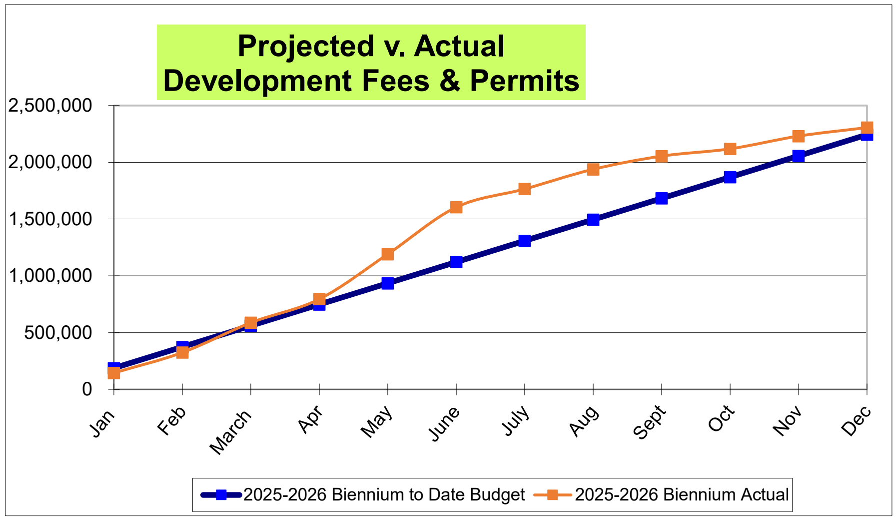
City of Kenmore
General Fund Revenue Graphs
December 31, 2025

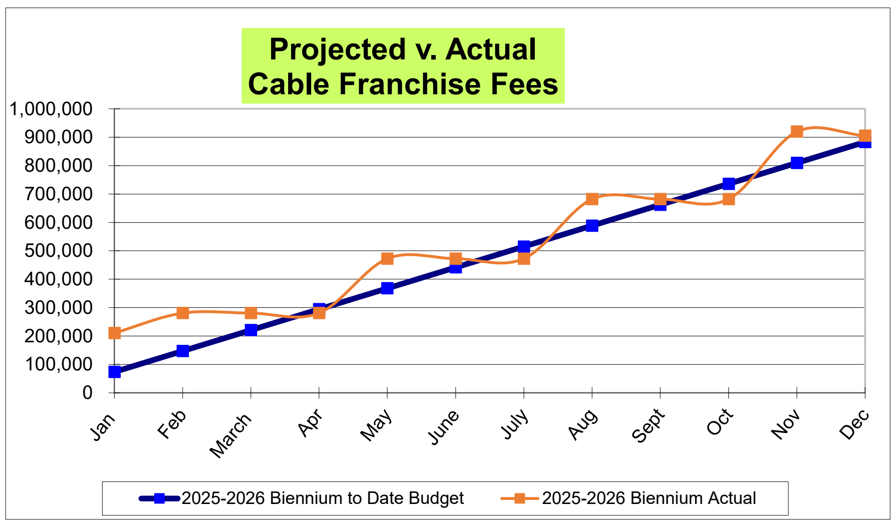
DEVELOPMENT FEES & PERMITS

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	186,917	144,447
Feb	373,834	324,497
March	560,751	587,205
Apr	747,668	794,677
May	934,585	1,190,745
June	1,121,502	1,603,782
July	1,308,419	1,764,781
Aug	1,495,336	1,938,168
Sept	1,682,253	2,054,090
Oct	1,869,170	2,118,184
Nov	2,056,087	2,230,625
Dec	2,243,003	2,305,554
2025-26	2,243,003	2,305,554
Year To Date		
Actual v. Projected		103%



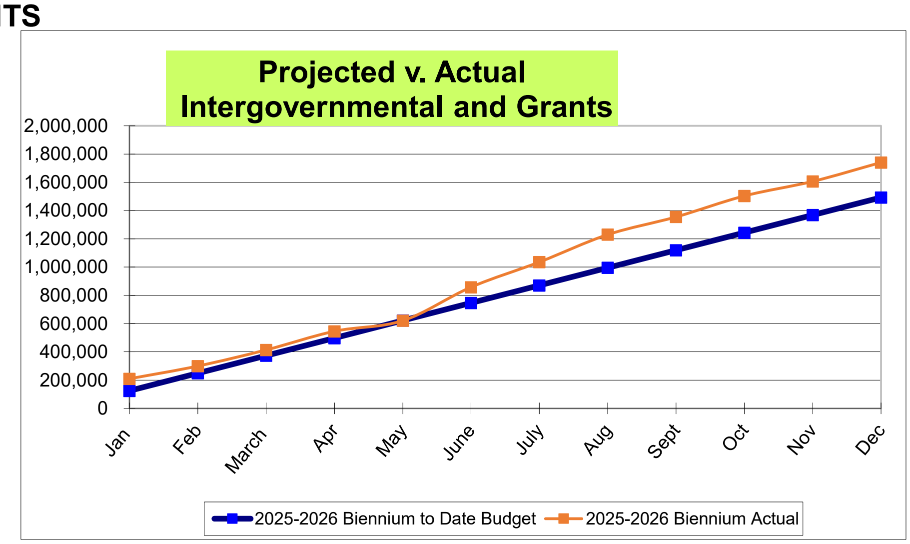
CABLE/WATER/SEWER FRANCHISE FEES

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	73,583	210,591
Feb	147,166	280,771
March	220,749	280,771
Apr	294,332	280,771
May	367,915	472,478
June	441,498	472,478
July	515,081	472,478
Aug	588,664	681,897
Sept	662,247	681,897
Oct	735,830	681,897
Nov	809,413	919,466
Dec	883,000	905,177
2025-26	883,000	905,177
Year To Date		
Actual v. Projected		103%



INTERGOVERNMENTAL & GRANTS

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	124,405	209,496
Feb	248,810	299,306
March	373,215	413,554
Apr	497,620	545,812
May	622,025	620,759
June	746,430	858,071
July	870,835	1,035,686
Aug	995,240	1,229,805
Sept	1,119,645	1,355,170
Oct	1,244,050	1,503,828
Nov	1,368,455	1,606,458
Dec	1,492,854	1,740,676
2025-26	1,492,854	1,740,676
Year To Date		
Actual v. Projected		117%



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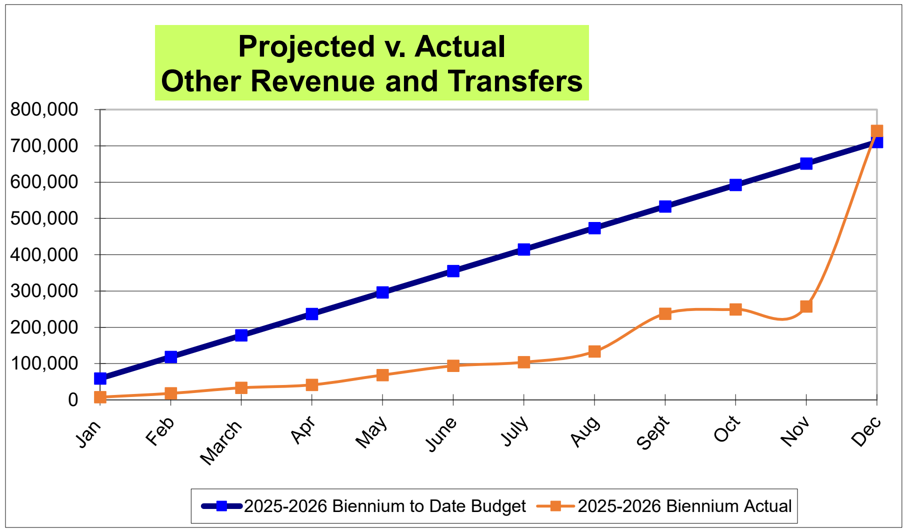
City of Kenmore
General Fund Revenue Graphs
December 31, 2025

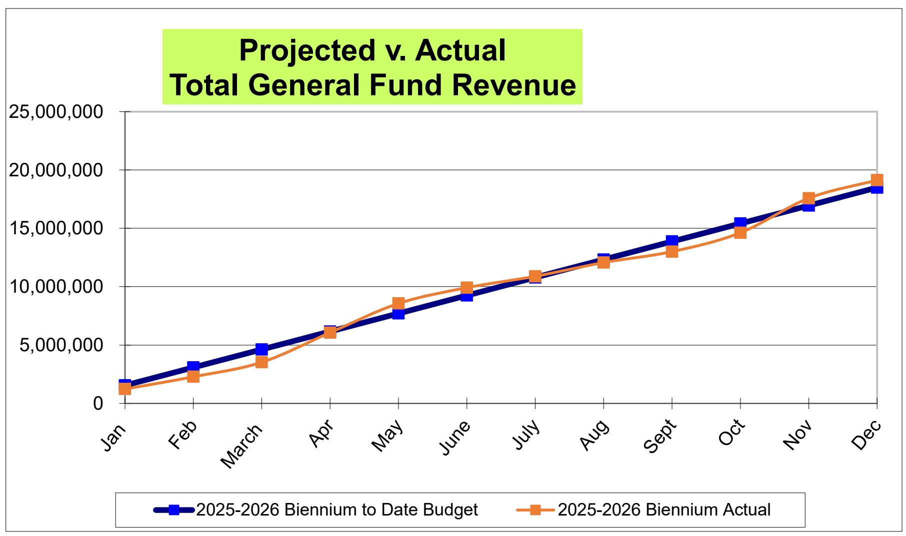
OTHER REVENUES AND TRANSFERS

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	59,208	7,603
Feb	118,416	18,006
March	177,624	33,364
Apr	236,832	41,508
May	296,040	68,523
June	355,248	93,782
July	414,456	103,773
Aug	473,664	133,256
Sept	532,872	237,663
Oct	592,080	249,545
Nov	651,288	257,143
Dec	710,500	741,616
2025-26	710,500	741,616
Year To Date		
Actual v. Projected		104%



TOTAL GENERAL FUND REVENUE

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	1,541,258	1,228,579
Feb	3,082,516	2,279,878
March	4,623,774	3,524,993
Apr	6,165,032	6,066,781
May	7,706,290	8,563,523
June	9,247,548	9,916,779
July	10,788,806	10,890,903
Aug	12,330,064	12,069,215
Sept	13,871,322	13,006,742
Oct	15,412,580	14,620,304
Nov	16,953,838	17,581,181
Dec	18,495,097	19,135,922
2025-26	18,495,097	19,135,922
Year To Date		
Actual v. Projected		103%



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City of Kenmore
General Fund Expenditure Graphs
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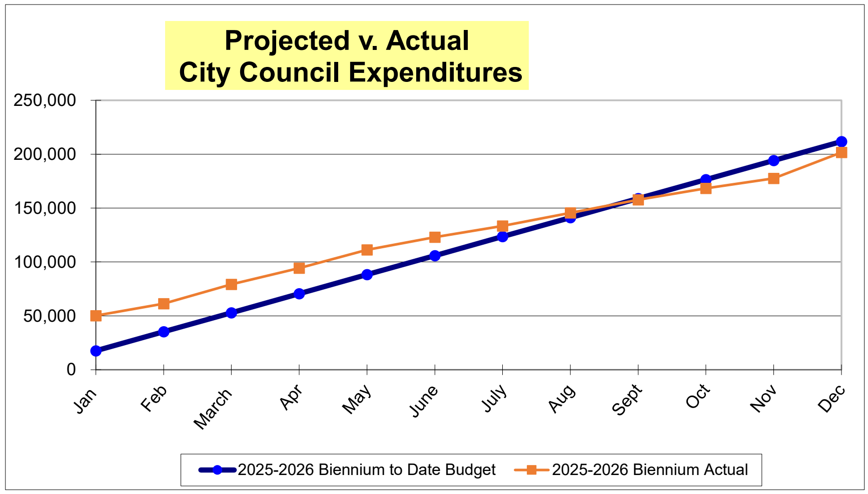
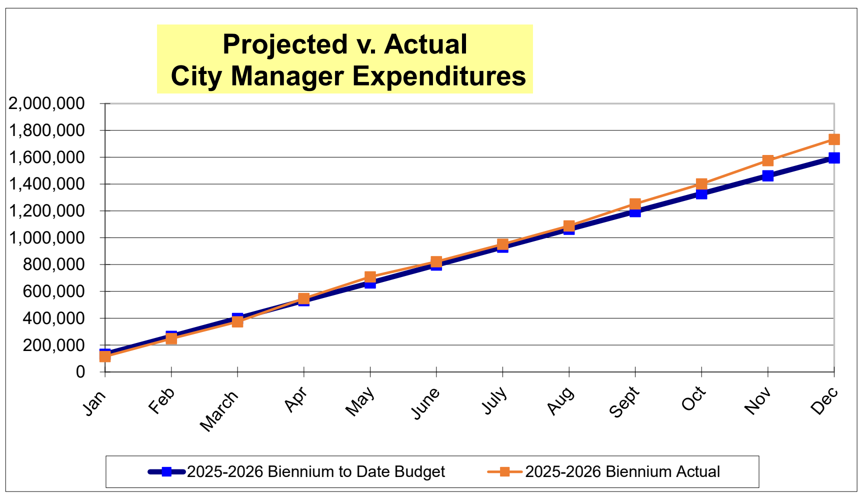
CITY COUNCIL

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	17,647	50,204
Feb	35,294	61,271
March	52,941	79,292
Apr	70,588	94,210
May	88,235	111,212
June	105,882	123,002
July	123,529	133,479
Aug	141,176	145,598
Sept	158,823	157,780
Oct	176,470	168,316
Nov	194,117	177,514
Dec	211,759	201,664
2025-26	211,759	201,664
Year To Date		
Actual v. Projected		95%



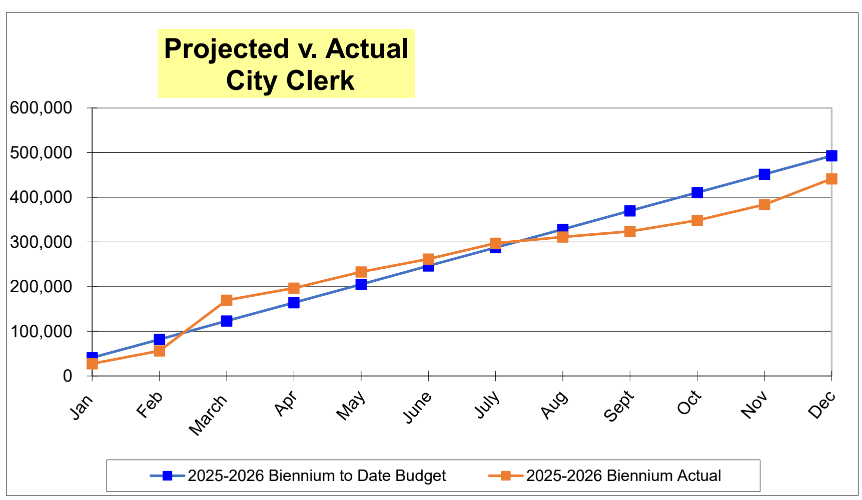
CITY MANAGER

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	132,934	115,551
Feb	265,868	248,702
March	398,802	374,319
Apr	531,736	547,475
May	664,670	708,433
June	797,604	822,422
July	930,538	953,052
Aug	1,063,472	1,089,030
Sept	1,196,406	1,253,507
Oct	1,329,340	1,402,457
Nov	1,462,274	1,575,657
Dec	1,595,206	1,733,886
2025-26	1,595,206	1,733,886
Year To Date		
Actual v. Projected		109%



CITY CLERK

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	41,072	27,583
Feb	82,144	56,114
March	123,216	169,752
Apr	164,288	196,603
May	205,360	233,043
June	246,432	261,884
July	287,504	297,323
Aug	328,576	310,999
Sept	369,648	323,569
Oct	410,720	348,240
Nov	451,792	383,574
Dec	492,859	441,547
2025-26	492,859	441,547
Year To Date		
Actual v. Projected		90%



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City of Kenmore
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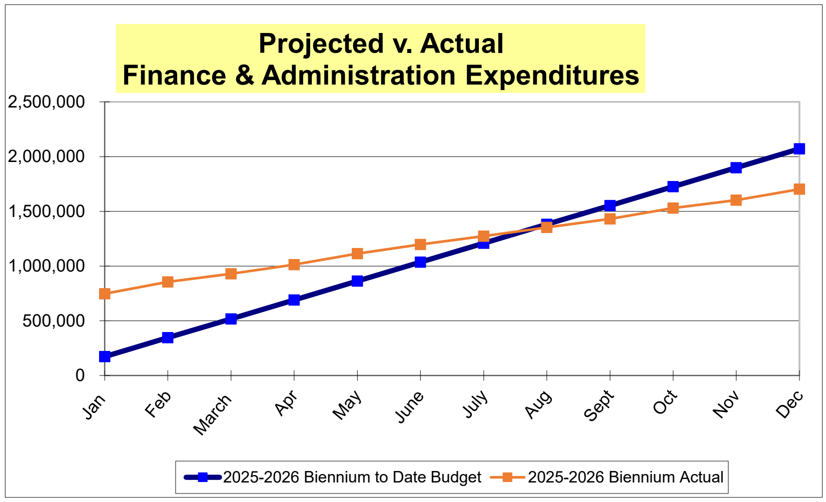
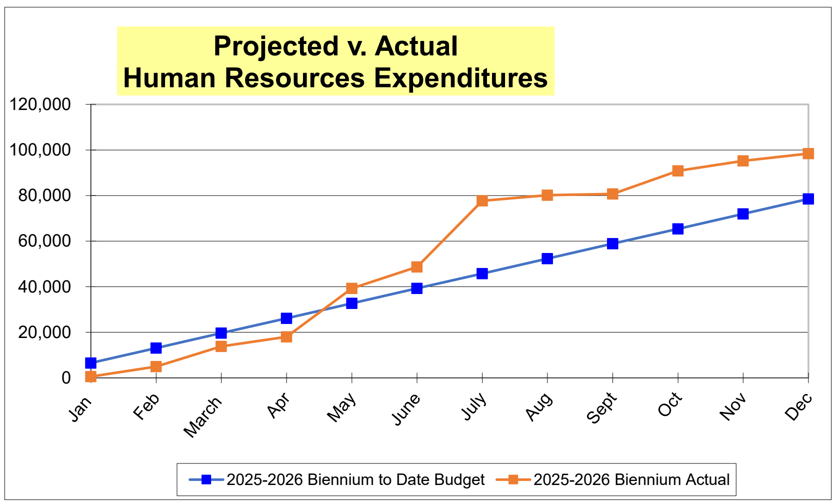
FINANCE & ADMINISTRATION

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	172,612	747,251
Feb	345,224	854,333
March	517,836	929,158
Apr	690,448	1,012,819
May	863,060	1,113,708
June	1,035,672	1,197,667
July	1,208,284	1,273,917
Aug	1,380,896	1,352,870
Sept	1,553,508	1,430,404
Oct	1,726,120	1,530,548
Nov	1,898,732	1,603,011
Dec	2,071,345	1,702,261
2025-26	2,071,345	1,702,261
Year To Date		
Actual v. Projected		82%



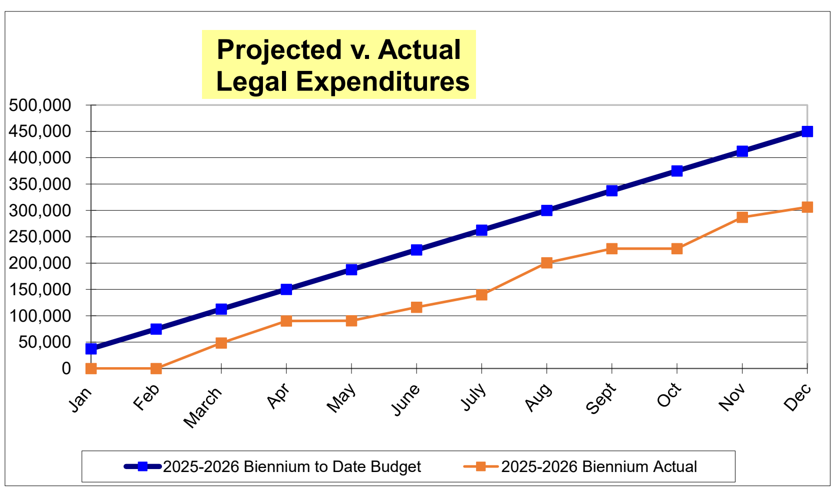
HUMAN RESOURCES

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	6,542	559
Feb	13,084	4,929
March	19,626	13,804
Apr	26,168	18,023
May	32,710	39,296
June	39,252	48,659
July	45,794	77,718
Aug	52,336	80,191
Sept	58,878	80,723
Oct	65,420	90,813
Nov	71,962	95,185
Dec	78,500	98,409
2025-26	78,500	98,409
Year To Date		
Actual v. Projected		125%



LEGAL

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	37,500	0
Feb	75,000	0
March	112,500	48,535
Apr	150,000	90,298
May	187,500	90,413
June	225,000	116,058
July	262,500	139,718
Aug	300,000	200,676
Sept	337,500	227,447
Oct	375,000	227,559
Nov	412,500	286,977
Dec	450,000	306,274
2025-26	450,000	306,274
Year To Date		
Actual v. Projected		68%



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City of Kenmore
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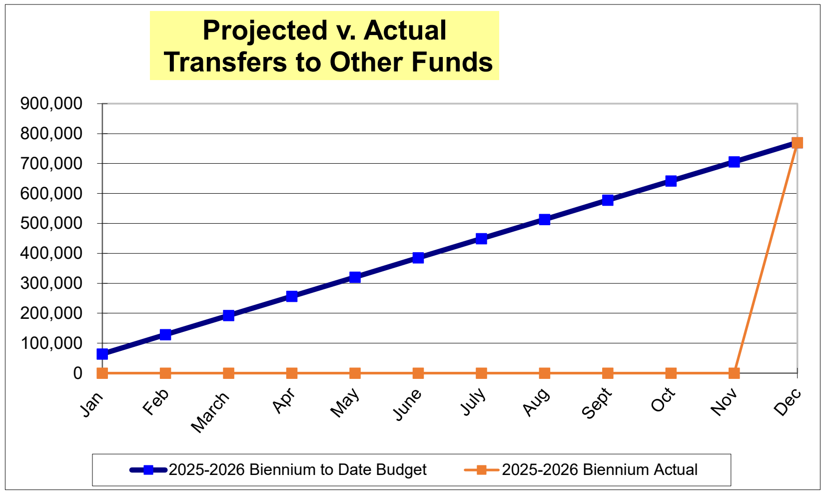
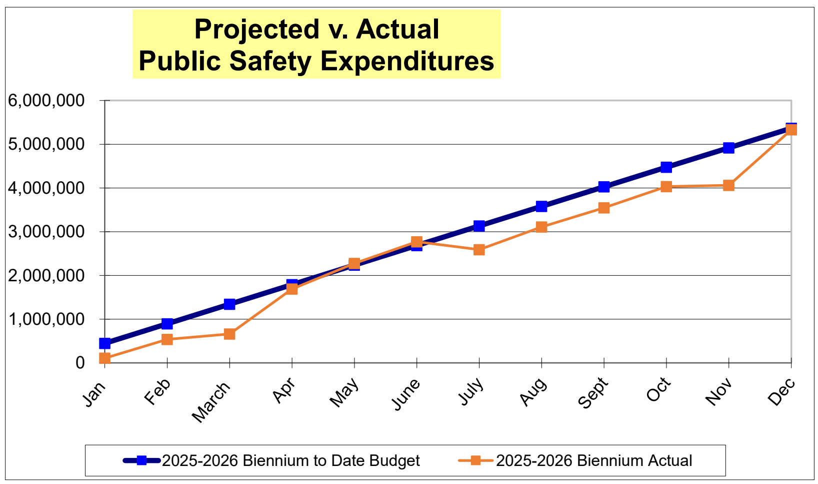
TRANSFERS TO OTHER FUNDS

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	64,167	0
Feb	128,334	0
March	192,501	0
Apr	256,668	0
May	320,835	0
June	385,002	0
July	449,169	0
Aug	513,336	0
Sept	577,503	0
Oct	641,670	0
Nov	705,837	0
Dec	770,000	770,000
2025-26	770,000	770,000
Year To Date		
Actual v. Projected		100%



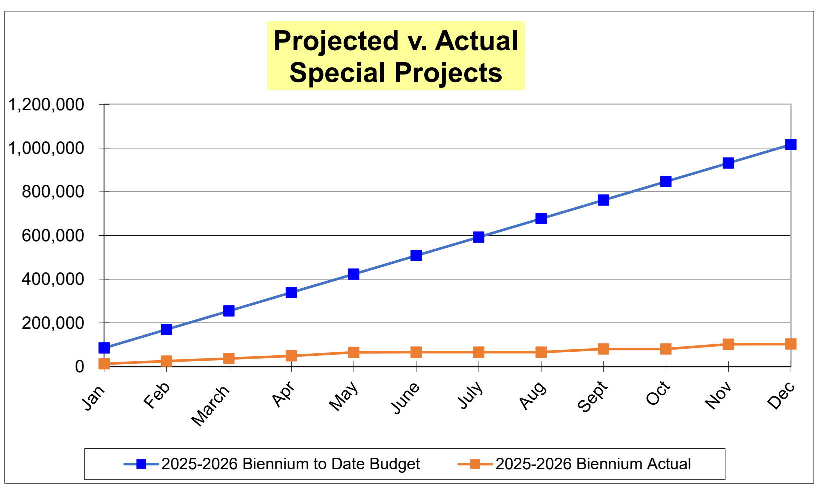
PUBLIC SAFETY

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	447,207	107,175
Feb	894,414	539,008
March	1,341,621	660,707
Apr	1,788,828	1,688,234
May	2,236,035	2,275,778
June	2,683,242	2,769,866
July	3,130,449	2,587,828
Aug	3,577,656	3,107,003
Sept	4,024,863	3,547,620
Oct	4,472,070	4,033,760
Nov	4,919,277	4,060,370
Dec	5,366,483	5,329,843
2025-26	5,366,483	5,329,843
Year To Date		
Actual v. Projected		99%



SPECIAL PROJECTS

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	84,662	12,473
Feb	169,324	24,622
March	253,986	36,772
Apr	338,648	48,918
May	423,310	64,882
June	507,972	65,965
July	592,634	66,218
Aug	677,296	66,244
Sept	761,958	79,766
Oct	846,620	79,766
Nov	931,282	101,594
Dec	1,015,939	102,600
2025-26	1,015,939	102,600
Year To Date		
Actual v. Projected		10%



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City of Kenmore
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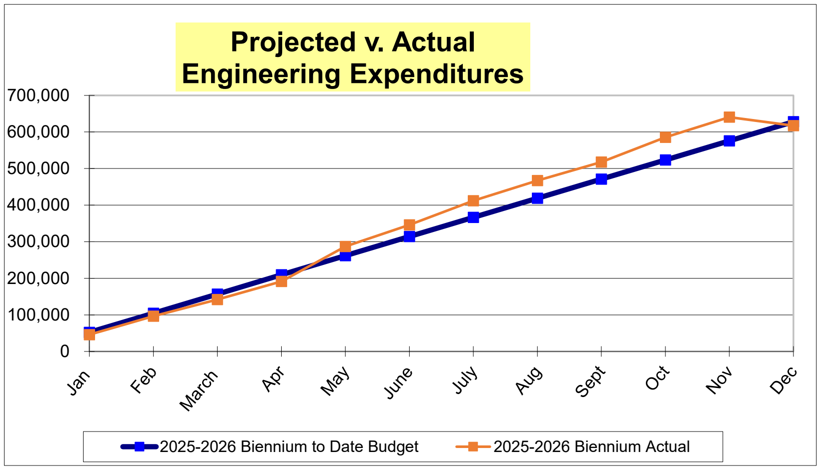
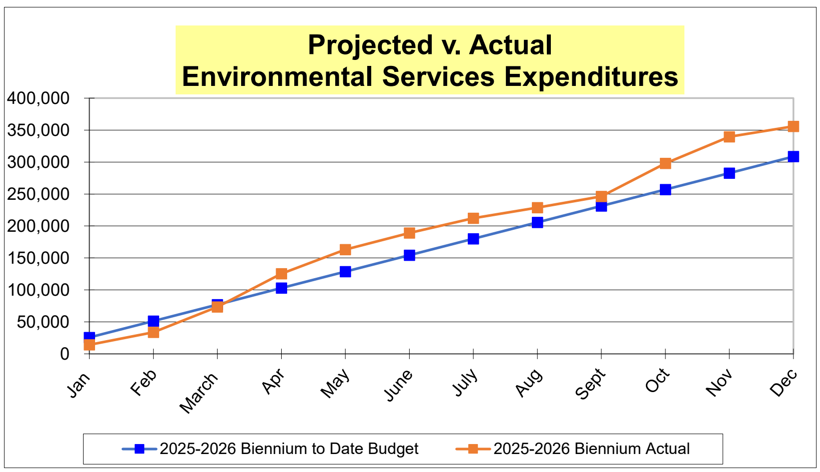
ENGINEERING

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	52,330	45,914
Feb	104,660	96,150
March	156,990	142,082
Apr	209,320	191,202
May	261,650	287,077
June	313,980	346,284
July	366,310	411,830
Aug	418,640	467,447
Sept	470,970	518,054
Oct	523,300	585,464
Nov	575,630	640,546
Dec	627,960	617,392
2025-26	627,960	617,392
Year To Date		
Actual v. Projected		98%



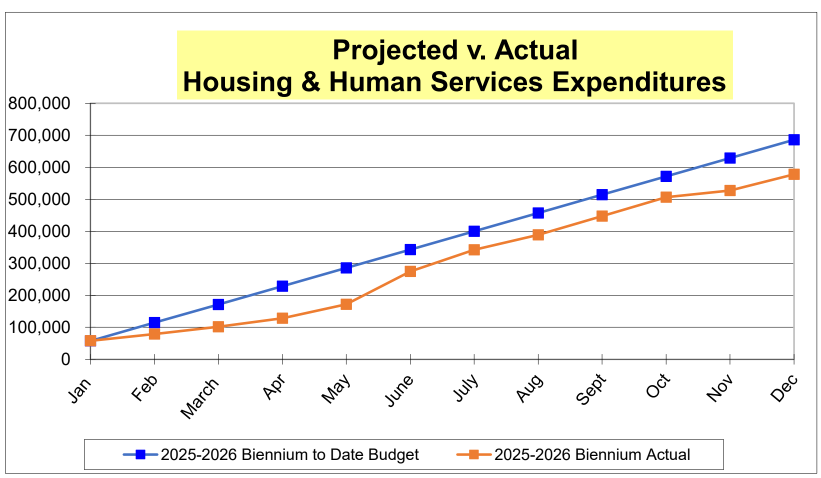
Environmental Services

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	25,714	14,161
Feb	51,428	33,816
March	77,142	73,521
Apr	102,856	125,398
May	128,570	163,125
June	154,284	189,085
July	179,998	212,188
Aug	205,712	228,838
Sept	231,426	246,225
Oct	257,140	297,906
Nov	282,854	339,560
Dec	308,572	355,920
2025-26	308,572	355,920
Year To Date		
Actual v. Projected		115%



Housing & Human Services

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	57,155	57,752
Feb	114,310	78,934
March	171,465	101,350
Apr	228,620	128,319
May	285,775	171,833
June	342,930	274,582
July	400,085	342,171
Aug	457,240	388,674
Sept	514,395	447,495
Oct	571,550	506,311
Nov	628,705	527,116
Dec	685,858	577,897
2025-26	685,858	577,897
Year To Date		
Actual v. Projected		84%



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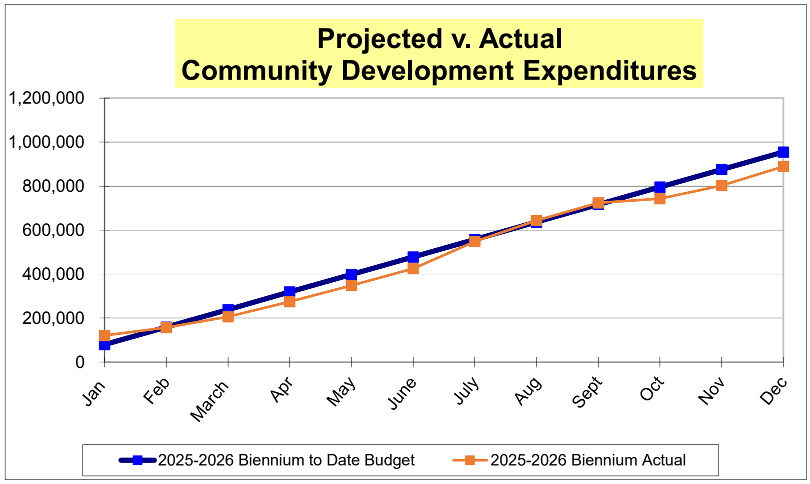
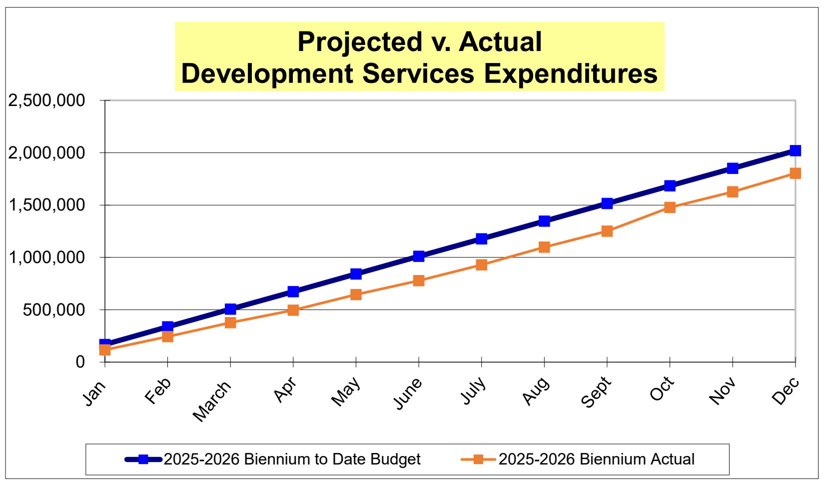
COMMUNITY DEVELOPMENT

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	79,577	121,010
Feb	159,154	156,788
March	238,731	205,897
Apr	318,308	274,293
May	397,885	348,073
June	477,462	424,283
July	557,039	548,105
Aug	636,616	643,457
Sept	716,193	724,276
Oct	795,770	742,913
Nov	875,347	802,157
Dec	954,927	889,057
2025-26	954,927	889,057
Year To Date		
Actual v. Projected		93%



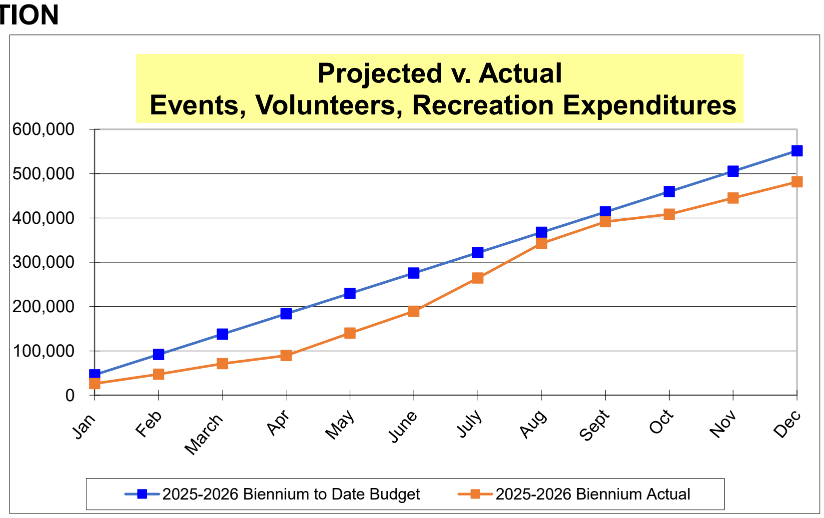
DEVELOPMENT SERVICES

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	168,339	116,740
Feb	336,678	242,730
March	505,017	376,875
Apr	673,356	496,378
May	841,695	645,644
June	1,010,034	777,563
July	1,178,373	929,484
Aug	1,346,712	1,097,698
Sept	1,515,051	1,250,148
Oct	1,683,390	1,477,980
Nov	1,851,729	1,625,981
Dec	2,020,071	1,803,576
2025-26	2,020,071	1,803,576
Year To Date		
Actual v. Projected		89%



EVENTS, VOLUNTEERS, RECREATION

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	45,969	26,117
Feb	91,938	47,296
March	137,907	71,106
Apr	183,876	89,437
May	229,845	140,072
June	275,814	189,175
July	321,783	264,337
Aug	367,752	342,823
Sept	413,721	391,668
Oct	459,690	408,395
Nov	505,659	445,080
Dec	551,631	481,412
2025-26	551,631	481,412
Year To Date		
Actual v. Projected		87%



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City of Kenmore
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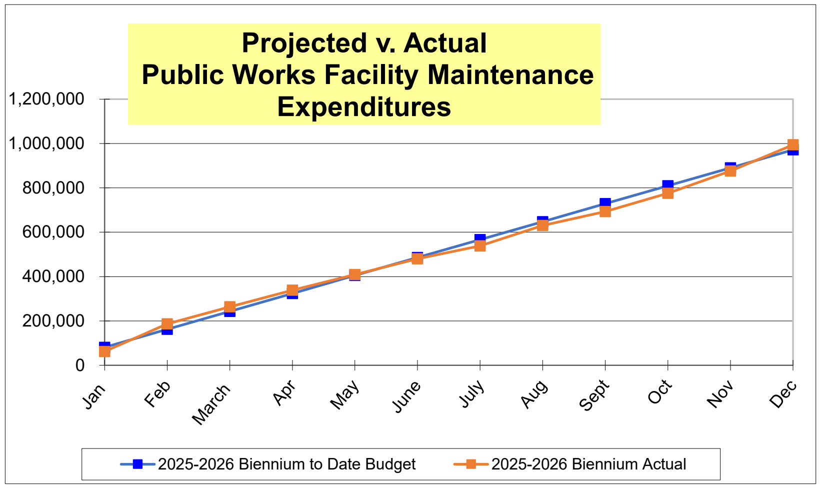
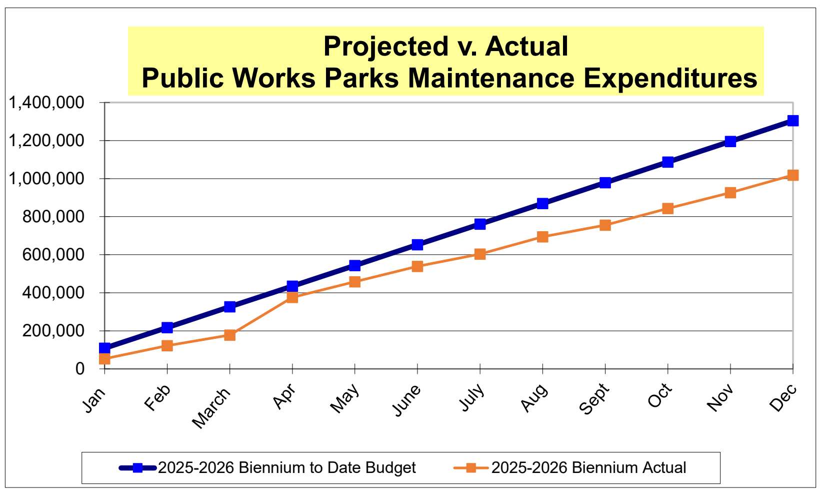
PUBLIC WORKS FACILITY MAINTENANCE

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	80,953	62,088
Feb	161,906	186,348
March	242,859	263,200
Apr	323,812	338,979
May	404,765	408,623
June	485,718	480,470
July	566,671	538,210
Aug	647,624	629,873
Sept	728,577	693,383
Oct	809,530	775,820
Nov	890,483	876,280
Dec	971,439	993,978
2025-26	971,439	993,978
Year To Date		
Actual v. Projected		102%



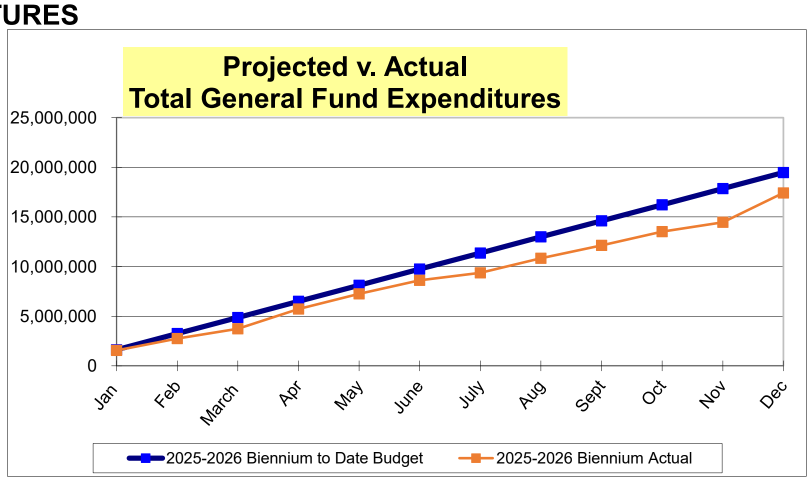
PUBLIC WORKS PARKS MAINTENANCE

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	108,714	53,048
Feb	217,428	122,183
March	326,142	177,547
Apr	434,856	375,493
May	543,570	457,561
June	652,284	539,092
July	760,998	603,644
Aug	869,712	694,387
Sept	978,426	755,560
Oct	1,087,140	842,909
Nov	1,195,854	926,276
Dec	1,304,573	1,018,738
2025-26	1,304,573	1,018,738
Year To Date		
Actual v. Projected		78%



TOTAL GENERAL FUND EXPENDITURES

	2025-2026 Biennium to Date Budget	2025-2026 Biennium Actual
Jan	1,623,094	1,557,627
Feb	3,246,188	2,753,225
March	4,869,282	3,723,917
Apr	6,492,376	5,716,080
May	8,115,470	7,258,773
June	9,738,564	8,626,056
July	11,361,658	9,379,220
Aug	12,984,752	10,845,808
Sept	14,607,846	12,127,623
Oct	16,230,940	13,519,157
Nov	17,854,034	14,466,879
Dec	19,477,122	17,424,454
2025-26	19,477,122	17,424,454
Year To Date		
Actual v. Projected		89%



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City of Kenmore
Street Fund Summary Report
December 31, 2025

	CURRENT PERIOD 2025 - 2026			
	4th Quarter 2025	BIENNIUM TO DATE 2025-2026	% of BUDGET	BUDGET 2025-2026
REVENUES				
Beginning Fund Balance		**2,384,161**		**2,384,161**
Fuel Tax	103,445	386,260	51.1%	756,200
Investment Interest	21,090	88,645	65.7%	135,000
ROW Permit Fees/Inspections	26,453	507,506	92.5%	548,508
Multimodal Transportation	7,707	30,792	47.2%	65,234
Insurance Recovery	0	5,520	0.0%	0
MVA Transporation City/Plat Street Signs	6,863	27,620	47.4%	58,290
Transfer from TBD	181,250	725,000	50.0%	1,450,000
Total Revenues	346,808	1,771,343	58.8%	3,013,232

	CURRENT PERIOD 2025 - 2026			
	4th Quarter 2025	BIENNIUM TO DATE 2025-2026	% of BUDGET	BUDGET 2025-2026
EXPENDITURES				
Salary and Benefits	145,523	510,567	48.5%	1,052,699
Maintenance & Operations	230,233	1,224,733	53.6%	2,286,025
Total Expenditures	375,756	1,735,300	52.0%	3,338,724
Revenue over (under) Expenditures	(28,948)	36,043		(325,492)
Ending Fund Balance		**2,420,204**		**2,058,669**

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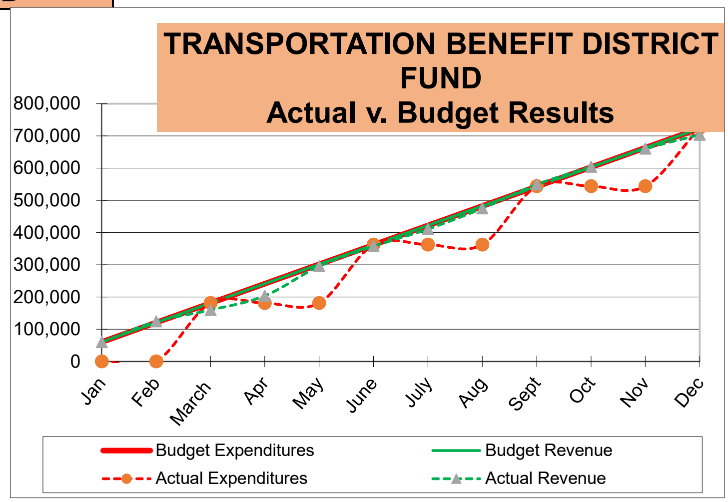
City of Kenmore
Other Funds Monthly Activity
December 31, 2025

TRANSPORTATION BENEFIT DISTRICT FUND

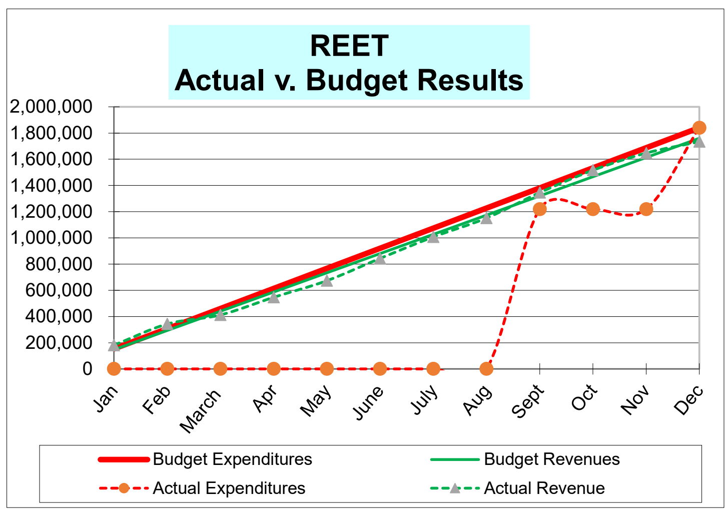
	2025-2026 Budget Expenditures	2025-2026 Actual Expenditures	2025-2026 Budget Revenue	2025-2026 Actual Revenue
Jan	60,417	0	60,300	59,411
Feb	120,834	0	120,600	123,979
March	181,250	181,250	180,900	159,616
Apr	241,667	181,250	241,200	203,645
May	302,084	181,250	301,500	295,634
June	362,501	362,500	361,800	357,377
July	422,918	362,500	422,100	410,832
Aug	483,335	362,500	482,400	475,080
Sept	543,750	543,750	542,700	549,245
Oct	604,167	543,750	603,000	604,310
Nov	664,584	543,750	663,300	660,201
Dec	725,000	725,000	723,600	703,861
2025	725,000		723,600	
Total Actual to Date vs Total Budget		100%		97%



The Transportation Benefit District fund accounts for the $40 vehicle license tab fees levied on vehicles located in the Kenmore city limits. The revenue generated is used to maintain the City's transportation system.

REAL ESTATE EXCISE TAX FUND

	2025-2026 Budget Expenditures	2025-2026 Actual Expenditures	2025-2026 Budget Revenue	2025-2026 Actual Revenue
Jan	153,387	0	146,667	181,173
Feb	306,774	0	293,334	342,522
March	460,161	0	440,001	411,937
Apr	613,548	0	586,668	546,346
May	766,935	0	733,335	673,147
June	920,322	0	880,002	843,190
July	1,073,709	0	1,026,669	1,006,923
Aug	1,227,096	0	1,173,336	1,151,135
Sept	1,380,483	1,219,600	1,320,003	1,345,470
Oct	1,533,870	1,219,600	1,466,670	1,516,319
Nov	1,687,257	1,219,600	1,613,337	1,647,254
Dec	1,840,639	1,840,639	1,760,000	1,733,920
2025	1,840,639		1,760,000	
Total Actual to Date vs Total Budget		100%		99%

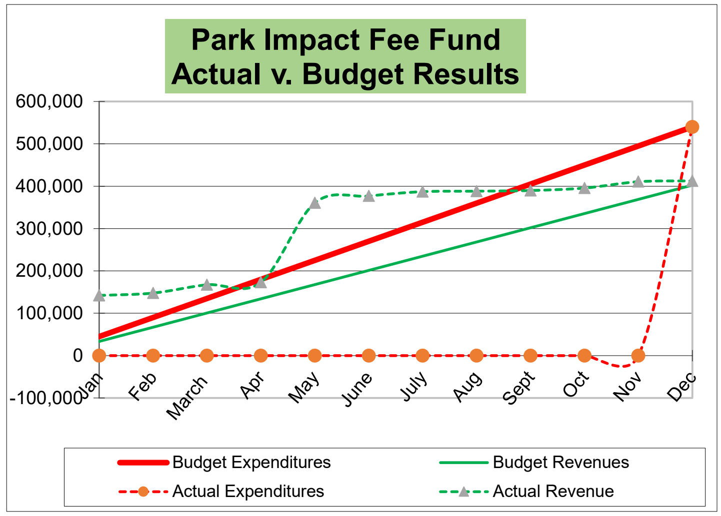


The Real Estate Excise Tax Fund accounts for the 1/2% real estate excise taxes levied by the City which are restricted to capital projects and improvements. Expenditures include transfers to the Park Capital Fund for park improvements, Transportation Capital Fund for transportation improvements and Public Works Operations Center.

City of Kenmore
Other Funds Monthly Activity
December 31, 2025

PARK IMPACT FEE FUND

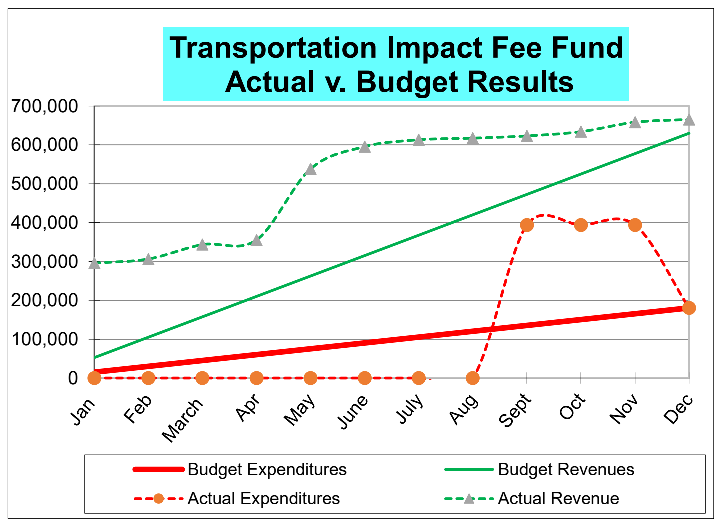
	2025-2026 Budget Expenditures	2025-2026 Actual Expenditures	2025-2026 Budget Revenue	2025-2026 Actual Revenue
Jan	45,000	0	33,542	142,087
Feb	90,000	0	67,084	147,665
March	135,000	0	100,626	167,317
Apr	180,000	0	134,168	173,031
May	225,000	0	167,710	360,596
June	270,000	0	201,252	376,818
July	315,000	0	234,794	387,099
Aug	360,000	0	268,336	388,240
Sept	405,000	0	301,878	389,848
Oct	450,000	0	335,420	395,631
Nov	495,000	0	368,962	410,646
Dec	540,000	540,000	402,500	412,598
2025	540,000		402,500	
Total Actual to Date vs Total Budget		100%		103%



This fund accounts for City imposed park impact fees on new development. Expenditures are for public park acquisitions and improvements.

TRANSPORTATION IMPACT FEE FUND

	2025-2026 Budget Expenditures	2025-2026 Actual Expenditures	2025-2026 Budget Revenue	2025-2026 Actual Revenue
Jan	15,035	0	52,500	295,737
Feb	30,070	0	105,000	306,195
March	45,105	0	157,500	343,458
Apr	60,140	0	210,000	355,278
May	75,175	0	262,500	538,188
June	90,210	0	315,000	595,494
July	105,245	0	367,500	613,200
Aug	120,280	0	420,000	617,381
Sept	135,315	393,750	472,500	623,058
Oct	150,350	393,750	525,000	634,025
Nov	165,385	393,750	577,500	658,371
Dec	180,418	180,418	630,000	665,531
2025	180,418		630,000	
Total Actual to Date vs Total Budget		100%		106%

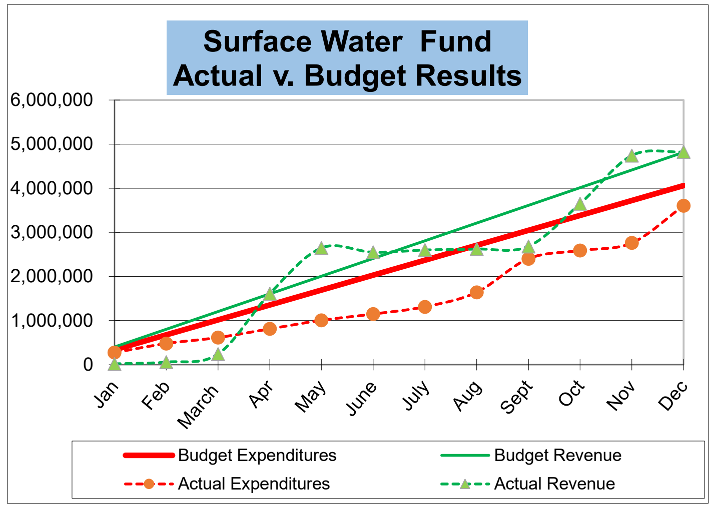


This fund accounts for City imposed transportation impact fees on new development. Expenditures are for public transportation improvements.

City of Kenmore
Other Funds Monthly Activity
December 31, 2025

SURFACE WATER MANAGEMENT FUND

	2025-2026 Budget Expenditures	2025-2026 Actual Expenditures	2025-2026 Budget Revenue	2025-2026 Actual Revenue
Jan	338,362	275,323	401,280	19,050
Feb	676,724	479,752	802,560	58,996
March	1,015,086	614,807	1,203,840	240,098
Apr	1,353,448	811,781	1,605,120	1,610,676
May	1,691,810	1,006,427	2,006,400	2,646,116
June	2,030,172	1,148,214	2,407,680	2,548,934
July	2,368,534	1,313,202	2,808,960	2,599,607
Aug	2,706,896	1,640,518	3,210,240	2,622,074
Sept	3,045,258	2,403,185	3,611,520	2,682,616
Oct	3,383,620	2,589,228	4,012,800	3,650,292
Nov	3,721,982	2,760,555	4,414,080	4,742,268
Dec	4,060,346	3,604,798	4,815,364	4,824,797
2025	4,060,346		4,815,364	
Total Actual to Date vs Total Budget		89%		100%



This fund accounts for receipts from surface water assessments. The assessments are collected through the property tax billings; the majority of the receipts are collected in May and November. Expenditures are for surface water maintenance activities such as sweeping and drainage as well as capital improvements.

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City of Kenmore
Investment Schedule
December 31, 2025

	Investment #	Type	Purchase Date	Maturity Date	Rate	Yield	Principal or Balance	Yield Equivalents
		Average Yield to Maturity-Securities					**Average Yield**	**4.13%**
Time Value Investments								
	912828R36	US TREAS	1/17/2024	5/15/2026	1.63%	3.98%	996,479.38	39,659.88
	912828YU8	US TREAS	9/17/2024	11/30/2026	1.63%	3.34%	997,677.90	33,322.44
	91282CEW7	US TREAS	1/14/2025	6/30/2027	3.25%	4.21%	1,539,877.50	64,828.84
	91282CBB6	US TREAS	5/19/2025	12/31/2027	0.63%	3.82%	921,120.00	35,186.78
	91282CBS9	US TREAS	3/26/2024	3/31/2028	1.25%	4.20%	1,485,163.35	62,406.56
	91282CHK0	US TREAS	7/16/2024	6/30/2028	4.00%	4.16%	1,491,328.13	62,039.25
	91282CJR3	US TREAS	5/2/2025	12/31/2028	3.75%	3.51%	1,008,100.00	35,384.31
	91282CEB3	US TREAS	9/17/2024	2/28/2029	1.88%	3.35%	995,870.00	33,361.65
	91282CEV9	US TREAS	11/14/2025	6/30/2029	1.97%	3.25%	1,492,200.00	48,496.50
	91282CGJ4	US TREAS	3/4/2025	1/31/2030	3.50%	3.94%	1,470,600.00	57,941.64
	91282CGZ8	US TREAS	5/2/2025	4/30/2030	3.50%	3.58%	996,300.00	35,667.54
	91282CNN7	US TREAS	11/14/2025	7/31/2030	3.85%	3.88%	1,018,100.00	39,451.38
Total TVI Purchases							**14,412,816.26**	**547,746.77**

Account	Rate	Principal or Balance	Yield Equivalents
Banner Checking and Savings	**0.02%**	**3,334,516.86**	666.90
US Bank Money Market	**3.36%**	**158,307.34**	5,319.13
Pacific Premier Savings	**4.03%**	**3,706,091.24**	149,355.48
LGIP - Primary Account	**3.88%**	**16,335,107.38**	633,802.17
LGIP - Bond Proceeds Account	**3.88%**	**13,178,533.03**	511,327.08
		36,712,555.85	**1,300,470.75**
Total Accounts		**$ 51,125,372.11**	**$ 1,848,217.53**

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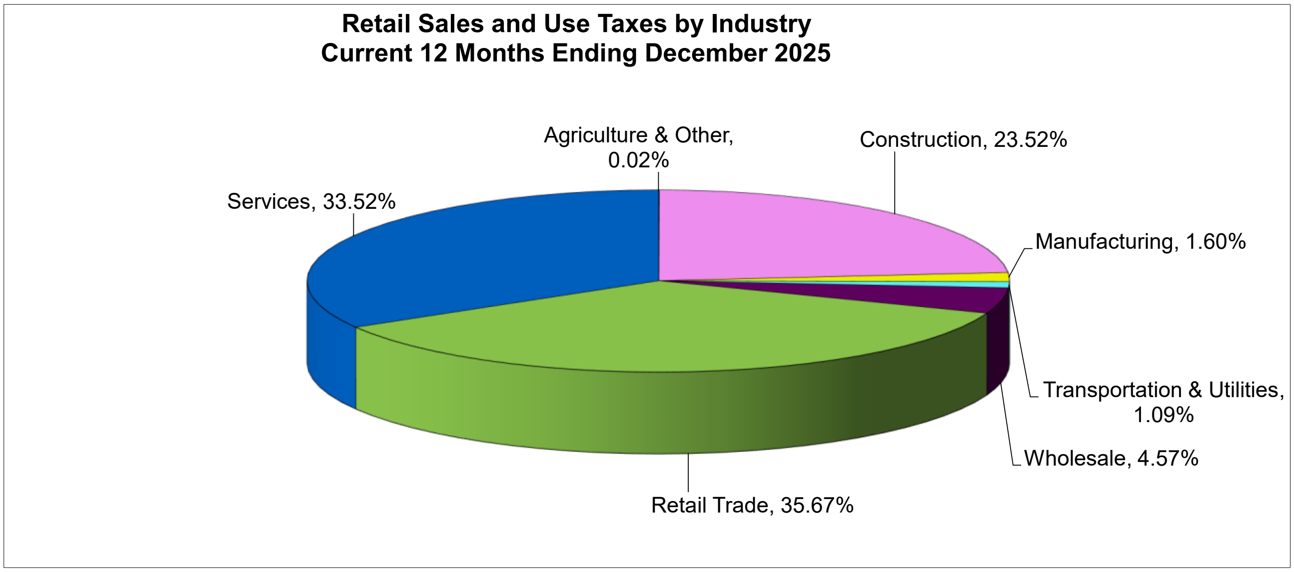
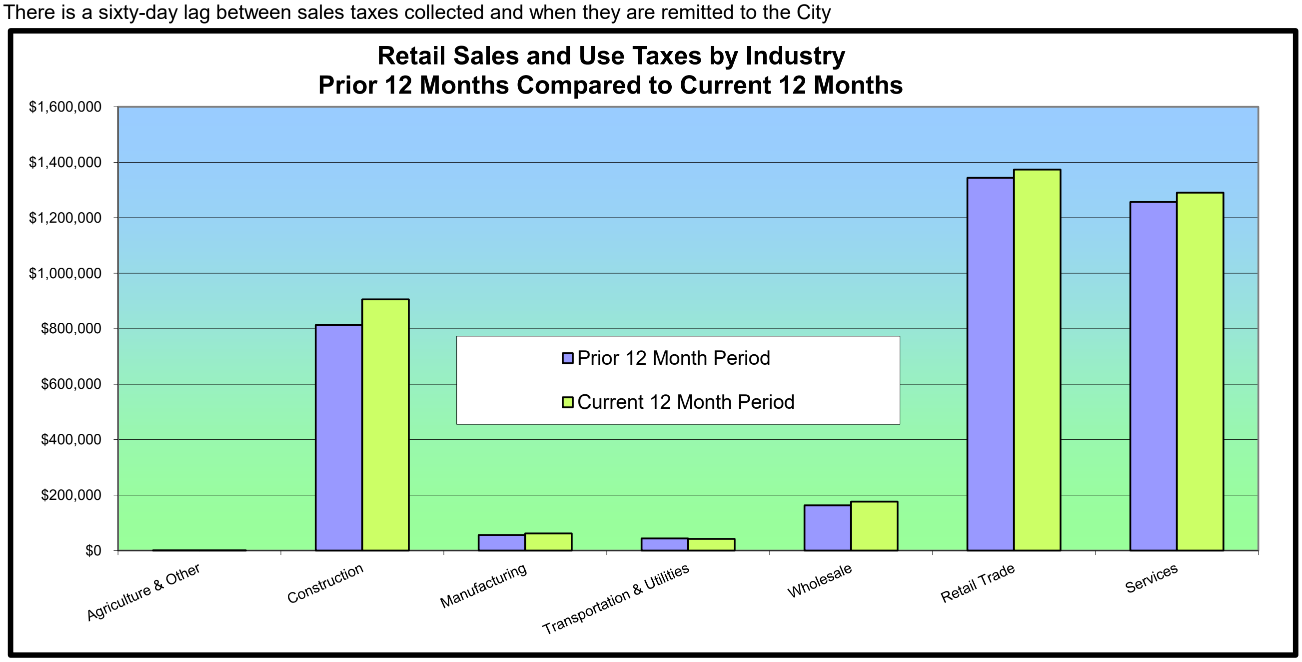
City of Kenmore
Retail Sales and Use Tax Distribution
December 31, 2025

Industry	Prior 12 Months ending December 2024	Current 12 Months ending December 2025	% Increase/ (Decrease)	% of Total
Agriculture & Other (Landscaping, Animal Hospitals)	$584	$740	26.56%	0.02%
Construction	813,099	905,572	11.37%	23.52%
Manufacturing (Printing, Publishing, Other Manuf.)	56,480	61,623	9.11%	1.60%
Transp/Comm/Utilities (Telecomm., Air Transport.)	43,560	42,043	-3.48%	1.09%
Wholesale (Lumber, Other Wholesale)	163,027	176,061	7.99%	4.57%
Retail Trade (Eating, Merchandise, Food Stores)	1,344,088	1,373,477	2.19%	35.67%
Services (Auction, Recreation, Auto Repair, Financial)	1,256,970	1,290,631	2.68%	33.52%
Totals	$3,677,809	$3,850,146	4.69%	100%
Increase/(Decrease)		$172,338	4.69%	



NOTE: Due to the City's Confidentiality Agreement with the Department of Revenue, specific business information cannot be disclosed.

There is a sixty-day lag between sales taxes collected and when they are remitted to the City



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City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:

State Legislative Session Recap

Department: City Manager's Office

Prepared by: Stephanie Lucash, Deputy City Manager

Attachments:
1. Presentation from State Lobbyist Shelly Helder
2. Adopted 2026 State Legislative Agenda

Proposed Council Action/Motion:

☒Information Only
☐Receive and File
☐Discuss
☐Provide Direction
☐Public Hearing
☐Adopt/Approve
☐Authorize
☐Other:

Approvals:

Department Head	City Attorney	Finance Director	City Manager	Optional
SLL, 3/31/26	N/A	N/A	TK 3/31/26	

Summary/Background:

The City contracts with the firm Gordon Thomas Honeywell for state lobbying services. This item is a recap of the 2026 Washington State Legislative Session from our state lobbyist Shelly Helder. The session ended on March 12, 2026. This recap is provided annually for the City Council's information.

Previous Council Action(s):

The City Council adopted its 2026 State Legislative Agenda on October 27, 2025.

Fiscal Consideration:

There are fiscal considerations for the City resulting from various bills passed by the Washington State Legislature. Those will be discussed as part of the presentation.

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

DEIA Strategic Plan | City's Equity Framework Toolkit

This item supports the following objective in the City's DEIA Strategic Plan: Objective 2.5: Adopt policies and practices that prioritize equity, accessibility, and inclusivity.

City Council Priorities or Budget Objective Being Addressed:

This item is covered by the Preamble to the 2026 City Council priorities which includes city governance and compliance with state and federal mandates.

2026 State Legislative Agenda

Lakepointe
The City is poised to transform the 40+ acre Lakepointe property, which is currently a languishing industrial site on Lake Washington, into a walkable urban village with over 3,000 lineal feet of restored shoreline habitat and a landmark waterfront park. Once a final agreement is reached with the property owner, the City will move forward to perform thorough due diligence and coordination with regulatory agencies in order to acquire a significant portion of the property. Acquisition and development of Lakepointe will be a multi-year effort and require support from all levels of government. The City requests state funding to help acquire a strategic part of the property to make this vision a reality.

Ped/Bike Projects in Kenmore
Pedestrian and bicyclist safety is a City priority. The City is committed to achieving zero pedestrian and bicyclist fatalities and serious injuries by 2025 through project improvements, education and enforcement. The City requests state funding to deliver the following projects:

- 80th Avenue: There is a $750,000 funding gap to close sidewalk gaps and create continuous sidewalk, buffered bike lanes, and enhanced crossings on both sides of the street connecting to SR522.
- Burke Gilman Trail/ SR 522 Accessibility: There is a $1M gap to provide an ADA connection from the Burke Gilman Trail to SR 522 and the BRT stop.
- Arrowhead Drive: There is a $500,000 gap to build sidewalks, install a flashing crossing sign and several traffic calming features to improve safety for this school route.
- NE 181st – There is a $500,000 gap to construct new sidewalks on the south side of NE 181st connecting the BRT stop.

Digital Permitting System Upgrades
As a member of the eCityGov Alliance, we request $2.7 million from the supplemental budget for the development of a digital permitting solution that will help cities comply with SB 5290 and improve the responsiveness, efficiency, and overall management of the permitting process for local governments.

City of Kenmore
2026 End of Session Legislative Report
April 3, 2026

Dear City of Kenmore,

It was a pleasure to advocate on behalf of the City of Kenmore throughout the 2026 Washington State legislative session.

The 2026 session marked the second year of the 2025–27 biennium and was largely defined by the Legislature's responsibility to adopt supplemental operating, capital, and transportation budgets. Similar to previous years, this proved to be a challenging task. Lawmakers entered the short, 60-day session confronting a projected multi-billion-dollar budget gap driven by rising maintenance-level costs, caseload growth, inflationary pressures, and new obligations from recent policy expansions, even as revenue growth remained modest.

In response, the Legislature focused heavily on budget-balancing strategies, including targeted spending reductions, use of reserves, and adjustments to the tax code. A significant portion of the session was devoted to debates over tax fairness and affordability. Lawmakers also grappled with the downstream fiscal impacts of recent federal actions, as well as ongoing needs related to infrastructure, disaster response, housing affordability, and public safety.

Despite these headwinds, we were successful in securing $300,000 for the Burke Gilman ADA Accessibility Project. Just as importantly, we worked to ensure the City's perspective was well understood by legislators as they weighed difficult tradeoffs in an election-year environment.

With session now adjourned, legislators will turn their attention to the November 2026 elections, with all House seats and approximately half of the Senate on the ballot. This political dynamic will shape both the interim and the policy landscape heading into next year.

Looking ahead, the 2027 legislative session will be a 105-day session and the first year of the 2027–29 biennium. The Legislature will shift its focus to developing full biennial budgets and considering more expansive policy proposals. In an evolving fiscal and political climate, consistent, strategic advocacy will be essential. I look forward to continuing to work with the City of Kenmore during the interim to advance its priorities, strengthen legislative relationships, and ensure we are well positioned for the 2027 session.

Thank you,

Shelly Helder
State Lobbyist
Gordon Thomas Honeywell Government Relations

Table of Contents

Attachments:

1. AWC Budget Matrix
2. 2026 Bills Impacting Cities

A. Session Overview

The 2026 legislative session convened on January 12 and adjourned on schedule on March 12. During the 60-day short session, lawmakers focused on two primary responsibilities: adopting biennial operating, capital, and transportation budgets, and debating and advancing legislation.

From a city perspective, the results of the 2026 Session show there is still significant room for progress. During the session, the Legislature:

- Continued its pattern of passing land-use mandates without attached funding. However, in refining several proposals, lawmakers incorporated more city input than they have in recent years.
- Declined to offer broad financial support for cities facing budget pressures, though it did pass a modest fiscal-flexibility measure (House Bill 2442) that introduces a few new revenue options that may help a small number of municipalities.
- Preserved most, though not all, state accounts that share funds with cities, but did not fully compensate for the expected financial losses that will occur once tax exemptions tied to the millionaire's tax go into effect.

The session was largely defined by Democrats' push to overhaul the state's tax structure. That effort culminated in final legislative approval of Senate Bill 6346, which imposes a new 9.9% tax on household income above $1 million. The bill passed the Senate late on the final night of the session and now heads to Governor Ferguson, who has indicated he will sign it. Supporters argued the measure begins to address Washington's long-standing reliance on regressive revenue sources, while Republicans warned it could open the door to broader income taxation.

Democratic leaders also advanced a slate of bills aimed at insulating the state from shifting federal policies. Lawmakers approved measures restricting the release of voter data, prohibiting law enforcement officers from concealing their identities while performing official duties, and anchoring vaccine guidance to state-level health authorities rather than federal directives. Party leaders described these actions as necessary to protect civil rights and public health.

In total, legislators introduced 1,238 bills during the session and enacted 268 into law.

Despite declaring the short session largely successful, Democratic leaders acknowledged that several major issues remain unresolved and are likely to resurface next year. These include regulating data centers more comprehensively, managing rising legal costs facing the state, stabilizing funding for public defense, revisiting public school funding, and securing long-term funding for ferry construction.

For Republicans, the session was largely defined by opposition. With limited leverage as the minority party, lawmakers relied heavily on procedural tactics and amendment strategies to slow or challenge Democratic priorities. That approach was most visible during the marathon House debate over the income tax bill, which stretched more than 24 hours and ranked among the longest floor debates in state history.

B. Legislative Agenda Items

Lakepointe

The City's top legislative priority is to secure state support for the acquisition and development of a portion of the Lakepointe property as a catalyst to transform the 40+ acres into a walkable urban village. Since this is a long-term priority, the focus for this year is to continue building awareness of the project and momentum for a capital budget request in the new biennium. During the session, Mayor Herbig came to Olympia to meet with the 1st Legislative Delegation to share more about the project. The delegation was interested in learning more during the interim months about how state support may help advance the project.

Ped/Bike Projects in Kenmore

The City identified the ADA connection between the Burke Gilman Trail and SR 522 as the highest priority for this supplemental budget. Since the project is both a park-related trail improvement and a key mobility connection, the City requested $500,000 from the capital budget and $500,000 from the transportation budget. The House Transportation budget proposal included the requested $500,000, while the Senate provided none. Conversely, the Senate Capital budget included $300,000, while the House Capital budget included none. When the proposals were released, the City urged legislators to include funding for the project in both final budgets. Unfortunately, the final Transportation Budget did not include funding for the project since little to no new funding was included for transportation projects. The final Capital Budget includes $300,000 for the project.

While advancing the highest-priority project, the City also discussed three additional transportation needs with the delegation: closing a $500,000 gap on Arrowhead Drive for sidewalks, a flashing crossing sign, and traffic calming near the school route; addressing a $500,000 gap on NE 181st to build south-side sidewalks connecting to the BRT stop; and filling a $750,000 gap on 80th Avenue to complete sidewalk links, add buffered bike lanes, and enhance crossings along the corridor to SR 522. Although these projects were elevated with legislators this session, there was no expectation they would be funded in the supplemental year.

Digital Permitting System Upgrades

As an Executive Member of the eCityGov Alliance, Kenmore initially joined the Alliance in requesting $2.7 million from the state operating budget to enhance and expand the publicly owned digital permitting system. Entering this session, the Alliance planned to advocate for the full $2.7 million, recognizing that while supplemental budgets rarely fund large projects, continued advocacy was important to highlight rising costs and the statewide value of a shared permitting platform. The request also aligned with the Department of Commerce's simultaneous push for grant funding to support digital permitting upgrades statewide.

As the Alliance began preparing formal support letters and coordinating with House sponsors, since the Senate was not accepting operating budget requests, the group reassessed its capacity to deliver the full project on schedule if the entire $2.7 million were awarded. Instead, the Alliance pivoted to a more phased approach. In alignment with the Alliance, the request was adjusted to $1 million for Phase 1, focusing on rebuilding the myBuildingPermit.com frontend to improve speed, efficiency, and service for both applicants and permitting agencies.

Despite this strategic shift, neither the House nor the Senate Operating budget proposals included direct funding for the project in their budget proposals. However, both chambers proposed broader grant programs, $500,000 in the House and $1 million in the Senate, for local permitting improvements. The final operating budget does not include funding for the eCity Gov Alliance digital permitting system upgrades but $500,000 was included for the local government permitting improvement grant program through Commerce.

C. Policy Statements Outcomes

Climate Change and Environmental Stewardship

The legislature considered several bills aimed at protecting the environment, including House Bill 2233 which would have expanded the restrictions on the use of plastic carry out bags and House Bill 2271, which would have established new thresholds for post-consumer recycled content for plastic products. Neither bill made it out of the House of origin though both are expected to return in 2027. Product stewardship for textiles (House Bill 1420) and bottles (House Bill 1607) also both failed after their second year of being considered. Extensive stakeholder work is expected over the interim on both pieces of legislation. The most notable environmental bill to pass this session is Senate Bill 6355 which got a late start in a short session but it through the process in just 15 days. The bill creates the Washington Electric Transmission Authority to ensure the state has adequate grid capacity for the growing demand for electricity.

Housing

Affordable Housing

Local governments have consistently emphasized that meeting housing needs across all income levels will require significantly greater investment in housing serving households at 50% of area median income (AMI) or below.

The state's primary tool for funding affordable housing production is the Housing Trust Fund. In his capital budget proposal, Governor Ferguson recommended investing $275 million in the program—an unusually large investment for a supplemental budget year. While the Legislature did not fully fund the Governor's proposal, it approved a substantial allocation to the program, reflecting continued legislative commitment to affordable housing development. Even with this investment, however, the Housing Trust Fund alone will not produce the level of housing needed for Washington State to meet its housing supply goals.

Several proposals were introduced this session that would have provided new local revenue options to support housing production. These included proposals to:

- Allow local governments to impose a tax on short-term rentals (House Bill 2559)
- Authorize all jurisdictions to seek voter approval for an additional 0.25% real estate excise tax, similar to authority currently available to San Juan County (House Bill 1480)

- Modify existing incentives to support redevelopment of parking lots and underutilized sites into housing (Senate Bill 5755)

While these proposals received legislative attention, none advanced during the short legislative session.

The Legislature did, however, provide additional flexibility in how existing housing-related revenues may be used. In recent years, lawmakers created two local-option sales tax tools to support housing investments:

- Establish a sales tax credit that cities can use to fund affordable housing (House Bill 1406 from 2019)
- Authorize a local sales tax dedicated to housing and related services (House Bill 1590 from 2020)

Both programs included restrictions on how revenues could be spent. This year, the Legislature approved Senate Bill 6027 and House Bill 2442, expanding flexibility by allowing these funds to be used for rental assistance, providing jurisdictions with additional tools to address housing affordability.

The Governor has also continued to advance his executive order establishing a Washington State Department of Housing. An advisory committee has been formed and has begun meeting to guide the development of the new agency, with the Association of Washington Cities serving as a participant. As part of this effort, a survey is currently being circulated to gather stakeholder input on the mission and role of the future agency. The survey includes several questions about how the agency should interact with cities in advancing housing policy, including topics related to land use and permit reform. Local governments are encouraged to participate and provide input.

Behavioral Health

There continues to be bipartisan recognition that addressing behavioral health—both mental health and substance use—is essential to improving public safety. Consistent with recent budgets, the Legislature continued to make significant investments in the state's behavioral health system, including:

- $24 million for Program for Assertive Community Treatment (PACT) teams to expand intensive, community-based services for individuals with serious behavioral health conditions.
- $12 million for substance use disorder peer support services, increasing access to certified peer counselors and strengthening recovery-oriented care statewide.
- $48 million to support the housing and stabilization needs of individuals with behavioral health disorders, including crisis response teams, supportive housing programs, recovery navigator services, stabilization teams, and other community-based interventions.

These investments reflect the Legislature's ongoing shift toward a more community-based behavioral health system, reducing reliance on state hospitals and expanding local capacity for treatment, stabilization, and long-term recovery.

Public Safety and Justice Services

Public Defense

Public defense remained one of the most unresolved pressures on local governments this year, driven largely by the Washington Supreme Court's June 2025 order requiring a two-thirds reduction in public-defender caseloads over the next decade. There were two bills introduced this session that aimed to reduce pressure on local governments. The first was House Bill 2163/Senate Bill 5913, which would clarify that the Court's 10-year phase-in takes precedence over the three-year timeline proposed by the Washington State Bar Association. Cities strongly supported this clarification, as the shorter timeline is widely viewed as unworkable given current workforce shortages and the absence of state funding. The second was Senate Bill 5914, which restructured how the Office of Public Defense distributes state funding by moving to a pro rata formula tied to documented costs. The bills did not receive public hearings and did not make any progress this session.

In the final days before the first fiscal cutoff, House Bill 1592, was unexpectedly scheduled for a public hearing. Originally introduced in 2025 and focused solely on counties, the bill was amended this year to create a city funding distribution based on misdemeanor case counts, eliminating the grant-application process. The bill also added new reporting requirements for the Office of Public Defense (OPD) and the Administrative Office of the Courts (AOC) to track caseloads, backlogs, and staffing needs. Despite the last-minute surge of attention, the bill did not pass.

Public Safety

In recent years, legislative discussions have often been dominated by public safety issues. While the topic received considerable rhetorical attention during this session, relatively few significant policy changes were enacted.

Two bills passed this session with notable implications for public safety. The first, Senate Bill 5974, establishes minimum qualifications for elected sheriffs creating background check requirements. The second, Senate Bill 6002, regulates the use of automated license plate reader (ALPR) cameras, often referred to as "Flock cameras," which are increasingly used by local law enforcement agencies to investigate and prevent crime.

The Legislature also monitored—but did not take action on—the implementation of House Bill 2015, adopted last year. That law created a $100 million grant program and authorized a councilmanic sales tax to support local public safety investments. Several jurisdictions expressed concern that the eligibility criteria and certification requirements established by the Criminal Justice Training Commission are burdensome and difficult to meet, limiting access to the funding. Approximately one month into the legislative session, the Commission approved the first jurisdictions for certification under the program. Click here to view the CJTC program page.

Electric motorcycles

Lawmakers have been prioritizing policies that aim to increase safety for all road users. This session, the legislature passed [Senate Bill 6066], authorizing and defining crash prevention zones, and [Senate Bill 6110], addressing the increase of e-motos use and developing a workgroup to define e-motos.

Automated Photo Enforcement

Cities saw existing authority to use automated traffic safety cameras threatened in two different ways. The first was an unintentional impact of definitions in the Driver Privacy Act, Senate Bill 6002 that regulates automated license plate reader (ALPR) cameras. After several rounds of refinement and advocacy, the final version of the bill defines ALPR cameras in a way that specifically excludes automated traffic safety cameras and therefore does not make the city's cameras subject to the limitations of ALPR cameras.

The second threat that required prompt engagement by the City was Senate Bill 6352 which proposed changing the revenue distribution method for cities that operate traffic safety cameras. Current law says that cities must share 25% of net revenues from stationary cameras put in place after June 6, 2024. The Senate Bill proposed sharing 10% of gross revenues starting in 2028, no matter how long a camera is in place. This would have been roughly $500,000 annual cost increase to Kenmore. The City led the effort in a different proposal that responded to the legislature's desire for predictable and ongoing revenue for the Cooper Jones Bicycle Safety Account. That proposal was incorporated in House Bill 2711 which would have changed it to require a city to remit $5,000 annually for each device active in the previous 12 months, and an additional $5,000 annually for each permanent camera that has been in place for at least four years. In the end the legislature opted not to make changes to the revenue distribution structure, but it is likely the issue will return in the 2027 session.

Tax Policies and Fiscal Sustainability

While the Legislature has been focused on establishing a more stable and progressive fiscal structure for the state budget, local government budgets have not received the same level of prioritization or attention.

During the first year of the legislative biennium, significant energy was invested in a proposal to lift the 1% property tax cap. However, at the very end of the legislative session, Governor Ferguson indicated that he was not interested in signing such a proposal into law. Instead, the Legislature approved a councilmanic sales tax increase for public safety. This change makes the local tax code more regressive and more vulnerable to the ups and downs of economic downturns and broader fiscal uncertainty.

During the 2026 legislative session, the Legislature continued this trend by approving yet another councilmanic sales tax increase—this time for children, youth, and families (House Bill 2442).

Additionally, if the proposed millionaire's tax is upheld, several sales and use tax exemptions will take effect as the tax is implemented. While these exemptions are widely recognized as an opportunity to reduce cost burdens on low- and middle-income households, they will negatively impact local government revenues. The Legislature acknowledged this impact in a brief intent section that recognizes the potential reduction in local revenues and references $200 million in mitigation funding in the four-year budget outlook. However, this amount would only partially offset the fiscal impacts of the proposal.

In the third and fourth quarters of 2026, cities will begin collecting sales tax revenues on services that became taxable under legislation enacted during the 2025 session. Many cities—though not all—will experience a modest increase in sales tax collections as a result. However, this revenue increase is temporary and will likely be repealed in 2029 if the millionaire's tax is upheld.

Transportation Revenue

To provide cities with additional resources for maintenance and preservation of local roads, the legislature considered Senate Bill 6262 and House Bill 2722. The bill increases the maximum weight of vehicles subject to a transportation benefit district fee from 6,000 pounds to 9,000 pounds. By applying the existing TBD fee to heavier vehicles, that are known to cause more damage to roads, cities would have received additional TBD revenue for authorized uses. The bill passed the Senate but ran out of time in the House and did not pass. The Association of Washington Cities and others hope to see this bill reintroduced in the 2027 session.

Zoning and Land Use

For the second consecutive session, lawmakers considered legislation that would have significantly limited cities' authority to regulate or remove individuals occupying public rights-of-way, including individuals experiencing homelessness who are living in encampments. House Bill 2489 was approved by the House Housing Committee but did not advance further in the legislative process. Despite not passing, the proposal generated significant attention and opposition. Each year this policy is introduced and debated, it draws substantial interest from local governments, advocacy groups, and legislators due to its potential impact on cities' ability to manage public spaces and address encampments within the public right-of-way.

The Legislature has also continued to focus on the regulation and siting of "step housing" types, including shelters, transitional housing, emergency housing, and permanent supportive housing. In 2021, the Legislature adopted House Bill 1220, which required cities to allow these housing types in areas where hotels are permitted. The bill was influenced in part by events in Renton, where a Red Lion hotel was converted into a shelter and generated significant public debate about public safety impacts. At the time, cities were allowed to adopt reasonable occupancy, spacing, and health and safety regulations. However, local regulations adopted across the state have varied widely, and in some cases have been written narrowly enough to effectively prevent shelters from locating in a community.

To address these concerns, the Legislature adopted House Bill 2266 this session. The bill modifies existing law by requiring cities to allow permanent supportive housing and transitional housing in all residential zones and requiring shelters and emergency housing in all zones where hotels are allowed. It also narrows the types of spacing, occupancy, and health and safety regulations that cities may adopt. One notable provision allows cities to impose additional operational requirements when a jurisdiction contributes general fund dollars or public land to a project. Proponents believe the bill will create greater statewide consistency in how these housing types are regulated.

Another provision of House Bill 1220 requires cities to accommodate housing needs at all income levels within their comprehensive plans—may also see further legislative attention. The Department of Commerce and regional planning entities have provided jurisdictions with housing need allocations across income levels. As cities adopt updated comprehensive plans, disputes over compliance with these requirements have resulted in litigation, with inconsistent court decisions. As a result, the Legislature may revisit the statute to clarify what it means for jurisdictions to adequately accommodate housing across income levels.

In addition to land use mandates, lawmakers have also focused on local permitting processes. In 2021, the Legislature adopted Senate Bill 5290, establishing permit review timelines for local governments. While jurisdictions may set their own timelines, they must meet statutory performance requirements. The law also requires the Department of Commerce to study permitting timelines statewide. Commerce released its first report shortly before the start of the legislative session, establishing baseline data and indicating that permit review timelines vary widely among jurisdictions.

This session, the Legislature adopted House Bill 2418, which makes modest changes to local permitting requirements, including clarifying when an application is considered complete and requiring jurisdictions to designate a permit review office or point of contact. Lawmakers also considered Senate Bill 5729, which would have required cities to accept architectural or engineering plans approved by licensed professionals, but that proposal did not advance. Governor Ferguson and other stakeholders have indicated that additional permit reform will likely be pursued in future sessions as part of ongoing efforts to reduce housing development timelines and costs.

D. Budget Summaries

Operating Budget

The 2026 legislative session commenced with lawmakers confronting a persistent multi-year challenge - balancing the state's Operating Budget. Expenditures associated with state programs, many of which were expanded in recent years, continued to rise, while revenue growth softened. Additionally, changes to federal policies meant fewer resources were available for state services. The primary task of the short session was updating the 2025-27 biennial budget to account for these changes.

Although the February revenue forecast offered slightly improved expectations due to stronger-than-anticipated early collections from tax measures enacted in 2025, state economists cautioned that growth in K–12 education, health care, and long-term care costs continues to outpace projected revenues.

The supplemental operating budget authorizes an additional $2.3 billion in spending, bringing the biennial budget to $80.2 billion. To achieve a balanced Operating Budget, legislators relied on a combination of targeted program reductions, inter-account transfers, and new revenues generated by eliminating select tax preferences, including those affecting data centers, prescription drug wholesalers, and insurance carriers. The enacted budget uses $880 million from the Budget Stabilization Account and transfers an additional $375 million from the Public Works Assistance Account to the state general fund. It further assumes $2.23 billion in new revenue over the four-year outlook from the recently adopted millionaire's tax and incorporates the fiscal impacts of repealing the estate-tax increase approved during the 2025 session. The Budget Stabilization Account is backfilled using funds from the LEOFF 1 retirement system. For a full list of account transfers and legislation impacting revenue, click here.

Despite these adjustments, the state faces a projected $878 million deficit in fiscal year 2027—a challenge for next year's legislature, pending updated revenue forecasts. This deficit would significantly expand if the millionaire's tax were invalidated by the courts or overturned by voters. The only reason the state is not required to have a four-year balanced budget is that it utilized the Budget Stabilization Account during this biennium, which temporarily exempts it from the statutory four-year balance requirement.

Local Government Fiscal Health

In the four-year outlook, the budget includes intent to transfer $200 million from the state's general fund to a new account called Local Government Fiscal Health. The intent of this allocation is to help offset some of the local tax reductions from the implementation of the sales tax exemptions included in Senate Bill 6346, the millionaire's tax. The $200 million would be shared between cities, counties and transit agencies.

Other notable expenditures in the supplemental operating budget include:

- Roughly $1 billion to cover the state's self-insurance liability costs
- $15 million for grants to permanent supportive housing providers for operations, maintenance and service costs
- $25 million for Immigrant, Refugee, and New Arrival Supports
- $18 million for state employee collective bargaining agreements
- $82.4 million to the Disaster Response Account

To view the summary of expenditures and reductions included in the supplemental operating budget, click here. To view the text of the supplemental budget, click here.

Transportation Budget

Transportation Budget writers faced another challenging year in developing a balanced budget that meets the state's transportation needs now and into the future. In the 2025 session the Legislature adopted a 6-cent fuel tax increase and a variety of other fee increases. That resulted in an estimated $4.4 billion increase for the next three biennia. However, in the last three revenue forecasts, that estimate has been lowered by $843 million. In other words, 20% of the projected increase in resources from the 2025 session have been offset by decreases since then. The primary reason for the lower projection is declining fuel consumption. Fuel tax collections represent 40% of the total forecasted revenues, which limits overall available transportation resources.

In developing the supplemental transportation budget, the top priority for both parties and both chambers was increasing investments in preservation and maintenance of the state's highway system. Additionally, to provide clarity and certainty for long-term planning, the supplemental budget plans for the next 3-biennia, through 2031.

The supplemental budget appropriates $16.6 billion, an increase of $1.2 billion over the biennial budget. Of the total, $10.2 billion (61%) is dedicated to capital projects and programs and $6.4 billion (39%) to operating programs. The budget includes $1.3 billion in new bond authority, sufficient to provide capacity for $200 million in highway maintenance, $1.3 billion in highway preservation and $28 million in ferries preservation through the 2029-31 biennium. Click here to access Supplemental Transportation Budget documents.

Highway Preservation and Maintenance

For the current biennium, the supplemental budget allocates an additional $40 million for the WSDOT Highway Maintenance Program, $300 million for the Highway Preservation Program. In addition to these amounts, there is $65 million in federal funding for state highway flood recovery and $45 million for local highway flood recovery ($30 million for county and $15 million for city). These funds are specified for transportation infrastructure damaged during the December 2025 weather events.

Ferries

The state's ferry system includes 20 marine terminals and 21 car and passenger ferries with an average age of over 33 years. The supplemental budget allocates an additional $4 million for preservation of ferries in the current biennium and doubles that amount in each subsequent biennia, for a total of $28 million over 6 years. The budget advances $29 million of previously allocated Climate Commitment Act resources to complete the construction of new hybrid electric ferries, with the first ferry anticipated to be delivered by 2030.

In contrast to the Governor's budget which provided funding for three new ferries, the supplemental budget allocates $750,000 to the Joint Transportation Committee to convene a work group to consider options for long-term, financially sustainable vessel preservation and replacement. The work group's initial report is due to the Governor and Legislature by December 15, 2026. The budget also includes $500,000 for a feasibility study regarding the establishment of state owned or leased dry dock facilities which would enable WSDOT to control scheduling for maintenance of the ferry fleet.

Local Project Impacts

The supplemental budget makes relatively no new investments in capital projects at the state or local level. However, the budget includes intent to increase funding by $107 million for the Regional Mobility Grant Program and the Rideshare Grant Program in the next two biennia. The application window for the Regional Mobility Grant Program is already open, and the signal of increased investment means there will be additional funding awarded in the upcoming cycle. Click here to learn more about the Regional Mobility Grant Program.

The final budget also incorporates the budgeting tool referred to as “resource smoothing” which assumes a $180 million underspend of the Local Programs project list for the current biennium. This amount is invested elsewhere in the budget.

Traffic Safety & Enforcement

The biennial budget reduced funding for the WA State Patrol (WSP) due to staff vacancies and the supplemental budget restores $2.7 million of that reduction. An additional $11 million is provided to WSP for capital and operational improvements. Other traffic safety-related investments include:

- $250,000 for WSDOT to develop an implementation plan for a new Megaproject Safety Program
- $234,000 to report crash data and wrong-way driving violations at locations where wrong-way driving prevention strategies have been implemented
- Establishment of an older driver reduced fee identicard program for currently licensed drivers aged 70 years or older who wish to replace their driver's license with an identicard or an enhanced identicard

Looking Ahead

The supplemental budget makes relatively few changes to the underlying budget and signals intent to make more sweeping changes in the 2027-29 budget. Minimal funding is provided to complete studies and provide recommendations on a variety of issues, including:

- $100,000 for the Joint Transportation Committee to facilitate review of the long-term financial sustainability of the transportation budget.
- $640,000 for the Joint Transportation Committee to continue to oversee a Climate Emission Reduction Account investments tracking tool.
- $400,000 for a report on the state's maintenance and preservation needs, including recommendations for a sustainable and integrated delivery plan and a public education program on investment needs and options.

Capital Budget

The state’s Capital Budget funds infrastructure and building construction for state and local communities through direct appropriations and grant programs. A percentage of the operating budget is dedicated to paying bonds issued to fund the budget. Of the three budgets, revenues in the capital budget were the most stable although not as ample as in previous years when there was an influx of federal funding from the American Rescue Plan Act (ARPA). The 2026 supplemental capital budget relies on debt limit bond capacity, Climate Commitment Act (CCA) accounts, and minimal other cash resources.

The supplemental Capital Budget authorizes $889 million in new expenditures for a total of $8.5 billion over the 2025-27 biennium. To help balance the operating budget, the capital budget transferred roughly $1 billion in cash resources typically dedicated to capital purposes. These resources included capital gains, public works and higher education building accounts, described in more detail below. To view the supplemental budget and the associated project lists and grant programs, click here.

Notable investments in the final Capital Budget include:

- $250,000 for Bastyr University to conduct community engagement on the proposed Bastyr University Healing Village.
- An additional $123 million in Housing Trust Fund investments which includes $50 million for multifamily/rental units, $40 million for preservation and $55 million for homeownership.
- The operating budget utilized $375 million of the Public Works Assistance Account (PWAA) resources and the capital budget backfills the account with $279.5 million of bond funding. There is $100 million in existing bond backfill and the capital budget allocates $10 million for emergency grants to local governments for public works projects impacted by the December 2025 flooding event. This brings the total amount of funding available in PWAA to $389.5 million.

E. Bill Tracking List

Below is the list of bills that the City took a position on during the 2026 session. This list includes the bills that died and those that passed into law and is organized by pertinent policy topics.

Climate Change & Environmental Stewardship

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
SHB 1015 (Dead)	Energy labeling/residential	Concerning energy labeling of residential buildings.	H Local Govt	Duerr	Support
2SHB 1150 (Dead) (E2SSB 5284)	Solid waste management	Improving Washington's solid waste management outcomes.	H Rules X	Berry	Support
2SHB 2421 (Dead) (SB 6119)	Tires/6PPD and substitutes	Concerning 6PPD and regrettable 6PPD substitutes in tires.	H Rules R	Hall	Support
SB 6119 (Dead) (2SHB 2421)	Tires/6PPD and substitutes	Concerning 6PPD and regrettable 6PPD substitutes in tires.	S Environment, E	Liias	Support

Housing

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position

ESHB 1717 (Dead) (SB 5591)	Affordable housing/sales tax	Creating a sales and use tax remittance program for affordable housing.	H Rules 3C	Leavitt	Support
SHB 1867 (Dead)	Affordable housing REET	Allowing counties or cities to impose a real estate excise tax for the purpose of developing affordable housing, subject to the will of the voters.	H Finance	Ramel	Support
HB 2227 (Dead)	Affordable housing/REET	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	H Finance	Ramel	Support
HB 2304	Condominium warranties	Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.	C 7 L 26	Taylor	Support

Public Safety & Justice Services

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
SHB 2374 (Dead)	Electric motorcycle, bicycle	Concerning electric-assisted bicycle and electric motorcycle regulation.	H Rules 3C	Zahn	Support

Tax Policies & Fiscal Sustainability

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
HB 2194 (Dead)	Cultural access sales tax	Concerning sales and use tax for cultural access programs.	H Rules R	Parshley	Support
ESHB 2442 (SB 6294)	Local government fund use	Providing local governments tax resources and fund flexibility.	C 221 L 26	Berg	Support
SSB 5798 (Dead)	Property tax	Concerning property tax reform.	S Ways & Means	Pedersen	Support
ESSB 6262 (Dead) (HB 2722)	Vehicle fees/maximum weight	Increasing the maximum weight of certain vehicles subject to transportation benefit district vehicle fees.	S Rules 3	Valdez	Support
SB 6294 (Dead) (ESHB 2442)	Local government fund use	Providing local governments tax resources and fund flexibility.	S Ways & Means	Frame	Support

GORDON THOMAS HONEYWELL
GOVERNMENT RELATIONS

Bills Impacting Cities
2026 Legislative Session

Below is a list of bills that passed this session that impact city operations and interests or will likely require a change in city code. We encourage you to review and prepare for the requirements outlined in the following bills. For reference, click here to view all bills approved by the Legislature, even those without a nexus to city government.

Child Care

Child Care Operational Flexibility: House Bill 2219, sponsored by Rep. Lillian Ortiz-Self (D-Mukilteo), allows licensed child care centers to use limited mixed-age staffing ratios each day and permits returning or experienced staff to waive repeat completion of the state's early learning orientation when certain conditions are met.

Early Learning Licensing Exemption: House Bill 2317, sponsored by Rep. Carolyn Eslick (R-Sultan), revises the definition of "agency" under state early learning licensing law to exclude certain school-day Early Childhood Education and Assistance Program (ECEAP) and Head Start programs that are located in a public school building or community or technical college building, or on the premises of a public school or community or technical college. This change narrows which early learning programs require state child care licensing, reducing regulatory requirements for specified school- and college-based early childhood programs and aligning them more closely with K-12 and higher education facility oversight.

Courts

Court System Unification Task Force: House Bill 1909, sponsored by Rep. Jamila Taylor (D-Federal Way), creates a statewide Court Unification Task Force to evaluate how disparate local rules, technology, and funding create inefficiencies and inequities, and to recommend more unified approaches to improve access and consistency statewide. The task force must convene by October 1, 2026, report preliminary findings by June 30, 2027, submit a final strategic plan by June 30, 2028, hold at least one additional full meeting before June 30, 2029, and then sunset on December 31, 2029.

Court Procedures Update: House Bill 2178, sponsored by Rep. My-Linh Thai (D-41st LD), updates civil infraction timelines by extending the response period to 30 days for personally served notices and 33 days for notices served by mail, changes the filing deadline for notices of infraction to five days excluding weekends and holidays and requires untimely notices to be dismissed without prejudice absent good cause shown, increases the damage threshold for aggregating certain malicious mischief charges to second degree from $250 to $750, enhances access to payment plans for civil infraction monetary obligations by allowing requests at any time and requiring courts to enter into payment plans in specified circumstances while permitting discretionary plans after referral to collections, corrects a technical cross-reference related to litter penalties, repeals an obsolete legal financial obligations collection and distribution statute, and requires annual state treasurer distributions to counties for clerk collection budgets based on a formula recommended by the Washington Association of County Officials.

Energy

Clean Energy Tax Preferences: House Bill 1210, sponsored by Rep. Stephanie Barnard (R-8th LD), seeks to extend targeted urban area property tax exemptions to clean energy transformation businesses and facilities requiring federal regulatory commission certification to promote economic growth and carbon-free energy goals. The bill defines "clean energy transformation business" to include businesses that create a product for sale that will aid in lowering Washington's carbon emissions, while excluding government agencies and tribal nations. It introduces new requirements for tax exemption applications and post-construction documentation for facilities requiring federal regulatory commission certification, including community workforce or project labor agreements, compliance with labor standards, and consultation with the Department of Labor and Industries to confirm wage, apprenticeship, and labor law compliance, and allows for extended project completion deadlines specifically for those facilities. The bill also exempts the tax preferences from certain performance review provisions.

Renewable Energy Taxation and Siting: House Bill 1960, sponsored by Rep. Alex Ramel (D-Bellingham), establishes a new state excise tax framework for large wind, solar, and battery storage facilities that replaces the existing renewable energy excise regime and property tax treatment, paired with optional local excise taxes, property tax exemptions for renewable energy personal property, a local community investment account with matching grants for jurisdictions hosting projects, tribal capacity grants funded in part from climate policy accounts, and minimum siting and wind facility decommissioning standards that counties and cities must meet to qualify for grant funding.

Coal Plant Greenhouse Gas and Tax Regulation: House Bill 2367, sponsored by Rep. Joe Fitzgibbon (D-West Seattle), would end special greenhouse gas protections and coal sales and use tax exemptions for a specific coal-fired power plant, bringing its post-2025 emissions under the state cap-and-invest program and allowing additional state or local greenhouse gas requirements after 2025.

Finance

Local Government Revenue Tools: House Bill 2442, sponsored by Rep. April Berg (D-Mill Creek), expands local government taxing authority and flexibility by broadening how several existing local revenue sources may be used and authorizing new ones. The bill allows wider use of local real estate excise taxes, local sales and use taxes for housing and related services, county rental car sales taxes, and flood control district funds; creates a new optional 0.01% local sales and use tax dedicated to services for children and families; extends the maximum duration of voter-approved levy lid lifts; and authorizes a new county property tax levy to support public health clinic expenses. It also modifies veterans', developmental disabilities, and mental health assistance levies, including allowing certain levies to be imposed outside aggregate property tax limits, and adjusts rules for city-initiated fire protection districts, including levy rate interactions and consultation requirements. With respect to fire protection districts, the bill revises rules for single-city fire districts by requiring governance by newly established, independently elected fire commissioners rather than city legislative authorities, adjusts how city levy rates interact with district levies, and requires cities to consult with impacted labor organizations and public hospital districts prior to forming such districts. These changes are intended to expand fiscal tools available to fund fire services while establishing independent district governance.

Affordable Housing Revenue Flexibility: Senate Bill 6027, sponsored by Sen. Emily Alvarado (D-West Seattle), expands eligible uses of sales and use tax authority and local state credit sales and use tax to include operations, maintenance, and rehabilitation of existing affordable and supportive housing, and revises document recording fee distributions and eligible activities to prioritize households below 30% of area median income while directing Commerce to maintain stability for existing permanent supportive housing projects.

Tax Increment Financing Revisions: House Bill 2451, sponsored by Rep. Davina Duerr (D-Bothell), addresses special district concerns while maintaining and tightening the tax increment financing (TIF) tool. The bill is the result of a stakeholder workgroup convened by AWC last year to discuss how TIF works, what the impacts are, and potential revisions to the tool. It makes multiple changes to local TIF rules to clarify project eligibility, require mitigation for affected taxing districts, restructure revenue apportionment, and limit the use of the mandatory multifamily property tax exemption in increment areas taking effect on or after June 2, 2026. The bill applies its changes prospectively, so existing increment areas are not modified.

Senior and Disabled Property Tax Relief and State Levy Consolidation: Senate Bill 6162, sponsored by Sen. Deborah Krishnadasan (D-Gig Harbor), expands senior, disabled, and veteran property tax exemptions and deferrals by raising benefit tiers, redefining income eligibility with a standard deduction and rental income exclusions, and tying thresholds to higher percentages of county median income, while consolidating the state school property tax into a single "state school levy" that is subject to regular levy growth limits beginning with taxes levied for collection in 2028.

Fire Service

Wildfire Alleviation Support Funding: House Bill 2089, sponsored by Rep. Shaun Scott (D-43rd LD) and titled the "Wildfire Alleviation Support Act," modifies Washington's business and occupation tax treatment of certain mortgage interest by redefining when interest earned by high volume mortgage lenders is taxed, with the additional general fund revenue annually transferred into the state's wildfire response, forest restoration, and community resilience account to restore and support ongoing preparedness, mitigation, and community resilience activities beginning July 1, 2026. The bill responds to a reduction in the previously planned biennial investment in the wildfire response account by directing the Department of Revenue to estimate the increased general fund revenue attributable to the revised tax structure by October 15, 2027, and annually thereafter, and requiring the State Treasurer to transfer that amount to the wildfire response, forest restoration, and community resilience account by November 1 each year.

Wildland Firefighting Aviation: House Bill 2104, sponsored by Rep. Tom Dent (R-13th LD) and Rep. Larry Springer (D-Kirkland), makes permanent the state's aviation assurance funding program for wildland fire response, converting a successful pilot into an ongoing mechanism to support local firefighting aviation resources. The bill removes the prior sunset and affirms continued financial support through the Department of Natural Resources for local and tribal suppression efforts using aviation assets under trained air operations commanders, solidifying the program as a standing component of the state's wildland fire strategy.

Ambulance Personnel Requirements: House Bill 2110, sponsored by Rep. Joe Schmick (R-9th LD), allows qualified registered nurses, even without EMT certification, to staff interfacility specialty care ambulance transports under specified conditions when paramedics or nurse-EMTs are unavailable, clarifying definitions of interfacility and specialty care transports to better address workforce shortages and providing that the sending hospital must coordinate with the ambulance service to ensure the nurse is familiar with the ambulance's equipment and supplies before participating in a transport.

Fire Sprinkler Enforcement: House Bill 2472, sponsored by Rep. Dan Bronoske (D-Lakewood), enhances enforcement of existing fire protection sprinkler licensing laws by authorizing investigations, stop work orders, documentation checks, payroll record reviews, and safety-based system replacement determinations to ensure only properly licensed contractors and certified fitters perform sprinkler work, including residential systems, and requiring contractors and fitters to provide proof of licensure or certification upon request from a fire code official.

EMT Recertification Intervals: House Bill 2540, sponsored by Rep. Dan Bronoske (D-Lakewood), extends the recertification period for emergency medical technicians from three to six years for practitioners who have been certified in Washington for at least ten years, while retaining the three-year interval as the standard requirement for all others.

Wildfire Home Hardening in Common Interest Communities: Senate Bill 6054, sponsored by Sen. Victoria Hunt (D-Issaquah), prohibits homeowner and condominium association governing documents from unreasonably restricting an owner's installation, use, or maintenance of qualified fire-hardened building materials that meet specified wildfire safety standards, including ignition-resistant construction under the International Wildland Urban Interface Code, relevant NFPA wildland construction standards, or Insurance Institute for Business and Home Safety wildfire-prepared home criteria. Associations may adopt reasonable aesthetic or design regulations regarding the design, dimensions, placement, or appearance of these materials as long as such rules do not make their use impractical or significantly increase their cost compared to alternative fire-hardened materials, and the bill clarifies that owners do not gain any right to construct on property owned by others, on leased property without lessor permission, or in common areas. Any conflicting existing provisions are rendered unenforceable until the bill's sunset on January 1, 2028.

Housing Affordability

Social Housing Framework: House Bill 1687, sponsored by Rep. Julia Reed (D-36th LD), amends Washington's housing cooperation statute to explicitly recognize social housing public development authorities (SHPDAs) and social housing within existing authority for state and local government support of housing projects. The bill defines "social housing" as subsidized and cross-subsidized rental housing available to households of any income level, publicly owned in perpetuity by a social housing developer, and adds related income and cross-subsidization definitions. SHPDAs are treated as housing authorities for cooperation purposes, allowing state public bodies to aid SHPDAs on the same basis as traditional housing authorities, including conveying or leasing property, providing adjacent public facilities and services, purchasing bonds or other obligations, entering into long-term agreements, making payments in lieu of taxes or no payments, and lending or donating money and support to boards of commissioners. Key provisions include the introduction of cross-subsidization, where rents from high-income households offset lower rents for low- and moderate-income households, and streamlined procedural requirements for state public bodies to authorize housing-related actions.

Religious Organization Affordable Housing Density Bonuses: House Bill 1859, sponsored by Rep. Osman Salahuddin (D-Redmond), modifies the current requirement that cities and counties must grant increased residential density for affordable housing developments on property owned or controlled by religious organizations by lowering the affordability set-aside threshold from 100% of units to either 50% of units to be affordable to low-income households or 20% of units to be affordable to very low-income households, and clarifies that affordability is based on monthly housing costs not exceeding 30% of a qualifying household's income. The bill also requires local jurisdictions to develop policies to implement these density bonus provisions upon request from a religious organization and allows them to require higher affordability set-asides as a condition of receiving the increased density bonus.

Homeless Youth Advisory Committee Membership: Senate Bill 5957, sponsored by Sen. Tina Orwall (D-Des Moines), expands and diversifies the Office of Homeless Youth Prevention and Protection Programs advisory committee by specifying broader representation, clarifying appointment and staffing roles, and allowing young adult members who turn 25 to complete their terms, thereby strengthening the committee's capacity to advise on funding, policy, and practice to reduce youth homelessness.

Condominium Warranty Changes: House Bill 2304, sponsored by Rep. Jamila Taylor (D-Federal Way), expands the types of small condominium buildings that can substitute insured express warranties for statutory implied warranties of quality by allowing this option for buildings with up to twelve units and four or fewer stories.

Nonprofit Housing Property Tax Exemptions Alignment: House Bill 2610, sponsored by Rep. Chipalo Street (D-Seattle), revises property tax exemptions for nonprofit homeownership and affordable housing by aligning them with general nonprofit standards, clarifying exclusive-use requirements, and coordinating expiration dates through 2038.

Eviction Notice Service: House Bill 2664, sponsored by Rep. April Connors (R-Kennewick), standardizes service of eviction and related notices by eliminating the certified mail requirement, directing mailed notices to the tenant's place of residence rather than their last known address, and clarifying that service by mail is complete when the notice is deposited in the U.S. mail from within Washington state, properly addressed with postage prepaid.

Flood Risk Disclosures for Rentals: Senate Bill 6237, sponsored by Sen. Jessica Bateman (D-Olympia), expands landlord duties under the Residential Landlord-Tenant Act by requiring, for residential leases entered into after December 31, 2026, disclosure that a property may be located in a special flood hazard area or area of potential flooding, that the landlord's insurance does not cover loss of the tenant's personal possessions and that tenants should consider renter's and flood insurance, and that information about hazards affecting the property, including potential flood risk, is available from the county government in which the property is located, and makes conforming renumbering changes to existing landlord duties without otherwise altering them.

Human Resources

Employee Information Sharing Expansion: House Bill 2091, sponsored by Rep. Julia Reed (D-Seattle), expands the requirement to provide employee contact information to unions from a limited set of higher education institutions to all public employers covered under the state employee collective bargaining statute, standardizing disclosure obligations statewide by eliminating the prior limitation that applied only to certain four-year universities so that all employers subject to the chapter must provide specified employee information to exclusive bargaining representatives upon request; the bill also temporarily limits employer liability for failing to provide required information when an employer is unable to do so due to limitations of its current technological systems until the state's One Washington human resources Phase 2 subproject is completed and fully implemented.

Workers' Compensation Rate Transparency: Senate Bill 6136, sponsored by Senator Curtis King (R-Yakima), requires the Department of Labor and Industries to publish actuarially indicated workers' compensation premium rates and disclose any director-imposed limitations that cause cross-subsidization among risk classes. The bills also require this information to be posted online and transmitted to legislative committees and the workers' compensation advisory committee to support more informed oversight of the program.

Workers' Compensation Medical Access and Claims Management: Senate Bill 5847, sponsored by Sen. Rebecca Saldaña (D-Seattle), expands injured workers' access to workers' compensation medical treatment and provider choice, eases access to nonnetwork providers when network access fails, tightens utilization review timelines, and authorizes additional claims managers to reduce caseloads and improve claim oversight. The bill also clarifies employer conduct standards around provider coercion, updates treatment duration and post-closure care rules including ongoing monitoring for accepted cancer conditions, modernizes provider network guidelines and appeal rights, and phases in these changes across all claims regardless of injury date through staggered effective dates.

Voluntary Layoff Unemployment Eligibility: House Bill 2264, sponsored by Rep. Liz Berry (D-Seattle), clarifies that employees who volunteer for employer-initiated layoffs or reductions in force under a written workforce reduction plan are treated as unemployed through no fault of their own and may receive unemployment benefits if separated on or after June 14, 2026. The bill limits eligibility to situations meeting specified written notice and volunteer criteria, excluding early retirement or separation incentive programs that do not follow the formal reduction plan framework, while allowing employers to let workers rescind a volunteer offer without jeopardizing eligibility as long as the core conditions are met.

Mandatory Microchip Ban: House Bill 2303, sponsored by Rep. Brianna Thomas (D-West Seattle), prohibits employers from requesting, requiring, or coercing employees or job applicants to receive an implanted microchip and establishes a private right of action for violations. The bill adds a new section to employment law to regulate the use of implanted microchips in the workplace and authorizes courts to award injunctive relief, actual and punitive damages, and reasonable attorneys' fees and costs to aggrieved employees.

Paid Family and Medical Leave Premium Allocation: House Bill 2345, sponsored by Rep. Suzanne Schmidt (R-Spokane Valley), adjusts how paid family and medical leave premiums are split between employers and employees by reversing which portions of the premiums may be deducted from employee wages so that employers may now deduct up to the full amount of the required medical leave premium from employee wages and redefining the maximum employee-deductible share of the family leave premium through a new cross-referenced formula designed to keep the overall employer-employee split of the total premium unchanged, while leaving unchanged the overall premium rate structure and the ability of employers to cover part or all of the employee share.

PTSD Workers' Compensation Pilot and Behavioral Health Grants: House Bill 2405, sponsored by Rep. Suzanne Schmidt (R-Spokane Valley), expands workers' compensation law by authorizing Labor and Industries to fund workplace behavioral health initiatives for trauma-exposed occupations and establishing a time-limited PTSD pilot program that provides pre-adjudication and limited post-closure treatment while easing administrative burdens and protecting certain treatment records from disclosure. House Bill 2405 further specifies use of existing Safety and Health Investment Project return-to-work funds for behavioral health workplace grants and clarifies how nonnetwork providers may deliver short-term PTSD care within the pilot.

Electronic Labor & Industries Communications Modernization: Senate Bill 6039, sponsored by Sen. Curtis King (R-Yakima), authorizes the Department of Labor & Industries and related entities to use trackable electronic or nonelectronic methods for notices, standardizes deadlines when service is electronic versus nonelectronic, and modernizes notice requirements for workplace safety rulemaking.

Expanded Shared Leave Protections: House Bill 2411, sponsored by Rep. Osman Salahuddin (D-Redmond), expands the state employee shared leave program to cover hate crime victims and absences related to immigration enforcement actions involving employees or their families, with confidentiality protections for immigration-related verification and updates to the definitions of eligible family members and victims.

LEOFF Survivor Medical Benefits: House Bill 2441, sponsored by Representative Sam Low (R-Lake Stevens), expands and clarifies that surviving spouses, domestic partners, and dependent children of LEOFF members killed in the course of employment are entitled to reimbursement of medical and Medicare Part A and Part B premiums, including coverage for premiums paid while a line-of-duty determination is pending and retroactive reimbursement for eligible premiums paid after June 10, 2010.

Wage Complaint Enforcement Discretion: Senate Bill 6058, sponsored by Sen. Rebecca Saldaña (D-Seattle), aligns and modernizes the Department of Labor and Industries' wage enforcement authority by broadening recoverable "wages" to "amounts," capping administrative recoveries to three years, adding interest and penalties through a clearer administrative order framework, and making complaint investigations discretionary under a publicly documented prioritization process tied to complaint acceptance and clarified tolling of limitation periods.

Wage Recovery Program: House Bill 2479, sponsored by Rep. Mary Fosse (D-Everett), revises wage complaint enforcement by changing the Department of Labor and Industries' obligation from investigating all wage complaints to investigating complaints consistent with a publicly available prioritization process, expanding its authority to initiate and consolidate investigations, increasing and indexing civil penalties for wage violations beginning in 2030, and redirecting collected penalties into a new wage recovery account funded by civil penalties under wage and transportation network company statutes. The bill also creates a wage recovery program that can advance up to 85% of anticipated unpaid wages, capped at $2,500 per employee, to qualifying low-wage workers beginning the later of July 1, 2028, or when the wage recovery account reaches $130,000, and requires a long-term program and fiscal review by the Joint Legislative Audit and Review Committee; the bill repeals the existing statute addressing mandatory civil penalties for repeat willful violators and, under a new penalty framework, narrows penalty waivers while directing the Department to adopt a penalty matrix with enhanced penalties for repeat willful and other repeat violators.

Expanding Public Sector Employment Eligibility: Senate Bill 5068, sponsored by Sen. John Lovick (D-44th LD), seeks to expand eligibility for certain public safety and prosecutorial positions in Washington state to all individuals legally authorized to work in the United States under federal law. The bill revises several sections of state law to ensure that roles in prosecuting attorneys' offices and corrections officer positions in state correctional facilities and local jails are accessible to a broader pool of candidates, provided they meet federal work authorization requirements, while preserving existing citizenship, lawful permanent residence, or Deferred Action for Childhood Arrivals standards for peace officer positions. It maintains existing qualifications, such as language proficiency and suitability for specific roles, while requiring compliance with federal regulations, including verification of work authorization, and specifies that these standards must be applied consistently with federal law and may not be used to bypass federal employment verification requirements; it also clarifies that certain weapons prohibitions based solely on immigration status cannot, by themselves, be used to deny or revoke certification where federal law would otherwise allow lawful possession in an official capacity. The bill applies its new work-authorization requirements retroactively to individuals employed on and after the act's effective date and takes effect immediately upon enactment as an emergency measure.

PFML Premium Rate Methodology: Senate Bill 5292, sponsored by Sen. Steve Conway (D-Tacoma), replaces the current formula-based approach to calculating Paid Family and Medical Leave (PFML) premiums with actuarially determined rates aimed at ensuring long-term solvency and establishing a four-month reserve by the end of 2030, without changing the existing statutory cap of 1.2% on the total premium rate and with the changes taking effect January 1, 2028.

Retirement Benefits Adjustment: Senate Bill 5862, sponsored by Sen. Perry Dozier (R-16th LD), provides a one-time 3% cost-of-living increase, capped at $110 per month, to beneficiaries of Teachers' Retirement System Plan 1 and Public Employees' Retirement System Plan 1 who are receiving a monthly benefit on July 1, 2025, with the act taking effect July 1, 2026 and the increase effective that same date.

Unemployment Reporting Amendments: Senate Bill 5874, sponsored by Sen. Drew MacEwen (R-35th LD), modernizes unemployment insurance tax and wage reporting penalty provisions by standardizing how monetary amounts and percentages are expressed in statute and expanding the Employment Security Department commissioner's authority to waive penalties for minor or insignificant reporting errors, including inadvertent errors caused by software failures to correctly produce required job classification information. The bill clarifies that employers are subject to penalties for missing standard occupational classification or job title data only when they knowingly fail to report that information.

Layoff Notice Requirements and Tribal Exemption: Senate Bill 6106, sponsored by Sen. Annette Cleveland (D-Vancouver), exempts Indian tribes from state layoff-notice requirements by excluding them from the definition of "employer" under the Securing Timely Notification and Benefits for Laid-Off Employees Act, and creates a new public records exemption shielding employee names and addresses submitted to the Employment Security Department for layoff notifications from disclosure. The bill also clarifies that written layoff notices must be provided to both the Employment Security Department and the affected employees or, if applicable, their bargaining representative, and that the names and addresses of employees in a mass layoff or business closure notice are required only in notices sent to the department and, if applicable, the employees' bargaining representative.

Land Use/Permitting

Factory Built Housing Standards Modernization: House Bill 2151, sponsored by Rep. Deb Manjarrez (R-Wapato), aligns factory built housing and commercial structure rules with updated international building, mechanical, and plumbing codes, clarifies approval and oversight of nongovernmental qualified inspection agencies, and exempts certain utility-owned prefabricated energy and electrical enclosures from state approval when tightly controlled by the utility and not used for occupancy.

Scissor Stair Code Study: Substitute House Bill 2228, sponsored by Rep. Janice Zahn (D-Mercer Island), temporarily directs the State Building Code Council to convene a technical advisory group to recommend 2027 code changes allowing scissor stairs in multi-unit, primarily permanent residential occupancies.

Permitting of STEP (Shelter, Transitional Housing, Emergency Housing, and Permanent Supportive Housing): House Bill 2266, sponsored by Rep. Strom Peterson (D-Edmonds), standardizes statewide zoning and permitting rules to require most cities and counties planning under the Growth Management Act to allow transitional and permanent supportive housing in any urban growth area zones where residential dwelling units or hotels are allowed, and to allow indoor emergency shelters and indoor emergency housing in any urban growth area zones where hotels are allowed, while limiting local development, operating, and permitting standards for these uses to those that are no more restrictive than those applied to comparable lodging or residential development in the same zone. It also allows cities to impose additional operational requirements when a jurisdiction contributes general fund dollars or public land to a project.

Residential Required to Be Allowed in Commercial Zones: Senate Bill 6026, sponsored by Sen. Emily Alvarado (D-West Seattle), is Governor-request legislation that requires jurisdictions with a population of 30,000 or more that plan under the Growth Management Act, and counties that plan under the Act and are not rural counties, to allow residential uses in most commercial and mixed-use zones and limits a city or county's ability to require ground-floor commercial. Under the latest version, a jurisdiction generally cannot impose ground-floor commercial or mixed-use requirements in more than 40% of the total area zoned for commercial or mixed use (with specified exceptions, including industrial areas, certain historic and Main Street areas, business improvement areas, and additional allowances in station areas and higher-height zones) and may not impose such requirements on publicly subsidized affordable housing projects; covered cities and counties must also provide an administrative process for applicants to seek reductions or waivers of ground-floor commercial or retail requirements, while grandfathering any jurisdiction that has a process already in place. Local governments have 18 months after the bill's effective date to adopt required ordinances and, if they do not, the state standards automatically preempt conflicting local regulations; they are not obligated to update growth and development assumptions until their first comprehensive plan update after January 1, 2031.

Sound Transit Permitting Streamlining: Senate Bill 6309, sponsored by Sen. Marko Liias (D-Lynnwood), makes changes to local permitting, land use, and subdivision requirements for regional transit authorities, including Sound Transit, to expedite project delivery and reduce project costs. The bills allow earlier permit applications and exemptions for partial parcel acquisitions needed for transit facilities. The bills also clarify that local governments must accept land use, construction, or technical permit applications from a regional transit authority for projects on property the authority does not yet own, while requiring the authority to independently secure necessary property rights or permissions before proceeding with permitted work.

Elevator Safety Standards: Senate Bill 5156, sponsored by Sen. Jesse Salomon (D-32nd LD), directs the State Building Code Council to adopt standards in the 2027 technical codes that will allow cities and counties to permit smaller passenger elevators in small apartment buildings, defined as buildings with up to six stories and no more than 24 units. The bill requires the State Building Code Council to adopt new rules ensuring that all passenger elevators in these buildings are minimally sized to meet federal accessibility requirements, while convening an expert technical advisory group to review hoistway opening protection and two-way visual emergency communication requirements and evaluate elevator safety and cost standards for small apartment buildings and to align state policy with national and international model code and competitiveness efforts.

Kit Home Building Codes: Senate Bill 5552, sponsored by Sen. Jeff Wilson (R-19th LD), establishes a new category of building codes for "kit homes" to promote affordable introductory housing in Washington State. The bill defines kit homes as prefabricated residential structures of 800 square feet or smaller, comprised of prefabricated walls, floors, and roofs that are assembled on-site, and directs the State Building Code Council to perform rulemaking on the state building codes applicable to kit homes and to update those provisions over time, with rulemaking to be completed no later than March 31, 2027.

Miscellaneous

Derelict Vessel Management: House Bill 2199, sponsored by Rep. Adison Richards (D-Gig Harbor), amends procedures for managing and disposing of derelict and abandoned vessels by updating and expanding the definition of a derelict vessel, including allowing a vessel to be classified as derelict if it has been in violation of state registration requirements for at least two full annual registration periods, and by removing ownership status and owner control as conditions for classifying a vessel as derelict.

Statewide Food Security Strategy: House Bill 2238, sponsored by Rep. Kristine Reeves (D-Federal Way), modifies the Department of Agriculture's responsibilities to monitor food system performance, coordinate statewide food security efforts, and lead a time-limited, multiagency planning effort to end hunger, reduce diet-related health disparities, and improve agricultural viability and supply chain resilience through 2028. The department must submit the finalized statewide food security strategy to the appropriate legislative committees by December 1, 2027, and, beginning June 30, 2030, must report to the Legislature at least once every four years on the competitiveness of Washington's agricultural regulatory landscape, including metrics that monitor and quantify regulatory costs imposed by the state on fuel, packaging, and labor.

Restrictive Real Estate Agreements: House Bill 2294, sponsored by Rep. Darya Farivar (D-Seattle), prohibits most new private real estate agreements that restrict otherwise-allowed use of property for grocery stores or pharmacies, declares such restrictions void as against public policy, and treats entering into or maintaining such agreements as unlawful practices. The bill provides limited exceptions for preexisting agreements, certain relocation arrangements within specified distance and time limits that may be extended by local governments for good cause, and specified retail center covenants that lose enforceability if the use is discontinued beyond a set period, while authorizing enforcement by local governments and the Attorney General and requiring parties entering covered agreements to provide notice to the Attorney General and the relevant local government within ten days.

Commercial Truck Safety and Education Council: House Bill 2410, sponsored by Rep. Jake Fey (D-Tacoma), creates the Washington State Commercial Truck Safety and Education Council within the Washington Traffic Safety Commission to address rising large-truck collisions and support coordinated public-private safety, training, and education initiatives, funded in part by increasing the commercial vehicle safety enforcement fee from $16 to $32 and directing a share of the revenue to a new commercial truck safety and education account overseen by the council.

Behavioral Health Training in the Trades: House Bill 2492, sponsored by Rep. Greg Nance (D-Bainbridge Island), adds optional behavioral health and wellness content to existing continuing education requirements for plumbers and electricians and creates a mandatory behavioral health and wellness training component in all state-approved building and construction apprenticeships.

Community Reinvestment Governance and Planning: House Bill 2523, sponsored by Rep. Kristine Reeves (D-Federal Way), revises Washington's community reinvestment framework to add long-term planning, outcome reporting, and independent evaluation for funding targeted to communities disproportionately harmed by past drug laws.

Alien Terminology Replacement: House Bill 2632, sponsored by Rep. My-Linh Thai (D-Bellevue), standardizes state law by defining "noncitizen," replacing existing references to "alien" and related terms across multiple statutory titles without changing eligibility rules or program structures, and authorizing expedited rulemaking to implement those technical language updates. The bill also directs that, beginning July 1, 2026, new state and local enactments use "noncitizen" or another context-appropriate term instead of "alien," unless federal law or funding conditions require the term "alien."

Rural County Eligibility Expansion: Senate Bill 6149, sponsored by Sen. Jeff Wilson (R-Longview), broadens the definition of "rural county" used for Community Economic Revitalization Board programs and the rural county public facilities sales and use tax by allowing eligibility for counties that either have a population density below 100 persons per square mile, have a population density of 100 persons per square mile or greater but no city larger than 45,000 people, or are smaller than 225 square miles.

Procurement

Small Works Roster Expansion: House Bill 2420, sponsored by Rep. Janice Zahn (D-Bellevue), incrementally raises the maximum contract amount eligible for small works roster procurement, allowing the limit to increase from $350,000 to $650,000 over a phased period while clarifying that the thresholds are based on estimated cost not including sales tax and retaining existing documentation, direct contracting, and public access provisions.

Public Works Independent Contractors: Senate Bill 6302, sponsored by Sen. Steve Conway (D-Tacoma), creates a mandatory Department of Labor & Industries misclassification investigation process for certain finishing-trade independent contractors on public works projects by requiring the department to investigate potential misclassification when a contractor or subcontractor uses three or more independent contractors to perform the same type of covered finishing work—defined as drywall, flooring, tiling, painting, and glazier and glasswork—simultaneously on a public works project, upon referral from specified public entities, contractors or subcontractors on the project, labor organizations representing covered workers, or affected individuals performing covered finishing work, and, if misclassification is found, to apply all applicable prevailing wage requirements, liabilities, and penalties and refer the matter for appropriate industrial insurance and unemployment insurance actions.

Public Safety (Police and Corrections)

AI-Generated Child Sexual Exploitation Depictions: Senate Bill 5105, sponsored by Senator Tina Orwall (D-Des Moines), expands existing child sexual exploitation crimes to clearly cover AI-generated and other digitally fabricated depictions of minors in sexually explicit conduct, including images where the minor is not identifiable but the material is obscene.

Transgender Jail Searches: House Bill 1604, sponsored by Rep. Osman Salahuddin (D-48th LD), establishes specific statewide standards and procedures for searches and physical examinations of transgender, intersex, and gender nonconforming individuals in local jails and aligns related strip search laws with these requirements. Local jails are required to develop policies that comply with the federal Prison Rape Elimination Act (PREA) and include training for staff to ensure searches are conducted respectfully and in the least intrusive manner consistent with security needs. Key provisions include prohibiting searches solely to determine genital status, allowing individuals to choose the gender of the staff conducting strip searches or have them conducted by a medical professional, clarifying that lack of available trained female staff is not an exigent circumstance justifying cross-gender searches, and ensuring privacy protections during searches and daily activities such as showering, toileting, and changing clothes.

Attorney General Investigators: House Bill 2156, sponsored by Rep. Edwin Obras (D-33rd LD), authorizes specially trained Attorney General's Office investigators who handle economic and financial crime investigations to be designated as limited authority Washington peace officers for narrowly defined economic and financial crime investigations, while explicitly denying them detention, arrest, or firearms authority, limiting their search warrant authority to electronic service on businesses after judicial approval, prohibiting them from physically serving search warrants for business records, and preserving existing law enforcement powers.

Attorney General Civil Investigative Demands: Senate Bill 5925, sponsored by Sen. Drew Hansen (D-Bainbridge Island), authorizes the Attorney General to issue civil investigative demands for specified civil rights, labor, and law enforcement oversight investigations, with confidentiality protections, judicial review, and limits to civil, noncriminal matters. The bill further narrows use by excluding federal agencies and the Attorney General's criminal justice division, and adds a four-year legislative reporting requirement on how the civil investigative demand authority is used.

False Identification as Peace Officers: House Bill 2165, sponsored by Rep. Edwin Obras (D-SeaTac), is Governor-request legislation that creates a new gross misdemeanor offense for falsely identifying as a peace officer and removes peace officer impersonation from the existing criminal impersonation statute.

Law Enforcement Facial Covering Restrictions: Senate Bill 5855, sponsored by Sen. Javier Valdez (D-Seattle), prohibits law enforcement officers from wearing facial coverings while interacting with the public in the performance of their duties, while allowing limited exceptions for officers working as undercover operatives or as part of a special weapons and tactics (SWAT) team, and establishes a civil cause of action for individuals detained in violation of these requirements. The bill also clarifies that personal protective equipment required or authorized under federal or state workplace safety rules, helmets used on certain vehicles, and religious head or face coverings are not subject to the ban.

Digital Firearm Manufacturing Restrictions: House Bill 2320, sponsored by Rep. Osman Salahuddin (D-Redmond), expands Washington's regulation of ghost guns by defining digital firearm manufacturing code and three-dimensional printers, expressly covering 3D printing and CNC milling within existing prohibitions on manufacturing untraceable and certain prohibited firearms and components. The bill further restricts who may possess, distribute, or use firearm-related digital design files and equipment.

Blue Envelope Program: House Bill 2323, sponsored by Rep. Carolyn Eslick (R-Sultan), creates a voluntary "blue envelope program" to support safer traffic-stop interactions by providing drivers and passengers with disabilities or conditions that may affect interactions, including neurodiverse individuals, with a distinct envelope containing key documents, safety tips, and communication guidance for law enforcement. The program requires the Department of Licensing, in collaboration with stakeholders, to make blue envelopes available free of charge at driver licensing offices and to maintain program information on an existing website.

Automated License Plate Privacy Regulations: Senate Bill 6002, sponsored by Sen. Yasmin Trudeau (D-Tacoma), establishes comprehensive limits on when agencies may use automated license plate reader (ALPR) systems, including exempting ALPR data from public records disclosure and tightly limiting authorized uses, retention, sharing, and enforcement to protect driver privacy. The bill clarifies that existing automated traffic safety, school bus, and toll camera systems that do not interface with ALPR beyond their current statutory purposes are excluded from the new rules, restricts agencies from using ALPR systems except in specified circumstances such as investigations involving stolen vehicles, missing or endangered persons, persons with felony or gross misdemeanor warrants, vehicles related to felonies or gross misdemeanors, commercial vehicle enforcement, and parking enforcement, and generally limits data retention to 21 days except in certain circumstances. The bill also prohibits specified surveillance practices and collection in sensitive locations, requires agencies to register ALPR systems with the Attorney General, adopt policies consistent with model policies to be developed by 2027, conduct annual audits, and provide public reporting and oversight, with violations subject to gross misdemeanor penalties and civil remedies, including treatment as unfair trade practices under the consumer protection act and inadmissibility of unlawfully obtained ALPR data in court.

Police Use of Force Investigations: House Bill 2508, sponsored by Rep. Debra Entenman (D-Kent), broadens and clarifies the Office of Independent Investigations' jurisdiction over police use-of-force deaths and in-custody death cases, strengthens its authority over scene control and access to records (including certain fire and ambulance records, subject to consent or court order where they contain health care information), and narrows certain definitional references. The bill makes Office of Independent Investigations investigative records confidential until referral to a prosecutor for a charging decision and limits disclosure of certain non-investigative records to protect personal privacy through new exemptions under the Public Records Act.

Wrongful Conviction Compensation Expansion: Senate Bill 5520, sponsored by Sen. Tina Orwall (D-Des Moines), broadens eligibility for wrongful conviction claims by tying compensation to an "actually innocent" standard based on a preponderance of the evidence, clarifies key definitions including "actually innocent," "significant new exculpatory information," and "wrongly convicted," restructures filing and merits standards, increases and clarifies compensation and attorney fee provisions by setting attorneys' fees at 10% of a claimant's confinement- and community-custody-related monetary damages and capping fees and expenses at $75,000, extends the statute of limitations and notice-related filing windows, authorizes structured settlements, and expands educational and reentry benefits and tuition waivers for exonerated individuals and their families.

DUI Toxicology Testing: Senate Bill 5880, sponsored by Sen. Keith Wagoner (R-39th LD), expands who may conduct DUI toxicology testing by authorizing ISO/IEC 17025-accredited forensic toxicology laboratories to perform blood analyses as an alternative to individuals permitted by the state toxicologist, while retaining the toxicologist's authority to approve testing methods and issue individual permits; the bill also clarifies that local governments may, but have no duty to, accept private donations to fund such analysis and includes delayed transition language with one section expiring June 30, 2027, and a successor section taking effect on that date to align with future statutory updates, and requires cities and counties that choose to use private laboratories for analysis of evidence previously submitted to the state toxicological laboratory to reimburse the Washington State Patrol for the cost of returning the evidence and prohibits the laboratory from releasing evidence unless a contract governing the release is in place, and further requires cities and counties that use private laboratories for blood analysis to contract with those laboratories in advance and mandates that such contracts include provisions for free, timely defense interviews with laboratory personnel, which may be conducted remotely, and acceptance by the laboratory of electronic service of pleadings, discovery, and subpoenas.

Law Enforcement Qualifications: Senate Bill 5974, sponsored by Sen. John Lovick (D-Mill Creek), modernizes eligibility, certification, background investigation, and accountability standards for sheriffs, police chiefs, town marshals, and sheriff candidates, and regulates the use of volunteers, youth cadets, specially commissioned officers, and deputized process servers by law enforcement agencies in cities, code cities, and counties. The bill restores the right of officers, their attorneys, or representatives to review and copy confidential records held by the Criminal Justice Training Commission, updates eligibility and background check rules for sheriffs, police chiefs, and marshals by clarifying that non-vacated gross misdemeanors can disqualify candidates while vacated gross misdemeanors do not, adding experience and grandfathering provisions, requiring state and federal criminal history checks, and authorizing the Washington State Patrol to treat sheriff candidates as peace officer certification applicants to accelerate fingerprint-based eligibility verification processes. The changes specify that decertification or failure to meet eligibility requirements creates a vacancy in office for sheriffs, police chiefs, and marshals, adjust volunteer firearm restrictions for qualified retired officers, permit fixed cameras in facilities, allow limited supervisor data sharing, clarify that specially commissioned peace officers are not subject to volunteer limits and that deputized process servers may only perform non-law-enforcement-authority tasks unless they are certified peace officers, require sheriff, police chief, and marshal candidates to undergo a pre-appointment background investigation equivalent to peace officer certification standards, with an attestation of eligibility and suitability submitted to the Commission before appointment, and prohibit volunteers and youth cadets who are not fully trained and certified peace officers from exercising core law enforcement powers, including pursuits, arrests, use of force, carrying weapons, certain surveillance activities beyond fixed internal cameras, use of tracking or apprehension dogs, and immigration enforcement.

Transportation and Traffic Safety

Transit Lane Access: House Bill 1980, sponsored by Rep. Janice Zahn (D-41st LD), allows private employer transportation services to use certain business access and transit-only lanes in counties with populations over 2,000,000 under a fee-for-use, two-year pilot permit system initiated before 2035, contingent on public transportation provider approval and performance standards to protect transit operations. The bill requires public transportation providers, in consultation with local authorities and representatives of one or more labor organizations representing transit employees, to establish operational performance measures for affected lanes, jointly prepare annual performance reports with labor input, and revoke permits if those standards are not met, with permit revenues first covering local administrative costs and any remaining revenues supplementing rather than replacing existing funding for transit-only lane maintenance and improvements.

Crash Prevention Zones: Senate Bill 6066, sponsored by Sen. Nikki Torres (R-Pasco), authorizes and defines "crash prevention zones," adjusts related enforcement, and links fine revenue to targeted safety improvements. The bill allows the creation of crash prevention zones on specified high-collision segments of US 395 and SR 12 prior to January 1, 2029, and beginning in 2029 authorizes counties, cities, towns, and the Washington State Department of Transportation to designate additional zones on high-collision road segments, require public hearings and engineering and traffic investigations to identify safety improvements (including potential speed limit changes), and direct increased law enforcement presence within the zones. Monetary penalties for personal electronic device violations and automated camera-based speed violations committed within crash prevention zones may be doubled, with resulting revenues dedicated to zone-related engineering and traffic investigations, signage, and safety improvements, including deposits to local crash prevention zone accounts and, for certain state-established zones, the highway safety fund. The bill also authorizes the use of automated traffic safety cameras for speed enforcement in crash prevention zones and requires that any remaining camera revenue after program costs be spent only on safety purposes within the zone.

Traffic Fatality Review Confidentiality and Data Access: House Bill 2192, sponsored by Representative Sam Low (R-Lake Stevens), expands the Washington Traffic Safety Commission's role as a public health authority by authorizing confidential traffic fatality review committees, protecting related crash and health data from public disclosure, and enabling broader access to law enforcement, licensing, and medical records to analyze serious and fatal collisions and recommend safety improvements, while shifting detailed review and confidentiality functions from the Cooper Jones Active Transportation Safety Council to the commission.

Electric Motorcycle Regulations: Senate Bill 6110, sponsored by Sen. Sharon Shewmake (D-Bellingham), clarifies that high-speed or easily modified electric bicycles are treated as motorcycles rather than electric-assisted bicycles, and establishes a temporary work group process to develop a new statutory framework for electric motorcycles, including enforcement tools and potential penalties related to youth operation and deceptive marketing or tampering, while also directing the work group to assess the regulatory landscape for other micromobility devices such as electric unicycles, scooters, and tricycles. An emergency clause allows the work group section of the bill to take effect immediately, with an interim report due by December 15, 2026, and a final recommendation, including any draft legislation, due by October 31, 2027.

Utilities

Industrial Symbiosis Incentives: House Bill 1302, sponsored by Rep. Julio Cortes (D-38th LD), allows local utilities to waive or delay utility connection charges for organizations practicing industrial symbiosis, defined as collaboration among businesses or organizations to exchange materials, energy, water, and byproducts to optimize resource use and achieve measurable reductions in resource consumption or greenhouse gas emissions while supporting sustainable development and long-term community benefits. The bill requires that waived charges be covered by general funds or other revenue sources and mandates repayment if the property no longer qualifies.

Clean Energy Compliance Expansion: Senate Bill 5982, sponsored by Sen. Victoria Hunt (D-Issaquah), broadens the Clean Energy Transformation Act to cover ports and nonresidential electricity consumers that self-generate or procure power outside traditional utilities, requiring affected market customers to report their retail electric load and comply with clean energy standards enforced by the Utilities and Transportation Commission. Senate Bill 5982 additionally directs the Department of Commerce to tailor reporting for port districts and phases in enhanced contract disclosure requirements for consumer-owned utilities starting in 2026, with later timelines for port districts.

Energy Reporting Requirements: House Bill 2575, sponsored by Rep. Zach Hall (D-Issaquah), reduces utility and energy strategy reporting requirements by shifting qualifying utilities' renewable portfolio compliance reports to the Department of Commerce from annual to biennial, lengthening state energy strategy reporting intervals, and eliminating multiple heat-related utility disconnection and energy planning-related reporting obligations while retaining underlying customer protections and disconnection rules, and adds nonbinding encouragement for utilities to use savings from the reduced reporting requirements to support low-income energy assistance programs.

Fish Barrier Coordination: Senate Bill 5690, sponsored by Sen. Drew MacEwen (R-35th LD), directs the Washington State Department of Transportation (WSDOT) to adopt and maintain policies to proactively coordinate with utility owners and to maximize federal funding for utility relocation in state highway fish barrier removal projects. The bill requires WSDOT to provide utility owners with information about planned state highway fish barrier removal projects, with at least one year of advance notice where feasible, and to adopt agency procedures to ensure this coordination consistent with applicable federal rules and regulations. Additionally, WSDOT is directed to adopt policies aimed at maximizing the amount of federal funding available for fish barrier removal projects where such funding can also be used for utility relocation costs, whether incurred by WSDOT or by utilities, and is encouraged to deposit eligible federal awards into the multimodal transportation account and report recommendations to the Legislature and the Office of Financial Management on changes that would improve access to federal funding.

Utility Procurement Streamlining: Senate Bill 6076, sponsored by Sen. Keith Goehner (R-Dryden), streamlines procurement processes for public utility districts and other consumer-owned utilities to more quickly procure and construct clean energy generation, storage, transmission, and distribution projects through 2045. The bill raises competitive bidding thresholds for specified clean energy projects to $500,000, authorizes an intermediate quotation-based procurement pathway for certain mid-range purchases, clarifies that bids must be awarded to the lowest responsible and responsive bidder, increases from 15% to 25% the maximum amount by which an awarded contract may exceed the estimated cost, and adds temporary exemptions allowing a municipality's governing body to waive competitive bidding for proprietary or specialized technologies needed to meet reliability standards or for projects that are common facilities.

On-site Sewage Inspections: Senate Bill 6291, sponsored by Sen. Liz Lovelett (D-Anacortes), extends from two to four years the period during which noncertified individuals may review designs and conduct inspections of on-site wastewater treatment systems under the supervision of a certified individual, while leaving all other qualification and oversight requirements unchanged.

Washington final supplemental budgets FY 2025-27:
Selected impacts on cities

For more information, please visit the fiscal.wa.gov website for legislative budget proposals and the Office of Financial Management website at ofm.wa.gov for the Governor's proposed budget.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Operating budget – Shared revenues		
Liquor profits (Liquor Revolving Account)	$98.9 million	No change
Liquor taxes (Liquor Excise Tax Account)	$88 million	No change.
Cannabis Excise Tax	$44.2 million	Reduces by $5.1 million.
Municipal Criminal Justice Assistance Account	• $60.3 million • $266,000 for reimbursement for mandatory arrest for repeat offenders.	No change.
City-County Assistance Account (6050)	$43.8 million	Adds $1.3 million.
Fire Insurance Premium Tax	$16.9 million	Adds $1.6 million.
Local Government Fiscal Health (SB 6346)		Intent to transfer $200 million from general fund to new account beginning in 2027-29 for local impacts of millionaire tax (**SB 6346**).
Operating budget – Programs		
General Government		
Pensions	• Select Committee on Pension Policy to study implications of possible Plans 1 merger (as suggested by **SB 5085**) or LEOFF 1 restatement (as suggested by **HB 2034**). Report by January 9, 2026. • Pension rates adjusted to take into account **SB 5357**. New employer rates: ▪ PERS 5.38% ▪ PSERS 6.91% ▪ LEOFF 2 employer rate: 5.32%	• Transfers $880 million from pension funding stabilization account to budget stabilization account by Jun 30, 2029 (**HB 2034**). • Transfers $539 million from Pension Surplus Holding Account to Climate Commitment Account in 2027-29.
PERS 1 COLA	No PERS 1 COLA included.	Adds $10,000 for PERS plan 1 COLAs (**SB 5862**).

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Paid Family & Medical Leave Program	• $10.8 million for additional staff to process PFML customer and employer inquiries. • $8.9 million completing statutorily required PFML implementation. • $5 million to implement changes to PFML job protections.	Adds $1.2 million to implement paid leave contributions (**HB 2345**).
Miscellaneous HR & labor provisions of interest	• $851,000 to implement restriction on including unnecessary driver requirements in job applications (**SB 5501**). • $852,000 to implement UI benefits for striking workers (**SB 5041**). • $102,000 to implement changes to public employee bargaining (**SB 5503**).	Adds $19 million to support unemployment program due to projected federal revenue shortfall.
Municipal Research and Services Center	$6.8 million	No change.
Municipal Revolving Account	Sweep of $5 million from State Auditor municipal revolving account balance of local audit fees.	No change.
Elections	$500,000 to UW to study local government compliance with voting and elections laws and recommend best practices.	No change.
Public Safety & Criminal Justice		
Training for law enforcement	• Funds 23 BLEA classes per year in 2026 and 2027, with two per year in each of four regional academies in Arlington, Pasco, Spokane, and Vancouver. Remaining classes in Burien. • Reinstates 25% local match for BLEA and basic corrections officer training programs.	No change.
Crisis intervention training	$1.8 million for *Trueblood* phase 1-3 regions.	No change.
Co-responder team funding	$5.2 million for cities/counties alternative response, including: • $4 million to AWC to provide funds to cities to create alternative response team programs around the state. • $1.2 million to support Whatcom County alternative response team.	• Reduced AWC alternative response grants by $600,000. • Reduced Whatcom alternative response team by $176,000.
Law enforcement behavioral health & suicide prevention program	$5 million to the CJTC for officer wellness programs, including: • $3 million for grants to local law enforcement agencies for wellness programs. • $2 million for a wellness app.	No change.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Public safety funding	• $100 million for public safety funding grants to support recruiting, hiring, retaining, and training officers and co-responders (**HB 2015**). • $635,000 to CJTC to administer grants.	No change.
Organized retail crime program		Adds $500,000 for statewide organization to conduct a retail crime pilot program focused on diversion-oriented programs.
Auto theft prevention authority	Transfers $1.8 million to general fund.	Transfers an additional $2.1 million to general fund.
Drug & gang prevention	$1 million grant program.	No change.
Impaired driver safety account	$1.2 million	No change.
Small & rural court grants for increased security	$1 million for grant matching funds to increase small rural court security.	No change.
Public defense grants	• $900,000 for grants to cities. • Additional $2.7 million for public defense grants to cities.	Reduced public defense grants to cities by $180,000 due to state budget drafting error.
Vacating & resentencing under *State v. Blake* decision & refunding LFOs	• $5.9 million to AOC to refund legal financial obligations vacated under *Blake* and an additional $1.7 million for the activities of the AOC including contracting with cities and counties to disburse legal financial obligations. • $7.6 million to AOC to assist cities and counties with costs to comply with *Blake*. • $8.6 million to the Office of Public Defense to assist cities and counties with public defense services related to *Blake,* including SPAR grants.	No change.
Human Services		
Community Behavioral Health	Continued investments in the community behavioral health system, including: • $78.5 million for community treatment (PACT) teams. • $4.1 million for mental health services for mentally ill offenders in county or city jails and connection to services after release from confinement. • $38.1 million for clubhouse programs. • $17 million for substance use disorder peer support. • $61.2 million to support the housing needs of individuals with behavioral health disorders. • $9.5 million for health engagement hub pilot program sites (**SB 5536**). • $5.3 million to continue behavioral health street	Reduces investments in the community behavioral health system, including: • $5.7 million reduction for clubhouse programs. • $1.2 million reduction for health engagement hub pilot program sites (**SB 5536**). • $1 million reduction to distribution of naloxone to community health programs and community settings. • Adds Clallam County to street medicine team eligibility.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
	medicine teams for homeless individuals in Tacoma, Everett, and Spokane, plus King and Kitsap Counties. • $6.9 million to expand distribution of naloxone to community health programs and other community settings.	
Forensic mental health	• $18.3 million to phase-in *Trueblood* settlement competency evaluations, competency restoration, forensic navigators, crisis diversion and supports, education and training, and workforce development. • $14.3 million to improve the timeliness of competency evaluations for individuals in local jails. • $8 million, including $7 million for *Trueblood* phase one and phase two regions. • $10.3 million to expand efforts to provide opioid use disorder and alcohol use disorder medication in city, county, regional, and tribal jails.	$1.3 million reduction for phase-in *Trueblood* settlement competency evaluations, competency restoration, forensic navigators, crisis diversion and supports, education and training, and workforce development.
Foundational public health	$300.2 million	Adds language directing $2.5 million of existing funding to maintain core infrastructure and staff.
Housing & Homelessness		
Housing and homelessness	• $200 million for covenant homeownership program. • $137 million for HEN program. • $117.6 million for grants to local governments to maintain programs impacted by loss of document recording fees. • $111 million for grants for local governments and NGOs for homeless housing programs and services. • $90 million to transition those living in encampments to safer housing. • $30.4 million for homeless families, youth prevention and diversion. • $25 million for grants to support building operations, maintenance and service costs of permanent supportive housing projects. • $22.5 million for housing assistance, including rental subsidies, permanent supportive housing, and low- and no-barrier housing beds for unhoused individuals. • $6.5 million for Consolidated Homeless Grant Program. • $1.2 million for foreclosure prevention assistance. • $1 million for diversions services for those at risk of	• $4.5 million reduction in permanent supportive housing for families that are chronically homeless with a disability. • Adds $15 million for grants to permanent supportive housing providers for O&M. • Adds $313,000 to support a task force to establish a state department of housing.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
	losing stable housing or are homeless that are determined to have a high probability of returning to stable housing.	
Land Use & Environment		
Stormwater nonpoint pollution	$8.5 million for Ecology to address and mitigate 6PPD (tire chemical lethal to salmonids), including to identify effective management practices for stormwater treatment. Including: • $4.4 million to identify effective best management practices to treat 6PPD in stormwater. • $2.7 million to develop a strategy and recommendations to eliminate 6PPD in consumer products.	No change.
PFAS and water quality	• $4 million to investigate and monitor sources and impacts of PFAS, including a study of how to manage discharges at municipal wastewater treatment facilities. • $196,000 to implement **SB 5033**, required PFAS testing of biosolids.	No change.
Growth Management Act Planning Grants	• $22.5 million for local government climate planning implementation. • $18 million for updating comprehensive plans and development regulations to comply with the Growth Management Act. • $3.8 million to support implementation of various land use bills (**HB 1096** (lot splitting), **HB 1183** (development regulations), **HB 1491** (transit density), **SB 5148** (housing element audits), **SB 5509** (childcare zoning), **SB 5559** (subdivision reform), & **SB 5587** (housing gaps report & infill housing). • $1.7 million to increase middle housing.	• Reduces 2027 GMA periodic update formula planning grants by $2.9 million and repealed proviso allowing for a competitive grant cycle for unallocated funds. • Adds $500,000 for grants to local government to update permit review processes.
Clean energy technologies	• $5 million to support local governments in siting and permitting clean energy projects. • $13 million to assist owners of public buildings conduct energy audits. • $10 million to assist local governments, local organizations, and tribes to access federal tax incentives and grants.	• Reduces assistance to local governments, local organizations, and tribes to access federal tax incentives and grants by $2.5 million. • Reduces assistance to owners of public buildings for conducting energy audits by $1.6 million.
Climate mitigation and resiliency	$1.9 million for coastal hazard monitoring and resilience, including grant technical assistance to local governments and tribes.	Adds $10 million for community wildfire resilience per RCW 76.04.511(3)(c).

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Urban and Community Forest Grant Program	$3 million.	No change.
Public Works & Infrastructure		
Public Works Assistance Account (PWAA)	$288 million transfer from PWAA to state general fund in FY 2026. *See also PWAA under **Capital Budget.***	Adds $375 million transfer from PWAA to state general fund on June 30, 2027.
Local Solid Waste Financial Assistance	$24 million for Local Solid Waste Financial Assistance grants.	No change.
Utility assistance	$25 million for grant funding through existing network of federal low-income home energy assistance.	Adds $30 million for grant funding through existing network of federal low-income home energy assistance.
Capital budget		
Public Works & Infrastructure		
Public Works Assistance Account (PWAA)	• $365 million in new funding • $468 million in new and existing diversions: - $288 million to general fund (new) - $114 million ($57 million/year) transfer to general fund (temporary redirection of existing transfers to the Move Ahead WA Account). - $41 million to Water Pollution Control Revolving Account. - $25 million to Drinking Water Assistance Account. *See also PWAA under **Operating Budget.***	Adds $14.5 million • $279.5 million in new bond revenue (backfilling sweeps) • $10 million for emergency grants to local governments impacted by 2025 weather events. • $381.9 in new diversions. - $375 million transfer to general fund in FY 2027. - $6.9 million transfer to Drinking Water Assistance Account. - Reduces existing diversion to Water Pollution Control Revolving Account to $20.5 million *See also PWAA under **Operating Budget.***
Stormwater Financial Assistance Program	$60 million	No change.
Puget Sound Nutrient Reduction WWTP Grant Program	$10 million	No change.
Drinking Water State Revolving Fund Loan Program (DWSRF)	• $120 million for water system infrastructure construction projects through DWSRF. • $25 million for DWSRF state match dollars from PWAA.	Adds: • $3 million for DWSRF preconstruction loans. • $6.9 million for DWSRF state match dollars from PWAA.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Water Pollution Control Revolving Loan Program	$614 million: • $214 million federal • $400 million state $41 million PWAA	No change.
Centennial Clean Water Grant Program	$40 million	No change.
Community Economic Revitalization Board (CERB)	$81.3 million for CERB Capital Construction.	No change.
Broadband grants and loans	$1.3 billion, including: • $114 million as match for Broadband Equity, Access, and Deployment state grants program from IIJA. • $1.2 billion federal.	No change.
Regional Approaches Grant Program	$2 million	No change.
Land Use & Environment		
Puget Sound Restoration and Salmon Recovery Grants	• $105 million for Salmon Recovery Funding Board (SRF) grants, plus an additional $20 million for riparian area grants. • $60.5 million for Puget Sound acquisition and restorations. • $9.6 million for Washington Coastal Restoration & Recovery.	No change.
PFAS & Water Quality	$14.5 million to address PFAS cleanup.	No change.
Remedial Action Grants	$84.4 million	No change.
Urban and Community Forest Grant Program	$6.2 million	Adds $3 million.
Floodplains by Design Grant Program	$75.7 million	No change.
Aquatic Lands Enhancement Account	$4.3 million	No change.
Washington Wildlife & Recreation Program	$120 million	No change.
Youth recreational facilities	$7.6 million for specific projects.	No change.
Youth and community outdoor athletic facilities	$19.8 million for specific projects.	No change.
Fish Barrier Removal Board	$32.5 million to fund identified projects and agency administration.	No change.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Air quality & greenhouse gas reduction	• $10.1 million for landfill methane capture grants. • $4.1 million for community participatory budgeting program for mitigating climate change impacts on overburdened communities.	No change.
Clean energy & climate resilience and mitigation	• $35 million for Weatherization Plus Health grants. • $26 million for Clean Energy Fund program. • $23 million for Community EV charging grants. • $20 million for Solar and Energy Storage grants. • $11 million for Energy Retrofits for Public Buildings grants. • $10 million for Clean Energy Community grants. • $5 million for Clean Buildings Performance grants. *Extended 2023-25 appropriation of clean energy retrofit dollars for grants (administered by AWC) for energy audits of city-owned tier 1 & 2 buildings into FY 2026.*	Adds $11 million for Weatherization Plus Health grants.
Housing & Homelessness		

Housing Trust Fund	$605 million, including:
	• $536 million for housing to benefit low-income and special needs populations, including permanent supportive housing, including:
	  ◦ $215 million multifamily rental housing.
	  ◦ $100 million for Apple Health & Homes.
	  ◦ $75 million for first-time low-income homeownership.
	  ◦ $62 million for identified projects.
	  ◦ $50 million for housing for those with developmental disabilities.
	  ◦ $50 million for affordable housing preservation.
	  ◦ $30 million for mobile home park preservation.
	  ◦ $10 million for rapid conversion or acquisition of housing to address extremely low-income and unhoused populations.
	  ◦ $5 million for farmworker housing.
	  ◦ $5 million for urgent repair grants.
		Adds $123 million, including:
		• $96 million, for housing to benefit low-income and special needs populations, including permanent supportive housing, including:
		  ◦ Reduction in Apple Health & Homes by $57 million.
		  ◦ $55 million for first-time low-income homeownership.
		  ◦ $49 million for multifamily rental housing projects.
		• $40 million for affordable housing preservation. Projects impacted by December 2025 atmospheric river and winter weather event are eligible.
		• $8 million for farmworker housing.
		• $21 million for identified projects.
		• $5 million for urgent repair grants or risk mitigation for affordable housing.
		•

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Additional investments in housing and shelters	• $90 million for Connecting Housing to Infrastructure (CHIP) grants to local governments. • $22 million for identified projects. • $14.7 million for recovery residences grants. • $9 million for youth shelters and housing. • $8 million for identified transit-oriented housing projects. • $5 million for low-income home rehabilitation grants.	• Adds proviso to allow CHIP to fund deferred loans. • Adds $37 million for identified projects. • Adds $17 million for grants and technical assistance for mobile home communities. • Adds $5 million for projects impacted by December 2025 atmospheric river and winter weather event.
Human Services		
Behavioral Health Community Capacity	$119.8 million, including: • $70 million for competitive community behavioral health grants to address regional needs, including preventing closure of existing facilities, youth and adult bed capacity, facilities that serve specialized populations, and crisis relief centers. • $49.8 million for 11 specific local crisis stabilization projects.	Reduced to $74.3 million and allocated differently: • Reduces $60 million from the competitive community behavioral health grants. • Adds $14.5 million for 10 additional specific local crisis stabilization projects
Transportation budget		
WSDOT Local Programs Capital budget	$962.7 million	$180 million temporary diversion from existing legislative appropriations to local projects; assumes delay in delivery of projects.
Statutory transfers to local governments	• $494 million • Additional $36.2 million over next 3 biennia for city distribution of 6-cent increase to motor vehicle fuel tax.	Adds $14.5 million.
Transportation Improvement Board (TIB)	$310.8 million, including: • $3.9 million to Small City Pavement and Sidewalk Program. • $24.6 million for Complete Streets grants. • $9.3 in preservation funding for cities. Legislature intends to provide an additional $21 million in 2027-29 for the Complete Streets Program.	Adds $15 million in assistance for cities recovering from 2025 weather events.
Recovery from 2025 weather events	-	See ***Transportation Improvement Board***.
Safe Routes to Schools Grants	$83.4 million	Adds $34 million.
Pedestrian and Bicycle Safety Programs & Grants	$81.7 million	Adds $33.4 million.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Safety and Active Transportation	• $33.2 million for the Sandy Williams Connecting Communities Pilot Program for projects to reconnect communities bifurcated by state highways. • $500,000 for grants to local jurisdictions to implement network-wide traffic conflict screening programs.	Adds: • $13.2 million for the Sandy Williams Connecting Communities Program. • $500,000 for local jurisdictions to implement network-wide traffic conflict screening programs. • $6.5 million for the Reducing Rural Roadway Departures Program, to which cities are now eligible to apply.
Freight Mobility Strategic Investment Board	• $44.2 million for FMSIB recommended projects. • $35.5 million in federal funds for recommended local preservation projects.	Adds: • $4.9 million for FMSIB recommended projects. • $8 million in federal funds for recommended local preservation projects.
Fish passage	• Retains proviso language to coordinate with Fish Barrier Removal Board on watershed approach to include local culverts. • Includes language allowing partnerships to leverage state and local funds to match opportunity for federal funding under BIL.	No change.
Homeless encampments	$9.2 million to address homeless encampments on WSDOT-owned rights-of-way in coordination with local governments and social service organizations to direct people to housing and prevent future encampments. • A minimum of $2 million dedicated to litter removal. • $1 million in coordination with the City of Spokane. • $1 million for safety improvements and debris cleanup in Seattle. • $1 million in coordination with the City of Tacoma. • $1.2 million to contract with the City of Fife. *See also Housing and Homelessness in* ***Operating budget***	No change.
Rural mobility grant	$32.2 million	No change.
Alternative fuel and electric vehicle infrastructure	• $25 million for clean alternative fuel vehicle charging and refueling infrastructure program. • $3.5 million for an e-bike lending library and ownership program offering competitive grants.	No change.
Federal fund exchange pilot program	$17.5 million for a federal fund exchange pilot program of Transportation Block Grant population funding and state funds at an exchange rate of 95 cents in state funds per $1 in federal funds.	No change.

	Final 2025-27 Budget	Final passed Supplemental 2025-27 budget
Studies	• $250,000 to update the 2013 memorandum of understanding between AWC and WSDOT for the construction, operations and maintenance responsibilities for city streets as part of state highways. • $140,000 for the JTC to update the 2019 assessment of city transportation funding needs. • $200,000 for the JTC to study alternative new methods for local governments to fund sidewalk improvements.	No change.
FHA bridge load rating	$5 million for the County Road Administration Board to provide grant dollars to counties and cities for the costs associated with obtaining a new federal highway administration load rating.	No change.

City of Kenmore

2026 Legislative Session

GORDON THOMAS HONEYWELL
GOVERNMENT RELATIONS

PURPOSE

Overview of the 2026 Legislative Session
Outcomes of City's Priorities
Additional Legislative Issues
Next steps

Overview

2026 Legislative Session

- 60-day session
- Second year of the biennium
- Democrats held strong majorities
- Major themes: response to federal actions, affordability, tax/budget reform
- Supplemental budgets
- 1,238 bills introduced, 268 passed into law

OUTCOMES

CITIES ACROSS THE STATE

Key Takeaway: There's room for improvement

- No relief for city budgets, but fiscal flexibility
- Maintained most – but not all – state-shared revenues
- New impacts from sales and use tax exemption in millionaire's tax

OVERVIEW

2026 SUPPLEMENTAL BUDGETS

OPERATING
$80.2 BILLION
$2.4 BILLION
INCREASE

TRANSPORTATION
$16.6 BILLION
$1.2 BILLION INCREASE

CAPITAL
$8.5 B
$889 M INCREASE

OUTCOMES

KENMORE PRIORITIES

Lakepointe	• Ongoing education
Ped/Bike Projects	• $300,000 for the Burke Gilman/SR 522 ADA Accessibility Project
Digital Permitting System Upgrades	• Requested $1 million to update front end system • No funding included in final budget

Additional Legislative Issues

Housing	• Passage of House Bill 2266 regarding STEP housing • Passage of Senate Bill 6026 regarding residential in commercial zones
Public Safety & Justice Services	• Public defense funding • Passage of Senate Bill 6110 regarding electric motorcycles
Threats to KAPE	• Senate Bill 6002 regarding automated license plate readers • SB 6352/HB 2711 regarding transportation resources

NEXT STEPS

Express gratitude
Implement
Plan and educate
2027 Legislative Session begins January 11

QUESTIONS?

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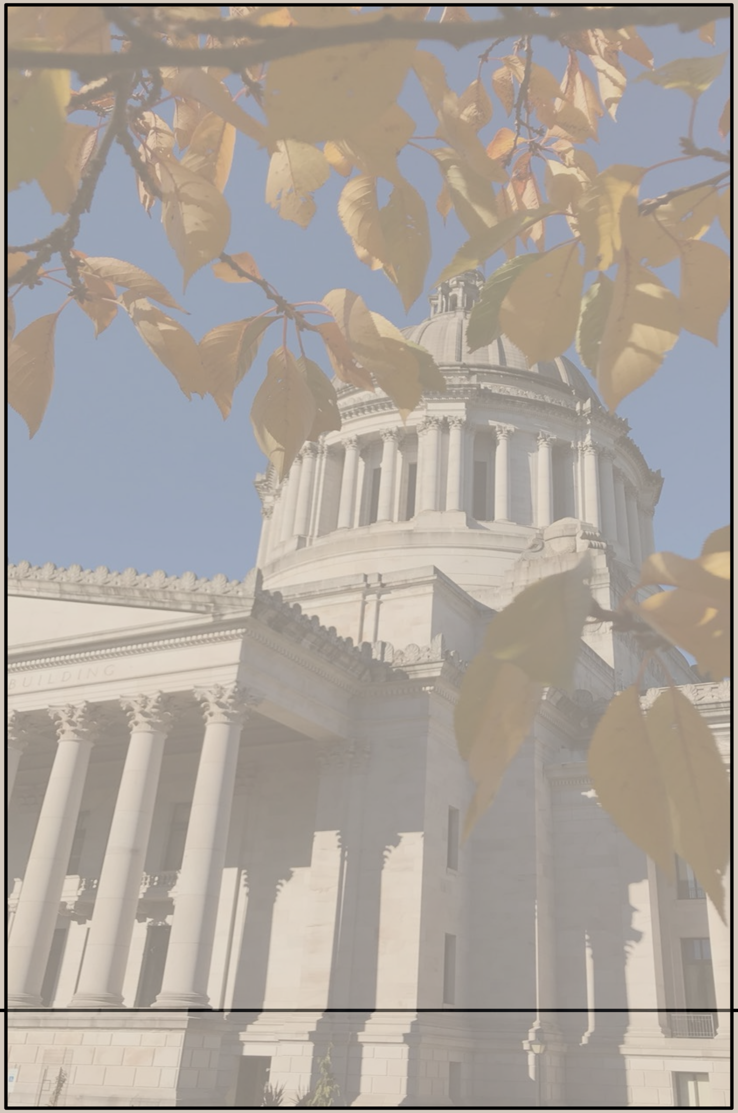
GORDON THOMAS HONEYWELL
GOVERNMENT RELATIONS



City Council Agenda Bill
City of Kenmore, WA

Meeting Date: 4/13/2026

Subject/Topic:

Business Registration Program Update

Department: City Manager's Office

Prepared by: Stephanie Lucash,
Deputy City Manager

Attachments:
1. Presentation

Proposed Council Action/Motion:

☒Information Only
☐Receive and File
☐Discuss
☐Provide Direction
☐Public Hearing
☐Adopt/Approve
☐Authorize
☐Other:

Approvals:

Department Head	SLL, 3/25/26	City Attorney	N/A	Finance Director	N/A	City Manager	TK 3/31	Optional	

Summary/Background:

The City has had a business registration program since 2013. In 2024, the Kenmore City Council voted to expand the program to require registration and make other programmatic changes recommended by the Kenmore Business Alliance. This presentation is an annual staff report update on the program for the City Council's information.

Previous Council Action(s):

Recent Kenmore City Council presentations and updates on the city's business registration program took place on May 23, 2023, July 24, 2023, June 10, 2024, and March 24, 2025.

Fiscal Consideration:

The City of Kenmore received $11,906 in business registration revenue in 2025.

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

DEIA Strategic Plan | **City's Equity Framework Toolkit**

This item supports the following objective in the City's DEIA Strategic Plan: Objective 2.1.2 All City policies, procedures, and manuals are written and reviewed with a focus on DEIA. These documents will include references to DEIA and the importance thereof.

City Council Priorities or Budget Objective Being Addressed:

City Council 2026 Priority #4: Promote sustainable Economic Development Strategies that enhance downtown and attract residents, small businesses, and visitors.

Business Registration Update

Kenmore City Council Meeting
April 13, 2026

Background

1) The Kenmore Business Alliance (KBA) is a committee of the Bothell Kenmore Chamber of Commerce
2) The KBA supported the City establishing a business registration program in 2013
3) Based on KBA input in 2023, the City expanded its business registration program in 2024 to require registration of all Kenmore businesses (both resident and non-resident businesses)
4) Annual business registration fee is $10; 2025 program revenue was $11,906
5) Businesses with $12,000 or less in gross annual revenue do not pay the $10 fee

Bothell Kenmore Chamber
KENMORE BUSINESS ALLIANCE

Program Goals

1) Better understand the Kenmore business community
2) Collaborate with the KBA on projects supported by the city's business registration revenue
3) Connect with, listen to, and support our local businesses

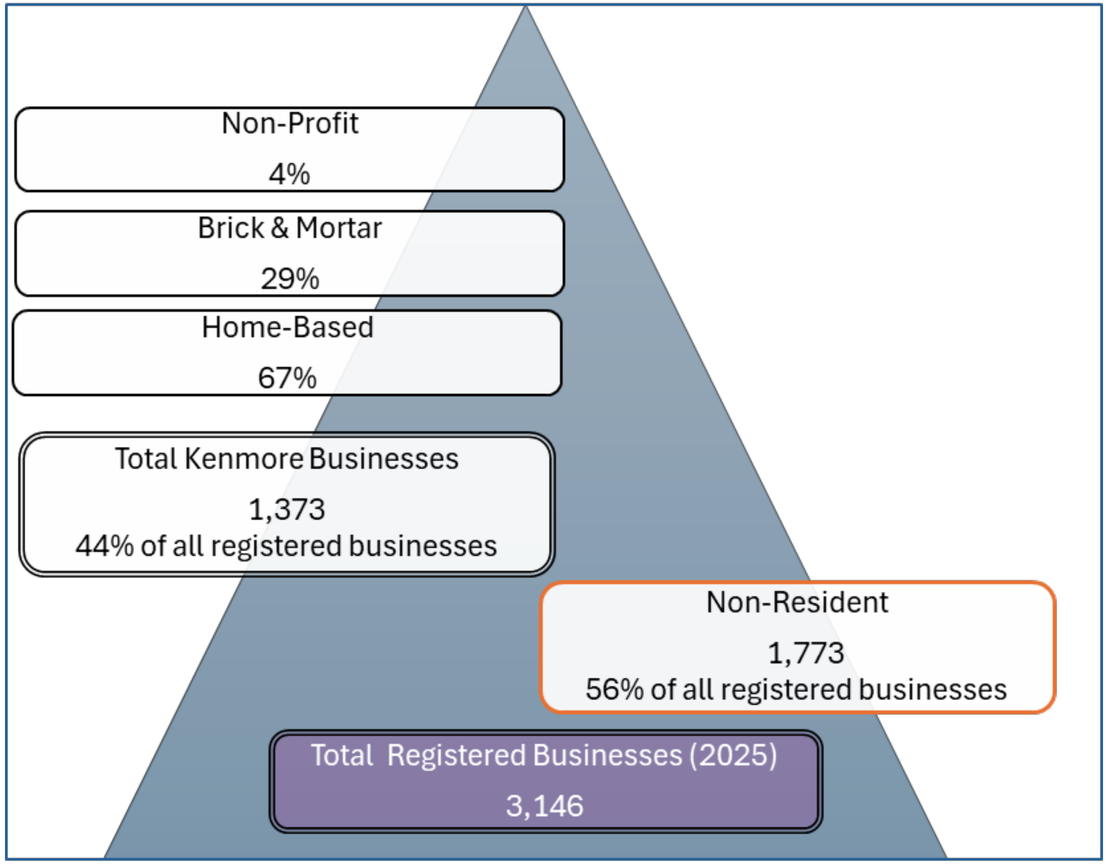
Goal #1

Better Understand the Kenmore Business Community

- How many businesses are in the City of Kenmore?
- How many non-resident businesses operate in Kenmore?
- How many businesses are home-based vs. brick and mortar?

	2026 March	2025 December	2024 December	2023 December
TOTAL REGISTERED BUSINESSES	**3,280**	**3,146**	**2,300**	**1,194**
Kenmore Business	1,405	1,373	1,330	1,194
Non-Resident Businesses	1,875	1,773	970	0

Businesses By Sector



Top 10 Kenmore Business Sectors in 2025

1. (91) Administrative Management and General Management Consulting Services
2. (61) New Single-Family Housing Construction
3. (54) All Other Miscellaneous Retailers (e.g., arts & crafts sales, collector's items, marijuana sales)
4. (40) Lessors of Residential Buildings and Dwellings
5. (52) Residential Remodelers
6. (47) Independent Artists, Writers, and Performers
7. (45) Janitorial Services
8. (37) All Other General Merchandise Retailers
9. (36) Custom Computer Programming Services
10. (32) Offices of All Other Miscellaneous Health Practitioners

Goal #2

Collaborate with the KBA on Projects Supported by Business Registration Revenue

Business Support Projects voted on by the KBA during the January strategic planning sessions:

- 2023: New business directory – Findkenmore.org
- 2024: Kiosk at the Hangar
- 2025: Oktoberfest Sponsorship ($5,000) & Marketing FindKenmore.org ($5,000)
- 2026: 20 banners on SR522 light posts ($5,000) and KBA sponsorship of Oktoberfest ($5,000)

Goal #3

Connect with, Listen To, and Support our Local Businesses

KENMORE WA

BUSINESS UPDATES

Monthly Business Newsletter

Business Resources

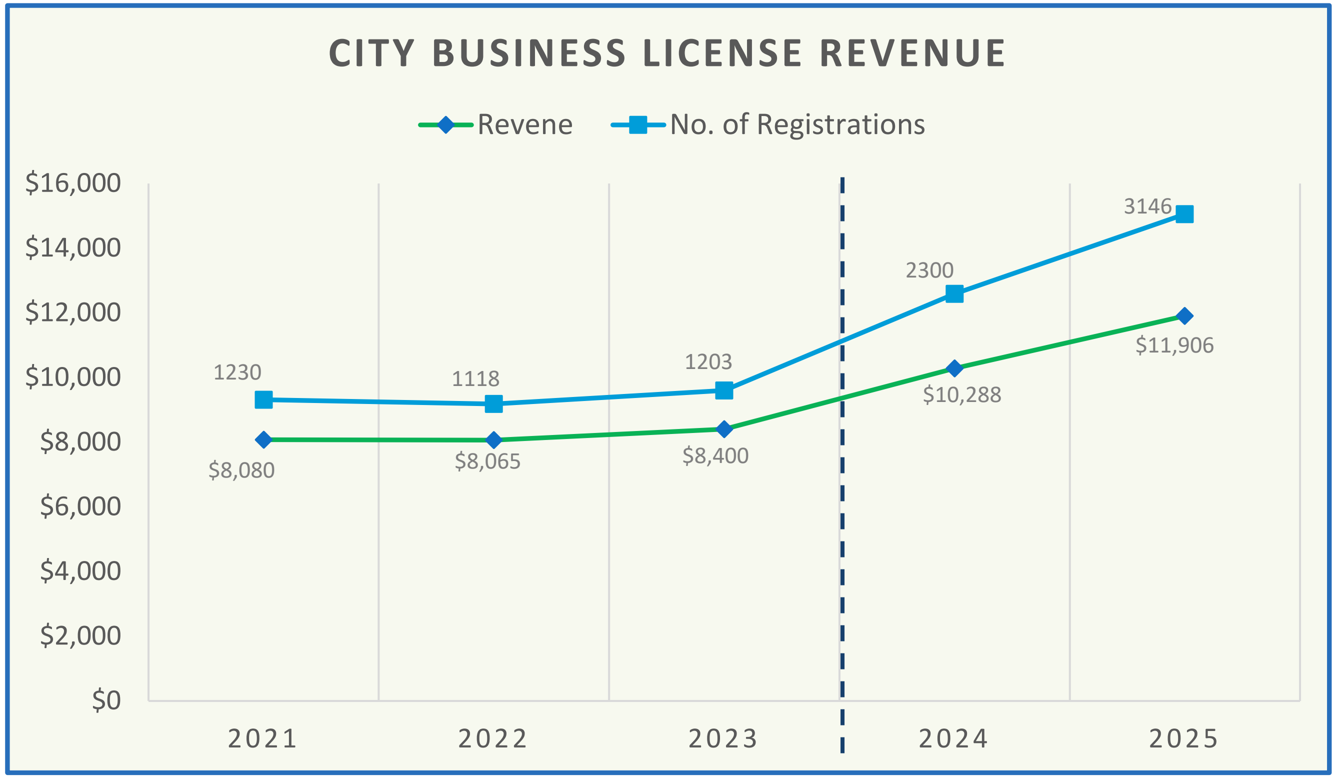
BUSINESS MEETING SPACES	BUSINESS ALLIANCE	CHAMBER OF COMMERCE
SMALL BUSINESS ADMINISTRATION	KING COUNTY & SEATTLE METRO	WA DEPT. OF COMMERCE

City Website
[Resources for Businesses | City of Kenmore Washington]

Kenmore Business Alliance Executive Committee

Coffee with Council
Hangar
(2nd Monday at 7:30am and 3rd Saturday at 9:30am)

City Registration Fee is $10



Starting in 2024, program changes that affected revenue included:

- All businesses required to register, including non-profits, home-based businesses, and all non-resident businesses doing business in Kenmore
- Raised income threshold from $2,000 to $12,000
  - ➢ Businesses with gross income at or below $12,000 do not pay the $10 fee

2025 Revenue: $11,906

Thank You and Questions

City Staff

Stephanie Lucash, Deputy City Manager

Teresa McAllister, Administrative Specialist