



## Council Message

Mayor Kol Medina, North Ward



Your City Council accomplished a ton of excellent work for our community in 2019 - a new subdivision code that will end “Bellevue-style McMansion subdivisions,” new design guidelines that will go a long way toward ensuring future development “fits” our Island, and a new police station and court project underway, to name just a few of its many important achievements. Your Council has worked hard.

I’m quite sad that two Council members will not be continuing with us in 2020. However, the people have spoken and new ideas and energy are always a good thing. I will embrace our two new Council members and do everything I can to support them and the rest of Council as we work to “gel” as a new team and maintain the productivity of the last Council.

We must maintain that productivity and positivity as we take on crucial projects next year, including a Climate Action Plan, a Groundwater Management Plan, a Sustainable Transportation Plan, and affordable housing initiatives. We can do it!

## City considers funding effects following passage of I-976

The voters’ approval of Initiative 976 (I-976) will cause the City of Bainbridge Island to lose about \$600,000 per year by eliminating the Transportation Benefit Fund’s (TBF) authority to impose vehicle

the increase in fees (from \$20 to \$30) that went into effect in August 2019, was to be dedicated to new projects related to traffic calming, public transportation, and climate mitigation.



license fees. The initiative, which becomes effective 30 days after passage, will be enacted Dec. 5, 2019.

Of the \$600,000 amount, \$400,000 was intended to support annual maintenance of the City’s 140-mile road network (asphalt repairs, chip sealing). In recent years, the car-tab fees have covered roughly 60% of the City’s annual road maintenance budget. The remaining \$200,000, derived from

In the short-term, there is an available TBF fund balance that can be used to support ongoing projects. The TBF fund balance is projected to be approximately \$900,000 at the end of 2019. This amount equates to about two years of funding of annual road services at the existing levels. In January, Council and City staff will confirm whether to apply this fund balance to ongoing projects

in order to keep near-term workplans unchanged.

In the long-term, the City will need to determine how best to respond to the funding shortfall.

The City could choose the following approaches, individually or in combination:

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## Council to discuss Suzuki site plan options

At the time of this writing, the City Council was scheduled to discuss potential options to revise the number and type of housing units for the Suzuki affordable housing project during the Nov. 19 study session. This discussion was planned in order to more fully consider whether new options for the project should be developed.

The City owns a 14-acre property, com-

monly referred to as the Suzuki property, at the intersection of New Brooklyn Road and Sportsman Club Road. The City intends to develop the site for affordable housing. The goals for the project were identified in Resolution No. 2018-03.

In late August, Council approved a site plan that includes approximately 100 affordable housing units for the Suzuki prop-

erty (60 rental units, 39 units for sale and 1 management unit). The 60 rental units would be designated as “affordable,” or pricing at or below 120% of area median income (AMI). The 39 for sale units would be sold at below-market prices through the use of a community land trust structure, and the price for these units would not exceed 140%

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# A look back at 2019... and a look ahead

## City Manager Morgan Smith



As we approach the end of the 2019 calendar, I'm torn between wanting to recap the City's key accomplishments over the course of this busy year while also

wanting to look ahead to the many important tasks that are in progress and will provide our focus for 2020.

2019 has been a busy year, but also a successful one. I'm grateful for the hard work and commitment of City staff, and also for the support and interest from many community members. Working together, City staff, Council, and residents make a great team that produces real results. Thanks to everyone who contributes to this effort.

Detailed reports on the City's 2019 and 2020 workplan priorities will be provided in January, but here are some highlights to share.

## 2019 Accomplishments

### Police-Court Replacement Project

After many years of planning and discussion, in 2019 the City agreed to purchase a site with an existing 18,000-square-foot medical building from CHI Franciscan Health for roughly \$9 million. The initial estimate to retrofit and equip

the building for a combined Police Station and Municipal Court is \$10 million. Previous work related to site selection, feasibility studies, and design cost roughly \$1 million.

City Council decided to finance the majority of this project using \$12 million in funds



on hand, and to issue \$8 million in councilmanic debt. The new debt will be repaid using existing City revenues, so there will be no change to residents' property taxes. The new bonds will be issued by the end of the year. The work to complete project design and permitting is underway. These are important milestones in the City's most significant current project.

### Winter 2019 Storm Events

In February, our entire region experienced winter effects from snow, wind, and cold that were nearly unprecedented. City staff worked hard to clear roads, support

restoration of power, provide emergency shelter and coordinate outreach to the community. Public Works

crews maintained 24-hour staffing for nearly two weeks. While post-storm clean-up efforts continued for several weeks, we were all grateful that there were relatively few life/safety issues in the end. Lessons learned in the 2019 storms left us better prepared for the future and affirmed the importance for our community to plan and prepare to be resilient and ready.



### Development Moratorium Tasks

Nearly two years ago, the City Council instituted a moratorium on many types of development projects. In the time since, the City put in place new rules related to subdivisions, updated the City's design guidelines, implemented the Critical Areas Ordinance, changed some of the processes

for land use review, and adopted a first round of recommendations from the Affordable Housing Task Force. This work involved extensive review of the City's land use policies, significant technical analysis and on-

going community outreach. After two years of significant effort, a large portion of the moratorium workplan is now complete. As a result, the moratorium will narrow significantly Dec. 4, 2019. While work on affordable housing initiatives will continue in 2020, the bulk of the objectives Council set out in January 2018 have now been met.

### COBI Connects

In April, the City launched the new monthly newsletter you are reading now. The newsletter is mailed to all Island households and aims to provide useful information on key City projects and policy issues. It's also a chance to highlight how City staff do their work and how residents can engage with their local government. Feedback from readers has been positive and this new communication tool has proven to be very effective. We will continue to seek ways to enhance the format and content for future issues.

### Olympic Drive Improvements

After roughly six years of active planning, grant-seeking and design changes, the City began construction to improve safety for all users on Olympic Drive getting to and from the ferry terminal. The project includes wider sidewalks, new bike lanes, and other improvements to make this area safer and more functional. To complete the \$3 million project, the City obtained \$2 million in State and Federal grants, and contributed another \$1 million in City

funds. The project involved significant community outreach including a "how to" video to explain the new traffic features. The project's finishing touches will be complete by year-end, and initial feedback from users has been very positive.



### Other 2019 highlights...

- BIPD welcomed new K9 Officer Whitney
- Expanded liveaboard moorage in the Dave Ullin Open Water Marina in Eagle Harbor
- Completed Waterfront Bridge upgrades
- Received highest credit rating possible (Aaa) from Moody's Investors Service.

# 2020 Priorities

At the City, the end of a calendar year is never the end of our work. Many of our most important projects are complex, multi-year initiatives that take an extended time to plan and complete. For that reason, we already know what key efforts we will focus on in 2020 because they are ongoing workplan priorities. At a high level, City workplans in 2020 will include the following areas of focus:

### Sustainability Initiatives

The Council will receive a Climate Action Plan from the Climate Change Advisory Committee (CCAC), and this report is expected to recommend numerous implementation items for the City and community to take up. City staff will be developing an expanded Green Building Code program for Council review. Completion of a Groundwater Management Plan will also be a priority task.

### Affordable Housing

The Council will continue planning related to the Suzuki Property Affordable Housing Project. Policy changes to allow tiny homes and encourage expanded use of Accessory Dwelling Units (ADUs) will be finalized and implemented. Council will continue their consideration of whether to develop additional affordable housing tools, specifically inclusionary zoning and a multi-family tax exemption. Council review of options related to transfer of development rights (TDR) is also planned.



### Capital Projects

The coming year will include work on important capital projects. Construction will begin on the new Police-Court replacement project. There will be improvements along Wyatt Way that will include a roundabout, new sidewalk and bicycle facilities on both sides of the street, reconstruction of roadway surfacing, and drainage and water line improvements. The City will also complete designs for the replacement of the Winslow Water Tank and

the Sportsman Club-New Brooklyn intersection improvement project.

### Biennial Budget

We will also take up planning for the City's next biennial budget (2021-2022). Through the budget development process, we will make important choices about City staffing, level of City services, and capital plans for the coming years.

### Transportation Planning

The Council will launch the Sustainable Transportation initiative, which will identify key goals for the Island's road, trail, and bike network and evaluate where there are opportunities to move forward in our work to create connections and plan for integrated mobility. The City will also need to adapt to the passage of Initiative 976 and determine how best to respond to the loss of significant annual funding for Island projects related to road maintenance, public transit, and neighborhood traffic calming.



### Suzuki continued from page 1

of AMI.

At the Oct. 1 study session, the Council reviewed the project plans and agreed to seek changes to the City's Housing Design Demonstration Projects program (HDDP) to allow the Suzuki project to apply for HDDP incentives. Currently, HDDP is set to expire Dec. 31, 2019. The proposed changes include extending the HDDP program through 2021 and removing a requirement that HDDP projects must be 100% affordable. The ability to move forward with 100 units on the Suzuki property is dependent on the project's HDDP eligibility, which would allow additional development

above base zoning. The base zoning for the property would allow 30 primary units and 30 accessory dwelling units, for a total of 60 housing units.

On Oct. 22, the Council referred the proposed changes to HDDP to the Planning

Commission for review. In November, the Planning Commission considered the changes and held a public hearing. Following a public hearing on Nov. 7, the Planning Commission voted to recommend denial of the proposed changes to HDDP.

Separately, the Commission also recommended that Council direct the Planning Commission and staff to draft an interim affordable housing ordinance that includes density incentives to promote affordable housing and green building. The Council has scheduled final consideration of the proposed changes to the HDDP program for the Nov. 26 business meeting.



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# JOIN US

## DECEMBER

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29	30	31				

### ● City Council Study Sessions

**December 3:** 6 p.m.

**December 17:** 6 p.m.

### ● City Council Business Meetings

**December 10:** 6 p.m.

### ● Planning Commission

**December 12:** 6 p.m.

**December 19:** 6 p.m. (TBD)

### ● December 24-25: City Hall closed

### ● Community Climate Workshops

**December 7:** 10 a.m. to 12 p.m.  
 at City Hall

**December 11:** 6:30 to 8:30 p.m.  
 at BHS library reading room

Meetings, times, and agenda topics are subject to change. Please see the calendar on the City's website for the latest information.



# Prevent Package Theft

As the holidays approach, Bainbridge Police want everyone to be aware that the typical trend involving mail and package thefts has started earlier this year.

Here are some tips to prevent theft from happening to you:



Track your packages and coordinate with a neighbor if you won't be home to pick them up



Buy a parcel drop box



Be attentive - know the cars in your neighborhood



Install a motion-activated camera



Consider alternatives to putting cash or gift cards in the mail



Write gift card and telephone numbers down so if the card gets lost or stolen you can immediately cancel



Give specific delivery instructions when ordering and provide a secure place for the package



Check your mail regularly

### I-976 continued from page 1

- Reduce the amount of road maintenance activities
- Seek new revenue sources to replace the TBF car-tab revenue, or
- Divert City funds from other programs and services to fund this work.

### Traffic Calming Projects

During the Dec. 3 study session, staff will discuss with City Council how to use \$66,000, collected from the car-tab fee increase that began in August, to address roadside safety and speeding vehicles. This program was originally planned as a new, recurring annual program. Due to the passage of I-976, this will instead be a one-time investment.

The traffic calming program includes a

process for ranking road segments with a host of criteria, including average daily traffic, proximity to schools and parks, and the presence of non-motorized facilities, among others.

Public Works staff have reviewed road segments on the Island that were proposed by community members and Council earlier this year. The results of the review will be part of the Dec. 3 discussion.

