



King County

516 Third Avenue, Council
Chambers, 10th Floor,
Seattle, WA 98104

Meeting Agenda

Budget and Fiscal Management Committee

Councilmembers:

Rod Dembowski, Chair;

Jorge L. Barón, Vice Chair;

Steffanie Fain, Rhonda Lewis, Teresa Mosqueda, Sarah Perry

Lead Staff: April Sanders (206-263-3412)

Co-Lead Gene Paul (206-477-9378)

Committee Clerk: Gabbi Williams (206-477-7470)

9:00 AM

Wednesday, October 28, 2026

Hybrid Meeting

SPECIAL MEETING

Hybrid Meetings: Attend King County Council committee meetings in person in Council Chambers (Room 1001), 516 3rd Avenue in Seattle, or through remote access. Details on how to attend and/or provide comment remotely are listed below.

Pursuant to K.C.C. 1.24.035 A. and F., this meeting is also noticed as a meeting of the Metropolitan King County Council, whose agenda is limited to the committee business. In this meeting only the rules and procedures applicable to committees apply and not those applicable to full council meetings.

HOW TO PROVIDE PUBLIC COMMENT: The Budget and Fiscal Management Committee values community input and looks forward to hearing from you on agenda items.

There are three ways to provide public comment:

1. In person: You may attend the meeting and provide comment in the Council Chambers.
2. By email: You may comment in writing on current agenda items by submitting your email comments to committees@kingcounty.gov. If your email is received before 8:00 a.m. on the day of the meeting, your email comments will be distributed to the committee members and appropriate staff prior to the meeting.
3. Remote attendance at the meeting by phone or computer (see "Connecting to the Webinar" below).

You are not required to sign up in advance. Comments are limited to current agenda items.



Sign language and interpreter services can be arranged given sufficient notice (206-848-0355).
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Language access services: Sign language and interpreter services are available at no cost to you. To request these services, contact King County Council's Equity and Social Justice Office at 206-477-9259 (TTY Relay 7-1-1) or kccesj@kingcounty.gov at your earliest opportunity. Please provide notice by 9 AM at least three (3) business days prior to the meeting to better secure availability.

CONNECTING TO THE WEBINAR:

Webinar ID: 867 1228 9077

By computer using the Zoom application at <https://zoom.us/join> and the Webinar ID above.

Via phone by calling 1-253-215-8782 and using the Webinar ID above.

HOW TO WATCH/LISTEN TO THE MEETING REMOTELY: There are several ways to watch or listen in to the meeting:

- 1) Stream online via this link: <http://www.kingcounty.gov/kctv>, or input the link web address into your web browser.
- 2) Watch King County TV on Comcast Channel 22 and 322(HD) and Astound Broadband Channels 22 and 711(HD)
- 3) Listen to the meeting by telephone – See “Connecting to the Webinar” above.

To help us manage the meeting, if you do not wish to be called upon for public comment please use the Livestream or King County TV options listed above, if possible, to watch or listen to the meeting.

1. **Call to Order**

2. **Roll Call**

To show a PDF of the written materials for an agenda item, click on the agenda item below.

3. **Approval of Minutes** p. 6

October 14, 2026 meeting minutes

4. **Public Comment**



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Discussion Only

5. [Proposed Ordinance No. 2026-0282](#) p. 9

AN ORDINANCE making a net supplemental appropriation of \$15,614,000 to various general fund agencies, a net supplemental appropriation of \$532,095,000 to various non-general fund agencies and a net supplemental appropriation of \$197,996,175 from various capital fund budgets; amending the 2026-2027 Biennial Budget Ordinance, Ordinance 20023, Sections 21, 24, 25, 26, 30, 32, 33, 36, 37, 43, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 59, 60, 63, 64, 70, 71, 79, 83, 86, 87, 88, 89, 90, 91, 91, 94, 96, 97, 98, 100, 101, 102, 102, 104, 105, 106, 107, 108, 109, 109, 110, 112, 115, 116, 117, 118, 122, 124, 126, 128, 132, and 132, as amended, and Attachment A, as amended, and Ordinance 20086, Section 103, as amended, and adding new sections to Ordinance 20023, as amended.

Sponsors: Dembowski

April Sanders, Brandi Paribello, and Gene Paul, Council staff

6. [Proposed Ordinance No. 2026-0291](#) p. 324

AN ORDINANCE relating to the 2026 levy of property taxes in King County for collection in the year 2027.

Sponsors: Dembowski

Gene Paul, Council staff

7. [Proposed Ordinance No. 2026-0292](#) p. 324

AN ORDINANCE relating to the county property tax levies for collection in 2027, and implementing RCW 84.55.120.

Sponsors: Dembowski

Gene Paul, Council staff



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8. [Proposed Ordinance No. 2026-0293](#) p. 352

AN ORDINANCE related to an affordable housing development at 701 South Jackson Street, Seattle, Washington; authorizing the county executive to execute a master lease by 701 Essential Housing to the county, subject to ratification and confirmation by motion of the council; approving certain provisions of the development and financing plan of 701 Essential Housing, including the county's pledge of taxation and credit to pay rent as required by the master lease; agreeing to take unencumbered title to the facilities when bonds issued by 701 Essential Housing are discharged; and approving certain other provisions of the lease financing transaction.

Sponsors: Mosqueda

Olivia Brey and Brandi Paribello, Council staff

9. [Proposed Ordinance No. 2026-0318](#) p. 634

AN ORDINANCE relating to development permitting fees; amending Ordinance 13274, Section 7, as amended, and K.C.C. 21A.37.070, Ordinance 10662, Section 46, as amended, and K.C.C. 27.02.050, Ordinance 10662, Section 47, as amended, and K.C.C. 27.02.060, Ordinance 11141, Section 40, as amended, and K.C.C. 27.02.100, Ordinance 20021, Section 4, and K.C.C. 27.02.202, Ordinance 20021, Ordinance 17923, Section 45, as amended, and K.C.C. 27.10.035, Ordinance 13332, Section 20, as amended, and K.C.C. 27.10.050, Ordinance 13332, Section 23, as amended, and K.C.C. 27.10.080, Ordinance 17453, Section 18, as amended, and K.C.C. 27.10.084, Ordinance 13332, Section 28, as amended, and K.C.C. 27.10.130, Ordinance 13332, Section 32, as amended, and K.C.C. 27.10.170, Ordinance 17224, Section 43, as amended, and K.C.C. 27.10.425, Ordinance 17682, Section 47, as amended, and K.C.C. 27.10.570, Ordinance 17682, Section 48, as amended, and K.C.C. 27.10.580, and Ordinance 20021, Section 36, adding a new section to K.C.C. chapter 27.10 and repealing Ordinance 13332, Section 3, as amended, and K.C.C. 27.06.005, Ordinance 13332, Section 4, as amended, and K.C.C. 27.06.010, Ordinance 13332, Section 17, as amended, and K.C.C. 27.10.020, Ordinance 17923, Section 46, as amended, and K.C.C. 27.10.037, Ordinance 13332, Section 22, as amended, and K.C.C. 27.10.070, Ordinance 18000, Section 83, as amended, and K.C.C. 27.10.075, Ordinance 13332, Section 24, as amended, and K.C.C. 27.10.090, Ordinance 13332, Section 30, as amended, and K.C.C. 27.10.150, Ordinance 13332, Section 31, as amended, and K.C.C. 27.10.160, Ordinance 13332, Section 33, as amended, and K.C.C. 27.10.180, Ordinance 13332, Section 34, as amended, and K.C.C. 27.10.190, Ordinance 13332, Section 35, as amended, and K.C.C. 27.10.200, Ordinance 13332, Section 36, as amended, and K.C.C. 27.10.210, Ordinance 13332, Section 37, as amended, and K.C.C. 27.10.220, Ordinance 13332, Section 39, as amended, and K.C.C. 27.10.310, Ordinance 13332, Section 40, as amended, and K.C.C. 27.10.320, Ordinance 13332, Section 42, as amended, and K.C.C. 27.10.350, Ordinance 13332, Section 43, as amended, and K.C.C. 27.10.360, Ordinance 13332, Section 46, as amended, and K.C.C. 27.10.380, Ordinance 13332, Section 53, as amended, and K.C.C. 27.10.510, Ordinance 13332, Section 54, as amended, and K.C.C. 27.10.550, Ordinance 17682, Section 46, as amended, and K.C.C. 27.10.560, establishing an effective date, and establishing an expiration date.

Sponsors: Perry



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Liz Underwood-Bultmann and Jenny Ngo, Council staff

10. [Proposed Ordinance No. 2026-0284](#) p. 690

AN ORDINANCE relating to school impact fees and comprehensive planning; adopting the capital facilities plans of the Tahoma, Federal Way, Riverview, Issaquah, Snoqualmie Valley, Highline, Lake Washington, Northshore, Enumclaw, Fife, Auburn, and Renton school districts as subelements of the King County Comprehensive Plan capital facilities element to implement the school impact fee program; establishing school impact fees to be collected by King County on behalf of the districts; and amending Ordinance 18619, Section 2, as amended, and K.C.C. 20.12.473, and Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010.

Sponsors: Dembowski

Jake Tracy, Council staff

11. [Proposed Ordinance No. 2026-0294](#) p. 1126

AN ORDINANCE authorizing the execution of amendments of two existing leases to support the operation of department of community and human services to continue to provide shelter, supportive services, and crisis behavioral health services to people experiencing homelessness.

Sponsors: Dembowski

Olivia Brey, Council staff

12. [Proposed Ordinance No. 2026-0283](#) p. 1156

AN ORDINANCE to adopt the King County department of local services, annual Road Services Division 2027-2032 Capital Improvement Program in accordance with K.C.C. 4A.100.030, to serve as the county's adopted 2027 annual road plan in accordance with RCW 36.81.130 and to serve as the county's adopted comprehensive transportation program in accordance with RCW 36.81.121.

Sponsors: Dembowski

Nick Bowman, Council staff

Adjournment

	<p>Sign language and interpreter services can be arranged given sufficient notice (206-848-0355). TTY Number - TTY 711.</p> <p>Council Chambers is equipped with a hearing loop, which provides a wireless signal that is picked up by a hearing aid when it is set to 'T' (Telecoil) setting.</p>	
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King County

516 Third Avenue, Council
Chambers, 10th Floor,
Seattle, WA 98104

Meeting Minutes Budget and Fiscal Management Committee

Councilmembers:

Rod Dembowski, Chair;

Jorge L. Barón, Vice Chair;

Steffanie Fain, Rhonda Lewis, Teresa Mosqueda, Sarah Perry

Lead Staff: April Sanders (206-263-3412)

Co-Lead Gene Paul (206-477-9378)

Committee Clerk: Gabbi Williams (206-477-7470)

9:30 AM

Wednesday, October 14, 2026

Hybrid Meeting

DRAFT MINUTES

1. **Call to Order**

Chair Dembowski called the meeting to order at 9:30 a.m

2. **Roll Call**

Present: 6 - Barón, Dembowski, Fain, Lewis, Mosqueda and Perry

Councilmember Balducci was also in attendance.

3. **Approval of Minutes**

*Councilmember Barón moved approval of the September 23, 2026 meeting minutes.
There being no objections, the minutes were approved.*

4. **Public Comment**

*The following individuals were present to provide public comment:
Sharon Lee, Martha Foster Lucas, Martha Kidane, Erin Reinhart, Heather Smith,
Margaret Shield, Joaquin Uy, Karina Patel, Jerrell Davis, Megan Monahan, Hali Willis,
Eliana Horn, and Shiku.*

Discussion Only

5. [Proposed Ordinance No. 2026-0282](#)

AN ORDINANCE making a net supplemental appropriation of \$15,614,000 to various general fund agencies, a net supplemental appropriation of \$532,095,000 to various non-general fund agencies and a net supplemental appropriation of \$197,996,175 from various capital fund budgets; amending the 2026-2027 Biennial Budget Ordinance, Ordinance 20023, Sections 21, 24, 25, 26, 30, 32, 33, 36, 37, 43, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 59, 60, 63, 64, 70, 71, 79, 83, 86, 87, 88, 89, 90, 91, 91, 94, 96, 97, 98, 100, 101, 102, 102, 104, 105, 106, 107, 108, 109, 109, 110, 112, 115, 116, 117, 118, 122, 124, 126, 128, 132, and 132, as amended, and Attachment A, as amended, and Ordinance 20086, Section 103, as amended, and adding new sections to Ordinance 20023, as amended.

This matter was Deferred

April Sanders, Gene Paul, and Brandi Paribello, Council staff, briefed the committee via a PowerPoint presentation and answered questions from the members. Aaron Rubardt, Chief Budget Officer, Office of the Executive, also addressed the committee and answered questions from the members.

Briefing

6. [Briefing No. 2026-B0120](#)

Progress Briefing on Behavioral Health Strategic Plan, as required by Ordinance 20023, Section 64, as amended, Behavioral Health and Recovery Division - Behavioral Health, Proviso P1

This matter was Deferred

Discussion and Possible Action

7. [Proposed Ordinance No. 2026-0239](#)

AN ORDINANCE relating to the sale of biomethane held by the county; authorizing the wastewater treatment division to enter into an agreement for the sale of pipeline quality biomethane produced at the South Treatment Plant to Puget Sound Energy.

A motion was made by Councilmember Barón that this Ordinance be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 6 - Barón, Dembowski, Fain, Lewis, Mosqueda and Perry

Councilmember Barón moved Amendment 1. The Amendment was adopted.

Other Business

There was no further business to come before the committee.

Adjournment

The meeting was adjourned at 11:59 p.m.

Approved this _____ day of _____

Clerk's Signature



Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management Committee		
Agenda Item:	5	Analysts:	Legislative Analyst Team (April Sanders, Brandi Paribello, & Gene Paul)
Proposed No.:	2026-0282	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: An ordinance making net supplemental appropriations to General Fund agencies, non-General Fund agencies, and capital fund budgets as part of the 2026-2027 2nd Omnibus.

LEGISLATION SUMMARY

The proposed ordinance (referred to as the 2026-2027 2nd Omnibus, 2nd Omnibus, Mid-Bi, or Proposed Ordinance 2026-0282) would make a net supplemental appropriation of \$745.7 million, of which \$15.6 million would be supported by the General Fund. This would support a net increase of 114.85 FTEs and 10.0 TLTs. Table 1 on the next page shows the 2026-2027 Adopted Budget, as amended by the 1st Omnibus (referred to as the 2026-2027 Revised Biennial Budget), and the additions proposed in this ordinance. If approved, the additions in the proposed ordinance would increase the total 2026-2027 Revised Biennial Budget to approximately \$21.34 billion, a 3.62% increase to the Revised Biennial Budget.

Table 1. Adopted Budget vs. Proposed

Major Fund	2026-2027 Revised Biennial Budget¹	2026-2027 2nd Omnibus as Proposed	2026-2027 Revised Total², rounded	Percentage Increase
General Fund	\$2,830 mil	\$15.6 mil	\$2,846 mil	0.55%
Non-General Fund	\$14,839 mil	\$532.1 mil	\$15,371 mil	3.59%
Capital Improvement Program	\$2,922 mil	\$198.0 mil	\$3,120 mil	6.78%
	\$20,591 mil	\$745.7 mil	\$21,337 mil	3.62%

The Executive's transmittal includes policy proposals; technical adjustments for operating and capital budgets; and accompanying legislation such as lease agreements, new fund creation, and fee ordinances. Proposals of note include the following:

- Department of Community and Human Services (DCHS) administrative positions;
- Return to Office (RTO);
- 500 Units in 500 Days;
- Public Defense caseload standards;
- Managing the General Fund; and
- King County Transportation Benefit District implementation.

When asked the Executive's methodology for determining what would be included in this proposal versus what would wait until the 2028-2029 Biennial Budget, the Executive Budget Team indicated that the Executive tries to limit changes in the 2nd Omnibus to items with pressing timing needs. Executive staff also indicated that items included in the proposed 2nd Omnibus are those where waiting on implementation until 2028 would have

¹ The Adopted Budget is Ordinance 20023, as amended by the 2026 1st Omnibus, Ordinance 20086.

Ordinance 20023:

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=7680373&GUID=B4E9E09C-A982-4A8C-A0DA-6CC195D69EE0&Options=Advanced&Search=>. Ordinance 20086:

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=7968498&GUID=F3EEC15F-AE21-4805-8052-D73A0F36A4E6&Options=Advanced&Search=>.

² Revised Total assumes passage of the 2026 2nd Omnibus, as proposed

been "detrimental to [...] operations or would have delayed services to the community." Further, the Executive wanted to begin finding General Fund savings as early as possible.

Figure 1 on the next page identifies which additions in the proposed ordinance are ongoing versus one-time. Within the General Fund, 36.7% of the proposed additions are ongoing costs.

Figure 1. Ongoing vs One-Time Proposed Expenditures in the 2026 2nd Omnibus

	Executive Proposed 2nd Omnibus Supplemental		
	Ongoing 2026-2027	One-time 2026-2027	Total Amount 2026-2027
General Fund	5,733,000	9,882,000	15,614,000
Non-General Fund	360,192,000	171,904,000	532,095,000
COUNTY ROAD FUND (EN_F1030)	6,542,000	6,435,000	12,976,000
DEVELOPMENTAL DISABILITY (EN_F1070)	366,000	641,000	1,006,000
COMMUNITY AND HUMAN SERVICES ADMINISTRATION (EN_F1080)	2,537,000	-	2,537,000
BHASD (EN_F1100)	14,042,000	-	14,042,000
BEHAVIORAL HEALTH (EN_F1120)	82,600,000	4,723,000	87,322,000
MIDD (EN_F1135)	426,000	(5,883,000)	(5,458,000)
VETERANS SENIORS AND HUMAN SERVICES LEVY FUND (EN_F1143)	1,483,000	32,880,000	34,363,000
SHARED SERVICES FUND (EN_F1210)	(201,000)	-	(201,000)
YTH SPORTS FAC GRANT FUND (EN_F1290)	711,000	-	711,000
DEFERRED COMPENSATION (EN_F1330)	63,000	-	63,000
DEPT OF PERMITTING & ENV REVIEW (EN_F1340)	(2,915,000)	1,673,000	(1,243,000)
DPER ABATEMENT SUBFUND (EN_F1341)	(787,000)	-	(787,000)
DPER GENERAL PUBLIC SERVICES (EN_F1346)	(176,000)	-	(176,000)
DEPT OF LOCAL SERVICES (EN_F1350)	499,000	8,000	507,000
KING COUNTY TRANSPORTATION DISTRICT FUND	81,639,000	-	81,639,000
COMMUNITY SERVICES OPERATING FUND (EN_F1421)	(385,000)	-	(385,000)
PARKS OPERATING LEVY (EN_F1451)	(86,000)	87,000	-
CRISIS CARE CENTERS LEVY (EN_F1460)	6,011,000	21,386,000	27,397,000
HISTORICAL PRESERVATION & HISTORIC PRGM (EN_F1471)	(521,000)	-	(521,000)
BEST STARTS FOR KIDS LEVY (EN_F1480)	-	31,434,000	31,434,000
KCFLD CNTRL OPR CONTRACT (EN_F1561)	202,000	-	202,000
DNRP DIRECTORS OFFICE (EN_F1600)	5,437,000	1,026,000	6,462,000
PUBLIC HEALTH (EN_F1800)	(197,000)	4,524,000	4,326,000
ENVIRONMENTAL HEALTH SERVICES (EN_F1850)	-	560,000	560,000
PUBLIC HEALTH ADMINISTRATION (EN_F1890)	558,000	(92,000)	465,000
GRANTS FUND (EN_F2140)	-	15,000,000	15,000,000
EMPLOYMENT & EDUCATION RESOURCES FUND (EN_F2240)	79,000	-	79,000
HOUSING & COMM DEV FUND (EN_F2460)	21,372,000	11,715,000	33,087,000
SOLID WASTE OPERATING (EN_F4040)	6,693,000	-	6,693,000
AIRPORT (EN_F4290)	15,670,000	-	15,670,000
WATER QUALITY OPERATING (EN_F4611)	13,892,000	400,000	14,292,000
PUBLIC TRANSPORTATION OP (EN_F4641)	25,425,000	42,210,000	67,635,000
SAFETY & WORKERS' COMP (EN_F5420)	6,857,000	-	6,857,000
FINANCE & BUS OPERATIONS (EN_F5450)	579,000	-	579,000
FACILITIES MANAGEMENT SUB (EN_F5511)	11,794,000	2,356,000	14,149,000
DATA PROCESSING SERVICES (EN_F5531)	-	150,000	150,000
FLEET SERVICES EQUIPMENT RENTAL AND REVOLVING (EN_F5570)	-	679,000	679,000
LIMITED GO BOND REDEMPT. (EN_F8400)	60,000,000	-	60,000,000

UPDATE October 28, 2026, BFM: Council staff presented information at the October 14 BFM meeting regarding additions in the proposed ordinance that are revenue-backed. That information was not received in time for inclusion in the October 14 staff report, but is

provided in Table 2 below. The table categorizes proposed expenditure increases and the funding source type. Those funding source types are:

- *External Revenue Source*, which comes from outside the County. That can include state or federal grants, or contracted services payments from other local governments;
- *Other County funding*, which is any County fund apart from the General Fund; and
- *General Fund Fund Balance*, which has no revenue source outside of the General Fund.

Table 2. Revenue-Backed Proposed Expenditures

	External Revenue Sources	Other County Funding	GF Fund Balance	Total Adds
General Fund	\$11.9 mil	\$4.1 mil	\$17.6 mil	\$33.6 mil
Non-General Fund	\$219.6 mil	\$367.8 mil	\$0.6 mil	\$588.0 mil

ANALYSIS

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Proposed Appropriations Details. The following sections provide analysis on the supplemental appropriations as proposed in the transmitted ordinance. The analysis begins with the General Fund appropriation units, followed by appropriation units aligned to non-General Funds, and lastly the Capital Improvement Program funds. Each item within an appropriation unit includes a description of the proposed change. If relevant, subheadings will show how much of the proposed appropriation is revenue-backed and whether the appropriation is one-time or ongoing.

The description of changes within each appropriation unit will be grouped by the following decision types:

1. New Policy: Appropriation requests that would require new policy direction from Council;
2. Reappropriation: Appropriation requests of moneys that were already approved for a previous budget but that have not been spent, have lapsed, and would require Council approval for use in 2026-2027; and

3. Technical: Appropriation requests that make technical accounting changes necessary to carry out policy direction approved during the 2026-2027 Adopted Biennial Budget or correct any other technical errors.

Themes. In addition to discussing proposals within each appropriation unit throughout the staff report, staff have identified several themes in the transmittal that cross multiple appropriation units. Below are three themes, where briefing them only in the context of individual appropriation units would not provide a full picture of the proposed changes. Note that this list does not include major policy changes that only touch one appropriation unit.

Decentralizing Human Resource (HR) Professionals. The proposed ordinance would transfer 11.0 FTE Executive Branch HR Manager positions from the Department of Human Resources (DHR) to the departments and divisions they support. HR Managers would transition to a "solid-line" reporting relationship to departments, while maintaining a "dotted-line" relationship with DHR to ensure continued alignment with countywide HR policies, standards, and strategic initiatives. Executive staff state that this change would align expenditures with operational responsibility, while enabling DHR to focus more resources on enterprise workforce priorities, standardized HR services, and countywide strategic initiatives.

Under the current model, agencies are paying the HR staffing costs through General Fund overhead (which is comprised of approximately 28% General Fund), but once the proposed transfer is complete, the department will pay these costs directly. Write-ups within each appropriation unit discuss the funding source that would be utilized to pay for each transferred HR manager. Analysis is ongoing to determine the full General Fund impact of this change.

Table 3. Proposed HR Manager Changes

Proposed Department	Proposed FTE	Proposed 2027 Budget Salary + Benefits	GF Overhead/DHR Overhead Reduction	Total Proposed Net Adjustment
DJA	1.0	\$226,096	-\$226,096	0
DCHS	1.0	\$226,096	-\$226,096	0
KCIT	1.0	\$226,096	-\$226,096	0
DPD	1.0	\$226,096	-\$226,096	0
DLS	1.0	\$226,096	-\$226,096	0
DNRP	1.0	\$239,189	-\$239,189	0
Metro Transit	1.0	\$239,189	-\$239,189	0
DAJD	1.0	\$239,189	-\$239,189	0
Public Health	1.0	\$239,189	-\$239,189	0
Executive Services	1.0	\$239,189	-\$239,189	0
KCSO	1.0	\$239,189	-\$239,189	0
Total	11.0	\$2,565,614	-\$2,565,614	0

DCHS Finance and Compliance Staffing Adds [\$4,360,704, 22.0 FTEs, and 2.0 TLTs]. The proposed ordinance would appropriate approximately \$4.3 million, 22.0 FTEs, and 2.0 TLTs across the Department of Community and Human Services (DCHS) to support the Department's Audit Level Up Initiative, which is a department-wide initiative to strengthen how DCHS oversees public dollars, specifically focusing on implementation of new requirements for contract monitoring, internal controls, and invoice validation along with training and standard operating procedures relating to 2025 King County Auditor's Office report³ that reviewed and made recommendations regarding DCHS internal controls and compliance standards.

A summary of the proposed additional staffing is provided in Table 4, with further details provided in the write-ups for the appropriation units identified in Table 4.⁴

³ King County Auditor's Office report: *DCHS Needs to Strengthen Financial Stewardship*. Updated September 10, 2025. URL: <https://kingcounty.gov/en/independents/governance-and-leadership/government-oversight/auditors-office/reports-papers/reports/2025/dchs-contracts>. Last accessed on October 7, 2026. An April 2026 first-follow up report is also accessible via this URL. Additionally, the Executive transmitted an updated status report for DCHS to the Council on September 30, 2026, in response to a 2026-2027 budget proviso (Ordinance 20023, Section 60, Proviso P1). Proposed Motion 2026-0309 would acknowledge receipt of the proviso report.

⁴ In the 2026-2027 Biennial Budget Ordinance 20023, 20 positions were approved (13 new positions and conversion of seven existing TLTs to FTEs). Ordinance 20086 (2026 1st Omnibus) appropriated \$250,000 for

**Table 4. DCHS Finance and Compliance Additional Staffing per
Proposed Ordinance 2026-0282**

DCHS Division	Appropriation Unit	Title	Appropriation	FTEs	TLTs
Adult Services Division	VSHSL	Business and Finance Officer	\$192,669	1.0	0.0
		Program Manager Positions	\$993,312	6.0	0.0
Behavioral Health and Recovery Division	Behavioral Health	Compliance, Invoicing, and Financial Oversight Staff	\$329,805	3.0	0.0
	BHASO Admin and Services	Compliance, Invoicing, and Oversight Staff	\$58,284	0.0	0.0
	MIDD	Compliance, Invoicing, Contract Management and Program Oversight Staff	\$528,583	3.0	1.0
	CCCL	Compliance, Invoicing, and Oversight Staff	\$68,568	0.0	0.0
Director's Office	DCHS Admin	Finance and Compliance Staff	\$1,715,158	8.0	1.0
		Chief Compliance Officer	\$474,325	1.0	0.0
	Total		\$4,360,704	22.0	2.0

Disappropriating Capital Projects. In various capital funds, the Executive's proposal makes the policy decision to disappropriate capital projects that are on hold or have substantial delays. Specifics can be found within the appropriate capital fund write-up.

GENERAL FUND⁵	\$15.6 million
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Summary. The 2026 2nd Omnibus would appropriate an additional \$15.6 million to support General Fund agencies. This includes \$34.7 million in additional appropriation authority to General Fund agencies, a net increase in revenue of \$13.7 million, and \$19.1 million in General Fund reductions. The proposed General Fund increases, offset by

consultant support for contract management and fiscal compliance efforts, which, according to Executive staff, DCHS intends to procure consultants to partner closely with the Department's contracts and procurement and finance teams to support enhancing and strengthening the Department's contracting, procurement, and finance functions.

⁵ The County's General Fund supports the traditional functions of a county government, much of which are required by State law. A significant portion of General Fund expenditures are supported by revenue from other governments or from other County funds. Approximately three-quarters of current total net General Fund appropriations are accounted for by public safety and criminal justice services.

revenue increases and reductions, results in a net increase to the General Fund of \$1.9 million.

General Fund Financial Plan.

Ending Undesignated Fund Balance. Executive staff provided an updated General Fund Financial Plan, included as Attachment 5 to this staff report, which shows an estimated Ending Undesignated Fund Balance for the 2026-2027 Biennial Budget of \$78.9 million, which is about \$19.7 million more than the 2026-2027 Adopted Biennial Budget, as amended by the 2026 1st Omnibus. This projected Ending Undesignated Fund Balance equates to an 8% reserve. The County's Comprehensive Financial Management Policies (CFMP) suggest a 6% to 8% reserve policy target.

Rainy Day Reserve. As per the CFMP, the Rainy Day Reserve is designed to offset unknown and known risks, variable costs, and unanticipated revenue fluctuations and should be equal to 30-60 days of expenditures. The Rainy Day Reserve Fund can only be used in the event of an emergency declared by the Council. The 2026 2nd Omnibus General Fund Financial Plan shows the Rainy Day Reserve at \$28.6 million, which is consistent with the prior General Fund Financial Plan.

State of the General Fund. Policy staff requested an overview from the Executive Budget Team on the state of the General Fund, and how it has changed since the General Fund Financial Plan provided with the 2026 1st Omnibus. The Executive Budget Team states that the 2028-2029 General Fund outlook is worse than in the 2026 1st Omnibus, which estimated about a \$75 million deficit. Executive Budget states that the three biggest impacts leading to the changed forecast are:

- 1) The July Office of Economic and Financial Analysis (OEFA) forecast reduced estimated revenues for 2026-2029 by \$26.7 million. Additionally, other updates to revenues, such as interest earnings, have adjusted downward.
- 2) The 2026 1st Omnibus included an additional \$5 million in General Fund impacts in the adopted ordinance.
- 3) The proposed 2026 2nd Omnibus has also increased the deficit compared to what was assumed during the development of the 2026 1st Omnibus.

Looking forward to the 2028-2029 Biennial Budget, Executive staff indicate that balancing the deficit will likely be comprised of the following components, though the approach will not be finalized until further into 2028-2029 Biennial Budget development.

- Additional target reductions across General Fund agencies;

- Continuing work to move eligible General Fund-backed programs to other, less flexible revenue sources such as state and federal grants and levy programs;
- Slowing down growth in costs we have control over, such as central rates; and
- Continuing to work with the state to increase moneys for state-mandated services and to provide the County with additional revenue flexibility.

These approaches would need to add up to approximately \$120 million of savings or new revenues to balance the 2028-2029 projected deficit.

UPDATE October 28, 2026, BFM: Councilmembers asked two questions at the October 14 BFM meeting related to the General Fund. Answers are below.

Is there a chart outlining the General Fund increases and reductions to understand comprehensively which decision packages are adds, reductions, etc.?

Attachment 6 to this staff report (General Fund Decision Package Delineation) provides a comprehensive overview of each General Fund decision package delineated by the following categories:

- Increases not revenue-backed
- Increases fully revenue-backed
- Increases partially revenue-backed
- Reductions
- Revenue-only increases
- Revenue-only reductions
- No appropriations or revenue change

Can staff provide a side by side comparison of Ending Undesignated Fund Balance, the General Fund outlook, and the projected deficits between the 2026-2027 Adopted Budget, the 1st Omnibus, and the 2nd Omnibus?

Figure 2 below shows the projected General Fund deficits in the 2028-2029 biennium at three points in time: 2026-2027 Adopted Budget, 2026-2027 Proposed 1st Omnibus, 2026-2027 Proposed 2nd Omnibus. The numbers shown are from the General Fund Financial Plan provided to the Council at each point in time.

Figure 2. General Fund Projected Deficits Over Time

	2026-2027 Adopted Financial Plan	2026-2027 1st Omnibus Financial Plan	Change from Adopted	2026-2027 2nd Omnibus Financial Plan	Change from 1st Omnibus
2028-2029 Estimated General Fund Outlook:					
Beginning Fund Balance	\$ 95.6 M	\$ 147.4 M	\$ 51.8 M	\$ 125.8 M	(\$21.6 M)
Revenues	\$ 2,766.8 M	\$ 2,781.5 M	\$ 14.7 M	\$ 2,750.7 M	(\$30.8 M)
Expenditures	\$ 2,855.0 M	\$ 2,866.8 M	\$ 11.8 M	\$ 2,871.6 M	\$ 4.8 M
Ending Fund Balance	(\$3.1 M)	\$ 51.7 M	\$ 54.8 M	(\$5.7 M)	(\$57.4 M)
Reserves	\$ 27.0 M	\$ 47.0 M	\$ 20.0 M	\$ 34.2 M	(\$12.8 M)
Deficit (compared to 8%)	(\$111.7 M)	(\$76.7 M)	\$ 35.0 M	(\$120.0 M)	(\$43.3 M)

Since the Proposed 1st Omnibus, the projected 2028-2029 deficit has increased by \$43.3 million. Executive staff indicate that this is due to a mix of revenue and expenditure changes:

- A. The July OEFA forecast reduced revenues in this time period by \$26.7 million.
- B. Additionally, non-OEFA forecasted revenues were adjusted by agencies and the budget team to reflect additional months of actual data. Adjustments include decreasing assumed interest revenue based on actuals, and other smaller changes.
- C. Estimated 2026-2029 expenditures have not changed significantly. The adopted 1st Omnibus included \$5 million in additional General Fund expenditures in 2026-2027 that spent down fund balance.
- D. The proposed 2nd Omnibus itself has a negative net impact on the 2026-2027 biennium (-\$1.9 million), but an ongoing positive net impact that reduces the 2028-2029 deficit by an estimated \$6 million, because most of the reductions are ongoing. About two-thirds of the proposed 2nd Omnibus adds to the General Fund are one-time. Therefore, without the 2nd Omnibus, as proposed, the 2028-2029 GF deficit would be about \$4 to \$5 million higher.

Below are details of the proposals for General Fund appropriation units.

Sheriff **\$4,381,963, 1.0 FTE**

NEW POLICY

Contract Partner Overtime [\$3,000,000, ongoing, revenue-backed]. The proposed ordinance would appropriate \$3 million in fully revenue-backed expenditures to support additional overtime for local jurisdictions contracting with KCSO for law enforcement

services. According to the Executive, these expenditures are necessary for KCSO to fulfill its contractual obligations and prevent service reductions.

Kenmore and Maple Valley Contract Adds [\$910,928 (\$784,308 revenue-backed), on-going, (\$126,620 one-time), 2.0 FTEs]. The proposed ordinance would appropriate approximately \$911,000 and 2.0 deputy FTE positions to the Cities of Kenmore and Maple Valley who contract with KCSO for law enforcement services. The positions are fully revenue-backed, however there are initial one-time costs of approximately \$127,000 which are borne by KCSO.

Revenues for these positions are partially covered through the Washington State Criminal Justice Training Commission (CJTC) Public Safety grant established under HB2015 and recently awarded to the County. The Executive proposes to use grant revenues to cover approximately \$506,000 of the deputy position costs for a period of two years. At the end of the two years, the positions will be fully supported by revenues from the cities.

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions related to the Kenmore and Maple Valley Contract Adds:

[Is the revenue-backed from the contract or the CJTC grant that the County received? Why did we choose Maple Valley and Kenmore to receive CJTC funding?](#)

The County is proposing to use CJTC grant funding in place of revenue from the cities for the additional deputies assigned to the Maple Valley and Kenmore contracts. However, the County did not choose Maple Valley and Kenmore to receive the CJTC grant funding. Rather, the cities were awarded the CJTC funding as part of their request for additional deputies that was included in the County's final grant submission.

According to the Executive, all KCSO contract cities were given the opportunity to submit requests for inclusion in the County's CJTC grant application. All city requests were included in the County's final submission and all were funded except one request for a single city's indirect training costs

The Executive further noted that, the cities understand that grant funding is temporary and that financial responsibility will return to the cities following the expiration of the grant.

Criminal Justice Training Commission Public Safety Grant Revenue for Training [\$1,034,000 one-time revenue]. The proposed ordinance would utilize approximately \$2.3 million in one-time CJTC Public Safety grant revenues to support state mandated in-service training for KCSO officers assigned to the unincorporated area and to KCSO contract partners. The proposal reflects \$1,034,000 in one-time net revenues, representing as the grant revenue offset by reduction in revenue from contract partners that otherwise would

have paid for in-service training for their contracted officers. The net effect on the County is a decrease of approximately \$1 million in General Fund expenditures.

Staff analysis of the full allocation of CJTC Public Safety grant revenues across multiple appropriation units in the proposed 2026 2nd Omnibus budget is ongoing.

Sheriff's Office Hiring and Staffing Study [\$250,000]. The proposed ordinance would appropriate \$250,000 in one-time⁶ General Fund revenues to examine KCSO's recruitment practices, sworn officer hiring processes and timelines, training procedures, and allocation of staff to contract partners. According to the Executive, the intent is to examine the full recruitment process to document the drivers behind each phase, identifying what is within King County's control and what is not. This information will be used to analyze how changes to the process could improve recruitment speed and potentially support retaining higher-quality applicants.

The Executive anticipates that the study will commence in late 2026 or early 2027 and be completed by mid-2027.

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions related to the hiring and staffing study:

[Why does KCSO need its own hiring study? Why couldn't KCSO learn from other studies and research about police recruitment/hiring struggles?](#)

While best practices from other law enforcement agencies may provide strategies to help with recruitment and retention, the Executive and the Sheriff believe that addressing these issues and operating more efficiently requires looking specifically at KCSO's own practices. The scope of the study is still being finalized but is likely to include investigation of KCSO's hiring, assignment, and staffing practices and policies.

Consolidate Community Programs and Services Division (CPSD) and Eliminate Chief Position [-\$515,480, -1.0 FTE]. The proposed ordinance would disappropriate approximately \$515,000 and 1.0 FTE associated with the Sheriff office having consolidated the Community Programs and Services Division functions into other divisions to better align with their function and expertise. The resulting consolidation allowed for the elimination of Chief position.

It should be noted that the Council adopted a reorganization of the Sheriff's organizational structure in 2024 (Ordinance 19741) which codified the CPSD as one of the five divisions

⁶ While the budget documents have this appropriation listed as "ongoing", Executive staff have acknowledged this was an error and should have been recorded as "one-time". The Budget Office confirmed this error has been corrected.

included in KCC 2.16.060. The Executive is aware that the consolidation, which took place in July of this year, makes the Sheriff's organizational structure inconsistent with the code.

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions related to the consolidation of KCSO functions:

Is the consolidation of Community Programs and Services Division a temporary or permanent change due to budget reductions or were other factors driving this consolidation? Was this done previously or done for this budget cycle?

The consolidation is not temporary, and the Executive intends to send an ordinance modifying County Code to reflect the new structure with the 2028-2029 Biennial Budget unless Council requests an ordinance sooner. The change was made earlier this year because the Sheriff saw an opportunity for efficiency with the retirement of one of the chiefs and the timing aligned with the need for budget reductions. KCSO is not currently considering additional organizational changes that would affect the budget.

Eliminate Vacant Supported Employment Position [-\$103,000, -1.0 FTE]. The proposed ordinance would disappropriate \$103,000 associated with the elimination of a vacant supported employment position.

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions related to the supported employment position:

How many supported employees are active in KCSO? Can you give a brief overview of the roles of any supported employees active in KCSO?

According to the Executive, there are no remaining supported employees in KCSO. The eliminated position was held by an incumbent who left County employment and has not been replaced.

SoDo Warehouse Lease Extension [\$233,326, ongoing]. The proposed ordinance would appropriate approximately \$233,000 in ongoing General Fund revenues to cover KCSO's portion of the costs associated with the SoDo Warehouse lease extension. The current lease was approved in 2022 and expires in May 2027. KCSO utilizes the space for vehicle and equipment storage. Further information on the facility and lease extension terms will be briefed with Proposed Ordinance 2026-0294.

Special Event Overtime and Supplies [\$367,000, revenue-backed]. The proposed ordinance would appropriate \$367,000 in one-time, revenue-backed, appropriation authority to cover unexpected overtime and supply costs resulting from assisting the Seattle Police Department during the Seattle Seahawks Super Bowl parade and responding

to the December 2025 storm and flooding events throughout King County. KCSO has already received reimbursement for the approximately \$69,000 in Super Bowl parade related overtime expenses from the City of Seattle and is currently working with the Federal Emergency Management Agency to finalize reimbursement of the remaining \$298,000 December storm related expenses.

TECHNICAL

Airport Security Cost Model Revision [\$89,000 in ongoing revenue]. The proposed ordinance would provide \$89,000 in ongoing revenues due to revisions in KCSO's cost model which better reflects the full cost of providing services to the King County International Airport. The additional revenue associated with the cost model revision reduces KCSO's General Fund expenditures.

It should be noted that KCSO is working with its contract partners to apply similar cost model revisions to more contracts. If successfully applied to additional contracts, such revisions could result in significant new revenues and further General Fund savings.

HR Manager Position Transfer [\$239,189, 1.0 FTE, ongoing]. The proposed ordinance would appropriate approximately \$240,000 and 1.0 FTE to transfer an HR manager position from DHR to KCSO. Executive staff indicate that this shift is to better align the position's expenditures with its operational responsibilities.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

<u>Inquest Program</u>	<u>\$37,259, 0.75 FTE</u>
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NEW POLICY

Communications Specialist [\$37,259, 0.75 FTE, ongoing, partially revenue-backed].

The proposed ordinance would appropriate \$37,259 to restore the 0.75 FTE Communications Specialist position that was reduced in the 2026-2027 Biennial Budget. As a full 1.0 FTE, this position will support the Executive Order (PHL-7-1-6-EO) requiring the Inquest Program to stream all inquest case hearings and post them to the inquest website. This role will spend 50% of its time supporting other DES divisions and will be 50% revenue-backed by the DES shared services model.

According to the Executive, if this position is restored to 1.0 FTE, the position will also support the following departments:

- Department of Executive Services- Director's Office
- Finance Business Operations Division

- Fleet Services Division
- Facilities Management Division
- Harborview Construction and Infrastructure Division
- King County International Airport
- Office of Emergency Management
- Office of Risk Management Services- Ethics
- Records And Licensing

The overall fiscal impact is approximately \$216,000 per biennium with half the amount, or \$108,000, being revenue-backed by other DES agencies with no direct impact on the General Fund.

UPDATE October 28, 2026, BFM: In response to a question about the position's scope of responsibilities, according to Executive staff, this is the only Communications Specialist housed within Inquests and it is essential to the department due to the number of open cases and the duties associated with setting up inquest hearings. The Executive notes that if this position isn't approved as a full-time FTE, the position would be eliminated and the department would be non-compliant with the Executive Order.

Prosecuting Attorney **\$167,061, 1.0 FTE**

NEW POLICY

Child Forensic Interviewer Position [\$167,061, 1.0 FTE, ongoing]. The proposed ordinance would appropriate \$167,061 and 1.0 FTE for a Child Forensic Interviewer dedicated to serving South King County. Budget materials state that, during the first six months of 2026, the Prosecuting Attorney completed 342 child forensic interviews, which was an 18% increase over the same period in 2025. Budget materials state current staffing is no longer sufficient to meet the necessary forensic interview requirements associated with RCW 26.44.030, RCW 26.44.186, and RCW 43.101.224.

Judicial Administration **\$226,096, 1.0 FTE**

TECHNICAL

Clerk Fees [\$0]. The proposed ordinance would add \$1.5 million in additional projected revenue for Judicial Administration to align with an update in state law (RCW 36.18.016) related to fees for clerk services. There is no additional appropriation associated with this revenue.

Human Resources Manager Position Transfer [\$226,096, 1.0 FTE]. The proposed ordinance would appropriate approximately \$226,000 and 1.0 FTE to transfer an HR

manager position from DHR to Judicial Administration. Executive staff indicate that this shift is to better align the position's expenditures with its operational responsibilities.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

Public Defense **\$8,349,498, 31.0 FTEs**

NEW POLICY

Case Load Standards Attorney Positions [\$2,732,985, 15.0 FTEs, ongoing]. The proposed ordinance would appropriate approximately \$2.7 million and 15.0 FTEs to add attorney positions related to the Washington State Supreme Court caseload standards. These positions would be distributed as follows: 8.0 FTEs to the felony practice area, 4.0 FTEs to the misdemeanor practice area, and 3.0 FTEs to the juvenile practice area. Table 5 below breaks down the total costs by salaries and benefits.

Table 5. 15.0 FTEs Attorneys Salary and Benefits

Position	2027 Salary	2027 Benefits	Total	Decision Package Total
Public Defense Attorney (15)	\$138,126	\$44,073	\$182,199	\$2,732,985

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions regarding new position hiring:

What are the expected hiring dates for the new caseload standards FTEs (attorneys, support staff, and supervising attorneys)?

For staff development and operations, DPD generally hires in cohorts as this allows promotion of a teamwork atmosphere. If Council approves the Executive's proposed budget, then DPD would plan on introducing a 2027 cohort in Q1.

Executive staff indicate that DPD ended 2025 with zero functional vacancies, the department currently has near zero vacancies, and projects they will end 2026 with near zero vacancies.

Case Load Standards Professional Staff Positions [\$1,816,462, 12.0 FTEs, ongoing]. The proposed ordinance would appropriate approximately \$1.8 million and 12.0 FTEs to add professional staff positions commensurate with new attorney positions related to the Washington State Supreme Court caseload standards. These positions would be

distributed as follows: 4.0 FTEs Investigator positions, 4.0 FTEs Mitigation Specialist positions, 2.0 FTEs Legal Assistant positions, and 2.0 FTEs Paralegal positions. Table 6 below breaks down the total costs by salaries and benefits.

Table 6. 12.0 FTEs Professional Staff Salaries and Benefits

Position	2027 Salary	2027 Benefits	Total	Decision Package Total
Legal Assistant (2)	\$81,010	\$35,991	\$117,001	\$234,002
Paralegal (2)	\$95,664	\$38,174	\$133,838	\$267,676
Investigator (4)	\$117,420	\$41,143	\$158,563	\$634,252
Mitigation Specialist II (4)	\$127,586	\$42,547	\$170,133	\$680,532

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions regarding the support staff/attorney ratio:

What ratio is DPD using for determining how many support staff are needed per attorney FTE?

Professional staffing is proposed based on the historic PSB/Executive budget calculation: 1 professional staff member per 4 lawyers for investigator, legal assistant, and paralegal. Executive staff then listed how DPD expected to use those positions. Executive staff state that DPD cannot determine in advance the precise mix of professional staff positions needed since those decisions are made in consultation with managing attorneys.

Attorney Supervisor Positions [\$461,872, 2.0 FTEs, ongoing]. The proposed ordinance would appropriate \$461,872 and 2.0 FTEs to add supervising attorney positions commensurate with new attorney positions related to the Washington State Supreme Court caseload standards. The department expects to fill the positions through a competitive process open to internal candidates. Table 7 below breaks down the total costs by salaries and benefits.

Table 7. 2.0 FTEs Attorney Supervisor Salary and Benefits

Position	2027 Salary	2027 Benefits	Total	Decision Package Total
Attorney Supervisor (2)	\$184,216	\$46,720	\$230,936	\$461,872

State Parents' Representation Program Contract [\$270,222, 1.0 FTEs, ongoing, fully revenue-backed]. The proposed ordinance would add 1.0 FTE attorney position, and related revenue and expenditure authority, to align with the contract start date which was July 2026. Under this program, attorneys and social workers represent indigent parents, custodians, and legal guardians involved in child dependency and termination of parental right proceedings.

West Meeker Street Lease Space [\$1,271,861, one-time]. The proposed ordinance would add appropriation authority for estimated costs of the Meeker Street Lease and associated furniture and technology costs. Budget materials state the additional space is needed for positions to be added based on Washington State Supreme Court caseload standards. The breakdown of one-time costs is as follows: \$350,000 for KCIT networking and \$750,000 for furniture.

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions regarding the West Meeker lease:

How many FTEs are expected to work out of the West Meeker offices and what is the cost breakdown for the West Meeker Lease decision package per FTE?

Executive staff state that the lease presents "a significant opportunity and cost savings as DPD must obtain additional office space in Kent in 2027, and the landlord has agreed to fund all tenant improvements which are estimated to exceed \$1 million."

The lease has not been finalized; the budget includes Executive Budget estimates based on consultation with DPD, KCIT, and FMD. This decision package would add 2027 costs only and assumes six months of lease costs. The ongoing costs would be applied to DPD's FMD long term lease central rate beginning in the 2028-2029 biennial budget. The majority of this decision package (\$970,000) represents a one-time cost (networking and furniture). Below is a breakdown of proposed amounts.

	2027
Lease	189,588
Maintenance	112,273
Furniture	750,000
Networking	220,000
	<u>1,271,861</u>

Note that Executive staff indicate that amounts were refined after initial submittal, but the detailed narrative in PBCS was not updated.

The expected final occupancy of the West Meeker offices is approximately 60-70 FTEs. If approved, 35 employees would move during summer 2027, and the remainder of the spaces would be filled as the annual caseload standards get implemented.

HR Manager Position Transfer [\$226,096, 1.0 FTEs, ongoing]. The proposed ordinance would appropriate approximately \$226,000 and 1.0 FTE to transfer an HR manager position from DHR to DPD. Executive staff indicate that this shift is to better align the position's funding with its operational responsibilities.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

Deficit Mitigation Reduction [-\$430,000, one-time]. The proposed ordinance would reduce 2027 expenditures to mitigate the anticipated 2028-2029 General Fund deficit. Executive staff have indicated the department will work with the Executive Office to identify specific reductions that will be made ongoing in the 2028-2029 budget. This reduction is offset by one-time revenue from the Washington State Office of Public Defense. [At the October 14, 2026, BFM meeting, Executive staff confirmed this is a contra and specific reductions will be identified in the next biennial budget.](#)

TECHNICAL

Assigned Counsel Conflict Panel [\$2,000,000, ongoing]. The proposed ordinance would add appropriation authority for the Assigned Counsel Conflict Panel based on an hourly rate increase made in July 2025 and on historic actual spending. The department uses these panel attorneys for cases where there is a conflict with all four public defender divisions. Assigned Counsel Panel attorneys operate as independent contractors and are assigned cases on an individual basis. Approximately 10% of the total King County public defense caseload goes to the Assigned Counsel Panel.

Washington State Office of Public Defense (OPD) Revenue [\$0, \$430,000 revenue, one-time]. The proposed ordinance would add \$430,000 in one-time revenue from the Washington State Office of Public Defense which is awarded based on the extraordinary defense services provided by the department's Family Defense Unit.

ER1 DPD Staffing Model Update [\$0]. The proposed ordinance would amend Expenditure Restriction 1 in the Public Defense Appropriation Unit, which restricts the hiring of up to 20 FTEs by providing a staffing level calculation, to reflect 2027 caseload assumptions. The calculation is changed in the following ways:

- Changes the base case load from 2,167 felony credits per month to 2,312 felony credits per month.

- Changes the multiple by which the total number of felony credits meets or exceeds the base case load from 21 credits to 19 credits over a two-month rolling period.

Jail Health Services

\$3,277,672, 10.0 FTEs

NEW POLICY

Medications for Opioid Use Disorder (MOUD) Program Expansion [\$4,026,837 ongoing, one-time revenue-backed, 12.0 FTEs]. The proposed ordinance would provide approximately \$4.03 million for the expansion of the MOUD program for jail residents. The MOUD program expansion is necessary to satisfy terms of a 2025 settlement agreement with the US Department of Justice (DOJ) regarding American with Disabilities Act (ADA) compliance. The costs of compliance with the settlement agreement were still being analyzed at the time of adoption of the 2026-2027 Biennial Budget, so are being added via supplemental budgets.

In the 2026 1st Omnibus, \$7.5 million was appropriated to JHS to cover a combination of ongoing and one-time compliance costs, backed by a \$5 million MIDD reserve and \$2.5 million from opioid settlement moneys. The ongoing expenditures included in the 2026 1st Omnibus appropriation included contracted services, medication, and supplies, but did not include staff positions as those needs were still under analysis.

The current \$4.03 million appropriation request would support 12.0 FTEs to support the ongoing expanded MOUD services. The proposed funding source in the 2026-2027 biennium is additional opioid settlement moneys, transferred from the Public Health Fund. However, this is not an ongoing funding source. Additional revenue would be needed to support the expanded MOUD program in future biennia. Currently, JHS is participating in a Medicaid waiver demonstration initiative that allows jails to bill Medicaid for medical services provided in a jail setting. However, it is too soon to determine what revenue JHS will receive from participating in the demonstration initiative, and whether the waiver will be extended beyond the initial expiration in mid-2028.

Substance Use Disorder Assessor Reduction [-\$293,562, -1.0 FTE, revenue-backed].

The proposed ordinance would disappropriate \$293,562 and 1.0 FTE to eliminate a Substance Use Disorder Assessor position that was previously supported by the City of Seattle but is no longer being supported.

City of Seattle Prefile Diversion Pilot [\$149,142, revenue-backed]. The proposed ordinance would appropriate \$149,142 to extend the Prefile Diversion Program to 2027. The appropriation is supported by one-time support from the City of Seattle and will support a TLT care coordinator.

Psychiatric Services Program Reorganization [-\$501,224, -1.0 FTE]. The proposed ordinance would disappropriate \$501,224 and 1.0 FTE to eliminate a Managing Psychiatrist position as part of the reorganization of the Jail Health Psychiatry program. Analysis is ongoing.

DPH Professional Services Team Realignment [-\$103,521]. The proposed ordinance would disappropriate \$103,521 for reduced overhead costs resulting from the realignment of the professional services team in the Public Health Office of the Director. Comprehensive information on this proposal can be found in the Public Health and Public Health Administration write-ups.

UPDATE October 28, 2026, BFM: Executive staff provided information in response to the question about the impact of Behavioral Health Bridge funding on JHS MOUD expansion:

How would the Council's action on the Bridge Implementation Plan impact the future gap in ongoing funding for the MOUD expansion costs?

The proposed 2nd Omnibus, combined with the 1st Omnibus passed earlier this year, would add \$14 million in ongoing MOUD costs within the Jail Health budget in 2028-2029 that are currently accounted for as part of the General Fund deficit. However, it is expected that a portion of Bridge revenues would be used to fill some of that gap, as Substance Use Disorder (SUD) treatment for incarcerated people is eligible for funding under SUD Treatment and Recovery strategy Goal 2 activities. Bridge revenue is not yet accounted for in the JHS MOUD expansion funding gap because the Bridge implementation plan has not yet been adopted. Additionally, it is anticipated that Medicaid revenue from JHS's participation in the Medicaid waiver reentry demonstration initiative will help fill some of that gap. However, because health care provided in jail settings has historically been ineligible for Medicaid reimbursement and JHS just began billing Medicaid this quarter, not enough is known yet to estimate the impact of this revenue source on the future funding gap.

Adult and Juvenile Detention **\$ 2,730,727, -3.0 FTEs**

NEW POLICY

ADA Coordinator [\$300,000]. The proposed ordinance would add \$300,000 to continue an existing TLT project manager position to coordinate interdepartmental work to comply with the 2025 settlement agreement reached with the United States Department of Justice regarding Americans with Disabilities Act (ADA) compliance. The work to respond to the settlement terms spans across DAJD, Facilities Management Division, and Jail Health Services. This proposed appropriation would extend ADA Coordinator support through July 2027.

In-House Laundry Delay [\$694,000]. The proposed ordinance would add \$694,000 to cover an additional 3.5 months of contracted laundry services and to replace a washing machine and dryer.

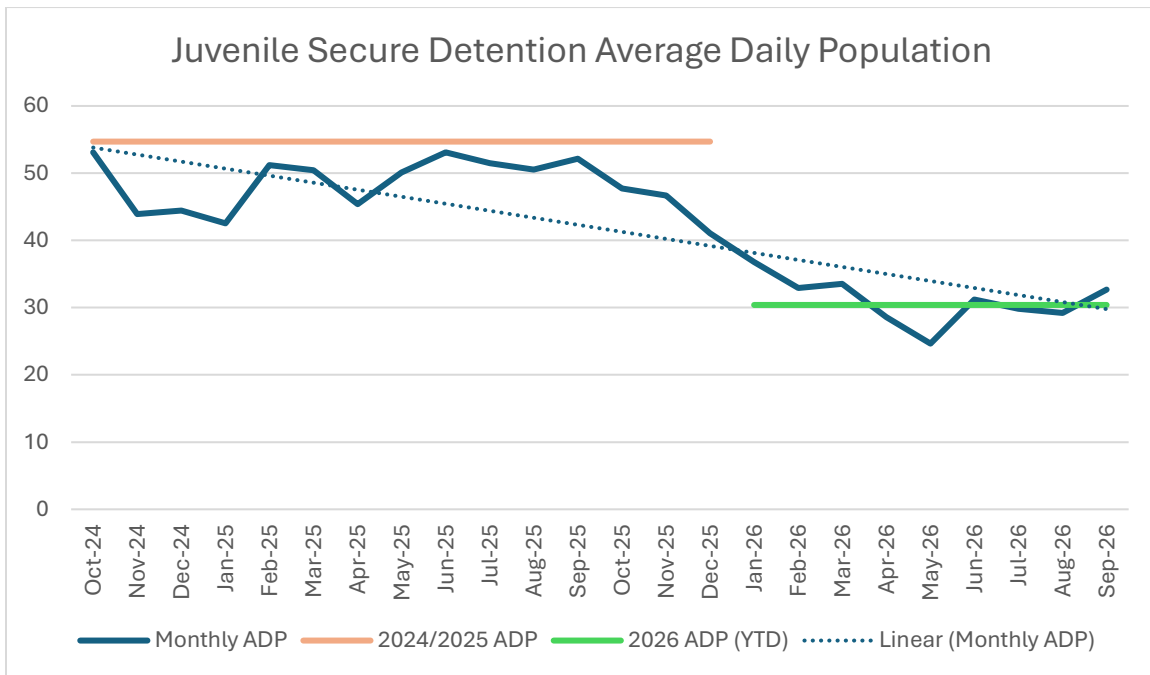
The 2026-2027 Adopted Budget included a policy decision to transition from contracted to in-house laundry services in secure detention, going back to the service delivery method in place prior to the pandemic. This change was projected to save a net total of \$2.1 million in the 2026-2027 biennium.

According to Executive staff, additional appropriation is needed because the transition to in-house laundry services took longer than anticipated to hire and train staff, service the laundry equipment, and set up operations and supply contracts. Currently, in-house laundry is operational in all three secure detention facilities.

Juvenile Corrections Supervisor Reduction [-\$171,354, -1.0 FTE]. The proposed ordinance would reduce the appropriation for juvenile corrections supervisors by approximately \$171,000 and 1.0 FTE to respond to the General Fund deficit. According to Executive staff, DAJD has held this position vacant.

In the 2025 Annual Budget, the County added 13.0 FTEs to DAJD for additional Juvenile Detention Officers and Supervisors to respond to a sustained post-pandemic increase in the average daily population (ADP) of juveniles in secure detention. Since September 2025, the ADP of juveniles in secure detention began to trend downwards and has remained below the 2024 and 2025 average throughout 2026, as shown in Figure 3.

Figure 3. Juvenile Detention Population Trend



Juvenile Detention Officer Reduction [-\$383,097, -3.0 FTEs]. The proposed ordinance would reduce the appropriation for Juvenile Detention Officers by approximately \$383,000 and 3.0 FTEs to respond to the General Fund deficit. According to Executive staff, these positions are currently vacant. The rationale for this proposed reduction is the same as for the proposed Juvenile Corrections Supervisor reduction.

TECHNICAL

IT and Software Services Sales Tax [\$303,000]. The proposed ordinance would provide \$303,000 for additional costs associated with a 10.55% sales tax on IT and software services.

Storage Consolidation [-\$239,108]. The proposed ordinance would reduce the appropriation by \$239,108 by consolidating storage space to reduce facility costs and respond to the General Fund deficit. These savings would be achieved by DAJD giving up access to storage space in the Yesler Building basement that DAJD was no longer using.

Human Resources Manager Position Transfer [\$239,189, 1.0 FTE]. The proposed ordinance would appropriate \$239,189 and 1.0 FTE to transfer an HR manager position from DHR to DAJD. Executive staff indicate that this shift is to better align the position's expenditures with its operational responsibilities.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

King County Corrections Guild Labor Agreement [\$1,766,000]. The proposed ordinance would add \$1.766 million to reflect the cost of the labor agreement reached between King County and the King County Corrections Guild, representing corrections officers and sergeants. This labor agreement was approved by the Council by Ordinance 20144 on October 6, 2026, and covers January 1, 2026, through December 31, 2028.

Coalition Labor Agreement [\$420,000]. The proposed ordinance would appropriate \$420,000 to reflect the cost of the labor agreement reached between King County and the King County Labor Coalition, representing DAJD staff.

Contract Efficiencies [-\$197,903]. The proposed ordinance would reduce the appropriation for contracted services with the King County Library and Seattle colleges by approximately \$198,000. According to Executive staff, this reduction aligns with program demand and staffing and service levels provided and will not result in decreased service.

UPDATE October 28, 2026, BFM: Executive staff provided the following response to a question regarding the juvenile detention staffing levels and ADP trends:

With the proposed cuts to JDOs and a juvenile supervisor, what ADP would the remaining staffing level be able to safely serve, and what ADP would trigger the need for additional staff?

According to Executive staff, the 2026–2027 Adopted Biennial Budget assumed staffing JDO posts for operating six living halls, an orientation and intake hall, and the health clinic. Additional JDO posts include facilitating offsite transports and movement to court hearings, and managing central control, visitation, booking, and releases. This staffing plan was intended to serve an ADP of roughly 60 youth, but there are many JDOs posts that must be filled to operate the facility, and they cannot be removed, even when ADP declines. ADP alone does not determine the number of youth who can be safely housed across the six living halls. Gender, age, behavioral health needs, and other operational and safety factors are important considerations. It is often safest and in the best interest of the youth to have eight or fewer youth per living hall.

According to Executive staff, Juvenile ADP has been relatively stable and has declined this year compared to last year. Year-to-date, ADP averaged 31.6, compared to 54.7 last year. The vacancy rate for JDOs has significantly improved in recent years. In 2023, the JDO vacancy rate hit a high of almost 30% (only 66 of 91 FTEs filled). At the end of 2024, the JDO vacancy rate reached 0% (91 of 91 FTEs filled). In 2025 and 2026, the JDO vacancy rate has

remained closer to 5-10% (out of the 103 funded JDO FTEs), often reflective of anticipated staff turnover and retirements.

According to the Executive, when there are slight fluctuations in ADP, or operational events that require additional JDOs (such as needing to open additional living halls, transporting youth to external appointments, hospital guarding, multiple JDOs on unexpected leave), DAJD uses overtime to fill posts. When no staff are available to work overtime, there is a risk that programming and/or services may need to be scaled back to ensure safe operations. Should ADP rise significantly during the year or biennium, DAJD would depend on overtime as a short-term solution to operational demands, while simultaneously seeking authorization for additional FTEs to provide a long-term solution.

Executive staff also provided the following response to questions regarding the factors driving the trend in juvenile secure detention ADP:

What are the factors driving the downward trend in ADP in juvenile secure detention? Does it correlate in any way with County spending on Best Starts for Kids (BSK) or other initiatives?

According to the Executive, ADP is a metric that is closely tracked by DAJD but is determined by external factors. An analysis into the recent downtrend in ADP requires input from multiple stakeholders.

There are a couple of programs Executive staff can point to that are known to reduce ADP. One of the most impactful programs in reducing ADP is the Family Intervention and Restoration Services (FIRS) Respite Center. Prior to the opening of the FIRS Center, Assault-4 DV was one of the leading charge types for bookings into juvenile detention. DAJD's Electronic Home Monitoring is another program utilized by the court to place youth in the community who may otherwise spend time in secure detention.

Historically, BSK has not funded programs for youth actively involved in the legal system. Theoretically, upstream investments may have an impact on the future detention population, but this would need to be determined through a study that utilizes data from various systems and is outside of DAJD's capacity to complete. DAJD has no research that suggests correlation or causation with BSK spending. Ultimately, the legal system always experiences fluctuations, making it challenging to identify causality.

Medical Examiner

\$386,443

NEW POLICY

Disposition Authorization Fee Increase [\$70,310, ongoing, revenue-backed]. The proposed ordinance would appropriate approximately \$70,000 for operational costs to

address inflationary needs. The proposed appropriation would be supported by additional revenues from increasing the Disposition Authorization Fee. The Executive transmitted Proposed Ordinance 2026-0293, which would amend K.C.C. 4A.650.150 to increase the Disposition Authorization fee from \$100 to \$110. Materials transmitted with the budget estimate that this change would increase revenue by approximately \$160,000 during the 2026-2027 biennium.

TECHNICAL

Grants Appropriation [\$316,133, revenue-backed]. The proposed ordinance would appropriate approximately \$316,000 in one-time grant moneys. The Medical Examiner's Office (MEO) received a FEMA FIFA World Cup Grant to prepare for surge capacity during the anticipated influx of additional people during the World Cup. The MEO also received an extension for the Comprehensive Opioid, Stimulant, and Substance Use Site-based program through September 2026 to allow underspend to continue supporting a program reviewing overdose data to identify trends and developing recommendations for drug overdoses.

Elections	\$398,000
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NEW POLICY

USPS Postage Rates Increase [\$458,000, partially revenue-backed]. The proposed ordinance would appropriate \$458,000 to support increase moneys for postage in response to the USPS announcement of postage rate increases beginning July 2026. The average increase in postage rates is 4.803%. Postage rates impact the delivery of ballots, voter pamphlets, and voter registration letters and cards. Of this amount, \$343,500 would be revenue-backed by direct elections cost billings.⁷

Reduction in Short-Term Temporary (STT) Hours [-\$60,000, partially revenue-backed]. The proposed ordinance would disappropriate \$60,000, of which \$45,000 was revenue-backed by direct elections cost billings, to reflect process improvements in Alternative Format work that reduced the number of STT hours worked during an election. This would meet the target reduction of \$60,000 set by the Budget Office for the King County Elections (KCE) 2026-2027 Operating Budget.

Alternative Format ballots are electronically returned ballots or nonstandard mail ballots that are specially handled by trained staff. KCE met with Snohomish County Elections to learn about how they implemented changes to processing Alternative Format ballots that resulted in STTs working fewer hours. KCE started testing similar changes during the 2026 primary election. The process improvements involve packaging Alternative Format ballots

⁷ Election costs are divided proportionally (based on number of registered voters) across jurisdictions appearing on a given ballot.

in a more efficient way that allows them to be processed like other ballots, cutting out a data entry system and thus reducing the number of STT hours needed. According to KCE, the process worked well during the primary election and the department plans to do this again during the general election.

Department of Assessments (DOA) **-\$275,000**

REAPPROPRIATION

General Fund Reduction [-\$275,000, ongoing]. The proposed ordinance would disappropriate \$275,000 to reflect DOA's General Fund reduction target. The reduction will be allocated to specific line items in 2027.

According to DOA, the request will allow the department to meet the General Fund reduction with the insertion of an expenditure contra (e.g. salary savings, office supplies, travel, or contracted support) into their 2026 -2027 biennium budget as their operating circumstances unfold over the remaining 18 months.

The DOA plans to manage the reduction by limiting overtime and holding positions vacant longer and will discuss long-term strategies to meet the targeted reduction for the 2028-2029 Biennial Budget after a new Assessor is elected in November 2026.

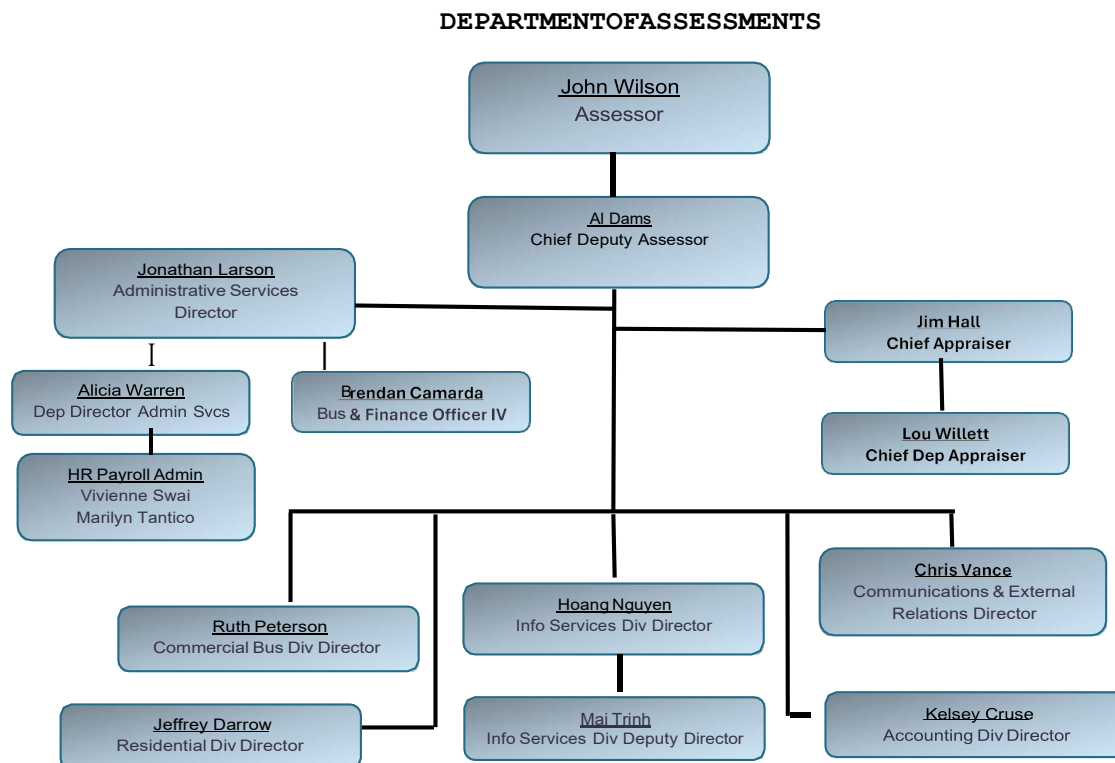
As a result, Executive staff state the reduction in staffing hours worked will slow the pace of annual work, make timelines more challenging, and decrease employee morale as staff are expected to complete more work in less time. Listed below are a list of positions that are vacant and being held open within DOA.

- Abstract Technician - Senior
- Administrative Assistant II
- Commercial Appraiser I
- Commercial Appraiser II
- LAN Administrator-Senior
- Administrative Staff Assistant
- Residential Appraiser I

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions:

In response to a request for a current organizational chart, Executive staff provided the chart listed below that includes the names of leadership for each line of business. The entire chart, which includes the names of every FTE in the Department, will be provided separately.

Figure 4. Department of Assessments Organizational Leadership



In response to a question about staffing reductions and a potential increase in assessment work in a dynamic downtown Seattle economic environment, Executive staff also noted that there is no plan to cut positions at this time. The vacant positions are being held open until the new Assessor is elected and there are no known impacts to Commercial Appraisers and their ability to accurately document property values and taxes at this time.

Human Resources Management **-\$3,155,620, -12.0 FTEs**

NEW POLICY

HR Manager Position transfers [-\$2,565,620, -11.0 FTEs, revenue-backed]. The proposed ordinance would transfer 11.0 FTEs Executive Branch HR Manager positions from the Department of Human Resources (DHR) to the departments and divisions they support. HR Managers would transition to a "solid-line" reporting relationship to the divisions/departments, while maintaining a "dotted-line" relationship with DHR to ensure continued alignment with countywide HR policies, standards, and strategic initiatives. Executive staff state that this change would align expenditures with operational

responsibility, while enabling DHR to focus more resources on enterprise workforce priorities, standardized HR services, and countywide strategic initiatives.

The Executive notes that HR Managers previously had a solid reporting line to DHR and a dotted reporting line to their assigned department. The proposed transfer reverses the solid and dotted lines but would not change the agency that they support nor the HR services that they provide. The 11.0 HR Manager position transfers would support the following departments:

1. Department of Adult and Juvenile Detention
2. Department of Community and Human Services
3. King County Sheriff's Office
4. Department of Executive Services
5. King County Information and Technology
6. Department of Judicial Administration
7. Department of Local Services
8. Department of Natural Resources and Parks
9. Department of Public Defense
10. Public Health Seattle King County
11. Metro Transit Division

Listed in the table below is additional information provided by Executive staff related to the proposed HR Manager transfers.

Table 8. Additional Information on Proposed HR Manager Transfers

Questions	Key Points
<p>Why is the change needed? What is the problem being addressed? What are you trying to achieve?</p>	<p>The 2026 DHR Customer Survey revealed challenges with the previous reporting structure (hard line to DHR and dotted line to department).</p> <ul style="list-style-type: none"> • Challenges included accountability gaps for training and development and performance management and barriers to HR Managers being integrated in senior leadership teams and resulting disconnects for workforce strategy deployment. • For DHR, the previous model was resource intensive in terms of managing 11 HR managers, at a time when DHR's HR Service Delivery Division is responsible for many high-priority enterprise initiatives. Management of the 11 managers by DHR was more than a full-time job and was posing risk to DHR's ability to deploy high-priority enterprise initiatives. HRSD's priorities continue to grow as the new Executive refines people strategy goals. • Additionally, the change in matrix reflects an intentional strategy of DHR to pivot from less non-standard, high touch consulting to more standard guidance, toolkits and direction.

<p>What are the benefits to the org? To employees? To partners?</p>	<p>In the new model, HR Managers will report directly to their department leadership while maintaining a dotted-line relationship with DHR.</p> <ul style="list-style-type: none"> • The decentralized reporting structure embeds HR Managers in departments allowing for an in-depth understanding of specific operational needs while maintaining alignment with DHR standards. • The new model clarifies that departments are responsible for performance management of HR Managers and empowers department directors to own performance management, which is directly responsive to department feedback in the DHR customer survey. • As noted above, the change also benefits DHR at a time when the services of DHR's HR Service Delivery Division are in high demand. A higher and better use of this team's resources is developing new standards for performance management systems, enterprise workforce metrics, and talent acquisition, including streamlining civil service hiring for KCSO.
<p>What isn't changing?</p>	<p>The requirement that departments follow DHR policies and guidance per King County Code and align their workforce strategies with the Executive Office's vision. The Service Level Agreement further clarifies roles and responsibilities.</p>

Additionally, this transfer would not change the number of HR manager positions that are supporting departments based on department's size and there are no negative fiscal impacts related to this transfer of HR Manager positions. Under the current model, agencies are paying the HR staffing costs through General Fund overhead (which is comprised of approximately 28% General Fund), but once the proposed transfer is complete, the department will pay these costs directly.

TECHNICAL

Organization Development Position [-\$445,478, -1.0 FTE, ongoing]. The proposed ordinance would disappropriate \$445,478 to eliminate one Organizational Consultant Supervisor position. The position has been vacant since 2025.

According to the Executive, due to the General Fund's projected deficit in 2028-2029, King County agencies were asked to propose ongoing savings as part of the 2026 2nd Omnibus process. Department of Human Resources (DHR) identified this position for reduction because it was determined that it could be eliminated without impact on current service levels but may reduce the Organizational Development (OD) team's future capacity to support departments with those services.

Additionally, if DHR is unable to support a request for OD services, departments may need to hire external OD consultants to meet time-sensitive projects, and the department would incur associated costs.

Countywide Training and Content Development [-\$144,522, ongoing]. The proposed ordinance would disappropriate \$144,522 to reduce countywide training and content development. This reduction will be managed by identifying efficiencies and leveraging technology and available tools to streamline content creation and production.

According to the Executive, this reduction is not expected to impact the current availability of countywide training for employees. However, the primary impact to DHR is a more limited ability to access new technologies and tools without an additional budget request, and the continued need to identify efficiencies in how training is developed and delivered to manage expenses to the reduced budget.

Records and Licensing Services **-\$250,310, -1.0 FTE**

NEW POLICY

General Fund Reductions [-\$250,310, -1.0 FTE, ongoing]. The proposed ordinance would disappropriate approximately \$250,000 in General Fund expenditures and 1.0 FTE from the Records and Licensing (RALS) Division, as well as add an increase in revenue of approximately \$210,000. The reductions in expenditures include the elimination of a vacant Manager of Record's Position, a reduction in the Recorder's Office postage allocation, and For Hire personnel shifts. This proposal is in response to the General Fund deficit.

Regarding the postage allocation, RALS determined the Recorder's Office's postage allocation was overbudgeted, so a decrease would not impact operations. Regarding the For Hire personnel shifts, four employees within the RALS Director's Office currently spend a portion of their time administering the For Hire program, which regulates taxi and

transportation network company drivers, vehicles, and companies. That program charges fees for administrative costs. Under this proposal, the portion of those employees' time spent on For Hire will be paid for by those revenue-backed administrative fees, in the amount of approximately \$210,000.

Real Estate Services (RES) \$262,000

NEW POLICY

Environmental Risks Assessment – Ardagh [\$312,000]. The proposed ordinance would make an appropriation for a Phase 2 environmental review of property previously leased to Ardagh Glass to assess the Business Environmental Risks (BERs) associated with this site’s historical operations. According to budget documents, in March 2026, RES contracted for a Phase 1 environmental review of the site to understand the level of contamination from operations of the site tenant, Ardagh Glass. The results of Phase 1 indicated a Phase 2 would be necessary. The lease between the County and Ardagh Glass requires the tenant to restore the property to its original condition, which necessitates a full understanding of the contamination levels.

TECHNICAL

General Fund Target Reduction [-\$50,000]. The proposed ordinance would disappropriate \$50,000 to meet the Executive-requested on-going General Fund reduction target. Budget materials indicate this disappropriation is related to salary savings from naturally occurring employee turnover.

External Support \$1,050,000

NEW POLICY

Project Support and Expenditure Restriction changes [\$1,050,000]. The proposed ordinance would add \$1,050,000 to support various projects in the External Support appropriation unit. Three of the four proposed allocations would go to organizations or projects that already have an existing allocation in the adopted 2026-2027 Biennial Budget, as amended by the 2026 1st Omnibus. The table below provides details on the existing allocations, proposed additions, and intended use of the moneys.

Table 9. Proposed External Support Appropriations

Organization or Project	Existing Appropriation	2nd Omnibus Proposed Appropriation	Intended Use
Tabor 100	\$250,000	\$250,000	Support increased capacity for free technical assistance to disadvantaged small businesses.

MLK Labor	\$750,000	\$550,000	Support for union-backed dispatch platform for temporary work and a virtual hiring hall that connects job seekers to more than 250 employers.
Property Acquisition	\$375,000	\$100,000	Property acquisition for affordable housing near 1600 19th Avenue in Seattle.
Americans 4 Equality	\$0	\$150,000	Support workforce development services for single parents, individuals experiencing housing instability, opportunity youth, and justice-impacted individuals re-entering the workforce, with an emphasis on South King County and Seattle.
	\$1,375,000	\$1,050,000	

The \$100,000 proposed increase for the property acquisition would be backed by LTGO debt proceeds while the remaining \$950,000 in proposed expenditures would be backed by the General Fund. According to Executive staff, given the constraints on the General Fund, the Executive chose to focus limited External Support expenditures largely on workforce development and small business technical assistance throughout the County.

To effectuate the proposed changes, the 2026 2nd Omnibus would make updates to four existing expenditure restrictions and add a new one. In addition to assigning the allocations already described above, the proposed ordinance includes technical changes to existing ERs to update a food security organization name following a merger and also move one project that is not a community facility bond project out of that ER to match it with more similar projects in another ER.

Executive Services Administration **\$251,236, 1.0 FTEs**

NEW POLICY

GF Reduction for the DES Director's Office [-\$60,000, ongoing]. The proposed ordinance would disappropriate \$60,000 in General Fund revenue going to the Department of Executive Services (DES) Director's Office in order to meet General Fund target reductions. This would reduce the budget for consulting services to approximately \$280,000 for the biennium. Executive staff state there will be no service impacts associated with this reduction.

Inquest Program Communications Specialist [\$72,047, ongoing]. The proposed ordinance would appropriate approximately \$72,000 to pay for 50% of a new

communications specialist in the Inquest Program. The position would spend 50% of their time supporting the Inquest Program and the other 50% supporting all other divisions within DES. The 50% supporting all divisions would be supported by the DES Shared Services model⁸ and would supplement the two-person department communications team.

Executive staff provided the following proposed body of work for the 50% supporting divisions within DES:

- Digital accessibility/Web Content Accessibility Guidelines (WCAG);
- Ongoing website editing/maintenance;
- A/V support for all agencies (examples: for public and employee meetings, media events, community events, etc.)
- Video/photo support and backup for DES communications team; and
- Power BI support performance management reporting.

There is an accompanying decision package in the Inquest Program appropriation unit.

Human Resources Manager Position Transfer [\$239,189, 1.0 FTE, ongoing]. The proposed ordinance would appropriate approximately \$240,000 and 1.0 FTE to transfer an HR manager position from DHR to DES. Executive staff indicate that this shift is to better align the position's expenditures with its operational responsibilities.

Under the proposed structure, the position would be supported through DES's Shared Services Model beginning in the 2028-2029 biennium. Within the DES Shared Services Model, approximately 10% is supported by the General Fund. Currently, the position is housed within DHR and supported through General Fund overhead, which is approximately 28% General Fund-supported. This change would result in an estimated General Fund savings of approximately \$43,000.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

⁸ The payers of the DES Shared Services model are made up of the following agencies: Inquest, Office of Emergency Management, Business Resource Center, Office of Risk Management Services, Finance and Business Operations Division, Records and Licensing Services Division, Facilities Management Division, Harborview Construction and Infrastructure Division, King County International Airport, and Fleet. The General Fund portion of the total shared services model is approximately 10%.

TECHNICAL

Net-Zero Changes [\$0]. The proposed ordinance would make a net-zero change to this appropriation unit to realign expenditures to align the budget with the accounts where the expenses were actually incurred.

General Fund Transfer to Department of Executive Services (DES) **-\$352,462**

REAPPROPRIATION

DES Inquest Capital Project Reappropriation [\$225,000]. The proposed ordinance would reappropriate moneys for the completion of the Inquest Case Management System, originally approved in the 2023-2024 Biennial Budget. The system will provide workflow and tracking functions for dates, deadlines, correspondence, personnel and stakeholders, and artifacts and evidence for inquest cases.

TECHNICAL

Kent Econolodge Operating Costs [-\$577,462, ongoing]. The proposed ordinance would reduce expenditure authority for Kent Econolodge operating costs; the facility was sold as of May 2026. The 2026-2027 Biennial Budget assumed paying for operations for the full biennium.

General Fund Transfer to DES Technology Capital **\$ 582,900**

NEW POLICY

Jail and Courts Facility Planning Study [\$500,000]. The proposed ordinance would appropriate \$500,000 for an updated study on relocation options for the King County Correctional Facility. According to budget materials, the study will look at the comparison of a horizontal versus a vertically stacked construction model, with the inclusion of land acquisition considerations. According to Executive staff, the County will need to go through a competitive process to select a consultant to complete the study and a timeline will be determined in conjunction with the procurement process.

TECHNICAL

FMD Capital Project Reconciliation [\$82,900]. The proposed ordinance would reconcile expenditure authority for previously approved capital projects with updated 2026-2027 expenditure estimates. It would add \$61,164 to the KCCH DJA ADA Counter project and \$21,664 for the KCCH Superior Court Video Option project. Executive staff state that these projects are complete, but that this additional authority is necessary to close out the projects because the project portfolio software will not allow close out if a project is over budget. The amounts requested for each project are the amounts each were found to be over budget.

The KCCH DJA ADA Counter project was originally approved in the 2023-2024 Biennial Budget in the amount of \$700,000. The KCCH Superior Court Video Option project was originally approved in the same budget in the amount of \$500,000.

General Fund Transfer to DCHS**\$1,135,000****NEW POLICY**

CFJC Tiny Home Village [\$4,000,000]. The proposed ordinance would appropriate \$4 million to support the development of an 80-unit tiny home village on the Judge Patricia H. Clark Children and Family Justice Center property. There is a corresponding decision package in the Housing and Community Development appropriation unit. This item is encompassed within a broader proposal in this proposed ordinance to support housing units development, which is further described in the Housing and Community Development write-up .

Juvenile Justice Transportation Services Contract [-\$272,000]. The proposed ordinance would disappropriate \$272,000 in General Fund support and eliminate the contract for transportation services in the Juvenile Justice program. According to the Executive, there is no active contract. There is a corresponding decision package in the Employment Education Resource appropriation unit.

Northwest Network Contract [-\$142,000]. The proposed ordinance would disappropriate \$142,000 in General Fund support, reducing General Fund support for contracted provider services due to the provider no longer providing services for which 2026-2027 support was allocated. There is a corresponding decision package in the Community Services Operating appropriation unit.

Division Position Funding Support Transfer [-\$44,000]. The proposed ordinance would disappropriate \$43,662 in General Fund support to shift funding for an administrative specialist to the Director's Office from the Adult Services Division since the position supports Department-wide work. There is a corresponding decision package in the Community Services Operating appropriation unit.

Division Staffing Funding Transfer [-\$200,000]. The proposed ordinance would disappropriate \$200,000 in General Fund support to shift support for Adult Services Division leadership and finance and compliance staff from Community Services Operating to VSHSL Planning and Administration. There is a corresponding decision package in the Community Services Operating appropriation unit.

Education Employment Resources BSK Backfill [-\$1,178,000]. The proposed ordinance would disappropriate \$1,178,000 in General Fund support, eliminating General Fund

support for DCHS staff that work directly with youth and young adults disengaged from school and work. These moneys would be backfilled with Best Starts for Kids levy moneys.

Domestic Violence Survivor Services VSHSL Backfill [-\$630,000]. The proposed ordinance would disappropriate \$630,000 in General Fund support, reducing General Fund support for contracted domestic violence survivor services. These moneys would be backfilled with Veterans, Seniors, and Human Services levy moneys.

Sexual Assault Survivor Services VSHSL Backfill [-\$400,000]. The proposed ordinance would disappropriate \$400,000 in General Fund support, reducing General Fund support for contracted sexual assault survivor services. These moneys would be backfilled with Veterans, Seniors, and Human Services levy moneys.

General Fund Transfer to Department of Public Health **-\$4,510,746**

NEW POLICY

Preparedness Flexible Funding Reduction [-\$93,620, ongoing]. The proposed ordinance would disappropriate approximately \$94,000 in General Fund revenue, which was previously appropriated for the Preparedness program supplies and contract expenditures. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Communications, Equity, Policy, and Strategy Program Flexible Funding Reduction [-\$130,092, ongoing]. The proposed ordinance would disappropriate approximately \$130,000 in General Fund revenue, which was previously appropriated for flexible financial support for co-creation and community contracting in the Communications, Equity, Policy, and Strategy Program. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Prevention Division Communicable Disease, Epidemiology, and Immunizations Program Reduction [-\$528,704, ongoing]. The proposed ordinance would disappropriate approximately \$529,000 in General Fund revenue supporting administrative, analytics, technical, clinical, and managerial oversight of communicable disease investigations and outbreaks. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

GIS Specialist Position Revenue Shift [-\$150,000, ongoing]. The proposed ordinance would disappropriate \$150,000 in General Fund revenue by shifting the support for a GIS position to the EHS overhead allocation model. A corresponding decision package can be found in the Environmental Health Services section of this staff report.

Violence and Injury Prevention (VIP) Program Realignment [-\$277,427, ongoing]. The proposed ordinance would disappropriate approximately \$277,000 in General Fund revenue by combining the Violence and Injury Prevention Program with the HEAL Obesity Prevention Program. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Senior Social Research Scientist (SRS) Position Reduction [-\$438,470, ongoing]. The proposed ordinance would disappropriate approximately \$438,000 in General Fund revenue by redistributing data evaluation work and staff supervision. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Community Health Centers Contract Supports Reduction [-\$200,000, ongoing]. The proposed ordinance would disappropriate \$200,000 in General Fund revenue to reduce contract support for community partners providing safety net health services. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Adult Dental Program Reduction [-\$200,000, ongoing]. The proposed ordinance would disappropriate \$200,000 in General Fund revenue to reduce contract support with community partners providing dental care to uninsured adults. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Parent-Child Health Outreach Infant Mortality Contracts Reduction [-\$92,433, ongoing]. The proposed ordinance would disappropriate approximately \$92,000 in General Fund revenue to reduce contract support for community partners working to address disparities in infant mortality among communities at highest risk. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Regional Gun Violence Prevention [\$2,500,000]. The proposed ordinance would appropriate \$2.5 million in General Fund revenue to continue the Regional Peacekeepers Collective program in suburban cities in 2027. A corresponding decision package and comprehensive write-up can be found in the Public Health section of this staff report.

Criminal Justice Training Commission (CJTC) Public Safety Grant [-\$4,900,000]. The proposed ordinance would disappropriate \$4.9 million in General Fund revenue on a one-time basis from the Regional Office of Gun Violence Prevention (ROGVP). An equivalent portion of the financial support for this program will be supported by the state CJTC public safety program. According to Executive staff, this portion of support represents \$1.5 million

in salaries and wages, as well as approximately \$3.4 million in community contracts for 2026. Staff analysis on the proposed spending of the CJTC grant is ongoing.

General Fund Transfer to Department of Local Services

-\$1,170,358

NEW POLICY

Office of Labor Standards [\$506,578, ongoing]. The proposed ordinance would appropriate \$506,578 of General Fund support to establish a section in the Local Services Director's Office to provide education, outreach, and technical support related to the County's labor laws. The annual cost of this proposal is estimated to be approximately \$800,000 to \$1,000,000 in future budgets. Corresponding FTE additions and policy details about this office are described in the Local Services Administration appropriation unit summary.

Code Enforcement Position Reduction [-\$176,936, ongoing]. The proposed ordinance would disappropriate General Fund support for a Code Enforcement position that would be eliminated in the Department of Local Services. Corresponding FTE and appropriation reductions are described in the Planning and Permitting and General Public Services summaries.

Required Deficit Mitigation [-\$1,500,000, ongoing]. The proposed ordinance would disappropriate General Fund support to the Department of Local Services in response to the anticipated 2028-2029 General Fund deficit. The budget materials state that DLS intends to work with the Executive Office to identify specific reductions, which will be documented and made ongoing in the 2028-2029 biennial budget. Corresponding changes are described with additional detail in the Local Services Administration summary.

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions regarding the Office of Labor Standards and DLS deficit mitigation reductions:

Can you confirm whether the Office of Labor Standard's work is focused exclusively on the minimum wage? Are any other labor standards within the proposed scope of the office? Executive staff state that the initial focus would be exclusively on the minimum wage. DLS expects that this work could evolve over time based on what is learned through initial phase of community, business, and worker outreach.

Have there been complaints of noncompliance with the minimum wage? Do Executive staff know whether anyone has brought a private right of action since the minimum wage was implemented?

DLS does not have a system in place currently to receive complaints about noncompliance with the County minimum wage. DLS and the Executive Office are not aware of any private right of action being filed since the minimum wage was implemented in unincorporated

King County, but Executive staff state that there is not capacity currently to develop a mechanism to track this.

Has the Executive explored partnering with another jurisdiction already implementing a local minimum wage ordinance in lieu of starting its own education and enforcement program?

The only jurisdiction within King County with a robust enforcement infrastructure is the City of Seattle through their Office of Labor Standards. The Executive Office has been in touch with the Seattle Office of Labor Standards and thinks a partnership of some form is critical to ensuring all workers across King County have their rights protected. The specifics of that partnership would be determined based on what is learned in the initial phase of engagement funded in this budget proposal.

The Executive Office states that it is appropriate for DLS to lead the first phase of engagement given DLS' role as the "city hall" for the 250,000 residents in unincorporated parts of King County and that it would not be advisable to ask the Seattle Office of Labor Standards to lead this engagement work in areas outside of the City of Seattle.

Would the DLS deficit mitigation reductions potentially affect staffing or other funding needed for the midpoint 2029 comprehensive plan update?

Executive staff state that funding for the midpoint 2029 comprehensive plan update is not currently being considered for reductions as funding cuts would jeopardize the work. Reductions would be sought elsewhere.

Is the DLS deficit mitigation reduction intended to be a permanent reduction in programming or a one-time savings?

Executive staff indicate that it is intended to be a permanent reduction of general fund revenue to DLS.

General Fund Transfer to Department of Natural Resources and Parks (DNRP) \$56,000

NEW POLICY

General Fund Reduction to Historic Preservation Program [-\$110,000]. The proposed ordinance would disappropriate \$110,000 to reduce General Fund support to the Historic Preservation Program (HPP). This program would be moved from its own subfund to being budgeted in the DNRP Director's Office appropriation unit. More information on this policy change can be found in the DNRP Administration Fund section of this staff report.

UPDATE October 28, 2026, BFM: Regarding whether there will be any restrictions to ensure the money is used for HPP and whether the work will change, Executive staff state that the personnel and associated costs would be budgeted and have actuals recorded in a separate cost center from other units in the DNRP Director's Office. Funds would be moved

from the HPHP fund and the General Fund to the DNRP Administration Fund based on expenditures in that cost center on a reimbursement basis.

Budgeting the personnel in the Director's Office would not impact who the team reports to (the DNRP Deputy Director) or the nature of their work.

Proposed changes to positions are described in the DNRP Administration Fund section of this staff report.

LIPA (Local Infrastructure Project Area) Payments [\$166,000]. The proposed ordinance would appropriate \$166,000 to adjust the appropriation for Local Infrastructure Project Area (LIPA) payments to the City of Seattle to align with updated estimates.

King County and the City of Seattle have an interlocal agreement that implements the Landscape Conservation and Local Infrastructure Program (LCLIP), which is a transfer of development rights (TDR) program⁹ established by Washington State to allow cities and counties to partner on regional TDR efforts in the South Lake Union, Belltown, Downtown, Pioneer Square, and International District areas.

The updated appropriation reflects the County's updated estimate of the total transfer for the 2026-2027 biennium. This amount transferred is impacted by new construction or changes in assessed property values in the geographic areas. The budgeted biennial amount, based on historical trends and property value forecasts, was \$3.07 million. The new biennial estimate, based on actuals-to-date, is \$3.24 million.

General Fund Transfer to King County Information Technology (KCIT) \$600,000

REAPPROPRIATION

IT Project [\$600,000]. The proposed ordinance would reappropriate \$600,000 to continue General Fund support for IT Project #1123900-Department of Judicial Administration- King County Case Management System (DJA KCCMS) that was previously approved and has continued spending in the 2026-2027 biennium. The capital project budget itself is not being adjusted, but the operating transfer to send revenue needs to be reappropriated since operating appropriations are biennium-specific.

According to Executive staff, this project was appropriated under Ordinance 17941(2015-2016 Biennial Budget) for \$3,960,829 and was backed by bond revenue. The project was appropriated an additional \$3,425,366 and was revenue backed by the General Fund in a

⁹ Under the LCLIP program, developers in cities may purchase development rights from regional farms and forests to allow increased density or square footage in the LIPA; in exchange, cities receive a portion of county property tax revenue generated from new construction in the LIPA and are required to invest that money in infrastructure projects and public improvements that support the increased development growth in the LIPA.

2016 supplemental budget bringing the total project cost of \$7,386,295. The bond proceeds were spent first, and the General Fund has supported the project since.

According to Executive staff, this will be a one-time request as this project is estimated to be completed in 2027.

General Fund Transfer to General Fund Technology Capital **\$1,536,980**

NEW POLICY

KCSO CJIS Network Upgrade [\$487,000]. According to budget documents, in response to a certification audit conducted by Washington State Patrol (WSP) in the third quarter of 2024 that found KCSO is at risk of losing access to A Central Computerized Enforcement Service System (ACCESS) due to outdated technology, the Council approved \$774,207 in the 2025 1st Omnibus for a network upgrade project.

The proposed ordinance would appropriate additional moneys to complete the Criminal Justice Information Services (CJIS) Network Upgrade to resolve implementation issues. The proposed appropriation would include the purchase of required Meraki firewall devices and associated deployment costs necessary to meet compliance standards.

There is a corresponding write-up and decision package in General Fund Technology Capital with additional detail.

REAPPROPRIATION

IT Project Reappropriations [\$1,049,980]. The proposed ordinance would reappropriate approximately \$1.05 million adopted in the 2025 Adopted Budget and 2025 1st Omnibus for capital IT projects that were previously approved but have continued spending into the 2026-2027 biennium. These projects include the DJA Data Warehouse Project and the KCSO Criminal Justice Information Services (CJIS) Network Upgrade. Table 10 below provides a breakdown of the reappropriations.

DJA Data Warehouse Project Information: build a data warehouse for the court case management system, KC SCRIPT, to meet reporting, data dissemination, and other volume data request needs.

KCSO CJIS Network Upgrade Project Information: see above.

Table 10. Reappropriation Breakdown of Each Project

Project #	Project Name	2026-2027 Estimated Spending
1144346	DJA Data Warehouse	\$815,469

1150119	KCSO CJIS Network Upgrade	\$234,511
TOTAL		\$1,049,980

NON-GENERAL FUND

\$532.1 million

Summary. The total supplemental appropriation proposed for the non-General Fund appropriation units is \$532.1 million, of which approximately \$349.3 million is revenue-backed. The remaining \$182.8 million would come from fund balance of the various non-General Funds.

Public Health

\$4,325,718, -17.9 FTE

NEW POLICY

Community Health Services (CHS) Division Salary Savings True-up [-\$5,537,666, -2.0 FTEs]. The proposed ordinance would disappropriate approximately \$5.5 million and 2.0 FTEs from the CHS Division budget due to savings identified when reviewing historical salary and benefit expenditures. Of the disappropriation, \$5 million is a one-time savings and approximately \$538,000 is ongoing savings due to the elimination of two vacant positions. Executive staff note that the eliminated positions have been vacant for over one year and had no recent responsibilities.

HRSA Ending the HIV Epidemic Grant Alignment [\$2,005,424, ongoing, revenue-backed]. The proposed ordinance would appropriate approximately \$2.0 million for the Prevention Division HIV program with revenue from a Health Resources and Services Administration grant. Executive staff state that although the grant period started in March 2025, the department didn't receive a Notification of Award for the 2nd year of this grant until July 2026. This funding will support existing staff time, subcontracts to Harborview Medical Center and subrecipient organizations to provide low barrier HIV services, mobile medical team services, and outreach.

City of Seattle Contract Alignments [\$3,538,626, ongoing, revenue-backed]. The proposed ordinance would appropriate approximately \$3.5 million for several of Public Health's services including substance use, mobile medication unit, and Nurse-Family Partnership, in alignment with updated contracts. The City of Seattle established a new contract with Public Health's Health Sciences Division Overdose Prevention and Response Program and increased the investment to support Harborview Medical Center's care for patients with gunshot injuries.

Veterans, Seniors, and Human Services (VSHSL) Levy Alignments [\$562,750, revenue-backed]. The proposed ordinance would appropriate approximately \$563,000 funded by

VSHSL underspend for two new programs supporting food security among immigrant and refugee communities in alignment with Executive Order ACO-8-32-EO:¹⁰

- **Electronic Food Benefit Pilot:** A time-limited pilot testing an electronic benefit as a means of improving food access and reducing barriers to obtaining nutritious food. Participants are able to purchase food directly rather than relying solely on in-kind distribution. The pilot is designed to test whether direct electronic benefits improve access relative to existing food distribution models, and Public Health will collect data to inform whether the approach warrants continuation.
- **Food Access Provider Expansion:** Targeted expansion of existing food access providers that already demonstrate capacity to serve additional households. This is added service volume through established providers rather than new program infrastructure.

Tuberculosis (TB) Program Staffing [\$444,413, 2.35 FTEs, ongoing]. The proposed ordinance would appropriate approximately \$444,000 in fund balance and 2.35 FTEs to address the increased caseload noted from 2024 to 2025 and expected to continue. Materials transmitted with the budget note that the Tuberculosis Program provides legally mandated services and performs disease surveillance, targeted testing, outbreak investigation, response, disease control, and direct patient care for people with active TB disease and latent TB infection. Proposed FTE positions include 1.0 Public Health Nurse, 1.0 Public Health Services Supervisor, and 0.35 Senior Staff Physician.

CDC Tuberculosis Epidemiologic Studies Consortium Termination [-\$2,225,002, -1.85 FTEs, ongoing]. The proposed ordinance would disappropriate approximately \$2.2 million and 1.85 FTEs from the Prevention Division's Tuberculosis Program. Public Health held a contract with the CDC to increase screening and treatment of latent TB infection in primary care settings. The contract was not renewed as of March 2026. As a result of the contract termination, an epidemiologist (0.85 FTE) and a project/program manager (1.0 FTE) were laid off, a senior research coordinator shifted to the Tuberculosis Trials Consortium work, and a large contract with a community partner was eliminated. Executive staff noted that treating and reporting latent TB, while important for elimination, is not mandated and Public Health's core services are not changed.

CDC Mpox Vaccine Effectiveness Grant Termination [-\$288,333, -0.5 FTE]. The proposed ordinance would disappropriate approximately \$288,000 and 0.5 FTE from the Prevention Division's Sexual Health Clinic. Public Health received a five-year grant starting in 2024 to study the effectiveness of the Mpox vaccine, but it was terminated in December

¹⁰ Executive Order ACO-8-32-EO. <https://cdn.kingcounty.gov/-/media/king-county/depts/executive-services/policies/documents/aco-8-32-eo.pdf>

2025. As a result, an epidemiologist (0.5 FTE) was laid off and a subcontract was eliminated. According to Executive staff, without the grant, the program cannot continue Mpox Vaccine research, but it continues to offer Mpox vaccines and investigate reports of Mpox as part of its routine, mandated work.

Public Health Laboratory Information Management System Replacement [\$726,621].

The proposed ordinance would appropriate approximately \$727,000 for an IT project to replace the Public Health Laboratory Information Management System. There is an accompanying decision package in the Department of Public Health Technology Capital section, where this request is described in greater detail.

Professional Services Team Realignment [-\$411,090, -4.30 FTEs, ongoing]. The proposed ordinance would disappropriate approximately \$411,000 and 4.3 FTEs to realign nursing-related roles. According to Executive staff, 3.0 FTEs from the Nursing Office would move to the Administration Fund to improve alignment overhead charges. The remaining 1.3 FTEs are vacant and would be abrogated. Corresponding decision packages can be found in the Public Health Administration and Jail Health write-ups.

Preparedness Flexible Funding Reduction [-\$93,620, ongoing]. The proposed ordinance would disappropriate approximately \$94,000 in General Fund moneys, which was previously appropriated for the Preparedness Program's supplies and contract expenditures. Materials transmitted with the budget note that the Preparedness Program will have a diminished ability to stock emergency supplies and contract with community partners on short notice. The program can generate revenue through Medicaid Administrative Claiming for assessing gaps, preparing medical response procedures, developing medical countermeasures, and establishing points of medical service. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

Communications, Equity, Policy, and Strategy Program Flexible Funding Reduction [-\$130,092, ongoing]. The proposed ordinance would disappropriate approximately \$130,000 in General Fund moneys, which was previously appropriated for flexible funding for co-creation and community contracting in the Communications, Equity, Policy, and Strategy Program. This program supports work across the department to partner on community-centered approaches to public health needs. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

Prevention Division Communicable Disease, Epidemiology, and Immunizations Program Reduction [-\$481,841, -3.0 FTEs, ongoing]. The proposed ordinance would disappropriate approximately \$482,000 in General Fund moneys and 3.0 FTEs supporting administrative, analytics, technical, clinical, and managerial oversight of communicable disease investigations and outbreaks. According to Executive staff, if the Council approves

this proposal, three career service FTEs would need to be laid off. These reductions would reduce the program's ability to rapidly surge during medium or large outbreaks and decrease capacity for partnership engagement and subject matter expertise. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

Violence and Injury Prevention (VIP) Program Realignment [-\$206,548, -1.0 FTE, ongoing]. The proposed ordinance would disappropriate approximately \$207,000 in General Fund moneys and 1.0 FTE by combining the Violence and Injury Prevention Program with the HEAL Obesity Prevention Program. The FTE position was vacant and the adjustment is anticipated to eliminate duplicative administrative work without altering program operations. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

Senior Social Research Scientist (SRS) Position Reduction [-\$217,355, -1.0 FTE, ongoing]. The proposed ordinance would disappropriate approximately \$217,000 in General Fund moneys and 1.0 FTE by redistributing data evaluation work and staff supervision. The Senior Social Research Scientist position was vacant. The decision package also includes a net-zero funding reallocation to swap Foundational Public Health Services grant and General Fund revenue in order to reduce General Fund appropriations. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

Community Health Centers Contract Supports Reduction [-\$200,000, ongoing]. The proposed ordinance would disappropriate \$200,000 in General Fund moneys to reduce contract support for community partners providing safety net health services. Executive staff note that the contract is for HealthPoint and would reduce the contract by 2.25% of the total funding. The City of Seattle and VSHSL also allocate funding to community partners providing safety net health services. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

Adult Dental Program Reduction [-\$200,000, ongoing]. The proposed ordinance would disappropriate \$200,000 in General Fund moneys to reduce contract support with community partners providing dental care to uninsured adults. According to Executive staff, there are currently three providers, and the reduction will reduce contracts to one or two. In the 2026-2027 Biennial Budget, the Adult Dental Program was reduced by approximately \$700,000 per year. The 2027 adopted budget for the Adult Dental Program is \$850,000 in General Fund revenue and this decision package represents a 24% reduction. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

Parent-Child Health Outreach Infant Mortality Contracts Reduction [-\$92,433, ongoing]. The proposed ordinance would disappropriate approximately \$92,000 in General Fund moneys to reduce contract support for community partners working to address disparities in infant mortality among communities at highest risk. Executive staff note that BSK revenues will continue supporting the Parent-Child Health and Infant Mortality Programs. This decision package represents a 20% reduction in total funding for the Infant Mortality Program.

Public Health Laboratory Reduction [-\$929,015, -5.0 FTEs, ongoing]. The proposed ordinance would disappropriate approximately \$929,000 and 5.0 FTEs in order to reduce the lab's projected operating deficit. Materials transmitted with the budget note that test volumes have been declining each year since 2023 due to reduced refugee screening demand, changes to Sexual Health Clinic screening guidelines, reduced PrEP-related testing, and elimination of DOH reimbursement for community-based organization testing. According to Executive staff, if the Council approves this proposal, four FTEs would need to be laid off, since one position was vacant. The decision package also includes increasing lab fees aiming to address the operating deficit. There is an accompanying decision package in the Public Health IT Capital write up.

Ryan White Grant Alignment [-\$101,816, -0.6 FTEs, ongoing]. The proposed ordinance would disappropriate approximately \$102,000 and 0.6 FTE from the Ryan White HIV/AIDS Program. Due to a change in the federal funding methodology, there will be a reduction in the grant award. An administrative specialist (0.6 FTE) was laid off, but materials transmitted with the budget note that core services will be prioritized.

Regional Peacekeepers Collective Contract [\$2,500,000]. The proposed ordinance would appropriate \$2.5 million in General Fund revenue to continue the Regional Peacekeepers Collective program in suburban cities in 2027. In the 2026-2027 Biennial Budget, the program only funded South King County suburban cities for 2026. This decision package would continue that program, including the same suburban cities and service levels, for 2027. There is an accompanying decision package in the General Fund Transfer to Public Health write up.

UPDATE October 28, 2026, BFM: Regarding a question related to the coordination of Regional Peacekeeper work with the City of Seattle and if there is any duplication of the work, Executive staff state that this particular proposal only speaks to contracts in suburban cities. Seattle provides similar services, but there has been engagement between the Executive Office and the Mayor's Office to continue improving alignment. Once the new Public Safety Policy Advisor is hired, the Executive Office would engage further with the Mayor's Office.

Opioid Settlement Funds for Jail Health Services [\$4,026,837, revenue-backed]. The proposed ordinance would appropriate approximately \$4 million in one-time funding to expand services for opioid use disorder. A corresponding decision package and comprehensive write up can be found in the Jail Health section of this staff report.

Best Starts for Kids (BSK) Levy Renewal Position [\$435,383, ongoing, revenue-backed].

The proposed ordinance would appropriate approximately \$435,000 in BSK revenue and 1.0 TLT for temporary support on the BSK levy renewal. Materials transmitted with the budget note that this appropriation was approved in the 2026-2027 Biennial Budget for DCHS, but temporary staff was hired within Public Health instead of DCHS. Additionally, the Executive decided to hire 1.0 TLT for one year instead of 2.0 TLTS for 18 months. A corresponding decision package can be found in the Best Starts for Kids section of this staff report.

Overdose Prevention and Response (ODPR) Program Manager Reduction [-\$500,000, -1.0 FTE, ongoing]. The proposed ordinance would disappropriate \$500,000 and 1.0 FTE from the ODPR Program. This position was funded with a federal grant that expired in September 2026. The program/project manager (1.0 FTE) will be laid off in November after completing mandatory close-out requirements. Materials transmitted with the budget note that there will be no reductions in community service levels due to remaining ODPR work.

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions regarding the disappropriation proposals in this appropriation unit:

Which of the cuts could be covered by a public health clinic property tax?

Executive staff stated that none of the proposed reductions are part of programs eligible for the public health clinic property tax.

When asked if the funding could be shifted so that more flexible funding sources like Foundational Public Health Services from the State could be used for items that are being cut and a public health clinic property tax could be used to backfill clinic-related services, Executive staff stated that the 2025 Adopted Budget removed all General Fund from the public health clinics, instead relying on the payment from the Hospital Services Agreement. Clinical programming is not considered “foundational” per the definition of Foundational Public Health Services and thus has no State foundational revenue in those programs. The 2nd Omnibus proposals do have some limited revenue swaps associated with the proposed General Fund reductions.

Can you explain which cuts are related to vacancy savings compared to elimination of federal funding or General Fund reductions? Will all of the cuts lead to reduction of services?

Council staff prepared the following table and Executive staff verified:

Table 11. Categorization of Public Health Disappropriation Requests

Decision Package	Vacancy or administrative savings	Federal funding elimination or reduction	Support reduction of GF spending	Reducing services
Community Health Services (CHS) Division Salary Savings True-up	x			
CDC Tuberculosis Epidemiologic Studies Consortium (TBESC) Termination		x		
CDC Mpox Vaccine Effectiveness Grant Termination		x		
Professional Services Team Realignment	x			
Preparedness Flexible Funding Reduction			x	
Communications, Equity, Policy and Strategy Program Flexible Funding Reduction			x	
Prevention Division Communicable Disease, Epidemiology, and Immunizations Program Reduction			x	x
Violence and Injury Prevention (VIP) Program Realignment	x			
Senior Social Research Scientist (SRS) Position Reduction	x			
Community Health Centers Contract Supports Reduction			x	x
Adult Dental Program Reduction			x	x
Parent-Child Health Outreach Infant Mortality Contracts Reduction			x	x
Public Health Laboratory Reduction	x			
Ryan White Grant Alignment		x		

REAPPROPRIATION

Best Starts for Kids (BSK) Reappropriation [\$1,392,975, revenue-backed]. The proposed ordinance would reappropriate approximately \$1.4 million in BSK revenue for multiple community contract extensions. A corresponding decision package and comprehensive write up can be found in the Best Starts for Kids section of this staff report.

TECHNICAL

CDC Ending the HIV Epidemic (EtHE) Update [\$307,500, revenue-backed]. The proposed ordinance would appropriate approximately \$308,000 in one-time funding for subcontracts and supplies for the Prevention Division's HIV program. The decision package is funded by supplemental CDC funding.

Public Health Administration **\$464,827, 4.0 FTEs**

NEW POLICY

Professional Services Team Realignment [\$464,827, 3.0 FTEs, ongoing]. The proposed ordinance would transfer appropriations for approximately \$465,000 and 3.0 FTEs from the Public Health Fund to the Public Health Administration Fund. According to Executive staff, the FTEs would be supported by the department-wide overhead model, instead of being spread out across divisions. Corresponding decision packages can be found in the Public Health and Jail Health write-ups.

TECHNICAL

HR Manager Position Transfer [\$0, 1.0 FTE, ongoing]. The proposed ordinance would make a net-zero appropriation and appropriate 1.0 FTE to transfer an HR Manager from DHR to DPH. Executive staff indicate that this shift is to better align the position's expenditures with its operational responsibilities. According to Executive staff, there would be no change to the General Fund impact because currently the position is funded through DPH's cost allocation model.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

Housing and Community Development **\$33,086,209**

NEW POLICY

King County Regional Homelessness Authority (KCRHA) Contract Management Transition [\$1,720,377, ongoing]. The proposed ordinance would appropriate approximately \$1.7 million for administrative and contract-management staff to enable the

transition of roughly 100 contracts from KCRHA to King County.¹¹ The 2026 1st Omnibus authorized 10.0 FTEs for the same purpose, but funding was not identified at the time. The decision package proposes positions that would be funded from existing administrative moneys originally appropriated for KCRHA administration in 2027 and increased Document Recording Fee revenue.

The decision package includes funding for a one-time HR TLT to support onboarding of new staff. In future biennia, without the TLT, it is estimated the annual ongoing cost will be approximately \$2.2 million, which is expected to be partially funded by federal moneys. Executive staff note that they anticipate all 10 new positions to be hired by December 2026.

500 Units in 500 Days [\$19,515,000, partially revenue-backed, partially ongoing]. The proposed ordinance would appropriate approximately \$19.5 million for emergency shelter, permanent supportive housing, and subsidized affordable housing, as shown in the table below, in alignment with Executive Order ACO-8-34-EO.¹² Executive staff state that projects were identified by the Executive and Executive staff as priority projects to meet the 500 Unit Goal. There is an associated Expenditure Restriction, ER8, associated with this proposal. Council staff analysis is ongoing.

Table 12. Proposed Expenditures for 500 Units Decision Package

Project	Units	One-Time Expenditure	Ongoing Expenditure	Total	Revenue Source	Estimated Completion
Tiny Home Village, operated by Low Income Housing Institute	80	\$2,500,000	\$2,500,000	\$5,000,000	\$4M in General Fund; \$1M in Document Recording Fees	3-6 months
Pacific Towers Quarters	18	\$4,000,000	\$0	\$4,000,000	HCD Transit Oriented Development	To be determined, likely 2027-2028

¹¹ Proposed Motion 2026-0207 includes the Executive's KCRHA Contract Transition Plan.
<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8159661&GUID=3A1FA134-E8F5-499F-9AB7-CDB98255A7BF&Options=Advanced&Search=>

¹² Executive Order ACO-8-34-EO.
https://content.govdelivery.com/attachments/WAKING/2026/03/31/file_attachments/3602521/Breaking%20the%20Cycle%20Executive%20Order%20Final.pdf

Project	Units	One-Time Expenditure	Ongoing Expenditure	Total	Revenue Source	Estimated Completion
Kirkland Veterans Housing	100	\$1,815,000	\$0	\$1,815,000	Veterans, Seniors, & Human Services Levy	2028-2029
Glenn Shelter	140	\$400,000	\$2,000,000	\$2,400,000	PO 2026-0086	1-2 months
Youth Care	92	\$0	\$3,300,000	\$3,300,000	PO 2026-0086	2029
Mercy Housing	83	\$3,000,000	\$0	\$3,000,000	Best Starts for Kids	Mid-2027
TOTAL	513	\$11,715,000	\$7,800,000	\$19,515,000		

New Expenditure Restriction – ER8. The proposed ordinance would restrict \$19,515,000 for housing, shelter, and homelessness services in alignment with the "500 Units" decision package. Moneys are restricted to the providers and total amounts shown in the table under the "500 Units" decision package.

SODO Shelter Extension [\$11,850,832, revenue-backed, ongoing]. The proposed ordinance would appropriate approximately \$11.8 million for the lease and operations of the South Downtown (SoDo) Enhanced Shelter. During the 2026-2027 Biennial Budget, funding for the shelter's lease and operations fees were appropriated through May 2027, when the lease ended. King County paid 35% and the City of Seattle paid 65% of the lease and operations. \$5.1 million in one-time General Fund revenue was appropriated for the lease through May 2027 and King County's share of operations was funded through one-time Document Recording Fees and passed through to KCRHA to administer. This decision package would address both lease costs and operations, including Seattle and King County contributions, through the end of the year. King County's portion of the lease and operations would be funded through VSHSL revenue and the Consolidated Homeless Grant.

The Executive transmitted Proposed Ordinance 2026-0294, which would authorize the extension of two leases for continued use of the SoDo Enhanced Shelter. Council staff analysis of the decision package and the proposed ordinance is ongoing.

TECHNICAL

Revenue Updates [\$1,700,929, revenue-backed]. The proposed ordinance would appropriate approximately \$1.7 million to adjust budgeted revenue amounts. Short Term Lodging Tax (STLT) revenue projections declined due to incorrect reporting codes being

used by lodging businesses, which inadvertently impacted how taxes were allocated between King County and the Convention Center. Concurrently, the July 2026 OEFA Forecast showed a significant increase above the prior year for Document Recording Fees, which helped to make up the gap from STLT revenues. Executive staff note that the net positive revenues would be used for the Tiny Home Village discussed in another decision package, as well as offsetting losses in STLT revenue and other current departmental needs.

Crisis Care Centers

\$27,396,157

NEW POLICY

BHRD Admin Cost Allocation [\$5,942,296, ongoing]. The proposed ordinance would appropriate \$5.9 million to pay for the Crisis Care Centers (CCC) Levy's portion of shared administrative staffing costs (finance, HR, contracting, and other administrative staffing support) and overhead for office space, supplies, and other operational functions. This decision package results from a new Behavioral Health and Recovery Division (BHRD) cost allocation plan that more equitably distributes these costs across the behavioral health related appropriation units. The rationale for the new cost allocation methodology is discussed in more detail in the Behavioral Health Fund write-up in this staff report.

This CCC Fund decision package is associated with the CCC Levy substantial change notification letter transmitted to Council on September 24, 2026.¹³ The substantial change notification letter references \$2.9 million for this purpose which is the amount of funding shift between Strategy 2 and Strategy 7. The decision package's full cost for this purpose is the total appropriation needed including reappropriation of unspent dollars within Strategy 7 (CCC Levy Administration) of the CCC Plan.

Crisis Solution Center Funding Shift [\$14,600,000]. The proposed ordinance would shift financial support for 2026-2027 for the Crisis Solution Center (CSC)¹⁴ from the MIDD Fund to CCC Levy Fund to support interim CSC operational costs while awaiting the Central Crisis Response Zone's (CRZ) CCC opening and ramp up of services. This decision package is characterized as one-time in nature because the Central Crisis Response Zone CCC is intended to assume responsibility for the function of the CSC when it opens in December 2027. The CSC is a 46-bed facility currently operated by the Downtown Emergency Services Center (DESC) as a resource for police, medics, and crisis mental health professionals to

¹³ Crisis Care Centers Levy Substantial Change Notification Letter.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8239225&GUID=AE34AC52-2948-4D85-BDEC-6A527B3CEC50>

¹⁴ The CSC clinical model has two components: 1) the Crisis Diversion Facility (CDF) where individuals may stay for up to 72-hours, be monitored, and receive stabilization services, and referrals to outside resources; and 2) Crisis Diversion Interim Services which admits individuals directly from the CDF who are unhoused or at risk of experiencing homelessness.

take people in crisis who may otherwise be taken to jail, the emergency room, or psychiatric inpatient hospitalization.¹⁵ Executive staff state that the CCC clinical model will fulfill fundamentally similar functions to what the CSC offers currently, but will also be open to the public and will not require referral by first responders or law enforcement. The CSC is expected to close in 2028.

As indicated in materials provided during deliberations on the Bridge implementation plan,¹⁶ MIDD Initiative CD-06 (Adult Crisis Diversion Center, Respite Beds, and Mobile Behavioral Health Crisis Team) under which the CSC currently receives funding, will not be eligible for Bridge dollars, and the Executive intends this program to shift to the CCC Levy before 2028. This decision package is associated with the CCC Levy substantial change notification letter transmitted to Council on September 24, 2026.¹⁷

UPDATE October 28, 2026, BFM: The Crisis Solution Center is located at 1600 South Lane Street, Seattle.

Compliance, Invoicing, and Oversight Staff [\$68,568, ongoing]. The proposed ordinance would appropriate approximately \$68,000 of Crisis Care Center (CCC) dollars to contribute to two additional program managers added to support DCHS's response to recent audit findings. This decision package uses the new BHRD admin cost allocation methodology described above to support a PPM II and PPM III that are described in more detail in the Behavioral Health Fund portion of this staff report. This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up.

REAPPROPRIATION

CCC Levy Workforce Funding Carryforward [\$6,785,291]. The proposed ordinance would reappropriate 2024 and 2025 CCC Levy Strategy 3 Workforce dollars to support workforce investments, including Career Pathways programming. This allocation would be used to implement the changes outlined in the CCC Levy Career Pathways Notification Letter dated May 28, 2026,¹⁸ including implementing two-year contract terms for agencies to implement workforce development initiatives, and to sustain current investments in Career Pathways to the degree Levy dollars permit. According to the notification letter, these

¹⁵ DESC Crisis Solutions Center, <https://www.desc.org/what-we-do/crisis-response/>

¹⁶ PO 2026-0177

¹⁷ Crisis Care Centers Levy Substantial Change Notification Letter.
<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8239225&GUID=AE34AC52-2948-4D85-BDEC-6A527B3CEC50>

¹⁸ Crisis Care Centers Levy Career Pathways Notification Letter.
<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8074807&GUID=7F814478-36CD-4108-8EBC-A401A8E26319>

dollars would support "Career Pathways" four target areas of clinical supervision, practicums and internships, professional development, and workforce wellbeing." The Council did not pass a motion rejecting the change proposed by the May 28, 2026, Notification Letter and this decision package would make the allocation necessary for implementation.

Behavioral Health Fund

\$87,321,742, 3.0 FTEs

This fund primarily accounts for the King County Integrated Care Network (KCICN) that supports the Medicaid-funded network of contracted community behavioral health providers.

NEW POLICY

BHRD Cost Allocation Plan [-\$13,343,894, ongoing]. The proposed ordinance would disappropriate approximately \$13.3 million from the Behavioral Health Fund that reflects a significant decrease in the fund's shared administrative staffing costs (finance, HR, contracting, and other administrative staffing support) and overhead for office space, supplies, and other operational functions. This decision package results from a new BHRD cost allocation plan intended to more equitably distribute administrative and operational costs across the four behavioral health related appropriation units affected by the proposed supplemental budget (Behavioral Health, BHASO, MIDD, and CCC Levy). Previously, these costs were primarily paid by the Behavioral Health Fund and split between Medicaid and BHASO revenues based on clinical authorizations. This methodology was determined to be inequitable, and a new cost allocation model was developed by Executive staff to "ensure each behavioral health fund pays an appropriate share of administrative costs based on the activities that actually generate those costs." There are three other related decision packages to distribute these costs across the BHASO, Crisis Care Centers Levy, and MIDD funds discussed elsewhere in this staff report. According to Executive staff, these decision packages represent an equitable distribution of these costs and not an expansion or increase in these services.

Compliance, Invoicing, and Financial Oversight Staff [\$329,805, 3.0 FTEs, ongoing]. The proposed ordinance would appropriate approximately \$329,000 and 3.0 FTEs to add program managers to the Behavioral Health Fund to support the next phase of DCHS's response to recent audit findings. The FTEs include two Project / Program Manager (PPM) II's and one PPM III as follows:

1. Medicaid Analyst (PPM II) to expand KCICN's fiscal capacity and strengthen Medicaid financial oversight, rate analysis, and risk mitigation.

2. A program invoice processing and review specialist (PPM II) to strengthen internal controls, supports compliance, and addresses gaps identified through internal monitoring and external audit review.
3. Compliance Specialist (PPM III) to strengthen BHRD Compliance Program capacity to support growing Medicaid regulatory requirements, audit readiness, monitoring, documentation standards, and issue management across the BHRD Compliance Program.

The first position (Medicaid Analyst) would be revenue-backed by Medicaid and the other two positions would be supported through the BHRD allocation methodology for administrative and operational purposes and supported by the CCC Levy and BHASO funds. Executive staff indicate that recruitment for these positions will begin after the proposed supplemental ordinance is approved. If hiring goes as planned, the estimated start date for all positions is Q1 2027. This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up.

Telecare Program for Assertive Community Treatment (PACT) Housing Support [\$225,000, ongoing, revenue-backed]. The proposed ordinance would appropriate \$225,000, backed by local millage moneys, to provide ongoing funding (\$300,000 annually) to add two housing-focused staff on Telecare's PACT team. This includes 1 Housing Case Manager and 1 Peer Recovery Coach to support PACT participants in living independently and meeting their recovery goals. This allocation would also support 0.8 Office Coordinator. This funding is intended to retain Telecare as a provider of PACT services and does not represent an expansion of services. This decision package would backfill lost grant moneys from the Substance Abuse and Mental Health Services Administration (SAMSHA).

MIDD Transfer to the Behavioral Health Fund [\$18,000,000, revenue-backed]. The proposed ordinance would make an additional one-time transfer of \$18 million of MIDD dollars to the Behavioral Health (BH) Fund for a total transfer during the 2026-2027 biennium of \$34.8 million. This transfer is characterized in budget materials as helping to "restore the fund balance of the Behavioral Health Fund, which has faced sustained pressure from fluctuating Medicaid financing, increasing operational demands, and structural changes across the behavioral health system." In response to Council staff questions about the circumstances precipitating this additional proposed transfer, Executive staff state that, "it is not necessarily new operational demands or structural changes that have caused the financial situation in the Behavioral Health fund," but that recent changes have given BHRD staff a more accurate understanding of the fund. These

changes include splitting KCICN and BHASO dollars into separate funds and repayment to the state of almost \$82 million of gainshare payments,¹⁹ both of which were previously obscuring a structural deficit in the BH Fund's "ability to support core Division, Department, and County infrastructure."

The Behavioral Health Bridge financial plan contemplates a continued annual transfer to the BH fund of \$8.7 million on average from 2028-2034. Of note, even with these transfers, the BH Fund is projected to have a \$4.74 million reserve shortfall at the end of 2027. This shortfall increases in the 2028-2029 biennium to \$10.4 million, growing to \$28.2 million in 2030-2031. Executive staff state that they are currently working with the Executive's Office on a restoration plan to address this issue.

If this transfer is not approved, Executive staff state that the Behavioral Health Fund would "face the challenge of shortfalls on required financial reserves and potentially a negative fund balance [in 2026]. In order to shore up the fund's financial position without the MIDD transfer, DCHS would need to consider staff layoffs, reductions or elimination of behavioral health programs and services, and reductions in contributions to King County central services and central DCHS functions."

Criminal Justice Training Commission (CJTC) Public Safety Grant [\$4,722,600, revenue-backed]. The proposed ordinance would allocate \$4,722,600, revenue-backed by the CJTC public safety grant in 2027, to support programs and a Sheriff's CIT position normally supported by MIDD dollars. This grant would replace MIDD funding as shown in Table 13. This does not represent a change in funding amounts or service levels. The total in Table 13 does not match the supplemental budget request because approximately \$1.4 million represents CJTC-funded costs associated with the DCHS contract for CIT, for which appropriation authority is not needed at this time.

Table 13. MIDD Funding Proposed to Shift in 2027 to CJTC Grant Dollars

Program	CJTC Grant Funding
Law Enforcement Assisted Diversion (LEAD)	\$666,734
Crisis Intervention Training (CIT)	\$2,021,599 ²⁰
Therapeutic Response Unit (TRU) & Regional	\$1,700,000

¹⁹ Gainshare is the amount of Medicaid revenue that a Managed Care Organization is allowed to keep that exceeds their medical loss ratio (in excess of their direct clinical services). This repayment was excess revenue from 2021-2025 required to be repaid to the state.

²⁰ Appropriation authority is not needed for this full amount, which is why the total in Table 13 does not match the appropriation authority requested. Of the approximately \$2 million listed for CIT, \$527,275 represents the costs to cover a KCSO Sheriff position to support CIT under a contract between DCHS and CJTC in 2026-2027. The remainder of approximately \$1.4 million represents the CJTC-funded contract for CIT with DCHS, for which appropriation authority is not needed.

Crisis Response (RCR)	
Mobile Rapid Response Crisis Team	\$1,800,000
TOTAL	\$6,188,333

According to Executive staff, the MIDD contract with CJTC for CIT was scheduled to end in 2026 and was extended through 2027 only through the CJTC grant. Whether the program will be funded after 2027 remains to be determined through the 2028-2029 budget process and is dependent upon identifying an available funding. This decision package includes approximately \$527,000 to pay for a King County Sheriff's Office CIT Sergeant position for 2026-2027.

After 2027, TRU, RCR, and LEAD are anticipated activities for the Behavioral Health Bridge²¹ Care Transitions and Diversion Services (CTD) Strategy Goal 1 to divert people from criminal-legal involvement, provide supportive services for those involved in the legal system, and support successful community reentry. According to the Bridge estimated timeline for phased procurements that appears in the implementation plan,²² the CTD strategy is not anticipated to be procured until the start of Q4 2027 with successful applicants announced by the end of Q2 2028. Executive staff confirmed that the Bridge implementation financial plan includes ongoing funding for RCR, TRU, and LEAD in the first 6 months of 2028 while the procurement process is underway.

Staff analysis on the proposed spending of the CJTC grant is ongoing.

TECHNICAL

Updated Medicaid Forecast [\$95,388,231, revenue-backed]. The proposed ordinance would appropriate more than \$95 million to update the fund's appropriation authority to align with updated Medicaid revenue and expenditure projections for the 2026-2027 biennium. This increase reflects the latest Washington State Healthcare Authority actuarially determined premium rates and higher than anticipated Medicaid spending. This higher than anticipated spending is driven primarily by increased mental health outpatient costs and rising Medicaid leakage.²³ According to Executive staff, "[t]he updated Medicaid forecast does not yet include any projected decrease in Medicaid-eligible individuals resulting from HR-1. DCHS is still evaluating the potential implications of HR-1 for the

²¹ MIDD is proposed to be renamed the Behavioral Health Bridge by Proposed Ordinance 2026-0174

²² The Behavioral Health Bridge implementation plan would be adopted by Proposed Ordinance 2026-0177

²³ According to Executive staff, Medicaid leakage in the context of the KCICN refers to "costs the managed care organization (MCO) pays King County for Medicaid services that KCICN was contractually responsible for covering. Since the MCO already pays KCICN a per-member-per-month premium to manage and reimburse services delivered by KCICN network providers, any time a King County Medicaid client receives services outside the KCICN network and the MCO pays instead, the MCO charges those costs back to the County/KCICN as Medicaid leakage."

particular population served by the KCICN's community behavioral health network and is not yet able to quantify its impacts at this time."

Behavioral Health Administrative Services Organization (BHASO) \$14,041,061

This fund accounts solely for BHASO finances related to the State-funded crisis behavioral health system, including the Involuntary Treatment Act (ITA) system, Washington State Hospital liaison functions, Federal block grant funded services, and other non-Medicaid-funded behavioral health services.

NEW POLICY

BHRD Cost Allocation Plan [\$7,504,974, ongoing]. The proposed ordinance would appropriate approximately \$7.5 million to pay for the BHASO fund's portion of shared administrative staffing costs (finance, HR, contracting, and other administrative staffing support) and overhead for office space, supplies, and other operational functions. This decision package results from a new BHRD cost allocation plan that more equitably distributes these costs across the behavioral health related appropriation units. Rationale for new cost allocation methodology is discussed in more detail in the Behavioral Health Fund write-up in this staff report.

Compliance, Invoicing, and Oversight Staff [\$58,284, ongoing]. The proposed ordinance would allocate approximately \$58,000 from the BHASO fund to support the BHASO's portion of two additional program managers supporting DCHS's response to recent audit findings. This decision package uses the new BHRD admin cost allocation methodology to support a PPM II and PPM III that are described in more detail in the Behavioral Health Fund portion of this staff report. This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up .

TECHNICAL

BHASO Projection Rebase [\$6,477,803, revenue-backed]. The proposed ordinance would appropriate approximately \$6.4 million to reflect the updated, revenue-backed contract between King County and the Washington State Health Care Authority (HCA) to serve as the Behavioral Health Administrative Services Organization (BHASO). The BHASO contract supports the State-funded crisis services including the Designated Crisis Responders who perform involuntary detentions under the state's ITA law, the emergency line, parts of the mobile crisis system, and prevention services. The contract amount was updated after the Washington State Legislature determined the amount of funding it could provide to address the statewide community behavioral health and crisis system. According to Executive staff, after the Legislature adopted its budget, the HCA calculated BHASO funding for each of the state's 10 BHASO regions and subsequently updated those

contracts. Budget materials state that this correction reflects the most recent contract update and incorporates revenue-backed amounts for the remainder of the biennium.

Executive staff indicate that there were some additions, subtractions and fund shifts in the HCA's updated BHASO contract. While this decision package is a technical correction and does not represent a programmatic expansion, the biggest increases resulting from this decision package are:²⁴

- \$2.8 million in new funding for services in crisis stabilization facilities
- \$2.6 million for 180-day commitment hearings under the Involuntary Treatment Act
- \$1.7 million for Criminal Justice Treatment Account (CJTA) sentencing funding
- \$1.5 million in additional funding for the Recovery Navigator program

Mental Illness and Drug Dependency Fund **-\$5,458,396, 3.0 FTEs**

NEW POLICY

Therapeutic Health Services Infrastructure [\$600,000]. The proposed ordinance would appropriate \$600,000 for a one-time capital grant to Therapeutic Health Services (THS) to replace failing infrastructure at the Summit/Seneca behavioral health facility at 1116 Summit Avenue in Seattle. This grant would support the replacement of the roof; heating, air conditioning and ventilation system; single pane windows; and flooring and subflooring on the ground level of the building. The total budget for this project is approximately \$2.1 million. The THS Board has approved \$600,000 from the agency's budget, and the total MIDD allocation for this purpose is \$750,000 (Executive staff indicate that only \$600,000 of appropriation authority is needed for this request.) THS has indicated that it planned to pursue approximately \$767,000 in financing from the Washington State Health Care Authority and private financial institutions as necessary to complete this project. Executive staff indicate that the contractor has been selected, and construction is expected to begin in 2026 contingent upon funding approval. The project is anticipated to be completed in 2027 with no known program closures or substantive impacts to services or clients associated with this project.

Compliance, Invoicing, Contract Management and Program Oversight Staff [\$528,583, 3.0 FTEs, ongoing]. The proposed ordinance would allocate approximately \$528,000 and 3.0 FTEs to add **three** program managers to support the next phase of DCHS's response to recent audit findings. The proposed ordinance would also add one TLT **Contract Specialist**. According to Executive staff, the position breakdown is as follows:

²⁴ Note that these increases amount to more than this budget allocation due to the shifts in the HCA's updated contract referenced above.

1. Contract Specialist (1.0 TLT) dedicated MIDD/Behavioral Health Bridge Contracts and Procurement Support.
2. PPM IV (1.0 FTE) to support ongoing implementation and strategic direction of the MIDD program, including oversight, maintaining operational continuity, and supporting policy and community engagement activities central to the MIDD/Behavioral Health Bridge's long-term success.
3. PPM III (2.0 FTEs) to support early RFP coordination and procurement for Equitable Access (EA) and Substance Use Disorder (SUD) Behavioral Health Bridge goal areas. The EA goals center on broadening access to behavioral health care for people experiencing barriers, including individuals ineligible for Medicaid and communities that require culturally responsive supports. The SUD goals such as Goal 1 to drive engagement with SUD care, requires focused effort to build outreach strategies, remove access barriers, coordinate provider activities, and improve connection points into care. Additionally, meeting SUD Goal 3, supporting paths to achieve and maintain recovery after treatment, requires system-level planning and enhanced coordination across treatment providers, recovery supports, crisis services, and community partners.

According to Executive staff, recruiting will start for these positions after the supplemental budget is approved. They anticipate staggered start dates for the four positions between January and July 2027.

This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up.

BHRD Cost Allocation Plan [-\$103,378, ongoing]. The proposed ordinance would disappropriate approximately \$103,000 to reflect a decrease in the MIDD Fund's portion of shared administrative staffing costs (finance, HR, contracting, and other administrative staffing support) and overhead for office space, supplies, and other operational functions. This decision package results from a new BHRD cost allocation plan that more equitably distributes these costs across the behavioral health related appropriation units. Rationale for new cost allocation methodology is discussed in more detail in the Behavioral Health Fund write-up in this staff report.

The next series of decision packages would relieve pressure on the MIDD fund, would shift programs to other revenue sources either temporarily or permanently, and would allow MIDD dollars to support the Behavioral Health fund as it attempts to address a structural funding gap.

Crisis Solution Center Funding Shift [-\$14,600,000]. The proposed ordinance would make a one-time, permanent shift of funding for the Crisis Solution Center (CSC) from MIDD to CCC Levy dollars as the functions of the CSC are an allowable expense under the CCC Implementation Plan. Of note, MIDD Initiative CD-06 (Adult Crisis Diversion Center, Respite Beds, and Mobile Behavioral Health Crisis Team) under which the CSC currently receives funding, is not eligible for Behavioral Health Bridge dollars under the Bridge implementation plan currently under consideration through Proposed Ordinance 2026-0177. During deliberations on the Behavioral Health Bridge implementation plan, Executive staff provided materials indicating that the Executive intends this program to shift to the CCC Levy before 2028. This funding shift is characterized as one-time in nature because the Central Crisis Response Zone CCC will assume responsibility for the CSC function when it opens in December 2027. This decision package is discussed in more detail in the CCC Levy portion of this staff report.

School-Based SBIRT Funding Shift [-\$5,133,964, revenue-backed]. The proposed ordinance would temporarily shift funding for School-Based Screening, Brief Intervention, and Referral to Treatment/Services (SBIRT) from MIDD to the Best Starts for Kids (BSK) Levy through 2027. This temporary funding change is in alignment with BSK Reallocation Notification Letter 2026-RPT0105 transmitted to Council on September 24, 2026. The notification letter states that DCHS would reallocate this amount of uncontracted BSK dollars to support SBIRT on a one-time basis. Budget materials indicate that SBIRT is currently supported through a blend of MIDD and BSK dollars and shifting SBIRT entirely to BSK, "simplifies administration, strengthens strategic alignment, and preserves a high impact, school-based behavioral health program within a youth focused levy intentionally built for prevention." This funding shift is also proposed to reduce pressures on the MIDD fund." Executive staff confirmed that Behavioral Health Bridge funding for SBIRT will resume January 1, 2028, while the Bridge conducts the procurement process for CYYA Goal 1: Youth behavioral health services in schools, under which SBIRT would be eligible for Bridge funding.

Criminal Justice Training Commission (CJTC) Public Safety Grant [-\$4,722,600, revenue-backed]. The proposed ordinance would decrease the expenditure authority for MIDD by \$4,722,600 to reflect a proposed one-time shift in funding from MIDD to CJTC grant dollars for programs normally supported by MIDD. This includes Law Enforcement Assisted Diversion (LEAD), Mobile Rapid Response Crisis Team, Therapeutic Response Unit (TRU), and Regional Crisis Response (RCR). This shift in funding is for 2027. This decision package does not represent a change in dollar amounts or service levels and is discussed in more detail in the Behavioral Health Fund section of this staff report.

MIDD Transfer to the Behavioral Health Fund [\$18,000,000]. The proposed ordinance would make an additional one-time transfer of \$18 million of MIDD dollars to the

Behavioral Health Fund for a total transfer during the 2026-2027 biennium of \$34.8 million. Budget materials indicate that this transfer would "help restore the fund balance of the Behavioral Health Fund, which has faced sustained pressure from fluctuating Medicaid financing, increasing operational demands, and structural changes across the behavioral health system." This decision package is discussed in more detail in the Behavioral Health Fund portion of this staff report.

County Hospital Levy

\$0

NEW POLICY

Decrease Major Maintenance, Repair/Replacement ER [\$0]. The proposed ordinance would amend County Hospital Levy (CHL) ER4 (and the reference to ER4 in ER5) to decrease the withheld amount from \$34 million²⁵ to \$24 million.²⁶ ER4 restricts CHL support for Harborview Medical Center (HMC) major maintenance, or repair and replacement, capital projects.

Executive staff state that all currently planned projects for major maintenance, or repair and replacement are estimated to be able to move forward with \$24 million of CHL dollars in the biennium. This includes projects approved through Ordinance 19962²⁷ in 2025 including replacement of two CT scanner cooling systems and multiple building HVAC infrastructure replacements. The additional \$10 million allocated for Harborview major maintenance projects in the 2026-2027 biennium was characterized in fall 2025 as intended "to support future major infrastructure projects that King County and HMC will agree are necessary. While specific projects are not yet known, Executive staff indicate that this amount is a placeholder pending further analysis and collaboration with Harborview." The \$10 million removed from this ER would be used for the purposes described in the next decision package in this staff report.

Design and Construction of Neurological Clinic ER [\$0]. The proposed ordinance would create a new Expenditure Restriction, ER12, to restrict \$10 million in CHL dollars to support the design and construction of infusion services and neuroscience clinical spaces on the 13th floor of the Ninth and Jefferson Building. This project is proposed to be allocated a total of \$18 million, comprised of \$8 million of philanthropic contributions and \$10 million of

²⁵ The proposed ordinance has an error in the transmittal that shows \$44 million being disappropriated and reappropriated for this fund when it should be \$34 million. Staff will include the technical correction in the striker.

²⁶ ER4 is the primary expenditure restriction and ER5 restricts a smaller amount of ER4 to be used as a contingency.

²⁷ Ordinance 19962.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=7425057&GUID=0A791208-967E-4D8D-91E4-E14C3B02DA27>

CHL dollars. This project is described in more detail in the County Hospital Capital appropriation unit.

Environmental Health Services

\$559,782

NEW POLICY

WA Department of Ecology Stormwater Strategic Initiative Lead (SIL) Grant [\$198,000, revenue-backed]. The proposed ordinance would appropriate \$198,000 from the Washington State Department of Ecology Stormwater SIL grant for existing staff costs and incentives to study participants. This program studies the effect of paraphenylenediamine (PPD) and perfluoroalkyl chemical (PFAS) compounds through direct measurement of urine and blood samples in high fish consumers in the Puget Sound area.

On-site Sewage System (OSS) Maintenance Rebate Program Expansion [\$235,000, revenue-backed]. The proposed ordinance would appropriate \$235,000 from a Washington State Department of Ecology grant to continue and expand the OSS Maintenance Rebate program through 2027. This program provides financial assistance and guidance to King County residents to maintain or repair their septic system. Since June 2024, the program has distributed financial assistance to 430 households. The additional appropriation would allow program staff to expand outreach and rebates for program participants.

REAPPROPRIATION

Best Starts for Kids (BSK) Reappropriation [\$126,782, revenue-backed]. The proposed ordinance would reappropriate approximately \$127,000 in BSK moneys for 2025 community contracts related to the Lead and Toxics strategy. According to Executive staff, 2025 spending was delayed due to contracting processes but has since been spent in 2026, as planned. The community contracts would support distributing safer cleaning supplies and education focused on lead prevention, indoor air quality, and lowering toxics exposures. There is an accompanying decision package in the Best Starts for Kids summary.

TECHNICAL

Geographic Information Systems (GIS) Specialist Position Transfer [\$0, ongoing]. The proposed ordinance would make a net-zero adjustment to shift \$165,000 for a GIS position from General Fund revenue to the EHS overhead allocation model, to be funded proportionally to EHS programs. There is an accompanying decision package in the General Fund Transfer to Public Health write-up.

Educator Consultant Position Transfer [\$0, ongoing]. The proposed ordinance would make a net-zero adjustment to shift \$190,000 for a Foods Program Educator Consultant

position from Foundational Public Health revenue to the Foods Program budget, which is funded by permit and license fees. The Foods Educator Consultant supports engagement and outreach to permitted establishments and unpermitted vendors to provide resources and education on how to become permitted.

Developmental Disabilities **\$ 1,005,693, 1.0 FTE**

NEW POLICY

Early Support for Infants and Toddlers Position [\$205,494, 1.0 FTE]. The proposed ordinance would appropriate \$205,494 and 1.0 FTE to add a program manager to the Early Support for Infants and Toddlers (ESIT) team. The position would co-supervise the program in order to strengthen oversight of and compliance for the ESIT team. The position would be funded by ESIT administration revenue received from the state.

REAPPROPRIATION

Best Starts for Kids Reappropriation and Finance Officer [\$800,199, revenue backed].

The proposed ordinance would reappropriate \$800,199 of unspent 2025 Best Starts for Kids (BSK) funding. A portion of this reappropriation would be used to add a TLT finance position to manage the reappropriated investments, while the remaining would be used on BSK investments.

Community Services Operating **-\$385,662**

NEW POLICY

Northwest Network Program Reduction [-\$142,000]. The proposed ordinance would disappropriate \$142,000 for contracted provider services due to the provider no longer being in operation. \$142,000 in General Fund support would also be reduced through a corresponding decision package in the GF Transfer to DCHS appropriation unit.

Division Administrative Position Funding Transfer [-\$43,662]. The proposed ordinance would disappropriate \$43,662 in General Fund support and shift funding for an administrative specialist to the DCHS Director's Office from the Adult Services Division since the position supports Department-wide work. There is a corresponding decision package in the GF Transfer to DCHS appropriation unit.

Division Staffing Funding Transfer [-\$200,000]. The proposed ordinance would disappropriate \$200,000 in General Fund support to shift funding for Adult Services Division leadership and finance and compliance staff from Community Services Operating to VSHSL Planning and Administration. There is a corresponding decision package in the GF Transfer to DCHS appropriation unit.

Expenditure Restriction – Kenmore Women's Shelter [\$0]. The proposed ordinance would change the language of an existing expenditure restriction [ER4] for the Kenmore

Women's Shelter to include prevention services. The ER language currently only applies to homelessness services.

Community and Human Services Administration

\$2,536,220, 11.0 FTEs

NEW POLICY

Finance and Compliance Staff [\$1,715,158 and 8.0 FTEs]. The proposed ordinance would appropriate \$1.7 million to add finance and compliance staff, including 8.0 FTEs and 1.0 TLT. This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up .

Chief Compliance Officer [\$474,325 and 1.0 FTE]. The proposed ordinance would appropriate \$474,325 and 1.0 FTE to add a Chief Compliance Officer to lead DCHS's compliance efforts with a focus on contractor and internal compliance. The Department filled this role in August 2026 (using a vacant position) to quickly respond to audit findings. This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up .

Public Records and Retention Position [\$169,737 and 1.0 FTE]. The proposed ordinance would appropriate \$169,737 and 1.0 FTE to add a Public Records and Retention Specialist. This FTE would support an increasing public records request workload (both in request number and complexity), which can no longer be managed by the current single FTE doing this work.

Agiloft Licenses [\$177,000]. The proposed ordinance would appropriate \$177,000 to purchase additional software licenses for Agiloft, which is DCHS's contract management data system.

TECHNICAL

HR Manager Position Transfer [\$0 and 1.0 FTE]. The proposed ordinance would transfer 1.0 FTE from the Department of Human Resources (DHR) to DCHS. Executive staff indicate that this shift is to better align the position's funding with its operational responsibilities.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

NEW POLICY

SoDo Shelter Lease Extension [\$3,326,685]. The proposed ordinance would appropriate \$3.3 million in one-time funding (i.e., VSHSL revenues above original estimates in the levy's implementation plan) to the Housing and Community Development Fund to support the extension of the SoDo shelter lease, which has operated since 2021. There is a corresponding decision package in the Housing and Community Development appropriation unit, and this item is addressed in a companion ordinance (Proposed Ordinance 2026-0294).

Business and Finance Officer Position [\$192,669, 1.0 FTE, ongoing]. The proposed ordinance would appropriate \$192,669 and add 1.0 FTE for a Business and Finance Officer in the Adult Services Division to build capacity, ensure alignment with new DCHS policies, and implement audit requirements. This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up .

Program Manager Positions [\$993,312, 6.0 FTEs, ongoing]. The proposed ordinance would appropriate \$993,312 and add 6.0 FTEs for six Program Managers in the Adult Services Division to ensure responsible contract management and support the Department's audit-response efforts. This item is encompassed within a broader proposal in this proposed ordinance to support the next phase of DCHS's response to recent audit findings, which is further described in the 'DCHS Finance and Compliance Staffing Adds' issue write-up .

Social Services Professionals Positions [\$296,894, 2.0 FTEs, ongoing]. The proposed ordinance would appropriate \$296,894 and add 2.0 FTEs, Social Services Professionals with an anticipated start date of Q1 2027, to help meet services demand.

REAPPROPRIATION

VSHSL Appropriation [\$29,552,880]. The proposed ordinance would reappropriate \$29.5 million in unspent 2025 VSHSL budget to meet planned contract, program, and implementation commitments. Implementation delays for the new 2024-2029 levy period have yielded 2025 budget underspend, such as in the new Workforce Stabilization investment and with veteran housing property acquisition.

NEW POLICY

Mercy Housing Project [\$4,000,000]. The proposed ordinance would appropriate \$4 million in levy capital funding to support the Mercy Housing Project. There is a corresponding decision package in the Housing and Community Development appropriation unit. This item is encompassed within a broader proposal in this proposed ordinance to support housing units development, which is further described in the ‘500 Housing Units in 500 Days’ issue write-up .

SB-SBIRT Program One-Time Backfill [\$2,750,000]. The proposed ordinance would appropriate \$2.75 million in reallocated levy moneys (from the Liberation and Healing from Systemic Racism levy strategy) to the School-Based Screening, Brief Intervention, and Referral to Treatment/Services (SB-SBIRT) strategy to backfill eliminated support from MIDD for the 2026-2027 biennium. There is a corresponding decision package in the MIDD appropriation unit. SB-SBIRT provides prevention, outreach, and early intervention services to address mental health and substance use impacts on youth in middle and high schools.

REAPPROPRIATION

BSK Appropriation [\$24,683,407]. The proposed ordinance would reappropriate \$24.7 million in Best Starts for Kids Levy unspent 2025 budget to meet planned contract, program, and implementation commitments.

TECHNICAL

BSK Renewal Planning [\$0]. The proposed ordinance would shift 2.0 TLTs and related funding from DCHS to Public Health regarding BSK Levy renewal planning. There is a corresponding decision package in the Public Health appropriation unit.

Employment and Education Resources**\$79,000****NEW POLICY**

Georgetown Learning Center [\$351,000]. The proposed ordinance would appropriate \$350,554 in reallocated BSK Levy moneys (from the Liberation and Healing from Systemic Racism levy strategy) and add 2.0 TLTs to create the Georgetown Learning Center pilot at Seattle College’s Georgetown campus. The pilot, which is set to run from January 2027 through December 2027, is planned as a trades-focused youth reengagement initiative for students aged 16-21 who have dropped out or are at risk of not graduating.

Juvenile Justice Transportation Services Contract [-\$272,000]. The proposed ordinance would disappropriate \$272,000 in General Fund support and eliminate the contract for transportation services in the Juvenile Justice program. According to the Executive, there is no active contract.

NEW POLICY

Central Maintenance Facility Updates [\$358,400, revenue-backed]. This appropriation would support the Central Maintenance Facility operations and maintenance. This would be backed by Parks Levy funding.

According to Executive staff, as the facility transitions from a Capital Improvement Plan (CIP) program to fully operational status, actual costs are emerging that were previously unknown or not incurred during construction. New costs include the Roads division charging for the adjacent parking lot for the first time to support staff parking, seasonal fluctuations, and staging of materials. Ongoing requirements include annual replacement of prefilters and filters to meet code compliance and building performance, and fire system monitoring.

Additionally, a service support agreement with the building's system installer is needed to manage the facility's building system since no current staff are certified to manage the highly technical system.

North Maintenance Facility Updates [\$323,000, revenue-backed]. This appropriation would support operations and maintenance of the North Maintenance Facility. This would be backed by Parks Levy funding. The facility is a new property with an existing commercial building in Woodinville that was acquired by the Parks Division. This appropriation would support utilities, fire alarm building systems, elevator maintenance, equipment, and maintenance labor costs. The facility would be the home of the Bear Creek District crew and hybrid office space for both the Parks Division and DNRP. In the future, this space would also be used to create warehouse space for Parks Stores inventory and fleet mobile tech repair site.

Preventative Maintenance and Storm Safety [\$244,290, revenue-backed]. This appropriation would support a growing inventory of preventative maintenance removals and storm response activities and account for increasing costs in storm filter replacements. This would be backed by Parks Levy funding.

The current budget allocated \$253,000 for contractual professional services, which primarily supports hazardous tree removal. According to Executive staff, this item is already at 90.5% of the budget as of May 2026 due to recent investments to help the Parks Division understand where there are high-risk trees. Investments include increasing the Parks Arborist staff from one certified to two certified arborists and investing in more proficient tracking and preventative maintenance using Lucity, the asset management system.

Safety and Occupational Health Program [\$265,870, revenue-backed]. This appropriation would establish core operating capacity for a safety and occupational health program. This would be backed by Parks Levy funding. The Parks Division has an existing safety program and is seeking additional resources to ensure compliance with local, state, and federal requirements, as well as provide ongoing training, development, and preparedness efforts for Parks Division staff. This money would support:

- Essential safety equipment such as AEDs, first aid supplies, core personal protective equipment (PPE), and training and demo gear.
- Train-the-trainer programs, evaluator certifications, and other credentials to deliver ongoing safety training and build internal capacity.
- Printing, reference materials, recurring training supplies, and space rental for classes and safety events.
- Division-wide initiatives, such as Safety Day and implementation projects.
- External safety training and consultation, including de-escalation, wilderness first aid, chainsaw certification, swift water rescue, and other high-risk skill areas.

Cost Allocation Adjustment [-\$1,820,000]. The proposed ordinance would allocate a share of central costs from the Parks Operating Fund to the Youth Amateur Sports Fund and Parks Capital Fund. There are corresponding decision packages in those funds. According to Executive staff, the rationale for this adjustment is that it would improve the equity of central cost sharing among Parks programs. The Parks Operating Fund covers 100% of central costs for central services, including those supporting the Youth and Amateur Sports Fund and Parks Capital Fund. According to Executive staff, this cost reallocation would help ensure the Parks Operating Fund has a healthier reserve and is better positioned to counter unexpected financial risks.

TECHNICAL

Youth Conservation Corps Program [\$628,400]. The proposed ordinance would add a \$628,400 appropriation for the Youth Conservation Corps program that was inadvertently omitted from the 2026-2027 adopted budget. The program transitioned from capital to operating funding under the current Parks Levy to better align with the levy allocation plan, and the corresponding budget was not added. This would correct the error.

NEW POLICY

Operations Support [\$171,155, 1.0 FTE, ongoing]. This request would support ongoing operational costs and give authority for a new position to coordinate in-person work across DNRP spaces. DNRP is expanding the department's office footprint to the Dexter Horton Building to increase the number of workstations available for hybrid employees. Currently, one position is budgeted to manage day-to-day operations and serve as the point person for projects adding space. DNRP anticipates additional complexity managing shared spaces across multiple buildings and floors and has proposed this new 1.0 FTE position in the DNRP Director's Office because the office spaces would be shared by all DNRP divisions.

Internal Communications [1.0 FTE, ongoing]. This request would convert an internal communications position that was added in the 2023-2024 budget from 1.0 TLT to an ongoing 1.0 FTE position. This position coordinates communications across DNRP's divisions, works with the leadership team to communicate to employees, maintains the department-wide SharePoint, responds to internal questions about department and Executive priorities, and supports internal coordination in emergency response situations. According to Executive staff, when the position was initially proposed, the working assumption was that the main role would be to develop communications tools that could be turned over to the existing communications team; once the position was filled, it became clear that having a regular cadence of internal communications supported running the department efficiently.

Transfer Historic Preservation Program Staff and Budget to Director's Office [\$663,768, 3.0 FTEs, partially revenue-backed]. This budget request would move staff and budget for the Historic Preservation Program (HPP) from the Historical Preservation and Historical Program (HPPH) Fund, which is currently a separate appropriation unit, to the DNRP Director's Office. The rationale for the transfer is that the HPPH Fund does not have sufficient revenue from the document recording fee and the General Fund support is being reduced.

Of this appropriation, \$448,441 would be revenue-backed by permit fees [\$3,500], General Fund transfer [\$110,000], and a transfer from the HPPH Fund [\$334,941].

The \$334,941 transfer from the HPPH Fund comes from the document recording surcharge. According to Executive staff, even though this decision package would move staff and other expenditures out of the HPPH Fund, best practices for governmental accounting strongly suggest continuing to deposit the document recording surcharge to the HPPH

Fund to be tracked as special revenue. The DNRP Administration Fund would receive quarterly transfers from the HPHP Fund to reimburse the cost of the program.

The General Fund transfer to DNRP includes a \$110,000 disappropriation, which reduces the original General Fund support of roughly \$220,000 for HPP in half. The HPHP Fund includes a disappropriation of \$521,398 and 5.0 FTEs.

The discrepancy between the disappropriation from the HPHP Fund and the appropriation to the DNRP Administration Fund is due to removing 2.0 FTEs, transferring remaining program expenditures to the DNRP Director's Office, and adding budget authority to the HPHP Fund for transfers of document recording fees.

Table 14. HPP Appropriations in HPHP Fund and DNRP Administration Fund

Item	HPHP Fund Appropriation	DNRP Director's Office (Admin Fund) Appropriation
Remove 2.0 FTEs	-\$192,571	\$0
Transfer remaining Program Appropriation to DNRP Director's Office	-\$663,768	\$663,768
Transfer moneys to DNRP Director's Office (document recording fee)	\$334,941	
Total Net Appropriation	-\$521,398	\$663,768

The decision package would eliminate two positions and slightly restructure another. Currently, the 5.0 FTEs positions budgeted in the HPP are:

- Historic Preservation Officer – Filled
- Senior Archaeologist – Filled
- Archaeologist – Vacant
- Preservation Architect – Vacant
- Landmarks Coordinator – Filled

The proposed budget would eliminate the vacant archaeologist position, which has been vacant for over a year, and merge some responsibilities of the preservation architect and the landmarks coordinator roles in a new role that DNRP is proposing calling the "Preservation Planner." No layoffs are expected as part of this transition.

2nd Floor North Maintenance Facility Hybrid Work Activation [\$1,000,000]. This appropriation would support opening the 2nd floor of the Parks North Maintenance Facility

for hybrid work by all DNRP employees. This would support improvements including furniture, audio visual equipment, KCIT network installation, access control and security, code-related improvements, ADA improvements, and painting and carpet replacement. More information is provided in the Parks Operating Fund and the Parks Capital Fund sections of this staff report.

Climate Equity and Workforce Development [\$1,232,000, 1.0 FTE]. The proposed ordinance would appropriate \$1,232,000 and 1.0 FTE to support the JumpStart Climate and Workforce Program and related work. This amount includes:

- \$215,000 to convert an existing grant-funded TLT to a County-funded FTE
- \$162,000 to convert an existing grant-funded TLT to a County-funded TLT
- \$187,000 for JumpStart Workforce Development program delivery
- \$100,000 for Climate and Workforce Strategy directed feasibility studies
- \$268,000 for Climate Corps Fellows support for 1) Building decarbonization, 2) Strategic Climate Action Plan performance measurement, and 3) Climate and Workforce Strategy
- [\\$300,000 for Community Climate Resilience Grants](#)

UPDATE October 28, 2026, BFM: [The \\$300,000 for Community Climate Resilience Grants was omitted from the October 14 BFM staff report.](#)

The JumpStart program serves as an employment bridge program for up to 40 participants each year who come from communities that are underrepresented in the clean energy trades and careers. The request would support staffing, support services, and case management.

This funding would support implementing two feasibility studies proposed in the County's Climate and Workforce Strategy.²⁸ The studies would explore County pathways for green careers and the feasibility of "1% for Workforce" frameworks.²⁹

The request would also expand the Community Climate Resilience Grant Program.³⁰ In 2026-2027, the grant program would deliver approximately 10 community-led climate

²⁸ King County Climate and Workforce Strategy 2025. <https://cdn.kingcounty.gov/-/media/king-county/depts/dnrp/nature-recreation/environment-ecology-conservation/climate/workforce/climateandworkforcestrategy.pdf?rev=2e98e10514fd47fa9c91cf278e9ae5b6&hash=2A4850D31F2ABDB7FDA65906D9E1C4E4>

²⁹ The "1% for Workforce" framework is described in the Climate and Workforce Strategy Report.

³⁰ 2026 Community Climate Resilience Grant Program; note this is a separate program from the Community Resilience Grants funded by the Parks Levy. <https://kingcounty.gov/en/dept/dnrp/nature->

resilience projects across the County. The appropriation would support expanded grant awards and increase the program's impact.

Energize/Healthy Homes and Buildings [\$1,250,000, 1.0 FTE]. The proposed ordinance would appropriate \$1.25 million and 1.0 FTE to support clean air in airport-adjacent communities by providing energy upgrades to low-income homes and distributing HEPA air filters. This amount includes:

- \$1,000,000 to bolster HEPA air filter program and Energize weatherization and other energy upgrades
- \$250,000 to convert an existing grant-funded TLT to a County-funded FTE

According to Executive staff, the program would serve airport adjacent communities in south King County that are within 10 miles of Sea-Tac International Airport or King County International Airport and in the highest pollution neighborhoods within that geography (i.e. a 9 or 10 on the Washington State Health Disparities Map). The goal would be to serve at least 1,700 homes, plus non-residential spaces such as senior or childcare facilities.

According to Executive staff, the rationale for converting the grant-funded TLT to a County-funded FTE is that the grant expires at the end of 2026. The position would lead the building decarbonization team and other building and energy policy and partnerships, work with utilities and other partners, lead the SCAP Communitywide Building and Energy GHG Section Focus area, and strategically pursue additional funding to advance SCAP building and energy related work.

Climate Accountability, Performance, Management, and Planning [\$620,000]. The proposed ordinance would appropriate \$620,000 to improve performance management and tracking to ensure accountability of King County to 2025 SCAP goals and Council requirements. This amount includes:

- \$200,000 for consultant technical analysis to update a Countywide GHG inventory in accordance with County Code and Council requirements
- \$180,000 to the Wastewater Treatment Division staff to maintain and update Project Information System Management Database (PRISM) Green Building reporting, to support implementation of the County's Green Building ordinance and SCAP green building performance reporting
- \$150,000 to consultant technical services or Public Health staff costs for Climate Indicators reporting, as required by Council

[recreation/environment-ecology-conservation/climate-change/climate-action/climate-equity/climate-resilience-grants](#)

- \$50,000 for a new Climate Pollution Reduction Grant grants and contracts manager TLT to support work across climate teams (25% time for 2027)
- \$40,000 for external partnerships and interjurisdictional collaboration on climate, directly through or facilitated by the King County-Cities Climate Collaboration (K4C)

Solar and Battery Storage/Community-trusted Resilience Sites [\$475,000]. The proposed ordinance would appropriate \$475,000 to advance emergent community interests and opportunities to develop community trust resilience sites that have cooling and battery system backup. This amount includes:

- \$350,000 to pilot a solar plus battery storage installation at a community site and build contractor and program infrastructure to support clean energy and community resilience projects
- \$125,000 to support extreme weather training and provide air conditioners, purifiers, and other cooling sources to community-led cooling locations

According to Executive staff, this work relates to the vision stated in multiple actions adopted in the 2025 SCAP.

The solar and battery storage pilot projects would be completed in the second half of 2027 after soliciting installers and defining pilot project types in the first half of 2027. Extreme weather training, cooling resources distribution, reporting, and content translation would be completed in the second half of 2027.

Clean Transportation EV Fast Charging Station [\$950,000]. The proposed ordinance would appropriate \$950,000 to add a public EV fast charging station in a high pollution neighborhood within an airport adjacent community. This amount includes:

- \$500,000 for one station with 6 ports (would be matched 1:1 with a mix of grant and private money)
- \$100,000 for public EV charging site feasibility assessments countywide
- \$350,000 for Charge Management System and KCIT review and support

According to Executive staff, the project would build on the County's existing public EV fast charger installation projects, informed by GHG9 in the 2025 SCAP. The project site would be confirmed contingent on budget approval, partners, and site host. Staff would reach out to charging network partners to locate and recruit a suitable host site in the first quarter of 2027. Parallel discussions with outside capital partners would occur in the second quarter of 2027; design, construction, and activation would take place in the second half of 2027. User rates for public chargers would be set by the station operator.

This budget request would also support implementing a Charge Management System to manage EV charging and usage across County agencies.

Preparedness and Heat Resilience [\$100,000]. The proposed ordinance would appropriate \$100,000 to scale up sunshades and distribute portable AC units to early childcare centers and other vulnerable communities. This amount includes:

- \$30,000 to purchase sunshades and outdoor cooling items at childcare centers
- \$50,000 for portable AC purchase and distribution at community partners
- \$20,000 for an intern to support ordering items, coordinating distribution, and reporting

According to Executive staff, this work would build on successful pilot projects implemented in 2025 and 2026 that provided portable ACs to low-income seniors, people with disabilities, and people living in affordable housing and mobile home communities; and provided sunshades and water tables to 146 childcare centers supporting 1,182 children. Both programs had demand exceeding capacity.

For the sunshades and water tables at childcare centers, only family-run childcare centers would be eligible. Once childcare centers apply for the supplies, staff would use the County's Heat and Health Data Explorer Tool³¹ to prioritize distribution based on afternoon heat temperatures, environmental health disparities scores based on the Department of Health's map, and the number of children served.

For the portable ACs, staff would partner with Sound Generations and the City of SeaTac's Minor Home Repair Program, which serve lower-income, older adult, and disabled communities. DNRP partners with organizations that serve communities living in mapped heat islands or provides priority zip codes for distribution based on temperature.

Climate Cost Share Revenue [\$0]. This decision package tracks \$4,627,000 in Climate Cost Share (CCS) revenue contributions from payer agencies in 2026-2027.

Background and Adopted Budget. The 2026-2027 Adopted Biennial Budget included \$13.8 million (\$13.2 million in CCS and \$600,000 in external grant funding) for the Executive Climate Office (ECO). The CCS is a central rate allocated to agencies based on their percentage of the County's total operational emissions. The CCS allocation for 2026-2027 was budgeted into payer agency budgets (providing authority to pay their share of CCS) and ECO (providing appropriation authority to spend on the work).

³¹ King County Climate Heat and Health Data Explorer. <https://kingcounty.gov/en/dept/dnrp/nature-recreation/environment-ecology-conservation/climate-change/climate-action/climate-preparedness/heat-tool>

1st Omnibus and Reorganization. In the 2026 1st Omnibus, the Executive reorganized the Executive Office, which included consolidating budget and FTE authority from several appropriation units, including the ECO.

- One step of this reorganization was that the entire budget and FTE authority was disappropriated from the ECO (14.0 FTE and 2.0 TLT, which is a total of 16 positions). The reorganization also meant that the CCS was no longer collected by the Executive Office.
- During the reorganization, the Executive Office maintained position authority for 9 of the former 16 ECO County-funded positions (as 7.0 FTE and 2.0 TLT – note that the reorganization included shifting some FTE to TLT positions), and transferred the remaining 7 County-funded positions (as 4.0 FTE and 3.0 TLT) to DNRP, DES, and Metro.
- During the 1st Omnibus, 4.0 FTE were transferred to DNRP and were funded by \$4.7 million in CCS that would only be collected by DNRP divisions.
- The reorganization also moved 18.5 grant-funded TLTs from ECO to DNRP.³²

2nd Omnibus. The 2nd Omnibus proposes allocating another \$4.6 million in CCS for climate investments. The table below shows a breakdown of contributions from payer agencies proposed in this Omnibus.

According to Executive staff, this 2nd Omnibus decision package includes adjustments to “reimburse” DNRP divisions that were initially expected to bear the costs of entire \$4.7 million proposed in the 1st Omnibus. After implementing these adjustments, all payer agencies would be contributing their proportionate share of the \$9.3 million enterprise-wide climate investments, per the CCS methodology adopted in the 2026-2027 budget.

Table 15. Proposed Climate Cost Share Investments in the 2026 2nd Omnibus

Appropriation Unit	Amount
Surface Water Management	-\$5,255
Facilities Management Division	\$296,634
Airport Operating	\$32,106
County Road Fund	\$17,450
Parks and Recreation	-\$4,725

³² Grant-funded TLTs do not need to be disappropriated by Council action.

Other Funds	\$611,415
Solid Waste Division	-\$213,038
Water Quality	-\$229,048
Metro Transit Department	\$4,121,461
Total Revenue	\$4,627,000

UPDATE October 28, 2026, BFM: *The Parks and Recreation amount in the table above has been corrected from \$4,725 to a negative \$4,725.*

According to the Financial Plan, DNRP plans to collect \$9.3 million in CCS revenues (the sum of \$4.7 million from the 1st Omnibus and \$4.6 million proposed in the 2nd Omnibus) for 2026-2027 to fund \$9.3 million in countywide climate programs.

Beyond the \$9.3 million, \$3.9 million in appropriation authority remains in CCS payer agency budgets. This \$3.9 million will be used to implement department-specific climate investments by individual agencies through their existing revenue sources. (The sum of \$9.3 million in countywide climate programs and \$3.9 million in department-specific climate investments is \$13.2 million in climate investments in 2026-2027.)

The 2nd Omnibus would appropriate budget and authority for 3.0 FTE (2.0 FTE in DNRP Director's Office and 1.0 FTE in Metro). The following requested positions in the DNRP Director's Office are described in the relevant sections of this fund writeup.

- Climate and Workforce JumpStart Program Lead (grant-funded TLT to County-funded FTE)
- JumpStart Business Engagement Project Manager (grant-funded TLT to County-funded TLT)
- Climate Grants and Contracts Manager (grant-funded TLT to part grant-funded/part County-funded TLT)
- Countywide Building and Energy Program Lead (grant-funded TLT to County-funded FTE)

TECHNICAL

HR Manager Position Transfer [1.0 FTE]. The proposed ordinance would transfer an HR Manager position from the Department of Human Resources to DNRP. Executive staff indicate that this shift is to better align the position's funding with its operational responsibilities.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

Youth and Amateur Sports Fund

\$710,420, 2.0 TLTs

NEW POLICY

Grant Staffing [\$347,670, 2.0 TLTs]. The proposed ordinance would appropriate \$347,670 and add 2.0 TLTs in 2027 to support grant programs in this fund. According to Executive staff, the rationale for this request is that the 2026-2031 Parks Levy added \$15 million³³ in councilmanic grants, for a new total of \$20.4 million in councilmanic grants during the 2026-2031 period compared with \$5.4 million³⁴ in the 2020-2025 period. The Parks Division anticipates that the total number of new grants will increase by over 25% annually, resulting in a significant increase in workload. New requirements from the 2025 Parks Grants Audit, such as increased financial controls and monitoring of contract-based deliverables, are also anticipated to increase the workload. According to Executive staff, one grant manager can sustainably manage around 60 grants, and the team is already over this capacity with 438 active grants managed across six grant managers (5.0 FTEs and 1.0 TLT) for an average of 73 grant contracts per grant manager.

Cost Allocation Adjustment [\$362,750]. This would be an allocation of central costs from the Parks Operating Fund to the Youth and Amateur Sports Fund and Parks Capital Fund. More information is provided in the Parks Operating Fund section.

Water And Land Resources Shared Services

-\$201,858, -1.0 FTE

TECHNICAL

Transfer of Grant Administrator Position from WLRD Director's Office [-\$201,858, -1.0 FTE, ongoing]. The proposed ordinance would disappropriate a Grant Administrator FTE and related appropriation from the WLRD Director's Office and would appropriate the funding and position to the River and Floodplain Management Section. While the position has historically been housed in the Director's Office, it is entirely Flood Control District-funded and administers Flood Control District grant programs. This transfer from one unit to another within WLRD is an administrative correction intended to better align the position with the section that funds and benefits from its management of grants. Executive staff state that there is no change to the position's duties and no impact on service levels, staffing, or external partners.

³³ The 2026-2031 Parks Levy included an additional \$10 million in councilmanic Get Active Stay Active grant funding and \$5 million in councilmanic climate resilience grant funding.

³⁴ The Youth and Amateur Sports Fund allocates \$900,00 per year for councilmanic Get Active Stay Active grant funding, for a total of \$5.4 million over a six-year levy period.

NEW POLICY***Establish an Office of Labor Standards [\$506,578, 3.0 FTEs, ongoing, revenue-backed].***

The proposed ordinance would appropriate \$506,578 and 3.0 FTEs to establish an Office of Labor Standards in the Local Services Director's Office. This proposal is funded by a General Fund transfer. The ongoing annual cost of the proposal would be approximately \$800,000 to \$1,000,000 once all three staff positions are filled. The lower appropriation in the proposed ordinance assumes that two of the three staff positions would start in July 2027.

According to Executive staff, the initial scope of the office would be to provide education, outreach and technical assistance on the County's labor laws to community and businesses in unincorporated King County, with a primary focus on the County's minimum wage ordinance. The office's early priorities would include completing a community needs assessment, including outreach to local governments and community representatives. The office would also work to develop protocols for referrals to other government agencies and explore strategies to increase compliance with King County's minimum wage law.

Executive staff state that DLS currently performs limited outreach through annual advertising and mailers regarding the minimum wage in unincorporated King County. This existing work would be consolidated into the work of the new Office of Labor Standards.

The following table provides anticipated staff positions and salary range.

Table 16. Office of Labor Standards – Proposed Staff Positions

Position	Approximate 2027 Salary Range
Strategic Planning Manager I	\$145,000 - \$193,000
Project/Program Manager III	\$133,000 - \$153,000
Project/Program Manager II	\$110,000 - \$130,000

The proposal assumes the Strategic Planning Manager would start in January 2027, and the two other FTEs would start in July 2027. Of the two positions focused on outreach, one would be expected to focus on workers, while the other would focus on employers.

In addition to the staff positions, the proposal assumes approximately \$50,000 in consulting costs, \$10,000 in advertising, \$30,000 in design and print, and \$14,000 for employee supplies and technology needs. Executive staff state that, in the future, there may be additional legal costs and other central rates to the DLS Director's Office fund to support this program.

Executive staff state that the current assumption is that the ongoing costs would be funded through a General Fund transfer. If, in the future, the Office of Labor Standards provides enforcement and/or other services through a contract, Executive staff indicate there could be additional revenue from penalties, grants and partnerships, or interlocal agreements.

Establishing new responsibilities in creating an Office of Labor Standards under the Department of Local Services may warrant revisions to K.C.C. Title 2. Executive staff state they intend to work with DLS to explore code changes in 2027 as part of a more holistic update to DLS's section of K.C.C. Title 2.

King County Transportation District staffing. The following six positions are part of a broader set of changes being funded by the King County Transportation District roads funding measure. These changes are discussed in more detail in the sections of this staff report on the DLS KCTD appropriation unit and the Roads Operating appropriation unit.

Convert Accounts Payable Position [\$0, 1.0 FTE, ongoing]. The proposed ordinance would convert a TLT accounts payable position to an FTE on the finance team that supports the Road Service Division's vendor payments.

Road's King County Transportation District Add Finance Support [\$0, 1.0 FTE, ongoing]. The proposed ordinance would add position authority for a finance position to support Road's King County Transportation District investments.

King County Transportation District Administration [\$0, 4.0 FTEs, ongoing]. The proposed ordinance would add four staff whose full costs would be loaned out to the new KCTD Appropriation Unit. The staff duties would include managing the City Transportation Improvement Program, including contracting and finance, performance monitoring, and communications.

Please see information about these changes in the DLS KCTD appropriation unit and the Roads Operating appropriation unit.

Deficit Mitigation Reductions [\$0]. The proposed ordinance would reduce General Fund revenue to DLS by \$1,500,000 in response to the anticipated 2028-2029 General Fund deficit. DLS intends to work with the Executive Office to identify specific reductions, which would be documented and made ongoing in the 2028-2029 Biennial Budget. According to Executive staff, a variety of reductions and adjustments may be considered, including to central services and General Fund programs and operations, or swapping funding out for other eligible sources. In addition, fund balances would be reviewed to help offset reductions in the General Fund transfer. Executive staff state that their priorities in identifying future reductions would be core and legally mandated services. The ongoing programs that received General Fund moneys in 2027 are Code Enforcement, Participatory

Budgeting, Comprehensive and Regional Planning, and Permitting. There are corresponding changes documented in General Fund Transfer to Department of Local Services summary.

TECHNICAL

Net-Zero Budget Adjustments [\$0]. The proposed ordinance would make net zero budget adjustments to align with program expectations. The changes recalibrate 2026 contingency funding for participatory budgeting to fill proposed 2027 reductions over the biennium.

HR Manager Position Transfer [\$0, 1.0 FTE, ongoing]. The proposed ordinance would transfer a Human Resources manager position from DHR to DLS. Executive staff indicate that this shift is to better align the position's funding with its operational responsibilities. The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management section of the staff report.

UPDATE October 28, 2026, BFM: Executive staff provided responses to questions about the Office of Labor Standards and DLS deficit mitigation reductions. Responses are included under the General Fund Transfer to DLS summary.

Historic Preservation **-\$521,398, -5.0 FTEs**

NEW POLICY

Transfer Budget to DNRP Director's Office [-\$521,398, -5.0 FTEs]. The proposed ordinance would move the entire Historic Preservation budget to the DNRP Director's Office, which would result in a disappropriation from this appropriation unit of \$521,398 and 5 FTEs, and a reduction of \$499,993 in revenues. Of the revenue reduction in the Historic Preservation appropriation unit, \$448,441 would be transferred to the DNRP Administration Fund to partially fund the Historic Preservation Program.

Comprehensive information on this proposal can be found in the Department of Natural Resources Administration write-up .

Planning and Permitting **-\$1,243,175, -15.0 FTEs**

NEW POLICY

Emergency Services [\$77,000, revenue-backed]. The proposed ordinance would add one-time expenditure authority for the cost of remediating a stormwater facility overflow in the winter 2025/26 flood event. This appropriation is a reimbursement from the private developer building the facility for this cost incurred in January 2026. The expenditures and cost recovery for the budget adjustment have been completed.

Environmental Impact Statement [\$878,000, revenue-backed]. The proposed ordinance would add \$878,000 in one-time expenditure authority to conduct an Environmental Impact Statement required by the Cumberland mining proposal. Per the State Environmental Policy Act project description, the proposal would include development of aggregate mining and an asphalt plant with associated site improvements on a 990-acre site. DLS determined the costs with the consultant to perform the scope of work for the project. This appropriation would be fully backed by revenues from reimbursement from the mine owner totaling \$1,378,000. The EIS is anticipated to be completed by December 2027. Additional expenditure authority for the EIS consultant is \$878,000 because DLS Permitting already has \$500,000 of planned spending for the EIS in its adopted budget.

Revenue Projection Adjustment for 2026 and 2027 [\$0]. The proposed ordinance would reduce 2026 and 2027 projected revenues by \$2,224,256 to reflect permitting activity trends at current rates. Per Executive staff, the County has experienced all-time lows in permit volume since mid-2024, especially for single detached residences. Based on current economic conditions and the quantity, timing, and progress of subdivisions in the approval and construction pipeline, DLS Permitting anticipates lower permit demand and has developed revised forecasts, as described in the table below.

Table 17. Changes in Residential Permit Application Forecast from Adopted 2026-2027 Budget

Applications	2025 Actual	2026 Budget Basis	2026 YTD August	2026 Year End Forecast	Forecast Change from Budget
Custom/ADU/mobile home	185	264	137	184	(80)
Basic home	10	72	26	46	(26)
Home remodel	613	456	349	509	53
TOTAL	808	792	512	739	(53)

General Fund Target Reduction of Vacant Code Enforcement Position [-1.0 FTE, ongoing]. The proposed ordinance would reduce one vacant Code Enforcement position. More information and corresponding appropriation changes are discussed in the General Public Services appropriation unit.

Vacant Permitting Positions Reduction [-\$489,152, -6.0 FTEs, ongoing]. The proposed ordinance would disappropriate \$489,152 and six permitting positions that have been vacant since Q1 2026. The positions are one permit technician, three engineer II's, one senior planner, and one environmental scientist. Labor cost savings total \$1,895,667 for

the biennium, based on the date each position was vacated. The budgeted labor contra is \$1,406,515. This proposed adjustment reduces the labor expenditure budget by the net amount of \$489,152. Planning and Permitting Provisos P2, P3, and P4 in the 2026-2027 budget restricted appropriation authority for three vacant FTEs. Executive staff state that Permitting may hold additional vacancies for certain positions to manage the financial position, but this reduction is intended to eliminate those three positions restricted in the provisos.

Permitting Reduction in Force [-\$1,581,023, -8.0 FTEs, ongoing]. The proposed ordinance would disappropriate \$1,581,023 and reduce eight positions by October 1, 2026, due to decline in permit volumes. The eliminated positions are two permit review coordinators, one permit technician, one engineer II, one engineer III, one general inspector, one plans examination engineer, and one environmental scientist.

Between eliminating six vacant Permitting positions and the reduction in force, the proposed ordinance eliminates 14.0 FTEs of 103 total budgeted positions in Permitting, a 13.6% reduction. Code enforcement staffing is discussed in the General Public Services appropriation unit summary.

TECHNICAL

Software Cost Adjustment [-\$128,000]. The proposed ordinance would disappropriate \$128,000 to reduce professional IT services and software subscriptions. This adjustment shifts expenditures from services to subscriptions and reflects costs that are lower than expected for IT services.

Permitting Division Abatement **-\$787,000**

NEW POLICY

Spending Reduction [-\$787,000]. The proposed ordinance would disappropriate \$787,000 for abatement services to match lower abatement fund revenue. The sources of revenue to the abatement fund are civil penalty collections and reimbursement from property owners for abatement work. Lower abatement fund revenue has resulted from the delay in the expected sale of the Mt. Anderson property.

General Public Services **-\$176,936, -1.0 FTE**

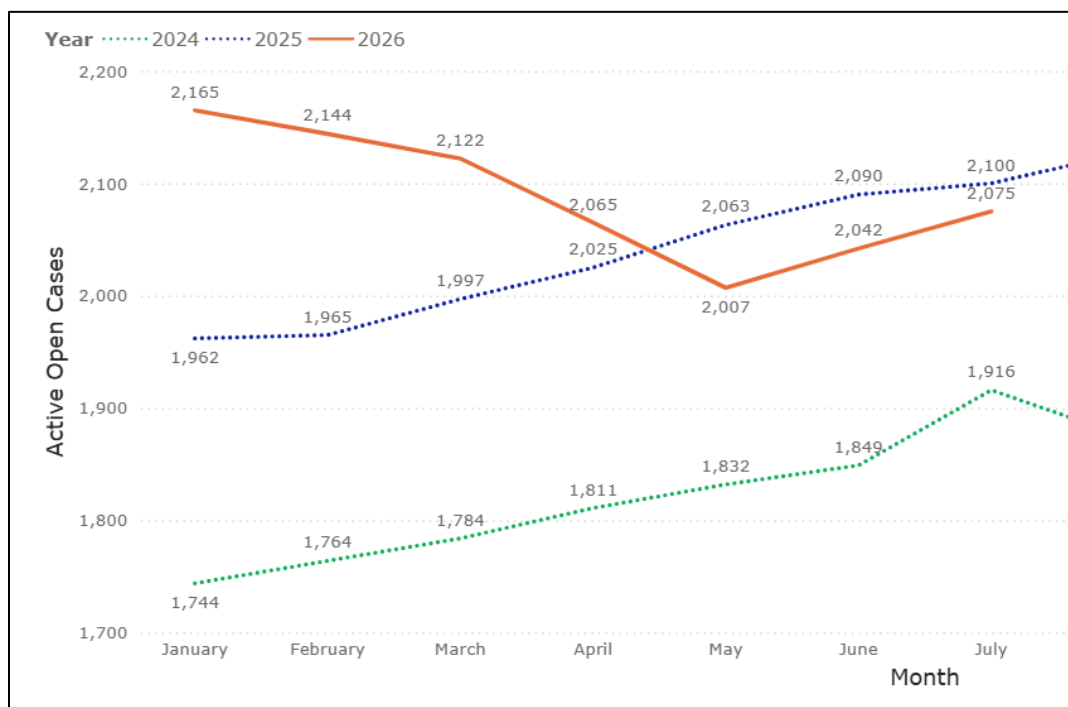
NEW POLICY

General Fund Target Reduction by RIF for Code Enforcement [-\$176,936, 1.0 FTE, ongoing]. The proposed ordinance would disappropriate approximately \$177,000 and one Code Enforcement FTE position. The Code Enforcement program is currently managing approximately 2,200 cases with 10.0 FTEs. The position has been held vacant since May 2026 in anticipation of General Fund reductions to DLS.

Code Enforcement officers currently manage caseloads of 250–275 cases, whereas officers in comparable jurisdictions manage 125–150 cases. According to Executive staff, the proposed reduction in staff capacity would increase delays and limit the County's ability to respond promptly to emerging issues.

As shown in the graph below, while the number of open cases has been increasing year-over-year, cases declined while the team was fully staffed with ten officers between January and May of 2026.

Figure 5. Active Open Code Enforcement Cases by Month and Year



At this time, Permitting cannot estimate how average case processing timelines may be impacted with one fewer Code Enforcement FTE. Permitting is currently evaluating workload distribution, process improvements, and prioritization strategies to determine how best to manage caseloads under varying staffing scenarios.

Transit **\$67,634,091, 53.0 FTEs**

The proposed ordinance would add \$67.6 million and 53.0 FTEs to the Transit Operating budget, of which \$25.35 million (37.5%) and 51.0 FTEs (96.2%) are revenue-backed. For ease of reading, the budget proposals, which are summarized in Table 18 and described below, have been organized into the categories of Service & Ridership; Increased Costs; Staffing & Workforce; Reappropriations; and Technical Adjustments.

Table 18. Proposed Appropriations for Transit Operating

Description	One-Time	Ongoing	Revenue-backed	FTEs
SERVICE & RIDERSHIP				
Juanita/Totem Lake Metro Flex	\$1,000,000	--	--	--
Additional DART service	\$976,167	\$522,914	--	--
North KC Access Base lease	\$1,274,465	--	--	--
Vashon Water Taxi additional service	\$908,818	--	\$908,818	--
World Cup operations	\$619,400	--	\$619,400	--
Link light rail operations	\$2,053,830	\$12,298,383	\$14,352,213	51.0
Mobility and Fares projects	\$4,699,586	--	\$4,699,586	--
INCREASED COSTS				
Increased fuel costs	\$26,705,918	--	--	--
Toll costs (new State law)	--	\$2,980,000	\$828,000	--
Metro radio system	\$1,486,828	\$94,000	--	--
Renton garage O&M fees	\$126,000	\$183,481	--	--
General Fund overhead rate	--	\$822,329	--	--
STAFFING & WORKFORCE				
Focused Training & Advancement	\$500,000	--	--	--
GHG Reduction Manager conversion	--	--	--	1.0
HR Manager position transfer	--	--	--	1.0
REAPPROPRIATION				
Water Taxi vessel maintenance	\$345,000	--	--	--
Network equipment	\$1,208,000	--	--	--
TECHNICAL				
Labor agreement adjustments	\$300,000	\$8,528,972	\$3,947,358	--
TOTAL	\$42,204,012	\$25,430,079	\$25,355,375	53.0

NEW POLICY

SERVICE & RIDERSHIP: Juanita/Totem Lake Metro Flex service [\$1,000,000]. The proposed ordinance would appropriate \$1,000,000 to continue Metro Flex service in the

Juanita/Totem Lake service area³⁵ through the end of 2027, as required by the 2026-2027 Biennial Budget ordinance.³⁶

SERVICE & RIDERSHIP: Additional DART service [\$976,167 one-time, \$522,914 ongoing]. The proposed ordinance would add \$522,914 to support 7,000 additional DART³⁷ service hours during the remainder of 2026 and 19,000 service hours in 2027,³⁸ as well as \$976,167 in one-time funding to cover higher fuel costs. The bulk of the proposed service hour funding would support the additional service on Routes 631, 902, and 903 in South King County that was approved earlier this year through the South Link Connections transit restructure.³⁹

SERVICE & RIDERSHIP: North King County Access Base temporary lease [\$1,274,465]. Due to zoning changes, Metro must leave its current Access paratransit bus base in Shoreline by June 2027. The proposed ordinance would support leasing a temporary Access bus base in Ballard while Metro works to acquire and outfit a permanent Access base in North King County.⁴⁰

SERVICE & RIDERSHIP: Vashon Water Taxi additional service through October 2026 [\$908,818, revenue-backed]. The proposed ordinance would appropriate a \$908,818 grant from Washington State Ferries that supported expanded Friday evening and weekend water taxi service for Vashon Island from January through October 2026. State funding covered this additional service; after the end of October, the additional service will cease.

SERVICE & RIDERSHIP: World Cup operations [\$619,400, revenue-backed]. The proposed ordinance would appropriate a \$619,400 federal grant that was used to fund Metro's work supporting transit passengers, including overtime, advertising, and wayfinding, during the World Cup events. These additional services had not been included in the 2026-2027 budget, as Metro was not awarded the federal grant until early 2026.

SERVICE & RIDERSHIP: Link light rail operations [\$2,053,830 one-time, \$12,298,383 ongoing, 51.0 FTEs, revenue-backed]. Metro operates Link light rail under contract to

³⁵ The former Juanita Metro Flex service area was modified to become the Juanita/Totem Lake service area earlier this year ([link](#)). This service area change was reflected in Ordinance 20086, Section 94, ER3.

³⁶ Ordinance 20023, Section 11, ER3, as amended by Ordinance 20086, Section 94, ER3

³⁷ DART = Dial A Ride Transit ([link](#))

³⁸ DART routes with added service hours are 249, 630, 631, 636, 773, 775, 902, 903, and 930. The total annual cost for this additional DART service is \$1,364,736. The proposed ordinance includes \$522,914 with the remainder to be covered using Metro's unspent appropriation for the Climate Cost Share. The full service hour cost will need to be reflected in the 2028-2029 budget.

³⁹ Ordinance 20046

⁴⁰ Metro's capital program includes a proposed appropriation of \$3.4 million for improvements to the future North KC Access base (van parking, staff/dispatch support, site circulation, safety/security, utility, permitting). (Fund 3641, Project 1142107).

Sound Transit.⁴¹ The proposed ordinance would appropriate \$14.3 million and 51.0 FTEs to support expanded light rail operations. All costs will be covered by Sound Transit.

SERVICE & RIDERSHIP: Mobility and Fares Projects [\$4,699,586, one-time, revenue-backed]. The proposed ordinance would include appropriation authority for state and federal grants to support access to transit through Revive I-5⁴² mitigation (\$695,000), a community and technical college transit pass program (\$3,120,000), and other fare and transit access projects (\$885,000).

INCREASED COSTS: Fuel increases [\$26,705,918]. The proposed ordinance would make a one-time add of \$26.7 million to account for higher fuel costs (\$627,109 for higher vanpool gas prices and \$26.1 million for higher diesel prices⁴³). This 49% increase in the budget for diesel fuel from the originally adopted 2026-2027 Biennial Budget is based on the July 2026 OEFA diesel forecast.⁴⁴ OEFA forecasts that fuel prices will decrease by 2028, so the additional fuel cost is included as a one-time-only increase for the current biennium.

INCREASED COSTS: Toll costs [\$2,980,000 ongoing, \$828,000 revenue-backed]. As of October 1, 2025, transit vehicles are no longer exempt from paying tolls on the SR-520 bridge.⁴⁵ In response, the proposed ordinance would add \$2.98 million for Metro's toll costs (\$1 million for vanpool and \$2 million for buses, offset by a reimbursement of \$828,000 from Sound Transit).⁴⁶

INCREASED COSTS: Metro's radio system [\$1,486,828 one-time, \$94,000 ongoing]. The proposed ordinance includes a one-time appropriation of \$1.49 million for a three-year contract with Motorola to provide continued support for Metro's existing 800MHz radio system, which links the bus fleet to the Transit Control Center, while Metro develops a new radio system.⁴⁷ The budget also includes ongoing costs of \$94,000 for Metro to assume the County's license for the Rattlesnake Mountain communications site.⁴⁸

⁴¹ Ordinance 19513

⁴² Revive I-5 is a WSDOT project to repair the I-5 Ship Canal bridge ([link](#)).

⁴³ Metro operates Sound Transit express bus service under contract to Sound Transit (Ordinance 19513). Metro notes that it allocates fuel costs for Sound Transit express bus service through its cost allocation model and therefore did not separately account for Sound Transit's share of fuel costs in this budget ordinance.

⁴⁴ July 2026 OEFA forecast ([link](#))

⁴⁵ RCW 47.56.850(1)(a)

⁴⁶ Metro operates Sound Transit express bus service under contract to Sound Transit (Ordinance 19513)

⁴⁷ Metro's Radio Refresh capital project (Ordinance 20023, Fund 3641, Project 1134392) is a \$30M project that, as of the adopted 2026-2027 budget, plans to seek appropriations of \$12.5M in 2028-2029 and \$17.5M in 2030-2031.

⁴⁸ The Rattlesnake facility is County-owned, located on State DNR-owned property, with a 20-year license to the PSERN Operator (Ord 19510). KCIT is no longer a user of this facility, so FMD and Metro are entering into a

INCREASED COSTS: Renton garage operations and maintenance [\$126,000 one-time, \$183,481 ongoing]. The proposed ordinance includes funding for operating and maintenance fees at the Municipal City Center Garage and Metropolitan Place Garage in Renton.

INCREASED COSTS: General Fund overhead rate [\$822,329 ongoing]. The proposed ordinance includes \$822,329 to cover increased overhead rates.

STAFFING & WORKFORCE: Focused Training & Advancement [\$500,000]. The proposed ordinance includes \$500,000 for a pilot project to develop and implement interventions to address concerns raised by the Black Women’s Experience Project (BWEP).⁴⁹ The proposed appropriation will support the testing of pilot interventions at Metro during 2027, including pay offer reviews, hiring outreach, training, and other development programs. After the Metro pilot, Executive staff state that the intent is to consider countywide deployment of those interventions that had the most demonstrated success in addressing the concerns raised by the BWEP. Ongoing implementation may require future funding, labor bargaining, or other Executive or Council action.

STAFFING & WORKFORCE: Greenhouse Gas (GHG) Reduction Manager Conversion [1.0 FTE]. The proposed ordinance would add FTE authority to formalize the GHG Manager role. This position, which had been moved to Metro as a TLT, will be converted to an FTE in recognition of the ongoing nature of the work, and will be supported using existing Climate Cost Share appropriation.

STAFFING & WORKFORCE: Human Resources Manager Position Transfer [1.0 FTE]. The proposed ordinance would add position authority for 1.0 FTE to transfer an HR manager position from DHR to Metro. Executive staff indicate that this shift is to better align the position's funding with its operational responsibilities.

Under the proposed structure, the position would be funded through Metro’s overhead cost allocation. Currently, the position is housed within DHR and funded through General Fund overhead, which is approximately 28% General Fund-supported. This change would result in an estimated General Fund savings of \$239,189.

The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management write-up.

new agreement that would make Metro the primary custodian while FMD continues to administer the easement. This change among County agencies will not require any changes to the agreement with PSERN.

⁴⁹ Wright Resource Group, An Examination of the Experiences of Black Women Employees at King County, A Study by the Black/African Women’s Affinity Group ([link](#)).

REAPPROPRIATION

Water Taxi vessel maintenance [\$345,000]. The proposed ordinance would reappropriate \$345,000 from the 2025 Annual Budget for water taxi vessel maintenance that was not used during 2025. The reappropriation will be used to purchase more robust propellers that can better withstand log debris, repair propeller shaft struts, and replace outdated navigational equipment.

Network equipment [\$1,208,000]. The proposed ordinance would reappropriate \$1.2 million that was appropriated in the 2025 Annual Budget for Metro network equipment, which was not purchased due to delays in the purchasing process. The reappropriated moneys will be used to support infrastructure upgrades and network cybersecurity.

TECHNICAL

Labor agreements and benefit adjustments [\$300,000 one-time, \$8,528,972 ongoing, \$3,947,358 revenue-backed]. The proposed ordinance would appropriate \$300,000 in one-time funding to cover unexpected costs associated with ongoing Protec 17 interest arbitration proceedings. It would also appropriate \$6.0 million, of which \$3.9 million is revenue-backed, to cover the recent collective bargaining agreement with the International Brotherhood of Electrical Workers (IBEW), Local 77.⁵⁰ Finally, it would provide for a \$2.5 million correction to the operating budget of the Capital Division, to account for updated wage and benefit levels for staff loaned out to capital projects.

DLS King County Transportation District (KCTD) \$103,091,300

In June 2026, the King County Transportation District (KCTD) imposed a councilmanic 0.1% sales and use tax for roads-related purposes.⁵¹ Sales tax collections will begin January 1, 2027, and extend for 10 years. The Executive estimates that the roads funding measure will generate \$103 million in 2027,⁵² with approximately 12.5% of revenues to be directed to local jurisdictions through a City Transportation Improvement Program (CTIP)⁵³ and the remainder to be used on King County's unincorporated roads network.

⁵⁰ Ordinance 20111

⁵¹ Resolution TD2026-01 ([link](#))

⁵² Estimate is based on the July 2026 revenue forecast of \$102,758,300 from the King County Office of Economic and Financial Analysis (OEFA) ([link](#)), plus an estimated \$333,000 in interest.

⁵³ The City Transportation Improvement Program (CTIP) was established as part of the roads funding measure (Resolution TD2026-01 ([link](#))). As adopted, the CTIP would provide a minimum of \$10,000 to each city, then would allocate the remainder of CTIP revenues based on each city's share of population. Any city that created a tax increment area under RCW 39.114.020(1)(c)(ii) would have its CTIP allocation reduced by what would have been received in tax increment financing property tax apportionments. Cities must choose by March 1 each year whether to participate in the CTIP and execute an interlocal agreement, with allocations from non-participating cities going to King County Roads. Cities must spend their allocations in a timely fashion.

Revenues from the roads funding measure are proposed to be collected in a new DLS KCTD Fund⁵⁴ and then allocated as summarized in Table 19 and described below:

Table 19. Proposed Allocations for Roads Funding Measure Revenues, 2027

Category	Amount	Percent
Administration & oversight (DLS Director's Office)	\$886,459	0.86%
Roads Operating	\$14,024,375	13.60%
Roads Capital	\$53,994,000	52.37%
CTIP transfer to cities for road improvements	\$12,331,000	11.96%
CTIP admin savings if KCTD is assumed	\$402,984	0.39%
Reserves	\$21,452,482	20.81%
TOTAL	\$103,091,300	100.00%

NEW POLICY

Administration and oversight (DLS Director's Office) [\$886,459, ongoing, revenue-backed]. The proposed ordinance would allocate \$886,459 (0.86%) of roads funding measure revenues to the Department of Local Services (DLS) Administration appropriation unit to fund four positions and programmatic costs in the DLS Director's Office to oversee and administer the DLS KCTD Fund and roads funding measure implementation, including the CTIP. The FTE authority for this proposal is located in the DLS Administration appropriation unit; the DLS KCTD Fund would merely hold the revenues until allocated. The Executive proposes that the four new positions would be:

- Strategic planning manager to lead KCTD delivery and coordinate program tracking and performance monitoring.
- Finance analyst, for financial monitoring and fund management, including tracking of CTIP distributions.
- Communications specialist for internal and external relations to update the public and Council on KCTD service delivery.
- CTIP contract manager for development and administration of CTIP Interlocal Agreements with cities and oversight of city CTIP spending. Executive staff state that this position would not be necessary if the KCTD remains independent⁵⁵ and manages the CTIP itself.

Transfer to Roads Operating [\$14,024,375, ongoing, revenue-backed]. The proposed ordinance would transfer \$14 million (13.6%) of roads funding measure revenues to Roads

⁵⁴ Proposed Ordinance 2026-0290 would create the DLS KCTD Fund.

⁵⁵ Proposed Ordinance 2026-0242 would assume the KCTD into King County. It is scheduled for a public hearing and possible Council action on October 20, 2026.

Operating to support 15.0 FTEs, restore programs that had been previously reduced, and address Roads' structural deficit. The FTE and appropriation authority for Roads' proposals are located in the Roads appropriation unit and are discussed in more detail in that section of this staff report; the DLS KCTD Fund would merely hold the revenues until they are transferred.

Transfer to Roads Capital [\$53,994,000, ongoing, revenue-backed]. The proposed ordinance would transfer \$54 million (52%) of roads funding measure revenues to the King County Road Construction⁵⁶ and County Road Major Maintenance⁵⁷ funds to support capital investments consistent with the Executive's transmitted Implementation Plan for the roads funding measure, *Connecting King County*.⁵⁸ The specific proposals for how the revenues would be spent are located in the capital budget proposals for the two Roads capital funds and are discussed in more detail in those sections of this staff report; the DLS KCTD Fund would merely hold the revenues until they are transferred.

Transfer to cities [\$12,331,000, ongoing, revenue-backed]. The proposed ordinance would transfer \$12.3 million (12%) of roads funding measure revenues to the City Transportation Improvement Program (CTIP), which, as noted above, was established as part of the roads funding measure. These revenues would be held in the DLS KCTD Fund until transferred to each participating jurisdiction following execution of an interlocal agreement with that jurisdiction.

CTIP administrative savings if KCTD is assumed [\$402,984, ongoing, revenue-backed]. The Executive has asserted that it would cost \$2.5 million a year in additional administrative costs if the KCTD remains an independent governmental entity rather than being assumed into King County.⁵⁹ This cost estimate is based on the annual administrative budget of the independent King County Flood Control District.⁶⁰ Council staff have noted that it is difficult to estimate the potential administrative costs for an independent KCTD, as those costs would depend on future decisions made by the KCTD Board of Supervisors. However, Council staff have estimated that the additional administrative costs for an independent KCTD would likely be between \$650,000 and \$2.5 million a year.

The proposed ordinance does not attempt to estimate additional administrative costs that would be incurred if the KCTD remains independent,⁶¹ except for the administration of the

⁵⁶ Fund 3856

⁵⁷ Fund 3855

⁵⁸ The Implementation Plan was transmitted as 2026-RPT0108 ([link](#))

⁵⁹ Proposed Ordinance 2026-0242 would assume the KCTD into King County.

⁶⁰ Resolution FCD2025-12 ([link](#))

⁶¹ Executive staff state that, because Roads will be ramping up its expenditures during 2027, its budget not be directly affected by any administrative costs required to maintain an independent KCTD. For the CTIP, however, Executive staff state that the size of the disbursement to cities would depend on whether KCTD

CTIP, for which the proposed ordinance includes an estimate of \$402,984 in additional costs that the Executive estimates would be incurred in 2027 if an independent KCTD is involved in administering the CTIP. Executive staff indicate that if the KCTD is assumed into King County, this additional administrative cost would not be incurred and the \$402,984 would therefore be directed to CTIP.⁶²

TECHNICAL

Revenue adjustment for reserves [\$21,452,482]. The proposed ordinance would retain \$21,452,482 (21%) to be held as reserves: \$8,590,842 (8.33%) as 30-day Rainy Day Reserves and \$12,861,540 (12.48%) as a capital program reserve.

Roads Operating **\$12,881,578, 15.0 FTEs**

In June 2026, the King County Transportation District (KCTD) imposed a councilmanic 0.1% sales and use tax for roads-related purposes.⁶³ Sales tax collections will begin January 1, 2027, and extend for 10 years. The Executive estimates that the roads funding measure will generate \$103 million in 2027.⁶⁴

Revenues from the roads funding measure are proposed to be deposited in a new KCTD Fund⁶⁵, of which approximately \$14 million would be allocated to the Roads Operating Fund. A complete breakdown of proposed KCTD revenue allocations can be found in the DLS King County Transportation District Fund write-up.

To guide implementation of the roads funding measure, the KCTD Board requested an Implementation Plan, which the Executive transmitted as *Connecting King County*.⁶⁶ The Implementation Plan presents a 2027-2036 work plan that is organized into four “result areas” that will be supported with KCTD revenues:

1. Fast, Clear, and Dependable Service
2. Safer Roads for Everyone
3. Open and Reliable Roads and Bridges

remains independent or has been assumed. If KCTD remains independent, Executive staff estimate that it would require \$400,000 to oversee the CTIP, but that the DLS Director’s Office would not need the proposed FTE to coordinate CTIP oversight. If KCTD is assumed, Executive staff propose that the budget would be implemented as transmitted, with 4.0 FTEs in the DLS Director’s Office and the \$400,000 moved into the CTIP amount that will be disbursed to participating cities.

⁶² The financial plan submitted for this appropriation unit shows \$12,733,984 for CTIP in 2027. This includes both the \$12,331,000 proposed in the budget ordinance for CTIP and the \$402,984 identified for possible KCTD CTIP administration.

⁶³ Resolution TD2026-01 ([link](#))

⁶⁴ Estimate is based on the July 2026 revenue forecast of \$102,758,300 from the King County Office of Economic and Financial Analysis (OEFA) ([link](#)), plus an estimated \$333,000 in interest.

⁶⁵ Proposed Ordinance 2026-0290 would create the KCTD Fund.

⁶⁶ The Implementation Plan was transmitted as 2026-RPT0108 ([link](#))

4. Ready for Floods and Emergencies

The budget documents do not explicitly state which results areas the Roads Operating proposals fall under. However, analysis of the financial summary for 2027 included in the Implementation Plan indicates most, if not all, KCTD revenue supported Roads align with the Implementation Plan.

The proposed ordinance would provide a total of \$15,624,375 in Roads Operating revenues with \$12,881,578 in new appropriation authority. The \$2,742,797 difference in revenues over expenditures is due to the Executive's proposal to replenish operating reserves which are not recorded as an appropriation. In addition to the transfer of \$14,024,375 in KCTD revenues, the proposed ordinance would book \$1,600,000 in non-KCTD revenues associated with contracted services. Unless otherwise stated in this staff report, all new operating proposals described below are fully backed by KCTD revenues.

NEW POLICY

Restore 2026-2027 Program and Service Reductions [\$1,230,000, ongoing, revenue-backed]. The proposed ordinance would appropriate \$1,230,000 in ongoing expenditure authority to restore program and service reductions approved in the 2026-2027 Biennial Budget due to Roads' structural funding challenges. The moneys would be allocated across the three following areas:

- \$1,000,000 to restore budgeting authority within the Roads Director's Office for professional consulting and advisory services such as conducting engineering studies, evaluating emerging pavement technologies, and performing cost benefit analyses on failing roadway segments.
- \$170,000 to reinstate the Roads Internship Program which hires between 9 and 11 undergraduate and graduate interns annually for a seasonal period of 13 to 14 weeks and delivers operational support across the division.
- \$60,000 to restore and expand workforce development and technical training efforts intended to support operational efficiency, promote safety, and strengthen overall service delivery.

Replenish Roads Operating Fund Reserves [\$2,742,000, revenue-backed]. The proposed ordinance would replenish financial reserves in the Roads Operating Fund to the amounts required by King County's Financial Management Policies⁶⁷ through a one-time⁶⁸

⁶⁷ Motion 16041

⁶⁸ While the budget documents have this appropriation listed as "ongoing", Executive staff have acknowledged this was an error and should have been recorded as "one-time". The Budget Office will correct this error in the system prior to the next biennial budget process.

transfer of \$2,742,000 in KCTD revenues. Due to structural funding challenges, financial reserves were utilized to maintain services levels in the adopted 2026-2027 Biennial Budget.

Operational Capacity to Support Capital Improvement Program Delivery [\$1,000,000, 4.0 FTEs & 2.0 TLTs, ongoing, revenue-backed]. The proposed ordinance would appropriate \$1,000,000 in ongoing authority for specialized staffing support needed to deliver the expanded capital program resulting from the influx of KCTD revenues. Table 20 below provides a description of the staff positions and their associated cost.

Table 20. Staffing Adds to Support the Roads Capital Improvement Program

Position Description	FTE/TLT	Approx. Cost
Engineer II/III to provide traffic safety expertise	1.0 FTE	\$134,000
PPM III to support right-of-way acquisition	1.0 FTE	\$150,000
PPM II/III to support contracting	1.0 FTE	\$150,000
PPM II/III to support communications and overall project coordination	1.0 FTE	\$150,000
Business Finance Officer (BFO) III position for capital financial reporting, accounting, budgeting, and tracking	NA	\$150,000
Carpenter to support the maintenance section of the Traffic Special Operation Unit	1.0 TLT	\$132,000
Signs and Marketing Specialist to support the maintenance section of the Traffic Special Operation Unit	1.0 TLT	\$134,000
TOTAL	6.0	\$1,000,000

The FTE authority for the BFO III position is budgeted in the Department of Local Services Administration appropriation unit (see DLS Admin appropriation unit) with the corresponding appropriation proposed in Roads Operating due to the position being loaned out from DLS to Roads. According to the Executive, all finance positions in DLS are housed in the DLS Director's Office.

In addition to adding staff capacity in Roads, the Executive is also proposing to appropriate approximately \$887,000 and 4.0 FTEs in DLS Administration to manage and oversee KCTD revenues, develop and operate the City Transportation Improvement Program (CTIP), and support Roads capital project delivery.⁶⁹ These additional FTEs include: a strategic planning manager, a finance lead, a communications specialist, and a CTIP contract

⁶⁹ The FTE authority is budgeted in the DLS Administration appropriation unit, and the corresponding appropriation authority is budgeted in the new DLS King County Transportation District unit.

manager. A full description of these positions is provided in the DLS KCTD appropriation unit staff report.

In response to Council staff inquiries regarding potential redundancy in the roles and responsibilities of the proposed positions, specifically with the DLS Administration Strategic Planning Manager and the Communications Specialist positions and the Roads Communications & Project Coordination PPM position, Executive staff provided the following response:

“The key distinction [of the DLS and Roads positions] is between KCTD implementation plan-level work and Roads project-level delivery. The DLS Strategic Planning Manager and Communications PPM will support implementation, coordination, reporting, metrics, and communications for the overall KCTD/Connecting King County program. The Roads [Communications & Project Coordination PPM] will be embedded in the delivery of specific Roads capital and maintenance projects, providing project-level communications, public outreach, and coordination needed to support the expanded capital and maintenance program.

The positions will be complementary. Roads will develop and maintain the project-specific information and communications needed to deliver individual projects, including project websites, construction updates, public outreach, closure information, and other project deliverables. The DLS KCTD team may use information and results from those individual projects to communicate broader KCTD investments, accomplishments, performance, and implementation progress.”

Rapid Response Team [\$1,690,700 (\$1,123,200 ongoing, \$567,500, one-time), 9.0 FTEs, revenue-backed]. The proposed ordinance would provide approximately \$1.7 million and 9.0 FTEs to establish a Rapid Response team to address urgent road hazards and service requests. According to the budget documents, the requested staff include 8.0 Road Maintenance Workers (RMWs) and 1.0 Supervisor, and the team structure is designed to provide critical off-hour coverage: four RMWs on swing shift, four RMWs on night shift, and one supervisor on swing shift.⁷⁰

The proposal includes approximately \$1.2 million in ongoing costs associated with the 9.0 FTE positions and approximately \$500,000 in one-time equipment costs. There is also an additional \$67,500 in one-time Intragovernmental Services Contra costs which represents the KCIT service charge for newly hired employees budgeted at \$7,500 per employee.

⁷⁰ Swing Shift: 3:30PM – 11:30PM and Night Shift: 11:30pm – 7:30am

Maintenance Equipment Investment [\$3,750,000, revenue-backed]. The proposed ordinance would appropriate \$3.75 million in one-time expenditures to purchase heavy and specialized equipment to support priority maintenance and bridge-inspection needs. According to the budget documents, approximately \$3.5 million will purchase paving and general-purpose maintenance equipment, including three 10-yard dump trucks with plows and spreaders, a paver, mechanical broom, backhoe with breaker head, two crew trucks, and a one-ton pickup. The remaining \$265,095 will purchase an Anderson Hydra Platform to provide specialized access for bridge inspections, maintenance assessments, and related work in locations that cannot be safely or efficiently reached using conventional equipment.

Facilities Management Strategic Plan [\$1,000,000, revenue-backed]. The proposed ordinance would appropriate \$1,000,000 in one-time expenditures to support planning, feasibility, and pre-design to implement the Road Services Facilities Strategic Plan.

According to the Executive, Roads facilities are between 40 and 60 years old with a few buildings dating back to the early 1900s. These facilities have seen historic underinvestment and need significant upgrades, renovations, and, in some cases, full facility replacement. With the influx of recently authorized KCTD revenues, Roads is proposing approximately \$145 million in investments from 2027 through 2037 to address these needs.

Roads is nearing completion of a Facilities Strategic Plan to guide these investments over the next 10 years. According to the Executive, the strategic plan will establish a logical approach for facility improvements, including evaluating alternatives, sequencing investments, and developing projects sufficiently for future design and construction funding requests. The requested \$1 million would fund a consultant to begin the planning, feasibility, and pre-design work to implement the alternatives and recommendations that will be outlined in the Facilities Strategic Plan.

In response to a Council staff inquiry, Roads is requesting appropriation ahead of the finalized strategic plan to allow work to begin this biennium. Without appropriation, implementation work will not be able to begin until 2028-29.

Development Engineer [\$178,945, 1.0 FTE, ongoing, revenue-backed]. The proposed ordinance would provide approximately \$179,000 in ongoing appropriation authority for 1.0 FTE Development Engineer II position. According to the Executive, the position is needed to meet reduced permit processing timelines mandated under state law⁷¹ and to support the review of commercial and residential development permits for traffic impacts.

⁷¹ Senate Bill 5290 (Chapter 338, Laws of 2023)

Active Transportation Planner Lead [\$199,082, 1.0 FTE, ongoing, revenue-backed]. The proposed ordinance would provide approximately \$199,000 in on-going appropriation authority for 1.0 FTE Transportation Planner III position. According to the Executive, the position will lead Roads' active transportation planning, specifically for the Americans with Disabilities Act (ADA) program and the sidewalk network gap. Budget documents further note that a permanent FTE, as opposed to a TLT, is necessary to ensure Roads retains dedicated expertise to establish continuous programs, safeguard federal and state compliance, and successfully transition early-stage active transportation planning into active capital projects.

Increase SeeClickFix Customer Service Capacity [\$259,068, 2.0 TLTs, ongoing, revenue-backed]. The proposed ordinance would appropriate approximately \$259,000 to enhance and expand Roads' public request management system known as SeeClickFix. The request would also support 2.0 TLTs customer service positions to review incoming public requests, coordinate timely service updates with operational teams, and maintain consistent resident communication from request intake through completion.

Paving Engineer TLT [\$224,701, 1.0 TLT, ongoing, revenue-backed]. The proposed ordinance would provide approximately \$225,000 in appropriation authority for 1.0 TLT Paving Engineer position to conduct a comprehensive evaluation of Roads' Pavement Preservation program. Specifically, the TLT will be responsible for assessing current pavement preservation practices and developing updated program strategies, developing a strategic six-year project plan to guide future investments, and establishing data-driven standards to improve pavement condition scores.

In response to a Council staff inquiry as to whether the evaluation could be included in the \$1 million requested for outside consultant support, the Executive provided the following response: "Roads anticipates that the work requires sustained, day-to-day coordination with subject matter experts across the division, and can be completed more efficiently with a TLT. A TLT would be more fully integrated into day-to-day division operations, allowing for direct and timely coordination with staff and subject matter experts."

City Contract and Reimbursable Activities Program [\$1,799,082 (\$1,374,082 ongoing, \$425,000 one-time) 1.0 TLT, revenue-backed]. The proposed ordinance would provide approximately \$1.8 million in revenue-backed appropriation authority to support Roads' reimbursable maintenance activities. Roads provides contractual maintenance services to cities and other public entities including pavement markings, signs, signals, striping, and other roadway-related work. The 2026-2027 Biennial Budget included approximately \$15 million in revenue-backed reimbursable activities.

The proposal would allocate funding as follows:

- \$199,082 for 1.0 TLT Program Manager position responsible for formalizing program guidelines and establishing best management practices to eliminate administrative bottlenecks, with the goal of increasing program capacity, improving service delivery, and supporting revenue growth.
- \$1.6 million to increase the program's budget authority to account for increased demand. According to the Executive, \$1.1 million will be allocated to city-specific cost centers based on expanded work program demand in 2026, including \$425,000 in one-time authority for work already completed, while the remaining \$500,000 will provide centralized authority for additional unplanned requests in 2027.

This \$1.6 million portion of the proposed request is supported by reimbursements from various cities and other public entities, not the newly authorized KCTD revenues.

Emerging Technologies [\$650,000 (\$500,000 ongoing, \$150,000 one-time) revenue-backed]. The proposed ordinance would provide \$650,000 in appropriation authority to deploy modern technology tools, systems, and technical resources to enhance project planning, operational management, and data-driven decision-making. According to the Executive, due to Roads' structural funding deficit, the division has had to rely on legacy systems and more labor-intensive processes that impede performance measurement and data driven decision making.

The proposed \$650,000 investment in 2027 would support initial implementation and adoption of priority technologies. Beginning in 2028, Roads anticipates approximately \$500,000 in ongoing annual emerging technology expenditures.⁷²

Traffic Management Center Update [\$200,000, revenue-backed]. The proposed ordinance would appropriate \$200,000 in one-time⁷³ authority for consultant support to assess Roads' Traffic Management Center's (TMC) current technology and identify equipment, software, and other needed upgrades. Roads is aiming to have the study completed by December 2028 and begin implementation in 2029. After the study is complete, Roads will request additional appropriation authority to implement identified upgrades conducted by in-house staff.

⁷² While the budget documents have this entire appropriation listed as "ongoing", Executive staff have acknowledged this was an error and \$150,000 should have been recorded as "one-time". The Budget Office will correct this error in the system prior to the next biennial budget process.

⁷³ While the budget documents have this appropriation listed as "ongoing", Executive staff have acknowledged this was an error and should have been recorded as "one-time". The Budget Office will correct this error in the system prior to the next biennial budget process.

In response to a Council Staff inquiry as to whether the study could be included in the \$1 million requested for outside consultant support, the Executive responded that, “[the TMC study] could have been included within the [outside consultant proposal]. However, this request addresses a defined TMC planning need and the team chose to propose it separately because the other pool of consultant funding demonstrates the restoration of previous cuts.”

Increase Roads IT Operating Budget [\$200,000, ongoing, revenue-backed]. The proposed ordinance would provide \$200,000 in ongoing appropriation authority to increase Roads Information Technology (IT) budget. According to the Executive, the funding will be used to update workplace hardware and strategically manage the division’s fleet of wide-format plotters, which are large scale, high-resolution printers used for printing technical drawings such as CAD, engineering drawings, GIS, and graphical art.

Survey Monument Installation [\$500,000, revenue backed]. The proposed ordinance would appropriate \$500,000 in one-time expenditure authority for survey monument installation and right-of-way plans in support of a new sidewalk installation project on the north side of SW 102nd Street in White Center from 8th Avenue SW to 15th Avenue SW.⁷⁴ According to the Executive, survey monuments are not treated as capital assets and therefore are recorded as operating expenses.

UPDATE October 28, 2026, BFM: Executive staff have provided additional information detailing which KCTD Implementation Plan “results area” the Roads operating budget proposals fall under. Table 21 provides an overview of all proposed Roads operating appropriations either fully or partially supported by KCTD revenues and the “results area” they fall under. Only the KCTD supported portion of the appropriation is reflected in the table.

Table 21. Overview of KCTD funded Roads Operating Proposals

Operating Proposals	FTE/TLT	Appropriation
Results Area 1. Fast, Clear, and Dependable Service		
Communications PPM	1.0 FTE	\$149,311
City Contract and Program Manager	1.0 TLT	\$199,082
Development Engineer	1.0 FTE	\$178,945
Emerging Technologies		\$650,000
Facilities Management Strategic Plan		\$1,000,000
SeeClickFix Customer Service Capacity	2.0 TLT	\$259,068
IT Operating Budget Increase		\$200,000

⁷⁴ CIP Project #1153178

Operating Proposals	FTE/TLT	Appropriation
Reinstate Internship Program		\$170,000
Rapid Response Team	9.0 FTE	\$1,690,700
Workforce Training Restoration and Expansion		\$60,000
Survey Monument Installation		\$500,000
Accounts Payable Position ⁷⁵	(1.0 FTE in DLS Admin)	NA
Results Area 1 Total	11.0 FTE & 3.0 TLT	\$5,057,106
Results Area 2. Safer Roads for Everyone		
Active Transportation Planner Lead	1.0 FTE	\$199,082
Traffic Safety Engineer	1.0 FTE	\$134,208
Budget & Finance Officer	(1.0 FTE in DLS Admin)	\$152,229
Carpenter Position (Traffic Spl Ops)	1.0 TLT	\$131,422
Signs & Marketing Specialist (Traffic Spl Ops)	1.0 TLT	\$134,208
Traffic Management Center Update		\$200,000
Results Area 2 Total	2.0 FTE & 2.0 TLT	\$951,149
Results Area 3. Open and Reliable Roads and Bridges		
Contracts and Procurement PPM	1.0 FTE	\$149,311
Maintenance Equipment Investment		\$3,750,000
Paving Engineer	1.0 TLT	\$224,701
Results Area 3 Total	1.0 FTE & 1.0 TLT	\$4,124,012
Results Area 4. Ready for Floods and Emergencies		
Right of Way Acquisition PPM	1.0 FTE	\$149,311
Results Area 4 Total	1.0 FTE	\$149,311
Supporting All Results Areas		
Professional Consultant Services		\$1,000,000
Replenish Operating Reserves		\$2,742,800
Supporting All Results Areas Total	NA	\$3,742,800
KCTD Imp. Plan Aligned Appropriations Total	15 FTE & 6 TLT	\$14,024,378

Roads Construction Transfer

\$94,049

TECHNICAL

Adjust Capital Transfer [\$94,049]. The proposed ordinance would transfer one-time revenues of \$94,000 from the Roads Operating Fund to the Countywide Roadway Preservation program in the County Road Major Maintenance Capital Fund (Fund 3855).

⁷⁵ The Accounts Payable position is a conversion of an existing TLT to a FTE in the DLS Admin Appropriation Unit. The position costs approx. \$150K and is supported by an existing Roads fund appropriation authorized in the 2026-2027 Biennial budget. However, the position will be supported by KCTD revenues after 2027.

This transaction is an administrative correction to properly align private mitigation revenue with the capital fund where the actual construction expenses were recorded.

Wastewater Treatment

\$14,291,232

NEW POLICY

Biosolids Hauling [\$1,754,000, ongoing]. The proposed ordinance would provide \$1,754,000 in appropriation authority to address increases in costs for critical activities related to hauling and land application of Class B biosolids as well as the development and continued piloting of Class A composting operations. (Class A and Class B biosolids are both treated organic materials from wastewater, but Class A has virtually no detectable pathogens and no use restrictions, which Class B biosolids contains reduced yet detectable pathogen levels requiring strict application rules. Of the requested additional appropriation, \$285,000 is for Class A composting pilot operations.

Treatment Plant Utilities [\$1,743,007, ongoing]. The proposed ordinance would appropriate moneys to cover an additional \$1,743,007 in anticipated utility costs.

Treatment Plant Chemicals [\$718,746, ongoing]. The proposed ordinance would appropriate \$718,746 for increases in chemical pricing for wastewater treatment.

Applications transition from on-premises to Software as a Service [\$275,000, ongoing]. The proposed ordinance would provide \$275,000 in appropriation authority to transition several older applications from their on-premise version to a Software as a Service model. The appropriation will fund the ongoing cloud software subscription service.

Integrated Planning Consultant [\$200,000]. The proposed ordinance would provide \$200,000 to add moneys to support WTD work with integrated planning regulatory partners at the Department of Ecology and the United States Environmental Protection Agency.

Flow Monitoring Data Management and Analysis Platform/Software [\$144,000, ongoing]. The proposed ordinance would provide \$144,000 in appropriation authority to transition WTD's flow monitoring and analysis work from outdated, unsupported software and manual data collection methods to a modern, cloud-based platform that enables automated flow monitoring, advanced analytics, and streamlined workflows.

West Point NPDES permit CSO Basin Source Control Requirements [\$100,000]. The proposed ordinance would provide \$100,000 in appropriation authority to add funding to support contract and specialty field and laboratory services for new contaminant source identification and pollution prevention obligations in the combined sewer system under the West Point Treatment Plant National Pollutant Discharge Elimination System (NPDES) permit and the Clean Water Act.

Education and Engagement Unit Security [\$50,000]. The proposed ordinance would provide \$50,000 in appropriation authority for added site security for the Brightwater Education Center to implement recommendations from a site safety assessment, including additional lighting and cameras.

Stormwater Infrastructure Inspection and Maintenance [\$50,000]. The proposed ordinance would provide \$50,000 in appropriation authority to support equipment and contract services for increasing Phase 1 Stormwater National Pollutant Discharge Elimination System (NPDES) Permit and Clean Water Act inspection and maintenance requirements.

TECHNICAL

Operational Baseline Adjustment to Reflect Adopted Sewer Rates [\$6,327,863, ongoing]. The proposed ordinance would provide \$6,327,863 in appropriation authority to align WTD's total operating budget with the operating expenditures assumed in the 2026 and 2027 adopted sewer rates. This alignment is necessary because the 2026-2027 budget was adopted prior to the adoption of the 2027 sewer rates.

L117 and TEA Coalition Labor Agreement Wage Adjustments [\$2,928,616, ongoing]. The proposed ordinance would provide \$2,928,616 in appropriation authority to fund the Coalition Labor Agreements approved by Council in 2025.

Solid Waste **\$6,692,711, 4.0 FTEs**

NEW POLICY

Capital Project Manager Position [\$371,600, 1.0 FTE, ongoing]. The proposed ordinance would add 1.0 FTE as a capital project manager. The manager would be hired at the CPM III level and would be expected to work on projects including the North Flare Station Water Line and Solid Waste Maintenance Facility upgrades, both of which have appropriations as part of the capital budget for this omnibus. Executive staff indicate that the CPM would also work on several other projects as needed.

Supplemental information from Executive staff states that the Solid Waste Division (SWD) identified a capacity gap during the capital planning associated with the 2027 Solid Waste Rate process and that this project manager position is intended to fill that gap.

According to Executive staff, the proposed \$371,600 is only intended to cover 2027. The current estimated cost for the 2028-2029 biennium is approximately \$441,748.

Executive staff also indicate that the CPM position should be charged to the capital projects it staffs, but this was not included in the proposal. This could be corrected via amendment or in a future supplemental transmittal.

Council staff asked what the impact to capital projects would be if the CPM is not hired. Executive staff stated: "There are more landfill development and regulatory compliance projects than can be managed with current staffing levels, which is why the division is proposing additional staff. If this position is not hired, SWD will need to determine which projects must be delayed. These delays could include projects to close areas of the landfill, leachate-related projects, or landfill gas-related projects. Delaying any of these projects creates regulatory risk."

Moderate Risk Waste Staffing True-up [\$421,111, 3.0 FTEs, ongoing]. The proposed ordinance would add 3.0 FTEs as transfer station operators to support the moderate risk waste program.

The moderate risk waste program has eight transfer station operators currently. When developing the 2026-2027 Hazardous Waste budget, 3.0 additional FTEs were included in the amount submitted and approved to be reimbursed to Solid Waste. However, Solid Waste did not request the three career services FTEs in the 2026-2027 Budget and have been covering the costs via overtime. This proposal would add those FTEs rather than continuing to rely on overtime

The roughly \$421,000 in spending for the 2026-2027 biennium includes only funding for the positions in 2027.

Executive staff state that for the 2026-2027 biennium, position costs will be fully backed by underspend and savings from reduced reliance on overtime. Beginning in the 2028-2029 biennium, the cost of these positions will be covered by the moderate risk waste charge. Council staff asked what impact this would have on the moderate risk waste charge. Executive staff stated that the annual cost of these positions is equivalent to 1.5% of the Moderate Risk Waste program budget and that it would be one of many factors being considered in setting the 2028 charge.

If one or more of these operator positions were not appropriated through this supplemental, the Executive would have to continue to rely on overtime to fill these positions. Executive staff state: "Not hiring a third permanent hazardous waste position at each facility creates potential safety hazards to the SWD hazardous waste staff and the hazardous waste vendor handling the waste at their sorting facility."

TECHNICAL

Permit Cost True-up [\$2,900,000, ongoing]. The proposed ordinance would appropriate \$2.9 million to SWD's licenses, fees, and permits line item. Executive staff state that the additional money is needed to support higher-than-forecast expenditures related to permit and licensing fees, specifically fees to the King County Wastewater Treatment Division (WTD) for a leachate runoff line and to the Puget Sound Clean Air Agency for ongoing air

quality permits.⁷⁶ According to Executive staff, SWD has historically underbudgeted for these permits and licenses and has absorbed the difference through underspend, but cannot do so going forward. They state that this adjustment would align the budget with the true cost of these permits and licenses.

Fuel Cost True-up [\$3,000,000, ongoing]. The proposed ordinance would appropriate \$3 million to support higher-than-forecast expenditures related to diesel fuel for operations. Specifically, the increased fees are related to global increases in diesel fuel costs due to ongoing conflict in the Middle East. Although the transmitted materials indicate that fuel costs are expected to come back down in the next biennium, Executive staff state that this is no longer the case and that the higher costs are likely to be ongoing in future biennia.

King County Flood Control Contract **\$201,858, 1.0 FTE**

TECHNICAL

Transfer of Grant Administrator Position from WLRD Director's Office [\$201,858, 1.0 FTE, ongoing]. The proposed ordinance would appropriate expenditure and FTE authority for a Grant Administrator position in the River and Floodplain Management Section, with a corresponding disappropriation from the WLRD Director's Office. While the position has historically been housed in the Director's Office, it is entirely Flood Control District-funded and administers Flood Control District grant programs. This transfer from one unit to another within WLRD is an administrative correction intended to better align the position with the section that funds and benefits from its management of grants. Executive staff state that there is no proposed change to the position's duties and no impact on service levels, staffing, or external partners.

King County Information Technology Services (KCIT) **\$150,000, 1.0 FTE**

NEW POLICY

ADA Title II Compliance [\$150,000]. The proposed ordinance would appropriate a one-time request of \$150,000 for a TLT position to support King County agencies' compliance with the Americans with Disabilities Act (ADA). This position will lead a countywide ADA workgroup, develop standard practices and trainings, and provide change management support for departments to advance the goals of the digital accessibility priority.

According to the Executive, KCIT will begin the internal recruitment process and plans to post the position as early as November, ensuring the selected candidate can begin work as soon as the Council adopts the proposed ordinance.

Additionally, the current federal deadline to meet the updated ADA Title II standards is April 26, 2027. KCIT believes that King County can make substantial progress toward that

⁷⁶ Transmitted materials list Renton Fire District Permits rather than PSCAA permits, this is an error.

deadline and it will take roughly one year for departments to fully assess, plan, and implement these new requirements. The anticipated Digital Accessibility Policy calls for an ongoing workgroup to help King County operationalize an ongoing commitment to digital accessibility. According to Executive staff, the proposed TLT position will help King County create a digital accessibility program that will have an impact on the community it serves.

TECHNICAL

HR Manager Position Transfer [\$0, 1.0 FTE, ongoing]. The proposed ordinance would transfer a Human Resources manager position from DHR to KCIT. Executive staff indicate that this shift is to better align the position's funding with its operational responsibilities. The proposed budget would transfer several HR manager positions from DHR to the departments and divisions they currently serve. Comprehensive information on this proposal can be found in the Human Resources Management section of the staff report.

Facilities Management Division (FMD) \$14,148,233

NEW POLICY

Upgrade/Replace Unified C•CURE, Victor, and Domain Servers [\$300,000]. The proposed ordinance would appropriate \$300,000 to replace servers which provide access control and security alarm management for FMD properties. Executive staff state the servers assist the County in managing employee and contractor access privileges (including employee ID cards), controlling and monitoring secured doors, monitoring access control panels and field devices, integrating intrusion and duress systems, maintaining security activity and audit records, and providing alarm information to the Emergency Dispatch Center for response. They also allow FMD security personnel to view live and recorded video, investigate security incidents, retrieve recorded video, monitor cameras and recording equipment, and correlate video with security events occurring at County facilities.

TLT Special Projects Manager for 701 S. Jackson [\$213,614, 1.0 TLT, ongoing]. The proposed ordinance would provide approximately \$214,000 for 1.0 TLT to manage construction for the first three years of the affordable housing project as an “owner’s representative” for the County. According to Executive staff, the position would manage compliance with King County procurement and construction policies, reviewing and approving design and construction documents, tracking expenditures, and representing King County to external partners.

SoDo Shelter Facility Costs June 2027 - Dec 2027 Extension [\$1,575,000, ongoing]. The proposed ordinance would extend facilities management services at the SoDo Shelter for the rest of the biennium in the amount of approximately \$1.6 million.

Executive staff state that FMD provides facility management services, including security services, which are then reimbursed by DCHS. The costs were not included in FMD's budget in the 2026-2027 Biennial Budget ordinance. Staff state the SoDo Shelter lease goes through 2032, and costs will be assumed as ongoing until that time in the next biennial budget. Any decisions about the longer-term operational necessity of the facility will be addressed in future lease negotiations.

TECHNICAL

HCID (Harborview Construction and Infrastructure Division) Loan-Out Labor Move [\$6,279,458]. The proposed ordinance would appropriate approximately \$6.3 million to correct a technical error related to the transfer of 15.0 FTEs from FMD to HCID in the 2026-2027 Biennial Budget. According to staff in the Budget Office, when using loan-out labor, a division will budget the full costs of a position in an appropriation unit and then 'loan' the positions out to capital or another program by also budgeting a negative expenditure to offset the costs. This is the mechanism FMD used and while the positions and related expenditures were moved out of FMD in the adopted biennial budget, the negative expenditure offset was not reversed. This appropriation would correct that.

Coalition Labor Agreement [\$2,055,161, ongoing]. The proposed ordinance would appropriate approximately \$2 million for bargained range increases, premiums, and retroactive bonuses not included in the 2026-2027 Biennial Budget. These costs are reimbursed to FMD via the central rate for all agencies. The breakdowns for sections within FMD are as follows:

- Director's Office: \$39,343
- Building Operations: \$1,371,606
- Security: \$343,267
- Capital: \$194,937
- Real Estate Services: \$52,112
- Print Shop: \$53,896

SoDo Shelter Lease Facility Costs [\$3,725,000]. The proposed ordinance would reimburse FMD in the amount of approximately \$3.7 million for facilities management services at the SoDo Shelter. Executive staff state that FMD provides facility management services, including security services, which are then reimbursed by DCHS. The costs were not included in FMD's budget in the 2026-2027 Biennial Budget ordinance. The \$3.7 million is for the period January 2026 through May 2027.

Fleet Management Equipment	\$679,000
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TECHNICAL

Coalition Labor Agreement Ratification Adjustment [\$679,000]. The proposed ordinance would appropriate \$679,000 to increase the appropriation to reflect the Joint Crafts Council Coalition Labor Agreement.

Finance and Business Operations (FBOD) \$578,022, 1.0 FTE

NEW POLICY

Debt Compliance Staffing [\$578,022, 1.0 FTE, fully revenue-backed, ongoing]. The proposed ordinance would add appropriation, 1.0 FTE, and 2.0 TLTs for staffing to improve management of the County's tax-exempt bond program and enhance audit preparedness. According to budget documents, King County had approximately \$5.5 billion in bonds outstanding countywide at the end of 2025. Over the next 5 to 10 years, FBOD expects the amount of outstanding debt to increase by over 40% related to the voter-approved Harborview project, wastewater upgrades, and other capital projects. According to Executive staff, adding one compliance FTE and two compliance TLTs will reduce the risk of adverse audit findings from the IRS related to the issuance of tax-exempt debt. The roles would be financed out of bond issuance costs.

Employee Deferred Compensation Administration \$63,000

TECHNICAL

Deferred Comp Technical Adjustments [\$63,000, ongoing]. The proposed ordinance would appropriate \$63,000 to cover salary and benefits increases due to employee reclassification. Executive staff state that the Board Administrator position was reclassified in mid-2025 from an Administrator III to an Administrator IV based on a formal position reclassification process. That process evaluates duties, scope, and work to determine the appropriate classification.

The Deferred Compensation Board's administrative expenses are funded by contributions from plan participants, which means there is no General Fund impact.

Safety and Claims Management \$6,856,212

NEW POLICY

Workers' Comp Claims System Replacement [\$6,856,212]. The proposed ordinance would appropriate approximately \$6.9 million to support replacement of King County's legacy Workers' Compensation claims management system. The project would procure a modern system to replace the existing 25-year-old iComp system, modernize business processes, and integrate King County's enterprise systems (e.g., Peoplesoft, EBS, Oracle). This request would provide initial funding for the capital project. The Capital Appropriation Proposal estimates an additional \$15.8 million for project implementation in the 2028-2029 Biennial Budget.

Executive staff state that a new system would require significantly less manual processing of claims, including a self-service option for injured workers to obtain their claim information and submit records and documentation. This may lead to a reduction in administrative overhead in the future, though Executive staff indicate they are too early in the process to quantify potential savings. The current iComp system vendor (Helmsman Management Services) notified King County that they intend to stop supporting the program after the current contract ends on June 30, 2028. Currently, only one individual within Helmsman Management Services has the knowledge to maintain the system.

The project would be funded first from existing fund balance and any fund balance shortfall relative to actuarially required levels would be addressed in the internal service fund rate development process for the 2028-2029 biennium.

There is an accompanying decision package in DES Technology Capital.

Limited Tax General Obligation Bond Redemption	\$60,000,000
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TECHNICAL

Limited Tax General Obligation (LTGO) Commercial Paper [\$60,000,000, revenue-backed]. The proposed ordinance would add \$60 million of fully-revenue backed appropriation authority for the Commercial Paper (CP) program in the LTGO Bond Redemption Fund. CP is a variable rate, short-term debt instrument issued by governments, financial institutions, and corporations for terms of up to 270 days. The Council authorized a CP program of up to \$150 million for LTGO projects in May 2024.⁷⁷

Although the County has not utilized LTGO CP yet, Executive staff indicate that the new program in the LTGO Bond Fund would enable a shift away from the past practice of prospectively issuing LTGO bonds based on estimated costs for projects and potentially not spending all the bond proceeds if estimates were inaccurate. This practice of using estimates for the bond amounts may result in the County owing payments to the Internal Revenue Service for any unused bond proceeds that have created an investment return higher than the bond's borrowing yield while the proceeds were unspent (also known as "positive arbitrage"). The CP program would limit the exposure to arbitrage by using CP to pay for costs across multiple projects in the short term and then issuing LTGO bonds to pay off the exact costs that CP temporarily covered. The CP program would only be used for projects already authorized by the Council for debt financing and included in an LTGO bond authorizing ordinance.

Airport Construction Transfer	\$15,669,888
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⁷⁷ Ordinance 19764.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=6615255&GUID=286413B1-3CD3-4307-8D56-602F27EEBDFB&Options=Advanced&Search=>

TECHNICAL

Airport Transfer from Operating to Capital [\$15,669,888]. The proposed ordinance would add approximately \$15.7 million to the transfer from the Airport Operating Fund to its capital appropriation. After calculating the combination of fund balance, FAA grants, and anticipated environmental grants, the transfer from the Operating Fund is utilized to achieve the balance necessary to support the Airport's capital portfolio. This increased amount would bring the existing \$14.6 million appropriation up to a total transfer of \$30.3 million for the biennium.

While the capital projects are discussed in greater detail in the Airport Capital appropriation unit, this transfer is largely tied to the Air Traffic Control Tower Replacement and Aircraft Rescue and Fire Fighting Station Replacement projects. These projects are expected to be funded at up to 90% by Federal Aviation Administration (FAA) grants. This transfer would allow those projects to begin with Airport moneys before the grant funding is received but after the FAA has committed to the funding. The financial plan for the Airport Operating Fund reflects an FAA reimbursement in 2028-2029 that fully offsets this \$15.7 million transfer.

CAPITAL IMPROVEMENT PROGRAM

\$198.0 million

Summary. The total supplemental proposal for the Capital Improvement Program is \$198 million, primarily for projects in the Harborview Medical Center 2020 Proposition 1 Capital Project (\$145 million), Public Transportation Infrastructure Capital (\$76.2 million), Building Repair and Replacement (\$67.5 million), and County Road Major Maintenance and Road Construction (\$43.2 million and \$21.3 million) funds.⁷⁸

Any projects that were included in the Capital Improvement Program and are proposed for an accelerated start date, are disappropriating unused moneys, or are under \$100,000 are labeled as "technical" unless the change also includes an increase to the anticipated amount, in which case it would be labeled as "new policy."

County Hospital Capital

-\$44,000,000

NEW POLICY

Decrease Major Maintenance, Repair/Replacement [-\$62,000,000]. The proposed ordinance would decrease the appropriation authority for the County Hospital Capital (3740) Fund by \$62 million to reflect a proposed shift in revenue from County Hospital Levy dollars to 2020 Bond dollars to support the parking garage project. This project was

⁷⁸ Note that the sums of these funds is more than \$198 million. There are also offsetting disappropriations, like the \$184.9 million disappropriation in the Water Quality Construction fund, that contribute to the overall capital total of \$198 million.

originally given \$107 million of authority in the 2026-2027 Biennial Budget, with the design component receiving \$45 million of County Hospital Levy appropriation. The proposed ordinance decreases this authority by \$62 million to reflect a shift from County Hospital Levy revenue to 2020 Bond revenue to support the project. Further details on the allocation of County Hospital Levy dollars to support the Ninth and Alder Parking Garage project can be found in the Harborview 2020 Prop 1 Bond Fund appropriation unit.

Infusion and Neurology Renovation and Expansion [\$18,000,000, partially revenue-backed]. The proposed ordinance would allocate \$10 million of County Hospital Levy revenue (proposed to be restricted by ER 12 as discussed in the County Hospital Levy section of this staff report), and approximately \$8 million of philanthropic contributions to renovate the 13th floor of the Ninth and Jefferson Building for infusion and neurosciences specialty clinics. According to the budget materials, this project would add a new infusion suite, a pharmacy, and move four existing neurosciences specialty clinics so they are co-located thereby increasing efficiencies for patient care. The expansion would increase the infusion suite from approximately 6 chairs to 16 chairs and create 28 new exam rooms to meet the needs of the patient population. This program currently has a waitlist of 700 individuals for infusion and neurology services. UW Medicine does not expect the new infusion services to generate additional revenue, but it is anticipated to cover operating costs.

Planning and design activities are estimated to cost approximately \$3 million in 2026–2027, with the remaining \$14.9 million supporting implementation and construction. Project construction is not expected to begin until Quarter 3 of 2028. According to budget materials, the Executive plans to request an additional \$13.5 million of County Hospital Levy dollars to support this project in the proposed 2028-2029 Biennial Budget for a total project estimate of \$31.5 million, of which \$23.5 million would be County Hospital Levy dollars. The philanthropic gifts total of approximately \$8.35 million for this project including \$6.6 million from the Atsuhiko and Ina Goodwin Tateuchi Foundation, \$1.5 million from the Norcliffe Foundation, \$100,000 each from the Joshua Green Foundation and the Anderson Foundation, and other smaller donations.

Harborview 2020 Prop 1 Bond Fund	\$145,000,000
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NEW POLICY

Ninth & Alder Parking Garage [\$145,000,000]. The proposed ordinance would appropriate \$145 million from the Harborview 2020 Prop 1 Bond fund to support the construction of a new underground parking garage at the Ninth & Alder site,⁷⁹ designed to accommodate

⁷⁹ The Ninth & Alder property was purchased using \$52 million of 2020 Bond dollars through Ordinance 19790.

700-730 parking spots to meet parking needs for the new bed tower. Construction of the new bed tower will require the demolition and replacement of the existing View 1 Parking Garage. The Ninth & Alder Garage is the selected project to replace the View 1 Parking Garage.⁸⁰ This project received \$45 million of County Hospital Levy dollars in the 2026-2027 Biennial Budget for design expenses and is estimated to cost a total of \$190 million which would be fully allocated by the proposed supplemental request.

The Ninth & Alder Garage is contemplated in the updated \$3.1 billion cost estimate for the Bond program by Mortenson.

Executive staff state that paying for the Ninth & Alder garage with 2020 Bond dollars, "enables the use of previous bond issuances to fund construction of the garage, which is a critical first step in providing parking alternatives to patients and clinical staff as the View Park 1 Parking Garage will be demolished for construction of the new tower. By spending available cash from bonds already issued first, this allows levy dollars allocated to the bond to accrue interest and maximize their value in later phases of the project."

Harborview Construction and Infrastructure Division staff are currently in the process of getting permitting approval and intend to break ground and begin construction on the Ninth & Alder garage in January 2027.

Public Transportation Infrastructure Capital **\$76,196,983**

NEW POLICY

R Line move appropriation earlier [\$64,481,268]. Metro operates eight RapidRide lines (A-H) and has four under development: I, J, K, and R. The I and J lines are currently being constructed and are planned to open in 2027. The K and R lines are currently being designed, with the K Line⁸¹ (Kirkland to Bellevue) currently planned to open in 2030 and the R Line⁸² (Downtown Seattle to Rainier Beach) currently planned to open in 2032.

To fund the construction of the K and R lines, the 2026-2027 adopted CIP proposed that the K Line would seek \$65.4 million in the 2028-2029 Budget and the R Line would seek \$64.48 million in the 2030-2031 Budget.

The proposed ordinance would move the R Line's \$64.48 million appropriation earlier, to the 2026-2027 biennium.

⁸⁰ The Harborview Parking Alternatives Analysis was transmitted on September 28, 2026 as [Proposed Motion 2026-0295](#).

⁸¹ The K Line is Fund 3641, Project 1134292. In the 2026-2027 CIP, its total planned budget is \$85.3 million.

⁸² The R Line is Fund 3641, Project 1132326. In the 2026-2027 CIP, its total planned budget is \$91.2 million.

Executive staff state that the proposal to move the R Line's appropriation earlier is part of the Executive's strategy to expedite delivery of the R Line. They also state that Metro must demonstrate its financial commitment to R Line construction as it negotiates an interlocal agreement with the City of Seattle.⁸³

Executive staff state that advancing the R Line's appropriation will not affect Metro's upcoming fiscal shortfall,⁸⁴ but have noted that if Metro does not secure additional revenue by 2028, Metro will need to begin preparing for major reductions to service and capital investments. It is not clear at this time what could happen to the R Line, the K Line, or other capital projects currently under development if Metro does not secure additional revenue. It is possible that advancing the construction appropriation for the R Line into the 2026-2027 biennium and attempting to expedite the development timeline for the R Line, as the Executive has proposed, could help shield it from future cutbacks.

South Annex Base disappropriation [~~\$-10,000,000~~]. As part of Metro's attempt to address its upcoming fiscal shortfall, the 2026-2027 Biennial Budget cancelled the planned construction of the new South Annex Base and disappropriated \$375 million from that project.⁸⁵ The proposed ordinance would disappropriate an additional \$10 million from the project. Executive staff note that a portion of the South Annex Base's appropriation authority had been retained as contingency to address the potential repayment of a State grant. Executive staff state that they have learned that repayment is not required and the moneys held for possible repayment can now be disappropriated. The proposed disappropriation would continue the closeout of this project.

Atlantic Base yard refurbishment [\$16,066,211, \$12,800,000 revenue-backed]. This project is part of a long-standing plan to provide for yard refurbishment and infrastructure replacement for Metro's Atlantic Base, including replacing site lighting poles and fixtures, the domestic water distribution system, fire water system and hydrants, and pavement. The proposed ordinance would add \$16 million in appropriation authority, bringing the total estimated project cost to \$83.77 million. The additional moneys would cover project costs that exceeded the available contingency due to design refinements, unforeseen construction conditions, and the learning curve associated with implementing a new contracting methodology. Metro states that approximately \$12.8 million of the requested appropriation will be funded with Federal Transit Administration Section 5337 State of Good Repair (SGR) grant funds.

⁸³ The R Line is proposed to follow the pathway of Route 7 and would be entirely within the City of Seattle.

⁸⁴ The Transit Funding Needs Report (Proposed Motion 2026-0260) states that Metro's ending fund balance will fall below its reserve requirement levels by the 2030–2031 biennium, resulting in a projected reserve shortfall and potential budget deficit by the 2032–2033 biennium.

⁸⁵ The South Annex Base was to have been a permanent 250-bus transit base adjacent to Metro's existing South Base (Ordinance 20023, Attachment A, Fund 3641, Project 1134223)

Wash system replacement [\$-3,900,291]. The proposed ordinance would disappropriate \$1,988,312 from the wash system replacement project at East Base⁸⁶ and \$1,911,949 from the wash system replacement project at North Base.⁸⁷ This project has been discontinued because Metro's Vehicle Maintenance has transitioned from centralized vacuum systems to battery-powered portable vacuums, eliminating the need for the planned improvements. The proposed action would retain a small amount of moneys in each project for final project closeout activities.

Real Estate opportunities [\$7,657,487]. The proposed ordinance would add \$7.65 million to Metro's ongoing capital project for real estate purchases or leases. The proposed appropriation includes:

- \$4.2 million to fund existing Metro leases, funding that was erroneously excluded from the 2026-2027 Budget.
- \$3.4 million to cover improvements at the future North King County Access paratransit bus base (including van parking, staff/dispatch support, site circulation, safety/security, utilities, and permitting). As the writeup for the Transit Operating budget in this staff report notes, Metro must leave its existing Access paratransit bus base in Shoreline by June 2027 due to zoning changes. The operating budget proposal includes \$1.27 million to outfit a temporary leased location in Ballard while Metro seeks a new, permanent location. The existing capital budget already includes funding for the acquisition of a new, permanent base; this proposed additional appropriation would cover improvements at that new site so that it can function as a bus base.

Non-revenue vehicle replacement [\$1,341,105]. The proposed ordinance would add \$1.34 million to Metro's ongoing capital project to purchase non-revenue vehicles that support daily transit operations.⁸⁸ This particular request would fund the unplanned replacement of vehicles reaching the end of their useful life due to collisions and mechanical failures, as well as the purchase of a Mobile Command Center that was used to support World Cup operations.

Fourth Avenue South passenger improvements move appropriation earlier [\$551,223]. The proposed ordinance would advance a planned 2028-2029 appropriation of \$551,223 to 2026-2027 to provide passenger improvements along Fourth Avenue South in response to the closure of the E3 SODO Busway and the shift in bus service to Fourth Avenue South. Metro staff note that most project work was not anticipated to occur until the 2028-2029

⁸⁶ Fund 3641, Project 1134249

⁸⁷ Fund 3641, Project 1134250

⁸⁸ Note that funding for the purchase of transit vehicles that are used to earn revenue (such as buses, paratransit vehicles, or vanpool vans) is included in the Transit Revenue Fleet Capital Fund (3642).

biennium, but project delivery in coordination with the City of Seattle has been moving faster than anticipated, hence the proposal to advance this appropriation.

County Roads Major Maintenance **\$43,212,369**

County Roads Construction **\$21,291,415**

Legislative and Policy Impacts on the Roads Capital Program

New King County Transportation District Revenues & Implementation Plan

The proposed ordinance includes a total of \$64.5 million in new appropriation authority to the Roads Capital Improvement Program (Funds 3855 & 3865). Approximately \$54 million of this total is backed by new sales tax revenues authorized by the King County Transportation District under TD Resolution 2026-01.

To guide implementation of the roads funding measure, the KCTD Board requested an Implementation Plan, which the Executive transmitted as *Connecting King County*.⁸⁹ The Implementation Plan presents a 2027-2036 work plan that is organized into four “result areas” that will be supported with KCTD revenues:

1. Fast, Clear, and Dependable Service
2. Safer Roads for Everyone
3. Open and Reliable Roads and Bridges
4. Ready for Floods and Emergencies

The KCTD revenue-supported projects proposed in this omnibus align with the Implementation Plan and are organized in this staff report according to their corresponding “results area.”

Table 22 provides an overview of all proposed Roads capital projects/programs either fully or partially supported by KCTD revenues and the “results area” they fall under. Only the KCTD supported portion of the appropriation is reflected in the table. A complete description of project/program finances is provided in the individual summaries covered later in this staff report.

Table 22. Proposed Major Maintenance Programmatic Changes

Project/Program	Appropriation
Results Area 1. Fast, Clear, and Dependable Service	
Countywide Facilities Upgrades	\$2,900,000
Countywide Roads Facilities and EV Infrastructure Program	\$3,100,000

⁸⁹ The Implementation Plan was transmitted as 2026-RPT0108 ([link](#))

Project/Program	Appropriation
Results Area 1 Total	\$6,000,000
Results Area 2. Safer Roads for Everyone	
Countywide Guardrail Preservation	\$550,000
Countywide Traffic Safety	\$500,000
Countywide Americans with Disabilities Act (ADA)	\$250,000
Countywide School Zone Safety	\$200,000
Countywide Active Transportation	\$200,000
76th Ave S Sidewalk Construction & Intersection Realignment	\$144,000
Issaquah-Hobart Rd SE @ SE May Valley Rd	\$200,000
NE Woodinville-Duvall Rd @ W Snoqualmie Val Rd NE	\$200,000
SE Green Valley Rd and 218th Avenue SE	\$50,000
148th Ave SE @ SE 224th St	\$150,000
Countywide Street Lights Installation	\$200,000
Results Area 2 Total	\$2,644,000
Results Area 3. Open and Reliable Roads and Bridges	
Countywide Roadway Preservation	\$14,000,000
Baring Bridge #509A Replacement	\$200,000
Results Area 3 Total	\$14,200,000
Results Area 4. Ready for Floods and Emergencies	
Countywide Quick Response	\$17,050,000
Countywide Drainage Preservation	\$1,230,000
Thomas Rd SE & SE 317th Pl Culvert Replacement	\$300,000
SE Reinig Road Drainage Improvement Culvert	\$750,000
Vashon Island Seawall Replacement	\$1,000,000
Cross Snoqualmie Valley Connector	\$6,800,000
238th Avenue NE and NE 70th Street Culvert Construction	\$1,900,000
Results Area 4 Total	\$29,030,000
Supporting All Results Areas	
Emergent Need Fund 3855	\$1,120,000
Emergent Need Fund 3865	\$1,000,000
Supporting All Results Areas Total	\$2,120,000
KCTD Implementation Plan Aligned Appropriations Total	\$53,994,000

Roads Annual Six-Year Capital Improvement Program Ordinance

Pursuant to state law, the County is required to adopt both a six-year comprehensive transportation program (RCW 36.81.121) and an annual road plan (RCW 36.81.130) for

submission to the County Road Administration Board (CRAB) in order to continue receiving its share of state gas tax revenues. King County Code 4A.100.020 and .030, also requires each capital fund to have six-year capital improvement plan setting forth the projects associated with each budget (or appropriation).

Attachment A to Proposed Ordinance 2026-0283 (the “proposed CIP ordinance”) serves all three of these functions: it meets the requirements of the County’s CIP budget requirements and satisfies the requirements of both state-required planning documents.

The funding estimates in the proposed CIP ordinance represent planned expenditures, not actual appropriations and Council approval of the proposed ordinance would not provide any new appropriation authority. However, the proposed CIP ordinance, acting as both state-mandated annual road plan and the six-year transportation program, must be approved before the adoption of the 2026 2nd Omnibus to ensure consistency between the planning documents and the budget and to confirm that expenditures are based on a realistic assessment of available funding. By statute, once the proposed CIP ordinance is adopted, the 2027 road plan allocations set out in Attachment A may not be changed, revised, or increased except by unanimous vote of members of the Council (present at the meeting). Due to these requirements, the 2027 allocations in the proposed CIP ordinance, are consistent with, and assumes, the adoption of the 2026 2nd Omnibus as transmitted by the Executive.

As a result, any changes made by the Council to any Roads capital appropriation included in the transmitted 2026 2nd Omnibus, it is presumed, would require a corresponding change to the 2027 allocations in the proposed CIP ordinance.

Therefore, it is recommended that any amendments to the Roads capital budget should be made before final adoption of the 2026 2nd Omnibus and reflected in an amendment to the proposed CIP Ordinance. The amended CIP Ordinance should then be adopted first, and no further changes should be made to the 2026 2nd Omnibus that could affect the adopted CIP Ordinance. Otherwise, the Council could be caught in a recurring cycle of having to amend the CIP Ordinance through adoption of a new ordinance and subsequently adopt another supplemental appropriation ordinance for the Roads capital budget to satisfy the statutory requirement that the annual roads plan and six-year comprehensive transportation program be adopted before the applicable budget.

Roads Major Maintenance Fund	\$43,212,369
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NEW POLICY

Results Area 1. Fast, Clear, and Dependable Service [\$2,900,000]. The proposed ordinance would allocate \$2.9 million of KCTD revenues to a new ongoing maintenance program aligned with the KCTD Implementation Plan “Open and Reliable Roads and Bridges” results area.

Countywide Facilities Upgrades [\$3,440,000]. The Executive is proposing to create a new ongoing Countywide Facilities Upgrades program to address the historic underinvestment in Roads facilities. According to the budget documents, the program will fund the planning, design and construction of improvements to existing facilities including replacing roofs and HVAC units, improving salt and sand storage facilities, or establishing safe and reliable electrical systems.

The requested \$3,440,000 appropriation would support several high-priority projects including replacing roofs, HVAC units and generators, electrical upgrades, and Wi-Fi upgrades at the main Renton maintenance campus. The appropriation is backed by \$2.9 million in KCTD revenues and \$540,000 in fund balance transferred from the Countywide Roads Facilities and EV Infrastructure program in the Roads Construction (3865) Fund.

Beyond this initial request, the Executive anticipates requesting \$9 million per biennium in KCTD revenues to support this ongoing program.

Results Area 2. Safer Roads for Everyone Maintenance Projects/Programs [\$1,844,000]. The proposed ordinance would allocate a total of approximately \$1.8 million of KCTD revenues to support five ongoing maintenance programs and one standalone maintenance project aligned with the KCTD Implementation plan “Safer Roads for Everyone” results area. Table 23 below shows each project/program request included in the results area and the proposed KCTD supported appropriation.

Table 23. Safer Roads for Everyone Maintenance Projects/Programs

Maintenance Project/Program	26-27 Balance	Appropriation
Countywide Guardrail Preservation	\$603,492	\$550,000
Countywide Traffic Safety	\$1,427,463	\$500,000
Countywide Americans with Disabilities Act (ADA)	\$463,500	\$250,000
Countywide School Zone Safety	\$193,714	\$200,000
Countywide Active Transportation	\$0	\$200,000
76th Ave S Sidewalk Constr & Intersection Realignment	\$0	\$144,000
Total Appropriations		\$1,844,000

Further details on the projects/programs and the proposed appropriations aligned with the “Safer Roads for Everyone” results area are provided below.

Guardrail Preservation [\$550,000]. The Countywide Guardrail Preservation program identifies and prioritizes existing guardrails to be refurbished or upgraded to current standards. According to the budget documents, the requested funding will support implementation of an array of prioritized existing guardrails and bridge rails, install guideposts on the guardrail according to federal standards and raise guardrails to current standard height recommended by State Design Standards.

Traffic Safety [\$500,000]: The Countywide Traffic Safety program installs appropriate measures to improve the safety of the roadway network to benefit all users including, rapid rectangular flashing beacons, radar speed signs, upgrading pedestrian crossings, or replacing signals, among others. According to the Executive staff, the proposed funding will support continued development of priority arrays for KCTD-funded activities including installation of radar speed feedback signs, pedestrian crossing upgrades and traffic safety improvements on urban arterial roadways. Roads plans to further develop and formalize prioritization processes for these expanded activities in 2027.

Americans With Disabilities Act [\$250,000]. The Countywide Americans with Disabilities Act (ADA) program is intended to improve the safety of the roadway network by upgrading pedestrian facilities such as curb ramps, sidewalks, and crosswalk signal push buttons. According to the budget documents, the requested appropriation will allow Roads Services to continue to fund improvements identified in Roads' ADA Transition Plan.

School Zone Safety [\$200,000]. The Countywide School Zone Safety program implements traffic calming measures on roads near unincorporated area schools including safety-related signs, marked crosswalks, radar activated speed signs, rectangular rapid flashing beacons (RRFB), or paved sidewalks or pathways. According to the budget documents, the requested funding will support implementation of prioritized projects, mainly signage improvements and rectangular rapid flashing beacon (RRFB) installation, in school zones based on input from school districts coupled with other screening criteria, such as speed counts, collision rates, and other characteristics unique to each school.

Active Transportation [\$200,000]. The Executive is proposing to create a new ongoing Countywide Active Transportation Facilities and Upgrades program to improve the road network by adding sidewalks, bicycle lanes, walkways, and other non-motorized improvements that provide great access for community connection. According to the budget documents, the initial appropriation request will begin implementation of prioritized projects identified by the new program Active Transportation Planner position requested in the Roads Operating appropriation unit.

Beyond this initial request, the Executive anticipates requesting \$2 million to \$2.3 million per biennium in KCTD revenues to support this new ongoing program.

76th Avenue S Sidewalk Construction and Intersection Realignment [\$144,000]. This project would add a dedicated sidewalk and install curb, gutter, sidewalk, ADA curb ramps, and drainage improvements along 76th Ave S between Renton Avenue S and S 126th Street in Skyway. The project would also realign the intersection of 76th Avenue S and S 126th Street. According to the budget documents, the requested appropriation will support project design.

In total, Roads estimates the project will cost approximately \$1.3 million and be completed in the 2028-2029 biennium. Roads anticipates requesting KCTD funding in the next biennia to complete the project.

Results Area 3. Open and Reliable Roads and Bridges Maintenance Projects/Programs [\$14,200,000]. The proposed ordinance would allocate a total of \$14.2 million in KCTD Revenues to support one ongoing maintenance program and one standalone maintenance project aligned with the KCTD Implementation Plan “Open and Reliable Roads and Bridges” results.

Roadway Preservation [\$14,094,049]. The Countywide Roadway Preservation program delivers resurfacing and rehabilitation treatments applied to improve roadway performance, address physical deterioration, and extend the useful life of assets. According to budget documents, the requested funding will support projects to be selected based on pavement condition score and functional designation (major or minor arterial), among other factors. A final candidate list for construction will be established by early 2027.

The proposal also reflects transferring \$94,049 from the Roads Operating fund to reflect payment received from a real estate developer for its share from repaving a road. The remaining \$14 million is supported by KCTD revenues.

Baring Bridge #509A Replacement [\$200,000]. Originally built in 1930, the Baring bridge carries Index Creek Road over the South Fork Skykomish River near the Town of Skykomish and U.S. Route 2 and is currently the only timber and cable suspension bridge in Washington State that still carries traffic. Due to its age and design, the bridge was already highly ranked candidate for replacement before being severely damaged by the December 2025 storms.

Roads has received a federal grant which will support the majority of construction costs to build a replacement bridge but needs the requested \$200,000 in additional moneys for right-of-way acquisition. Even with the federal grant however, Roads anticipates requiring \$7 million in KCTD moneys in the 2028-2029 biennium to fully cover construction

associated costs. The total bridge replacement cost is estimated to be approximately \$34.3 million.

Results Area 4. Ready for Floods and Emergencies Maintenance Projects/Programs [\$20,330,000]. The proposed ordinance would allocate a total of approximately \$20.3 million of KCTD revenues to support two ongoing maintenance programs and three standalone maintenance projects aligned with the “Ready for Floods and Emergencies” results area. Table 24 below shows each project/program request included in the results area and the proposed KCTD supported appropriation.

Table 24. Ready for Floods and Emergencies Maintenance Projects

Project	26-27 Balance	Appropriation
Countywide Quick Response	\$6,492,255	\$17,050,000*
Countywide Drainage Preservation	\$10,747,377	\$1,230,000
Thomas Rd SE & SE 317th Pl Culvert Replacement	\$401,413	\$300,000
SE Reinig Road Drainage Improvement Culvert	\$1,673,585	\$750,000
Vashon Island Seawall Replacement	\$0	\$1,000,000
Total Appropriations		\$20,330,000

Further details on the standalone projects and the proposed appropriations included in the Ready for Floods and Emergencies results area are provided below.

Quick Response [\$12,050,000]. The Countywide Quick Response program lets Roads respond to roadway system needs that require immediate attention, including emergency repairs, unanticipated pedestrian or vehicle needs, or other emerging issues. According to the budget documents, the proposed funding will replenish \$11.7 million in costs associated with damage from the December 2025 storms and fund additional repairs not yet started due to financial restraints.

*The Executive is proposing a total of \$17 million in KCTD revenues to be allocated to the Quick Response program: \$12 million to support new appropriation authority requested in this 2026 2nd Omnibus, and \$5 million to cover appropriation authority approved in the 2026 1st Omnibus which did not have a funding source at the time.

Drainage Preservation [\$1,230,000]. The Countywide Drainage Preservation program is designed to protect road users and the existing roadway structures by eliminating failed or failing drainage systems. According to the budget documents, the requested funding will

support projects to be selected from the existing backlog at the beginning of each year as determined by a priority array. However, projects are subject to change as new drainage problems arise.

Thomas Rd SE & SE 317th Pl Culvert Replacement [\$300,000]. This project will replace two undersized culverts along the Thomas Road SE minor arterial between the cities of Auburn, Kent, and Black Diamond with new concrete box culverts to prevent flooding and the risk of road failure. The requested \$300,000 in new appropriation authority would support continued design.

In total, Roads estimates the project will cost approximately \$3.8 million and be completed at the end of 2030. Roads anticipates requesting KCTD funding in future biennia to complete the project.

SE Reinig Road Drainage Improvement Culvert [\$750,000]. This project will replace a corroded and undersized corrugated metal pipe on SE Reinig Road near 428th Ave SE with a new culvert of fish passable design. The requested \$750,000 in new appropriation authority would support construction of the new culvert. Roads currently estimates the project will cost approximately \$2.6 million in total and will be completed in the 2026-2027 biennium.

Vashon Island Seawall Replacement [\$1,000,000]. This project will replace the 110-year-old 4,000-foot-long timber seawall located on Dockton Road SW adjacent to Tramp Harbor on Vashon Island. According to the budget documents, ongoing maintenance of the seawall continues to be problematic and expensive with the frequency of repairs increasing, and the seawall has reached the end of its useful life. The \$1 million in requested appropriation would allow Roads to update the 2011 feasibility study for replacing the seawall on Dockton Island.

The Executive further relayed that while the total current estimated cost of the project is \$62 million, completing design and having the project shovel ready will make the County more competitive in grant applications.

Non-KCTD Funded Projects [\$7,184,320]. The proposed ordinance would allocate a total of approximately \$7.2 million to six standalone maintenance projects which are supported by sources other than KCTD revenues. Table 25 shows each project request, the anticipated funding source and the proposed appropriation.

Table 25. Non-KCTD Funded Standalone Major Maintenance Projects

Project	Funding Source	Appropriation
8402 W Snoqualmie Valley Rd NE Culvert Rep.	WA State Rural Arterial	\$2,500,000

Project	Funding Source	Appropriation
	Program Grant	
NE Tolt Hill Rd High Friction Surface Treatment	WA State Rural Arterial Program Grant	\$110,070
8th Avenue SW Sidewalk Construction	WA State Local Road Program Grant	\$832,500
8th Avenue SW Reconstruction	WA State Local Road Program Grant	\$900,000
15th Avenue SW Reconstruction	WA State Local Road Program Grant	\$771,750
Renton Maint Bld C HVAC & Roof Replacement	Budgeted Fund Balance	\$2,070,000
Total Appropriations		\$7,184,320

Further details on the standalone projects and the proposed appropriations supported by non-KCTD revenues are provided below.

8402 W Snoqualmie Valley Rd NE Culvert Replacement [\$2,500,000]. This project would replace an existing 24-inch concrete culvert on West Snoqualmie Valley Road NE with a new fish passable culvert, which according to budget documents, is required to meet Washington State Department of Fish and Wildlife regulations. Roads has applied for a Rural Arterial Program grant and the requested \$2.5 million appropriation would allow expenditure of those anticipated grant moneys to support a portion of the replacement culvert's construction costs.

Roads currently estimates the project to cost a total of \$5.3 million and anticipates utilizing KCTD moneys in a future biennium to complete the project.

NE Tolt Hill Rd High Friction Surface Treatment [\$110,070]. This project is intended to improve the safety of the roadway network by applying high friction surface treatment on two priority road segments on NE Tolt Hill Road (NE 20th Place to 280th Avenue NE and at 285th Place) that are identified as high collision roadway locations.

Roads has applied for a Rural Arterial Program grant and the requested \$110,070 appropriation would allow expenditure of those anticipated grant moneys to support final design and implementation of the project. If the grant is awarded, Roads currently anticipates no further appropriations being required to complete the project.

8th Avenue Sidewalk [\$832,500]. This project will add a dedicated sidewalk on the westside of 8th Avenue SW between SW 100th and SW 102nd streets in White Center. According to the budget documents, a sidewalk currently exists on the east side of the roadway adjacent to the White Center Heights Elementary School which forces pedestrians, including school children, to cross 8th Ave SW to access the sidewalk.

Roads has applied for a State Local Road Program grant and the requested \$832,500 appropriation would allow expenditure of those anticipated grant moneys to support design and construction of the project. If the grant is awarded, Roads currently anticipates no further appropriations being required to complete the project.

8th Avenue SW Reconstruction [\$900,000]. This project would repair and overlay approximately 0.12 miles of 8th Avenue SW between SW 100th and SW 102nd streets in White Center. According to the budget documents, the roadway shows signs of aging, including widespread cracking, pitching, rutting, and surface wear which indicates the need for full depth repair and pavement rehabilitation.

Roads has applied for a State Local Road Program grant and the requested \$900,000 appropriation would allow expenditure of those anticipated grant moneys to support design and construction of the project. If the grant is awarded, Roads currently anticipates no further appropriations being required to complete the project.

15th Avenue SW Reconstruction [\$771,750]. This project would repair and overlay approximately 0.37 miles of 15th Avenue SW in White Center. According to the budget documents, 15th Ave SW between SW Roxbury Street and SE 102nd Street is a major arterial carrying a high volume of trucks and King County Metro buses daily and has a pavement condition score of 0 out of 100.

Roads has applied for a State Local Road Program grant and the requested \$771,750 appropriation would allow expenditure of those anticipated grant moneys to support final design and implementation of the project. If the grant is awarded, Roads currently anticipates no further appropriations being required to complete the project.

Renton Maintenance Building C HVAC and Roof Replacement [\$2,070,000]. This project will replace the HVAC unit and the roof on Building C at the main Roads Maintenance Campus in Renton. According to the budget documents, the building's the HVAC system has not worked since 2020 and the roof has experienced multiple leaks over the years; disrupting staff and equipment.

The appropriation request is fully supported by a transfer of existing fund balance from three projects/programs in the County Road Construction (3865) Fund, including the

Vashon Maintenance Facility Replacement project, the Road Services Division 5 Facility project, and the Countywide Roads Facility and EV Infrastructure program. Further details on the proposed transfer from these are described in the County Road Construction Fund appropriation unit.

With the transfer of fund balance, Roads does not anticipate any further appropriations required to complete the project.

TECHNICAL

Administrative Increase in Emergent Need [\$1,120,000]. The proposed ordinance would appropriate approximately \$1.1 million to provide Emergent Need funding for existing projects that experience unforeseen circumstances as allowed under KCC 4A.100.080. According to the budget documents, this appropriation could potentially support projects aligned with any KCTD Implementation Plan results area.

<u>King County Road Construction Fund</u>	<u>\$21,291,415</u>
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NEW POLICY

Results Area 1. Fast, Clear, and Dependable Service [\$3,100,000]. The proposed ordinance would allocate \$3.1 million of KCTD revenues to support one ongoing construction program aligned with the “Fast, Clear, and Dependable Service” results area.

Countywide Roads Facilities and EV Infrastructure Program [\$1,965,000]. The Countywide Roads Facilities and EV Infrastructure program funds the planning, design, and construction of new Roads facilities and infrastructure such as electric vehicle charging stations and other infrastructure to support the County’s EV Fleet Transition Plans, or new salt and sand storage facilities. According to the budget documents, the proposed appropriation would support several high-priority projects at the Renton Maintenance Campus, including, but not limited to, new security features, a new brine making station and a new truck wash.

The request reflects a transfer of two child projects and \$1,135,000 in associated fund balance to the Roads Major Maintenance (3855) Fund. According to the Executive, as neither project would result in the creation of a new asset, accounting rules require that they be moved into the maintenance fund (see Countywide Road Services Facilities Upgrade Program & Renton Maintenance Building C HVAC and Roof Replacement Project). As a result of the transfer, the net appropriation to the Roads Facilities and EV Infrastructure Program is \$1,965,000.

Results Area 2. Safer Roads for Everyone Construction Projects/Programs [\$800,000]. The proposed ordinance would allocate a total of \$800,000 of KCTD revenues to support four standalone construction projects and one new ongoing construction program aligned

with the “Safer Roads for Everyone” results area. Table 26 below shows each project/program request included in the results area and the proposed KCTD supported appropriation.

Table 26. Safer Roads for Everyone Construction Projects/Programs

Maintenance Project/Program	26-27 Balance	Appropriation
Issaquah-Hobart Rd SE @ SE May Valley Rd	\$1,931,110	\$200,000
NE Woodinville-Duvall Rd @ W Snoqualmie Val Rd NE	\$50,402	\$200,000
148th Ave SE @ SE 224th St	\$516,740	\$150,000
SE Green Valley Rd and 218th Avenue SE	\$349,406	\$50,000
Countywide Street Lights Installation	\$0	\$200,000
Total Appropriations		\$8,000,000

Further details on the construction projects/programs and the proposed appropriations aligned with the “Safer Roads for Everyone” results area are provided below.

Issaquah-Hobart Road SE at SE May Valley Road Improvements [\$1,594,415]. This project would make intersection improvements at Issaquah Hobart Road SE and SE May Valley Road. According to the budget documents the corridor has experienced significant growth in traffic volumes over the past several years resulting in congestion which extends travel times and peak travel hours. After evaluating a series of criteria such as collision frequency and severity, environmental impacts, and constructability, among others, a multi-lane roundabout was selected as the preferred option.

The appropriation request will fund design of the improvements and is supported primarily through a \$1.4 million Federal Surface Transportation Program grant with the remaining \$200,000 covered by KCTD moneys. The KCTD funded portion of the proposal would provide the local match to necessary to accept the federal grant.

In total, Roads estimates the project will cost approximately \$14.5 million and be completed in 2031. Roads anticipates requesting KCTD revenues in future biennia to complete the project.

NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements [\$200,000]. This project would design and construct improvements to the intersection of NE Woodinville Duvall Road at West Snoqualmie Valley Road NE. According to the budget documents, the intersection is identified as a High Collision Location with significant peak

hour congestion. Out of a set of four alternatives, a single-lane roundabout on the existing alignment has been selected as the preferred improvement.

The appropriation request would provide the local match required to accept a Federal Rural Town Centers and Corridors grant to continue design of the project.

148th Avenue SE at SE 224th Street Intersection Improvements [\$150,000]. This project would make improvements to the intersection of 148th Avenue SE at SE 224th Street, south of Lake Youngs. According to the budget documents, this intersection is identified as a High Collision Location with a collision rate of 1.9 per million vehicles (a collision rate of over 0.9 is considered high).

The appropriation request would support continued design of the project. Roads anticipates requesting KCTD revenues in future biennia to complete the project.

SE Green Valley Road and 218th Avenue SE Improvements [\$50,000]. This project would support improvements to the intersection of SE Green Valley Road and 218th Avenue SE. According to the budget documents, the intersection is identified as a High Collision Location with increasing traffic volumes. A single-lane roundabout has been selected to eliminate angle collisions, sharply reduce the severity of the collisions, and provide more efficient travel through the intersection.

The appropriation request would support continued final design of the project. In total, Roads estimates the project will cost approximately \$4.7 million and it is currently estimated to be completed in the 2030-2031 biennium. Roads anticipates requesting KCTD revenues in future biennia to complete the project.

Street Light Installations Program [\$200,000]. The Executive is proposing to create a new ongoing Countywide Street Light Installations program to install streetlights on unincorporated roads to improve nighttime visibility. According to the budget documents, the initial appropriation request will begin design and implementation for existing list of locations that include arterial roadways requiring streetlights and routes with more than two vehicle travel lanes and sidewalks.

Beyond this initial request, the Executive anticipates requesting \$400,000 per biennium in KCTD revenues to support this ongoing program.

Results Area 4. Ready for Floods and Emergencies [\$8,700,000]. The proposed ordinance would allocate \$8.7 million of KCTD revenues to support two standalone construction projects associated with the “Ready for Floods and Emergencies” results area as described below.

Cross Snoqualmie Valley Connector [\$6,800,000]. This project would design and construct an east-west connector in the Snoqualmie Valley intended to ensure reliable travel during flooding events. According to the budget documents, a study of major roadways across the valley is expected to be completed in late 2026 which will recommend the corridor most feasible to improve. The roadways being evaluated include NE 124th Street, NE Woodinville Duvall Road, NE Tolt Hill Road, and NE Carnation Farm Road.

The appropriation request would support the preliminary design phase of the project. Roads anticipates requesting KCTD revenues in future biennia to support the later phases of the project.

238th Avenue NE and NE 70th Street Culvert Construction [\$1,900,000]. This project would replace a 30-inch plastic culvert with a small bridge at 238th Ave NE and NE 70th St. According to the budget documents, Washington State Department of Fish and Wildlife regulations require the existing culvert to be replaced with a fish-passable alternative. The requested appropriation will support construction of the project.

In total, Roads estimates the project will cost approximately \$4 million and be substantially completed by the end of 2028. Roads does not currently anticipate any further appropriation requests will be needed to complete the project.

Non-KCTD Funded Projects [\$1,297,000]. The proposed ordinance would allocate a total of approximately \$1.3 million to one standalone construction project which is supported by sources other than KCTD revenues.

SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement [\$1,297,000]. This project would support safety improvements at the intersection of SE Kent-Kangley Road and Landsburg Road SE. According to the budget documents, the intersection is identified as a High Collision Location which has seen a large increase in traffic volumes due to new housing and congestion on regional routes in southeast King County.

The appropriation request will fund design of the project and is supported by a Federal Surface Transportation Program grant. Roads anticipates requesting KCTD revenues in future biennia to support later stages of the project.

Vashon Maintenance Facility Project Disappropriations [\$1,475,000]. The proposed ordinance would disappropriate approximately \$1.5 million from the Vashon Maintenance Facility (\$485,000) and Road Services Division 5 Facility (\$990,000). These standalone projects are proposed to be closed out entirely.

According to the Executive, in the 2021-2022 biennium, Roads planned to rehabilitate the facilities for its maintenance facility on Vashon Island (Maintenance Division 5), based on

recommendations from a 2017 consultant study. However, these projects never started due to staff capacity and lack of additional funding that would be needed for implementation. While these projects are to be closed, Roads anticipates its Facilities Strategic Plan to provide alternatives and recommendations on the Vashon maintenance facility.

TECHNICAL

Grant Contingency [\$5,000,000]. The proposed ordinance would appropriate \$5 million to provide sufficient authority to cover grants received over the past year and allow the acceptance of further grants that may be awarded throughout the remainder of the biennium as allowed under KCC 4A.100.090.

Default Administrative Project [\$2,610,000]. The proposed ordinance would create an administrative project to in order to transfer approximately \$2.6 million in fund balance from the three County Road Construction (3865) Fund projects/programs listed above to the Renton Maintenance Building C HVAC and Roofing project and the Countywide Road Services Facilities Upgrades program in the County Road Major Maintenance (3855) Fund.

Administrative Increase in Emergent Need [\$1,000,000]. The proposed ordinance would appropriate \$1 million to provide Emergent Need funding for existing projects that experience unforeseen circumstances as allowed under KCC 4A.100.080. According to the budget documents, this appropriation could potentially support projects aligned with any KCTD Implementation Plan results area.

Real Estate Excise Tax (REET), Number 1	\$2,100,000
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Real Estate Excise Tax (REET), Number 2	\$4,400,000
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NEW POLICY

REET 1 Appropriation to Parks [\$2,100,000], REET 2 Appropriation to Parks [\$4,400,000].

As part of the 2026 1st Omnibus earlier this year, the Executive proposed transferring \$4.4 million in REET 1 revenues and \$6.9 million in REET 2 revenues out of the Parks Capital Program and into Roads to support Roads' flood recovery efforts following the December 2025 flooding.

Before the Council took action on the 2026 1st Omnibus, the King County Transportation District (KCTD) imposed a 10-year roads funding measure that will generate approximately \$100 million annually for roads-related projects beginning in 2027. In its action on the 2026 1st Omnibus, the Council removed the proposed REET transfers to Roads but did not return these revenues to Parks.⁹⁰ Instead, the Council asked the Executive to provide an update

⁹⁰ Ordinance 20086, Attachment A, Fund 3681

on the siting of a cricket facility in Marymoor Park and to list the County funding sources the Executive had identified to complete the project, including REET.⁹¹

The proposed ordinance would appropriate \$2.1 million from REET 1 and \$4.4 million from REET 2 to the Parks, Recreation, and Open Space Fund⁹² to provide revenue backing for the Parks Marymoor Infrastructure Project.⁹³ More information on that project can be found in the Parks, Recreation, and Open Space Fund section of this staff report.

If the Council approves these appropriations, \$2.3 million would remain unallocated in REET 1 and \$2.5 million would remain unallocated in REET 2.

Airport Capital

\$3,569,889

NEW POLICY

Airport Emergent Needs [\$3,000,000]. The proposed ordinance would add \$3 million to the Airport's emergent needs capital appropriation. The emergent needs allocation provides budget authority for unforeseen events that arise during the biennium so that the Airport can respond quickly and then request additional budget authority as required through a supplemental budget ordinance. Although the Airport did not request an additional appropriation in the original Biennial Budget, the existing \$7 million capital allocation has been drawn down by approximately \$4.9 million in 2026. This funding was used to address project changes and the unexpected cost of contaminated soil disposal during the rehabilitation of the secondary runway, to acquire three properties on Stanley Avenue that became available in furtherance of airspace protection, and to address delays and extended administration needs for the airfield electrical upgrades project.

Airport Way Stormwater Input [\$3,500,000]. The proposed ordinance would add \$3.5 million to the Airport Way Stormwater Input project to bring the total appropriation to \$4.3 million. This project will address stormwater management, including system cleaning and mitigation of offsite stormwater inputs from surrounding areas, which must be resolved before the larger Taxiway B and primary runway improvement projects can begin. The project includes a stormwater vault that will be used for light general aviation parking and the relocation of the vehicle service road near the vault to better separate vehicles from aircraft. This appropriation would support procurement of construction and construction management for the project.

Air Traffic Control Tower Replacement [\$7,650,000]. The proposed ordinance would add roughly \$7.7 million to the Air Traffic Control Tower Replacement project. As discussed during prior budget deliberations, the Airport is working with the FAA to address a long-

⁹¹ Ordinance 20086, Section 3, Proviso P15

⁹² Fund 3160

⁹³ Fund 3160, Project 1143733

standing safety issue related to the separation distance between the primary runway (14R-32L) and Taxiway B (also called Taxiway Bravo or just Bravo). The centerline of Taxiway B, which runs parallel to the primary runway, is approximately 325 feet from the centerline of the runway. KCIA operates under a waiver from the FAA due to this non-standard condition. To meet current FAA standards, the taxiway and runway should be separated by 400 feet.

To mitigate this safety issue, the Airport is working with the FAA on capital projects that will:

- Relocate the taxiway approximately 50 to 75 feet away from the runway;
- Relocate and replace the obsolete Air Traffic Control Tower;
- Relocate and replace the current Aircraft Rescue and Fire Fighting (ARFF) Station; and
- Assist airport tenants who may lose operational capacity on their leasehold due to the project.

The current air traffic control tower is located in the space needed for the relocation of Taxiway B. This project would support construction of a new control tower on a new site, which the FAA has selected, and the demolition of the existing obsolete tower. Of note, the site selected by the FAA in December 2025 requires a tower height that is double the height of previous estimates in order to meet visibility requirements. This update to the project has increased the total cost estimate from the \$75 million used during last fall's budget deliberations to \$110 million. The entire Taxiway B Safety Improvements project, including the air traffic control tower project and fire station replacement project, is expected to be eligible for FAA grant funding at a 90% rate.

This particular appropriation would support beginning preliminary design in Q4 2026 and final design in Q1 2027. As described in the Airport Construction Transfer section of the staff report, this funding would originally be Airport Operating Fund dollars to allow the project to begin before the grant funding is received but after the FAA has committed to the funding. The financial plan for the Airport Operating Fund reflects an FAA reimbursement in 2028-2029 for the initial use of Airport Operating moneys.

ARFF Station Replacement [\$5,450,000]. The proposed ordinance would add roughly \$5.5 million to the Aircraft Rescue and Fire Fighting (ARFF) Station Replacement project. The existing fire fighting station, which is located next to the current control tower, would also need to be replaced by one built in another location before Taxiway B can be relocated. Since the budget deliberations last fall, the location and configuration of the replacement ARFF station have been determined. Based on the selected location, which also requires a separate ARFF building for Boeing facilities, as well as the building size and equipment refinements, the cost estimate of \$45 million for this project has been reduced to \$38 million.

This particular appropriation would support beginning preliminary design in Q1 2027 and final design in Q4 2027. Just like the control tower project, this project would begin by using Airport Operating funding with the commitment of future FAA reimbursement.

TECHNICAL

North Boeing Field MTCA [-\$75,702]. The proposed ordinance would disappropriate approximately \$76,000 from the Airport Capital portfolio for the North Boeing Field Model Toxics Control Act (MTCA) project. As part of the adopted Biennial Budget, the Airport implemented a correction to move ongoing environmental programs from the capital to the operating budget. A small amount of appropriation was kept in the capital budget to wrap up any work from the end of 2025. With the projects now fully transitioned to the operating budget, the remaining capital allocation that is no longer needed is proposed to be disappropriated.

AD Airport Grant Contingency [-\$13,100,000]. The proposed ordinance would disappropriate \$13.1 million from the approximately \$200 million Grant Contingency allocation. This contingency allocation provides budget authority for any grants that the Airport receives which had not been specifically budgeted in advance for the biennium. The 2026 2nd Omnibus would add \$13.1 million in total allocations to the Air Traffic Control Tower Replacement and Aircraft Rescue and Fire Fighting Station Replacement projects based on commitments for FAA grant moneys so this technical adjustment would reflect that funding moving from the contingency allocation to the specific projects.

KCIA Climate Action Plan Program [-\$31,845]. The proposed ordinance would disappropriate approximately \$32,000 from the Airport Climate Action Plan Program. As part of the adopted Biennial Budget, the Airport implemented a correction to move ongoing environmental programs from the capital to the operating budget. A small amount of appropriation was kept in the capital budget to wrap up any work from the end of 2025. With the projects now fully transitioned to the operating budget, the remaining capital allocation that is no longer needed can be disappropriated.

WANG Site Rehabilitation [-\$2,822,564]. The proposed ordinance would disappropriate approximately \$2.8 million from the Washington Air National Guard (WANG) Site Rehabilitation project. When the County regained control of the buildings in 2023 after the Air National Guard lease expired, a capital project was established to renovate the buildings for Airport purposes. After a building assessment in 2026 identified significant funding would be required to bring the buildings up to building design code, including seismic upgrades, Airport staff have decided not to proceed with the project at this time. According to Executive staff, the Airport is taking steps to secure the buildings and provide basic maintenance but is not planning to occupy the buildings in the foreseeable future.

While the Airport works to determine the best course of action for future development of the site, the funding is proposed to be disappropriated.

Conservation Futures Subfund

\$0

NEW POLICY

Appropriate and Disappropriate Moneys Based on Conservation Futures Advisory Committee Recommendations [\$0]. The proposed ordinance would appropriate \$36,736,441 in Conservation Futures Tax (CFT) funding across 63 projects receiving 2027 CFT grant awards, as well as disappropriate \$36,736,441 from the Conservation Futures Parent Project, which holds projected CFT funding until allocated, for a net \$0 appropriation.

The allocations align with the Conservation Futures Advisory Committee recommendations for 2027 awards. The committee's recommendations were presented to the Transportation, Economy, and Environment Committee on September 15, 2026.

The Executive's proposed budget includes funding for all projects in the amounts recommended by the Conservation Futures Advisory Committee. Individual grant award amounts and project descriptions can be found in the committee's recommendations report.⁹⁴

Table 27. Proposed Allocations for Conservation Futures Tax (CFT) Funding

Project Name	Award
Seattle – South Park Water Quality Facility Match Waiver	\$200,000
Covington – Jenkins Creek Open Space	\$462,063
Duvall – Big Rock Park Expansion	\$727,815
King County – Bear Creek Basin Protection	\$570,000
King County – Cedar River Basin Conservation	\$292,000
King County – Cougar Mountain Additions	\$348,750
King County – Evans Creek	\$400,000
King County – Issaquah Creek Basin Conservation	\$346,250

⁹⁴King County Conservation Futures Advisory Committee Recommendations for the Allocation of 2027 Conservation Futures Tax Levy and Parks Levy County Open Space Acquisition Funding.
<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8159908&GUID=2CD99B37-0185-42DD-AFCC-172BDAEE34E3>

King County – Soos Creek Park Molasses and Lake Desire Natural Areas	\$1,575,000
King County – Green River, Newaukum Creek	\$1,500,000
King County – North Highline Urban Greenspace Seola Pond Match Waiver	\$700,000
King County – Vashon Creeks and Estuaries	\$611,250
King County – Protecting Farmland Enumclaw/Green River Farms	\$514,469
Bellevue – West Lake Sammamish	\$3,642,000
King County – Snoqualmie Corridor Enhancement	\$42,500
King County – Duwamish River Transition Zone Match Waiver	\$464,250
King County – Shadow Lake Natural Area and Sweeney Pond Additions	\$452,500
King County – Soos Jenkins	\$712,198
King County – Vashon Marine Shoreline	\$276,250
Bellevue – Site Stabilization (Coal Creek Natural Area and Cougar Mountain Regional Wildland Park)	\$661,875
Shoreline – Site Stabilization (Twin Ponds, 192nd Hemlock projects)	\$22,500
Non Profit – Watershed Community Develop Bend Live/Work District	\$250,000
Duvall – Big Rock Park Expansion Site Stabilization Cost	\$18,750
King County – North Green River	\$275,000
Shoreline 192nd Hemlock Open Space	\$145,000
Non Profit – Vashon Creeks and Estuaries	\$195,000
King County – Boxley Creek	\$562,500
King County – Middle Fork Snoqualmie	\$250,000
King County – Patterson Creek Natural Area	\$308,125
King County – Tolt River Natural Area	\$131,500

King County – Molasses Creek Daylighting	\$1,666,790
King County – Ravensdale Retreat	\$495,000
King County – West Tiger Mountain	\$840,000
King County – Bell Ravine Alluvial Fan	\$240,675
King County – Skyway Stormwater Park	\$1,000,000
Bellevue – Affordable Housing Partnership	\$731,250
Bellevue – Greenways and Open Space	\$365,750
Carnation – Conservation	\$24,000
Kenmore – Sammamish River Tributary Acquisition	\$462,425
Kenmore – Tributary Acquisition	\$1,477,440
Kirkland – Carpenter Acquisition	\$1,039,500
Kirkland – Forbes Creek Acquisition	\$826,500
Kirkland – Seabrook Acquisition	\$58,350
SeaTac – North SeaTac Park Preservation	\$200,000
Shoreline – Kruckeberg Botanic Garden Expansion	\$400,000
Non Profit – Fortterra NW Seahurst Park Addition	\$711,900
Non Profit – Hip Hop is Green EcoWorld Development	\$3,615,000
King County – Lower Snoqualmie River and Floodplain Conservation	\$336,375
King County – Lower Snoqualmie Valley Upland Forest Conservation	\$212,500
King County – Middle Snoqualmie Park Additions	\$646,875
King County/Forterra NW Partnership	\$500,000
King County – Lake Youngs	\$375,000
King County – McGarvey Park Open Space	\$539,375
Auburn – Black Diamonds Uplands	\$400,000
King County – South Park Triangle East	\$307,500
King County – Enumclaw Foothills Mount Baldy	\$531,250

King County – Vashon Uplands	\$892,941
Seattle – Sherry Property Demolition and Site Stabilization	\$307,500
Covington – Site Stabilization	\$281,250
Kenmore – Site Stabilization	\$75,000
Kirkland – Site Stabilization	\$48,750
Shoreline – Site Stabilization	\$440,000
Non Profit – Hip Hop is Green EcoWorld Site Stabilization	\$30,000
Total	\$36,736,441

Park, Recreation, and Open Space Capital **\$26,244,429**

NEW POLICY

Marymoor Park Parking and Infrastructure Improvements [\$24,100,000, revenue-backed]. The proposed ordinance would appropriate \$24.1 million to support acquisition, planning, design, and construction of a regional sports facility in Marymoor Park. Major League Cricket has proposed building a cricket venue at the Bellevue Fields within the boundary of Marymoor Park. The Parks Division anticipates that a new cricket venue would allow for community access, increasing access to cricket user groups and improving cricket programming across the county.

King County is currently in discussions with the City of Bellevue regarding acquiring the Bellevue Fields, which is owned by the City of Bellevue, located within Marymoor Park, and operated by King County Parks through a use agreement with Bellevue.

This appropriation would be revenue-backed by REET 1 (\$2.1 million), REET 2 (\$4.4 million), Parks Levy (\$5.5 million), and external funding from the Seattle Orcas (\$12.1 million).⁹⁵

Of the appropriation, approximately \$5.5 million (the portion from the Parks Levy) would be spent on infrastructure, including roadway improvements and watermain and pipe upgrades, while \$18.5 million would be spent on the cricket facility, including the grass, lighting, and dugout.

According to the expenditure restriction associated with this budget request,⁹⁶ this project spending would be contingent on the County reaching a written agreement with external

⁹⁵ The Seattle Orcas are a professional cricket team in Seattle.

⁹⁶ Expenditure Restriction ER 9

parties on the construction and operations of the new facility and on the County reaching an agreement on use or ownership of the Marymoor Bellevue Ballfield Complex. According to the expenditure restriction, up to \$1.5 million in county funding could be used for land acquisition from the City of Bellevue. According to Executive staff, an agreement with the City of Bellevue regarding acquiring the Bellevue Fields could involve a land exchange of other County parcels.

TECHNICAL

Skyway Community Center Planning [\$4,177,354]. This proposed ordinance would consolidate two standalone projects for the Skyway Community Center by transferring remaining budget from the Skyway Community Center project in the Parks Capital Fund to the related project in the Parks, Recreation, and Open Space Capital Fund. There is a corresponding disappropriation in the Parks Capital Fund.

Marymoor Park Fleet EV Charging [-\$899,000]. The proposed ordinance would transfer the remaining funding associated with two General Infrastructure Rehabilitation subprojects related to Marymoor Park in the Parks, Recreation, and Open Space Capital Fund into the Marymoor Park Parent Program in the Parks Capital Fund for easier tracking. There is a corresponding appropriation in the Parks Capital Fund.

Marymoor Infrastructure Planning [-\$1,133,926]. The proposed ordinance would transfer the remaining funding associated with two General Infrastructure Rehabilitation subprojects related to Marymoor Park in the Parks, Recreation, and Open Space Capital Fund into the Marymoor Park Parent Program in the Parks Capital Fund for easier tracking. There is a corresponding appropriation in the Parks Capital Fund.

Parks Capital **\$16,765,384**

NEW POLICY

Appropriate Moneys Based on Conservation Futures Advisory Committee

Recommendations [\$13,800,000, revenue-backed]. The proposed ordinance would appropriate \$13.8 million in Parks Levy funding across 25 projects as a match for 2027 Conservation Futures Tax (CFT) grant awards.

The allocations align with the Conservation Futures Advisory Committee recommendations for 2027 awards. The committee's recommendations were presented to the Transportation, Economy, and Environment committee on September 15, 2026.

The Executive's proposed budget includes funding for all projects in the amounts recommended by the Conservation Futures Advisory Committee. Individual grant award amounts and project descriptions can be found in the committee's recommendations report.⁹⁷

⁹⁷ [2026-RPT0091](#)

Table 28. Proposed Allocations for Parks Levy funding as a CFT Match

Project Name	Award
Parks Bear Creek Waterways Acquisition	\$190,000
Parks Cougar Mountain Precipice Trail Acquisition	\$616,250
Parks Patterson Creek Addition	\$569,375
Parks Tolt River Additions Acquisitions	\$310,500
Cedar River Land Conservation	\$564,000
Green River Newaukum Creek Preservation	\$1,000,000
Soos Creek/Molasses Creek Acquisition	\$525,000
Parks Vashon Marine Shoreline Acquisition	\$258,750
Vashon Stream and Estuaries Acquisition	\$203,750
McGarvey Park Open Space Acquisition	\$1,513,125
Mid Soos Creek Preservation	\$404,066
North Green River Acquisition	\$425,000
Sweeney Pond Acquisition	\$317,500
Boxley Creek Natural Area Additions	\$187,500
Issaquah Creek Basin Conservation	\$248,750
Snoqualmie Corridor Enhancement	\$347,500
Middle Fork Snoqualmie Natural Area	\$650,000
Lake Youngs Trailhead	\$625,000
Ravensdale Retreat Addition	\$1,165,000
Lower Snoqualmie River and Floodplain Conservation	\$175,000
Lower Snoqualmie Valley Upland Forest Conservation	\$737,500
Middle Snoqualmie Park Additions	\$215,625
Enumclaw Foothills Mount Baldy	\$1,143,750
Vashon Uplands	\$1,107,059

Auburn Black Diamond Uplands	\$300,000
Total	\$13.8 million

Climate Resilience Program [\$1,000,000, revenue-backed]. The proposed ordinance would appropriate \$1 million of the 2026-2031 Parks Levy funding for the Climate Resilience Program. This appropriation would support construction of a stormwater park pilot project at White Center Ponds. In total, Parks plans to provide \$2.5 million to the Water and Land Resources Division (WLRD) for construction of a stormwater park pilot project at White Center Ponds. WLRD is planning to advertise for construction in 2027, and the remaining \$1.5 million would be requested in the 2028-2029 Biennial Budget.

Preston Community Center Pump Installation [\$109,812, revenue-backed]. This request would increase budget authority to spend a federal grant for an oil furnace conversion at the Preston Community Center. This would be backed by an EPA federal grant.

North Maintenance Facility Activation [\$4,000,000, revenue-backed]. This appropriation would support facility improvements that would enable activation of the first floor of the maintenance facility for Parks staff and the second floor for non-Parks employees. The activation project would create drop-in and meeting areas for staff, supporting the Executive's initiative to increase in-person work. This would be backed by \$3 million in Parks Levy revenue and \$1 million in DNRP Overhead. More information is included in the Parks and Recreation Operating Fund section.

TECHNICAL

Eastrail Parent Project [\$6,440,000]. This would consolidate two standalone projects, the Eastrail Renton Extension and Eastrail Renton Extension Acquisition, and transfer the remaining budgets to the Eastrail Parent Project to improve tracking and reporting.

Eastrail Renton Extension Acquisition [-\$500,000]. This would consolidate two standalone projects, the Eastrail Renton Extension and Eastrail Renton Extension Acquisition, and transfer the remaining budgets to the Eastrail Parent Project to improve tracking and reporting.

Eastrail Renton Extension [-\$5,940,000]. This would consolidate two standalone projects, the Eastrail Renton Extension and Eastrail Renton Extension Acquisition, and transfer the remaining budgets to the Eastrail Parent Project to improve tracking and reporting.

Marymoor Park Improvement Program Parent Project [\$2,032,926]. The proposed ordinance would transfer the remaining funding associated with two General Infrastructure Rehabilitation subprojects related to Marymoor Park in the Parks, Recreation, and Open Space Capital Fund into the Marymoor Park Parent Program in the Parks Capital Fund for

easier tracking. There are corresponding disappropriations in the Parks, Recreation, and Open Space Capital Fund.

Skyway Park Community Center [-\$4,177,354]. This proposed ordinance would consolidate two standalone projects for the Skyway Community Center by transferring remaining budget from the Skyway Community Center project in the Parks Capital Fund to the related project in the Parks, Recreation, and Open Space Capital Fund. There is a corresponding appropriation in the Parks, Recreation, and Open Space Capital Fund.

Water Quality Construction

\$-184,860,695

NEW POLICY

South Plant Offsite Eastside Interceptor #14 Pipe Rehab [\$11,294,756]. The proposed ordinance would appropriate \$11,294,756 for the second phase of work located along the Eastside Interceptor in Kirkland. The first phase rehabilitated pipe joints within a section of the Eastside Interceptor in Kirkland to correct structural deformation caused by erosion from a failed culvert. The second phase is to replace the impacted rockery, rehabilitate the failed culvert, and rehabilitate the associated stream channel. This work will provide long-term structural improvement and extend the service life of this portion of the interceptor and culvert. The project started as a sub project under the Minor Asset Management Program. As the project moves forward, the estimated costs have increased more than the Minor Asset Management Program can support. The project is requesting appropriation to complete construction.

South Plant Raw Sewage Pump (RSP) #3 Replacement [\$4,775,294]. The proposed ordinance would appropriate \$4,775,294 to replace a raw sewage pump at South Plant. This requested appropriation will provide sufficient funding to issue a Notice to Proceed which is scheduled for 2027.

South Plant Conveyance Auburn Interceptor Green River Siphon Rehabilitation Standalone [\$4,409,000]. The proposed ordinance would appropriate \$4,409,000 to rehabilitate a section of the Auburn Interceptor where it crosses below the Green River in Kent, ensuring long-term structural integrity and reliable wastewater conveyance. The project started as a sub project under the Minor Asset Management Program. As the project moves forward, the estimated costs have increased more than the Minor Asset Management Program can support. The project is requesting appropriation to complete final design and construction.

May Creek Interceptor [\$3,000,000]. The proposed ordinance would appropriate \$3,000,000 for the May Creek Interceptor Project. This project will realign a section of the May Creek Interceptor located in Renton. The realignment is required to support Washington State Department of Transportation (WSDOT) stream-restoration work

associated with the I-405 widening project and replacement of the May Creek bridge. The project is requesting appropriation to begin design of a new pipe alignment with WSDOT. Total agreed cost is yet to be determined upon agreement with WSDOT.

Sunset/Heathfield RSP Replacement [\$1,515,000]. The proposed ordinance would appropriate \$1,515,000 to replace failure-prone raw sewage pumps at the Sunset and Heathfield Pump Stations in Bellevue with modern pumps. WTD considers this an urgent request and is requesting appropriation to begin designing a new pumping system.

Medina Pump Station Motor Control Center (MCC) and Generator Replacement [\$145,255]. The proposed ordinance would appropriate \$145,255 for the Medina Pump Station MCC and a generator replacement. Additional appropriation is needed to complete the project closeout.

TECHNICAL

Lake Hills and NW Lake Sammamish Interceptor Upgrade [-\$133,000,000]. The proposed ordinance would disappropriate \$133,000,000 from the Lake Hills and NW Lake Sammamish Interceptor Upgrade project to align the project's appropriation with the amount needed to cover the forecasted expenditures for 2026-2027. This project is located in the City of Redmond. Delays have pushed the anticipated Notice to Proceed date to at least 2029.

Eastside Interceptor Section 8 Rehabilitation [-\$71,000,000]. The proposed ordinance would disappropriate \$71,000,000 for the ESI Section 8 Rehabilitation project. The project would rehabilitate 5,670 feet of an existing tunnel near the intersection of I-405 and Coal Creek Parkway. The disappropriation is proposed due to updated condition information and a need to balance for other project increases.

Lakeland Hills Pump Station Facility Replacement [-\$6,000,000]. The proposed ordinance would disappropriate \$6,000,000 for the Lakeland Hills Pump Station Facility Replacement in order to align the project's appropriation with the amount needed to cover forecasted expenditures for 2026-2027. According to WTD, the project is deferred for a more urgent project, Sunset Heathfield Pump Replacement project.

Surface Water Management Construction Subfund **\$0**

NEW POLICY

Appropriate and Disappropriate Moneys Based on DNRP Stormwater Capital Unit Priorities [\$0]. The proposed ordinance would appropriate \$5,377,000 in Surface Water Management Construction (SWM) funding primarily to one project within the program and make a corresponding disappropriation of \$5,377,000 across ten projects within the SWM fund, for a net \$0 appropriation. Of the proposed moneys to be appropriated, \$4,700,000

would go to the White Center Ponds Retrofit project. Executive staff state the majority of disappropriated funding was identified from projects approaching close out and would not impact other planned or budgeted projects.

Table 29. List of Programs and Projects Proposed to Receive Appropriation

Project	Proposed Change	Executive Justification
White Center Ponds Retrofit	\$4,700,000	Highest priority, lack of funding
Stormwater Feasibility Studies Program	\$450,000	Additional projects identified
Recon and Site Assessment Program	\$127,000	Technical change
Adaptive Management Program	\$100,000	Technical change

Table 30. List of Programs and Projects Proposed to Undergo Disappropriation

Project	Proposed Change	Executive Justification
Natural Drainage & Flood Program	(\$2,200,000)	SWM fund transfer to project
Water Quality Program	(\$815,038)	Remaining moneys at project closeouts
Rosemont Pond	(\$550,000)	Project discontinued due to cost
Riverbend Restoration	(\$490,000)	Remaining moneys at project closeout
Demolitions & Site Security Program	(\$421,802)	Program phased out in 2025
Fish Passage Program	(\$400,000)	Remaining moneys at project closeout
Frew Floodplain Reconnection	(\$245,000)	Fully funded by Flood Control Dist.
WRIA 7 Restoration Program	(\$127,000)	Technical change
WRIA 10 Restoration Program	(\$100,000)	Technical change
Madsen Basin Retrofit	(\$15,081)	Remaining moneys at project closeout
Fairwood 11 Pipe Replacement	(\$6,900)	Remaining moneys at project closeout
Crew Assisted Water Maintenance	(\$6,179)	Program fund discontinued

White Center Ponds Retrofit [\$4,700,000]. White Center Ponds Retrofit is identified as the Stormwater Capital Unit's highest priority project for the 2026-2027 Biennium, as they state it is needed to meet the National Pollutant Discharge Elimination System (NPDES) regulatory requirements for King County. The Executive states that project would also

improve maintenance costs for the drainage facility, community safety, water quality, and flow control, in addition to improving recreation space in White Center. Characteristics Executive staff considered when prioritizing this project include:

- Regulatory program needs;
- Density of development in the drainage area;
- Benefit to the community and stormwater system;
- Risk related to ongoing illicit acts happening in and around the facility; and
- Designation as an overburdened community by Washington State Department of Health. The area has a Health Disparity ranking of 9 (out of 10), a criterion that is reviewed for all projects added to the Stormwater Capital Portfolio.

Executive staff state the White Center Ponds Retrofit is proposed to receive most of the appropriation due to a funding shortfall – the project was not awarded funding from National Parks Service (\$5,000,000) or Washington State Department of Ecology (\$7,900,000), which were anticipated sources of funding for the project. The Executive applied for a \$1,000,000 Flood Reduction Grant from the Flood Control District for the project and received \$500,000. Other funding has been identified through the King County Parks and Recreation Division.

The White Center Ponds project was initiated in 2018 and is currently in permit review by DLS with final design scheduled for completion in early January 2027. An engineering consultant is under contract for the design phase. Procurement is scheduled for the first half of 2027, with construction planned to begin in Summer 2027 and end in Spring 2028.

Stormwater Feasibility Studies Program [\$450,000]. The purpose of this program is to assess potential capital improvement projects, including necessary prework to ensure project readiness. Findings from this program help prioritize projects within stormwater capital programs focused on asset preservation, natural drainage flood management, and water quality. Marie Creek was identified as a priority area, a highly industrialized area that drains into the Duwamish River. It currently has limited stormwater controls and has been negatively impacted by sedimentation. A study would develop a prioritized list of capital projects within the basin to improve water quality and provide flow control.

Natural Drainage & Flood Parent Program [-\$2,200,000]. Projects within this program address chronic drainage and flooding problems associated with natural drainage systems, such as streams, lakes, and wetlands. The proposed disappropriation is to support the construction of the White Center Ponds project, a stormwater capital project. This recommendation is a reprioritization of funding away from natural drainage systems and towards stormwater retrofits. Over the last two budget cycles, program staff have not identified new projects to add to the portfolio. Existing subprojects within the Natural Drainage Flood Parent Program would not be impacted by a disappropriation.

Rosemont Pond project [-\$550,000]. This existing King County stormwater pond, located north of the City of Sammamish, has a berm that has settled. The Executive indicates that significant repairs are needed, including further investigation, design, and construction. During the original design phase, the costs to repair the facility were estimated to be over \$10,000,000; initially the estimate was \$2,000,000. Given the advanced engineering and construction needed on the failing slope, the Stormwater Services Section will be working in the next few years to identify potential areas to relocate the facility. Water and Land Resources Division would request additional budget authority for this effort when appropriate.

Demolitions & Site Security Program [-\$421,802]. This program historically funded the preservation and protection of acquired properties from misuse by installing fences and bollards, and removing all manmade structures and infrastructure in preparation for habitat restoration, protection, and improvement. In 2023, Council approved the use of Conservation Futures Tax (CFT) moneys for site stabilization costs associated with acquisitions. Beginning with the 2024 award cycle, the CFT Advisory Committee began accepting requests, recommending awards for site stabilization. The 2026 2nd Omnibus proposal disappropriates undedicated budget authority from this program; it would not impact active projects and aligns with the new practice of the CFT advisory committee.

Fish Passage Program [-\$400,000]. The Fish Passage Restoration Program advances feasibility studies, design, and construction efforts to replace culverts that currently obstruct fish passage. It is proposed this Program will appropriate \$400,000 to support the construction of the White Center Ponds project managed by the Stormwater Capital Unit. This disappropriation reflects the early close-out of the Tolt MacDonald project after program staff determined the project would not have long-term benefits to salmon habitat, based on observations of site changes after the flood event in December 2025. No other fish passage projects need immediate additional funding currently. Project funding prioritization for the Fish Passage Program will be completed ahead of the 28-29 budget.

Solid Waste Construction **-\$663,590**

NEW POLICY

Solid Waste Division Cedar Hills Regional Landfill Facilities Relocation [\$2,463,356].

This project was initiated in the 2019-2020 Biennial Budget. The purpose of the project is to relocate administration and maintenance facilities within the landfill, with temporary off-site facilities constructed in the meantime.

In 2025, SWD provided revised direction for the development of permanent facilities. This included a decision not to build permanent new facilities, but rather to continue relying on temporary facilities through the end of the landfill's life. Relocation elements near the

North Flare Station and the South Area remain unchanged from previous direction and are anticipated to be completed by the end of 2026. The removal of permanent facilities from the scope reduced anticipated project costs by just under \$100 million.

The requested appropriation would pay for:

- Lease costs for temporary modular buildings;
- Required underground fire safety improvements;
- Relocation and reconfiguration of information technology infrastructure; and
- Resolution of utility conflicts that were not anticipated in the original design and emerged during construction.

The appropriation would be funded using general obligation bonds. No future appropriations are anticipated at this time.

Solid Waste Division Transfer Station Major Asset Rehabilitation [\$2,735,892]. This programmatic project provides for rehabilitation of major assets at capital facilities within SWD, especially at transfer stations. The additional request of \$2.7 million includes rehabilitation needs across several asset maintenance subprojects. Budget documentation notes that overall costs within this programmatic project have been reduced through project deferrals, scope adjustments, and reallocations and that this request accounts for those lower costs. General obligation bonds would provide the funding for this appropriation. Though not part of this appropriation, an additional \$21.7 million in spending is anticipated between 2028 and 2031.

Solid Waste Co-digestion Pre-processing Facility [-\$10,543,543]. The 2023-2024 Biennial Budget included an initial appropriation of \$11.1 million to support the planning and design phases of a project to site and build a structure that could house a preprocessing facility where commercial food waste is turned into a slurry. That slurry could then be taken to an anaerobic digester or co-digested with other organic material, where methane is then captured and converted into a renewable energy product. This project was initiated in response to HB 1799, which mandated commercial food waste to be collected as a separate stream for certain businesses beginning in 2024.

Through June of 2026 only roughly \$529,000 of that funding has been spent. The Executive now proposes to disappropriate the remaining \$10.5 million from this project and place the project on an indefinite hold. There is no target date for restarting the project.

Executive staff state that, as part of the 2027 rate process, SWD worked to prioritize and right-size capital spending, and this project was not prioritized. As the Executive Budget

Office asked departments across the board to disappropriate funding from projects on indefinite holds, this project is proposed for full disappropriation.

Council staff inquired how indefinite delay or cancellation of this project would affect the County's ability to meet its zero waste of resources by 2030 goal. Executive staff stated: "As part of the Comprehensive Solid Waste Management Plan update, SWD is having discussions with partners about extending the date to achieve zero waste of resources (ZWR) to 2050. Achieving ZWR in the next few years is not feasible, even if these projects moved forward." They also note that this project is one of many that would contribute to the ZWR goal.

Solid Waste Renton Redevelopment [-\$2,319,295]. The 2023-2024 Biennial Budget initiated this capital project, which appropriated \$3.2 million to identify, design, and implement new uses of the Renton Recycling and Transfer Station that the Executive believed would be more aligned with County goals for waste diversion and recycling.

At the time Executive staff noted the preliminary possible options included:

- Modernizing the station for expanded recycling and compaction;
- Redeveloping the site to host a food waste slurry pre-processing plant;
- Salvage lumber warehouse;
- Mattress recycling facility;
- EcoPark; or
- Co-locating one or more of the above.

As of June 2026, roughly \$833,000 has been spent on the project. The Executive now proposes to disappropriate the remaining \$2.3 million and put the project on indefinite hold. The reasoning for the hold and disappropriation, and the potential impact to the ZWR goal, are the same as described above for the Solid Waste Co-digestion Preprocessing Facility.

If this project is put on hold, Executive staff state that the existing recycling facility will continue operating in its current form, and that Solid Waste's operating budget presumes continued operation.

Solid Waste Division Maintenance Facility Upgrades [\$3,000,000]. The Solid Waste maintenance facility is currently in a leased space in Renton. While the facilities relocation

project (discussed above) initially anticipated the construction of a permanent facility, that is no longer planned. This proposal would therefore make \$3 million in tenant improvements to the leased space in anticipation that the maintenance facility will continue operations in that location. The improvements are intended to increase safety and efficiency at the site.

The current lease expires in 2032, and Executive staff indicate that the lease could potentially be extended beyond that date if warranted.

Solid Waste Division Maintenance Facility Leases [\$4,000,000]. This new capital project would consolidate all existing leases from specific capital projects to one parent capital project. Current leases include the lease for the SWD Maintenance Facility and a lease for a parking lot for SWD's trucking fleet. In addition to the \$4 million in this biennium, \$8 million in spending is anticipated in each of the next two biennia. Funding is expected to come from operating transfers to this capital fund.

Landfill Reserve	\$8,580,837
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NEW POLICY

Cedar Hills Regional Landfill Revised Site Development Plan [-\$69,163]. The purpose of this capital project was to determine how a revised site development plan for the Cedar Hills Regional Landfill could extend its useful life beyond the year 2040 and to develop an environmental impact statement and supplemental studies to evaluate the environmental impacts of continued development. That work is now complete. The completed revised site development plan concluded that further development of Cedar Hills could technically extend landfill operations beyond 2040, with concepts ranging to approximately 2050. The County subsequently conducted additional environmental and technical review and selected a more limited development alternative, currently expected to provide capacity until roughly the late 2030s. This budget item would disappropriate the remaining funding from the project as the study has been completed.

Solid Waste Division North Flare Station Water Line [\$4,650,000]. The North Flare Station at the Cedar Hills Regional Landfill combusts landfill gas, including methane, rising from the landfill in order to reduce greenhouse gas emissions. The narrative for this project states that staff at the North Flare Station do not currently have access to running water and that the requested appropriation for this new capital project would provide full funding to design and construct a water line to that area. The budget documentation notes that staffing levels at the North Flare Station are anticipated to increase due to the construction of Landfill Area 9. The project would be paid for with revenue from general obligation bonds.

Solid Waste Division Area 7 Leachate Response Clean-Up [\$4,000,000]. In 2025 and 2026, a leachate release occurred in the southwest corner of Landfill Area 7. Regulators have informed SWD that the contaminated soils will need to be removed or remediated. The leachate leak is still ongoing, so the full extent of contamination is not currently known. The \$4 million proposed is only anticipated to be enough to find and stop the leachate leak. Further appropriations would be needed to develop and execute a cleanup plan for regulatory compliance. The project would be paid for with revenue from general obligation bonds.

The Capital Improvement Program anticipates an additional \$6 million of spending for this project in the 2030-2031 biennium. Executive staff state that no additional spending is anticipated in the 2028-2029 biennium because King County and the Washington State Department of Ecology would likely be working on scoping for the cleanup throughout that biennium, with implementation of the plan taking place in 2030-2031.

Budget documentation notes that there is a high likelihood that West Haul Road will need to be shut down for extensive lengths of time and that an alternative route for refuse delivery may be needed during this work. It notes that there may be significant traffic impacts due to trucks having to wait to enter the landfill.

Major Maintenance Reserve Subfund	\$4,669,027
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NEW POLICY

MRJC Smoke Dampers Replacement [\$345,484]. The proposed ordinance would appropriate approximately \$345,000 of fund balance to close out the Maleng Regional Justice Center (MRJC) Smoke Dampers Replacement project. The project, which replaced the existing smoke dampers that were at the end of their useful service life and needed to be replaced to comply with local fire code, has already been completed.

Elections Building Cameras Replacement [-\$551,997]. The proposed ordinance would disappropriate almost \$552,000 from the Elections Building Cameras Replacement project. The project, which included the installation of new workstations, recorders, network equipment, and expanded camera locations, has been completed. Because the project was completed with internal design services, rather than an external architecture and design services firm, the project required less budget than originally appropriated. The unused revenues from the original appropriation were a mix of state and federal grants (\$301,977) and bond proceeds (\$250,000).

DES FMD MMR MRJC HRU 6.2 Heat Wheel Replacement [\$198,518]. The proposed ordinance would appropriate \$199,000 to close out the project that replaced the existing damaged heat wheel media material in a heat recovery unit at the MRJC. The media is the material inside of the heat wheel that helps transfer heat and moisture between the

building's exhaust air and incoming fresh air to conserve energy. Work on the project is complete, and the appropriation would allow project close out. The appropriation would be covered by bond proceeds.

DES FMD MMR King County Correctional Facility (KCCF) Replacement Study

Consultant [\$500,000]. The proposed ordinance would appropriate \$500,000 for the initial funding for an updated study of the King County Correctional Facility (KCCF) relocation options. According to budget materials, the existing KCCF in downtown Seattle occupies land that is critical to the development of a Civic Campus Plan. At the same time, the facility is facing a growing need of costly repairs, deferred maintenance, major building systems renewals, and changing programmatic needs. This study will specifically look at the comparison of a horizontal versus a vertically stacked construction model, with the inclusion of land acquisition considerations. This project is backed by a General Fund transfer to DES.

DES FMD MMR Goat Hill Wheelchair Lift [\$337,002]. The proposed ordinance would appropriate \$337,000 to install a wheelchair lift/escalator in the Goat Hill Garage. The existing ramp from 5th Avenue up to the elevator lobby is long and steep, consisting of three ramp segments with flat landings every 30 feet. The overall length and grade of the ramp make it difficult to navigate. This project would install a lift system along the north side of the ramp to transport wheelchair users between the upper and lower levels. This would correct the identified ADA deficiency and meet minimum access requirements for wheelchair users. This project is backed by a 2025 transfer from the former Office of Equity and Racial and Social Justice (OERSJ) to FMD.

DES FMD MMR DAJD Duress Alarm System [\$3,040,000]. The proposed ordinance would appropriate \$3 million to improve the duress alarm system at DAJD facilities. The existing system is dated and would be replaced by a new one that incorporates sensors that include a "man-down" function that automatically triggers a duress alert if a wearer has fallen or remains in an abnormal position for a predefined period. This improvement would align with national standards and is in response to staff expressing concerns about the current system. The project would be funded by general obligation bonds.

DES FMD MMR DOJ ADA Construction [\$800,000]. The proposed ordinance would appropriate \$800,000 for a cost feasibility study to review the structural, plumbing, and electrical upgrades for the ADA deficiencies identified by the UW ADA review of the KCCF. This study would produce scope and cost estimates for any corrections. The project would be funded by general obligation bonds.

Building Repair and Replacement Subfund

\$67,472,104

NEW POLICY

Asset Management System [\$930,000]. The proposed ordinance would appropriate an additional \$930,000 of debt proceeds for an IT-related asset management system which FMD uses for space allocation services in County buildings. The appropriation would provide the funding necessary to complete the project with the selected vendor to replace the 20-year old system that is no longer supported by its original vendor. The updated system will improve the information available, increase reporting capabilities, and significantly reduce the time it takes to produce space allocation materials. After this vendor-supported implementation phase of the project, FMD would assume operational ownership of the software and continue to utilize it.

Kent Econo Lodge Acquisition [\$260,000]. The proposed ordinance would provide \$260,000 of General Fund moneys in additional appropriation authority to close out the Kent Econo Lodge Acquisition project. This project was originally used to acquire the Econo Lodge building and ground lease in March 2020 for approximately \$4.1 million as a pandemic isolation/quarantine location. FMD is requesting additional budget authority to cover interest charges for interfund loans associated with the project. The building and ground lease were determined to be surplus to County needs, and the property was sold in May 2026 to Aaron Legacy, a Washington LLC, for \$1.5 million.

DES FMD BRR Regional Animal Shelter [\$13,400,000]. The proposed ordinance would provide \$13.4 million in additional appropriation authority for the new Animal Shelter facility. This appropriation would be supported by general obligation bonds. The total project budget, including this appropriation, would be \$33.2 million. Because the original shelter facility was considered inadequate for current needs and the site had extensive limitations on expansion due to wetland buffers, the County purchased another site in Kent in 2025 with an existing building to renovate for \$11.5 million. The requested appropriation would support the construction phase of the new facility. Based on current design, the proposed appropriation would be enough to complete the project. The current estimated completion date is Quarter 2 of 2028.

DES FMD BRR 2026 RTO Parent [\$18,720,000]. The proposed ordinance would provide \$18.7 million in additional appropriation authority for the Return to Office (RTO) Parent project. The 2026 1st Omnibus allocated \$5.4 million to RTO efforts. This proposed allocation, funded by FMD central rates, would support tenant improvements, furniture, building improvements, and technology infrastructure needed to create approximately 345 work points.

Specifically, the proposal would provide additional work spaces in both the Dexter Horton and Administration Buildings. In the Dexter Horton Building, approximately 245 work points would be added. This would allow DNRP to occupy Floors 8 and 11 with 220 new work points while DHR, which is already on Floors 12 and 13, would expand and add 25 work

points. In the Administration Building, the proposal includes the necessary improvements to open up one floor and approximately 100 work points. Executive staff indicate that the floor in the Administration Building could be Floor 4, 6, or 8 but that the final decision would depend on the tenant, which is a part of an ongoing discussion with FMD. The 2026 2nd Omnibus investments would also include the supporting infrastructure to make these spaces fully functional, including elevator repairs in the Administration Building and IT improvements in both buildings.

While the full response to the 2026 1st Omnibus RTO proviso⁹⁸ is planned to be briefed at the Committee of the Whole, Executive staff indicate that based on August estimates, approximately 1,250 work points would be required to allow every FTE to be in the office for three days a week, every week. That includes 320 for DCHS, 200 for Metro, 680 for DNRP, and 50 for DPD. While the Executive maintains a three-day hybrid work expectation, departments like DCHS, Metro and DNRP, which do not have the space necessary to support three days a week, would operate with a rotating "three-two" schedule. This would have employees in the office 3 days the first week and 2 days the next week. With this approach, DCHS, Metro, and DNRP expect to meet the Executive's expectation with the proposed 2026 2nd Omnibus capital investments. While no additional capital investments are anticipated by Executive staff in the 2026-2027 biennium, there may be budget proposals contemplated as part of the 2028-2029 Biennial Budget.

DES FMD Broadway Center Construction [\$35,000,000]. The proposed ordinance would provide \$35 million for the Broadway Crisis Care Center Construction project. The allocation, which would utilize Crisis Care Center Levy funding, would cover the full construction of the adult and juvenile crisis care center and the residential treatment facility. According to Executive staff, the initial \$16-17 million estimate for renovations that was shared when the Broadway Facility was being purchased was before any preliminary design or scoping work occurred. FMD and DCHS are now working with operators and a design team to plan construction. There is still not a completed estimate for construction, but FMD anticipates the costs will exceed \$30 million. The full \$35 million appropriation is being requested now to allow FMD to enter into a contract, finalize design, and complete work on the desired timeline. The current timeline estimates construction in the spring of 2027 and opening of the facility in Q4 2027 or Q1 2028. According to Executive staff, the County may need to invest additional moneys for the portions of the building that would not be used for crisis care operations. FMD is currently working with DCHS, the Executive's Office, and other partners to determine the best use and hopes to have plans for the rest of the building by early 2027.

⁹⁸ Proposed Motion 2026-0316.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8260398&GUID=393C30CD-8115-4D4A-83E6-2C1F5846B78E>

UPDATE October 28, 2026, BFM: Executive staff provided the following responses to questions about the use, building condition, and potential income from lease or parking revenue at the Broadway facility:

Can you please confirm that the Broadway facility can be used for its stated purpose? Has there been a land use determination made by the City of Seattle? Has the master use permit been submitted?

The City of Seattle has formally confirmed that the proposed program qualifies as a “Human Services” use under Seattle Municipal Code 23.84A.016. This use category is permitted outright in the NC3 zoning district, meaning no land use application or Master Use Permit (MUP) is required.

With this determination, the project may proceed directly to building permit review with the Department of Construction and Inspections, along with any required Street Improvement Permit through Seattle Department of Transportation. This confirmation ensures that the Broadway facility can legally be used for its stated purpose, and no additional land use entitlement processes are needed.

A public commentor stated that property condition reports from 2024 & 2025 rated the building fair to poor and recommended structural and leak investigations. Have Executive staff determined that the building needs life safety upgrades, including a seismic retrofit? If so, what is the estimated cost of these upgrades and are they contemplated in the requested appropriation?

After reviewing the 2024 Property Condition Assessment (PCA), Executive staff confirmed that although the building is described as in fair to locally poor condition, the report does not identify a need for seismic retrofitting or major structural life-safety upgrades.

While the building is in Seismic Zone 3, which is considered an area of major earthquake hazard, no seismic risk analysis was included in the consultant’s scope, which is standard industry practice. Seismic analysis is also not required by code for existing buildings unless a major structural modification, change of occupancy, or other permit-triggering condition requires it. None of these conditions apply to the Broadway Facility. Additionally, the PCA did not identify seismic deficiencies or recommend a seismic retrofit. The life-safety issues noted in the PCA are limited to routine or localized items such as installation of an automatic gas shutoff device, sidewalk repairs, moisture-intrusion investigations, and a structural evaluation of cracked brick. These issues do not implicate structural life-safety concerns or seismic performance.

What is the actual income from lease and parking revenue at the Broadway facility?

Executive staff provided the following information for income generated from lease and parking revenue:

- Parking Revenue – Actuals
 - Monthly (August 2026): \$29,115.36
 - **Year to Date (Jan–Aug 2026): \$178,824.04**
- Lease Income – Actuals
 - Monthly (August 2026):
 - Base Rent: \$71,010.00
 - Operating Expense Recoveries: \$43,308.19
 - Leasehold Tax Recovery: \$9,117.68
 - Total Monthly Lease Income: \$123,435.87
 - Year to Date (Jan–Aug 2026):
 - Base Rent YTD: \$529,139.03
 - Operating Expense Recoveries YTD: \$346,465.52
 - Leasehold Tax Recovery YTD: \$72,941.44
 - **Total Lease Income YTD: \$948,546.00**
- Combined Income Summary
 - **Total Monthly Income (Lease + Parking): \$152,551.23**
 - **Total YTD Income (Lease + Parking): \$1,127,370.04**

Executive staff also noted that Optum’s short term lease for Floors 1 and 2 expired at the end of September 2026. As a result, lease and parking income will decrease beginning in October. FMD will continue monitoring revenue impacts and provide updated forecasts as new information becomes available.

TECHNICAL

AFIS Property Management Unit Planning [\$97,702]. The proposed ordinance would appropriate almost \$98,000 of fund balance for additional budget authority to close out the Automated Fingerprint Identification System (AFIS) planning project tied to the design,

construction, and relocation of AFIS to the Black River Building in Renton. The move was completed in 2021. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

Assessor Space Moves [\$405]. The proposed ordinance would appropriate \$405 of fund balance for additional budget authority to close out the Assessor Space Moves project from 2017. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

Resource Conservation Grants [-\$395,000]. The proposed ordinance would disappropriate \$395,000 from an unused contingency project to close it out. The Resource Conservation Grant project was a contingency project created to give FMD the flexibility to begin conservation projects, such as energy or water efficiency projects, when time-sensitive external grants were awarded but not yet budgeted in a supplemental or biennial budget. The project was not used and is being proposed for close out.

SCAP – Green Building [\$6,379]. The proposed ordinance would provide \$6,379 in additional appropriation authority for the Green Building project. This project was in place to provide a project for a capital project manager to bill time associated with meeting the County’s Green Building Ordinance and Code requirements associated with capital project delivery and reporting. Individual projects now include budget to support Green Building reporting requirements, and as such, this project is proposed for close out. The additional budget authority to utilize fund balance is required to close it out.

DPD Consolidation [\$0]. The proposed ordinance would make no funding changes to the DPD Consolidation project but would update the project scope from 2017 to reflect the current state of the Dexter Horton Building.

AFIS Relocation to Black River [\$916]. The proposed ordinance would appropriate approximately \$900 of fund balance for additional budget authority to close out the AFIS Relocation to the Black River Building in Renton. The move was completed in 2021. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

DPD Kent Expansion [\$38]. The proposed ordinance would appropriate approximately \$40 of fund balance for additional budget authority to close out the DPD Kent Expansion project. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

Major Office Space Reorganization [-\$106,834]. The proposed ordinance would disappropriate approximately \$107,000 of fund balance from an unused administrative project to close it out. The Major Space Reorganization project was previously used to support facility remodels as agencies moved or increased existing space. The project is no longer being used and is proposed for close out.

King County Consolidated Warehouse Phase 2 [\$17,034]. The proposed ordinance would appropriate approximately \$17,000 of fund balance for additional budget authority to close out the Consolidated Warehouse Phase 2 project. This project supported a series of HVAC and electrical tenant improvements in leased warehouse space. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

Burien District Court Water Quality Improvement [\$133,281]. The proposed ordinance would appropriate approximately \$133,000 of fund balance for additional budget authority to close out the Burien District Court Water Quality Improvement project. This project supported an improvement to treat stormwater runoff from the Courthouse parking lot. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

King County Courthouse Superior Court Video Option [\$21,664]. The proposed ordinance would appropriate approximately \$22,000 of General Fund moneys for additional budget authority to close out the Superior Court Video Option project. This project supported the implementation of a video option to improve the safety of the arraignment court on the 12th floor of the KCCH. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

Kent Building Acquisition [-\$785]. The proposed ordinance would disappropriate approximately \$800 of fund balance to close out the Kent Building Acquisition project from 2019. This project supported the acquisition of DPD office space in Kent near the MRJC. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record.

Yesler Renovation [\$29,510]. The proposed ordinance would appropriate approximately \$30,000 of fund balance for additional budget authority to close out the Yesler Renovation project from 2019. This project supported the tenant improvements to house employees on the sixth floor of the Yesler Building. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

Hanford Building Tenant Improvements [\$1,343]. The proposed ordinance would appropriate approximately \$1,300 of fund balance for additional budget authority to close out the Hanford Tenant Improvement project. This project supported the rehabilitation of a County building to serve as an interim youth activity center. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

Downtown Public Health 2022 Tenant Improvements [\$1,703]. The proposed ordinance would appropriate approximately \$1,700 of fund balance for additional budget authority to close out the Public Health Tenant Improvements project. This project supported security and ADA improvements at the Downtown Public Health Clinic. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

District Court King County Courthouse 2021 Tenant Improvements [\$39,371]. The proposed ordinance would appropriate approximately \$39,000 of fund balance for additional budget authority to close out the District Court 2021 Tenant Improvements project. This project supported workspace reconfigurations to address health concerns during the COVID-19 pandemic. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

FF&E Columbia Tower [-\$606,327]. The proposed ordinance would disappropriate approximately \$606,000 to close out the FF&E Columbia Tower project. This project, which received almost \$682,000 from a standalone budget appropriation in 2022, was budgeted to support furniture, fixtures, and technology equipment for the PAO Civil Division offices leased in Columbia Tower. The landlord ultimately paid for the majority of tenant improvements, so the budget authority was not necessary. The remainder of the unused administrative budget would be disappropriated and the project closed out.

King County Courthouse DJA ADA Counter [\$61,165]. The proposed ordinance would appropriate approximately \$61,000 of General Fund moneys for additional budget authority to close out the Courthouse Department of Judicial Administration (DJA) ADA Counter project. This project supported the ADA accessibility improvements to the DJA customer service area. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

King County Courthouse Criminal Court Planning [-\$159,700]. The proposed ordinance would disappropriate approximately \$160,000 of fund balance to close out the Criminal Court Planning project. This project was intended to begin planning a remodel of the 12th floor of the Courthouse for a Chief Criminal Courtroom. This project aligned with the previous Executive's Civic Campus planning work. The current Executive has placed the Civic Campus plan on hold, and the Criminal Court planning was subsequently halted. The remaining budget is not anticipated to be used so it is proposed to be disappropriated and the project would be closed out.

DES FMD Regional Animal Shelter Facility Plan [\$60,801]. The proposed ordinance would appropriate approximately \$61,000 of fund balance for additional budget authority to close out the Animal Shelter Facility Plan project. This project from 2023 supported the conceptual design and siting alternatives for replacement of the RASKC Animal Shelter. FMD is working to clean up the BRR subfund and as part of that cleanup, this project was identified as completed but not closed out in the financial system of record. For this, and other similar projects, funding was received at the time of spending, but additional budget authority is necessary to close out the project.

DES FMD Black River KCSO [-\$40,563]. The proposed ordinance would disappropriate approximately \$41,000 of fund balance to close out the unused Black River KCSO project. The project was planned to upgrade lighting and associated wiring at the KCSO Black River facility. The project scope was incorporated into other projects that have been completed. The allocation would be disappropriated and the project closed out.

NEW POLICY

KCIT ADA Compliance Remediation Project [\$2,660,000]. The proposed ordinance would appropriate \$2,660,000 for the KCIT ADA Compliance Remediation Project (CIP #1150649). The 2026-2027 Biennial Budget already appropriated \$500,000 for this project to begin the planning phase. The scope of the planning phase was focused on identifying technology not in compliance with Title II of the Americans with Disabilities Act, identifying initial resource needs, and tooling options.⁹⁹ According to Executive staff, as of June 2026, the project has spent \$44,823 and anticipates spending approximately \$315,000 to complete the planning phase of the project.

Executive staff note that the \$2,660,000 supplemental appropriation request provides additional funding to remediate approximately 50 applications that were identified during the planning phase of the project. The project plans to spend most of the total project appropriation on implementation costs totaling around \$2.8 million to meet ADA Title II compliance requirements by the April 2027 deadline.

If the proposed ordinance is adopted, the total project cost would be \$3,160,000. The budget request would be supported by the fund balance of the KCIT Enterprise Capital Fund 3781.

Department of Public Health Technology Capital**\$726,621****NEW POLICY*****Public Health Laboratory Information Management System Replacement [\$726,621].***

The proposed ordinance would appropriate approximately \$727,000 for the Laboratory Information Management System (LIMS) replacement project (CIP #1153231). This new technology project proposes to replace and upgrade the existing LIMS system, which manages all lab workflows, test results, instrument connections, and financial interfaces. The existing system is reaching the end-of-life and the vendor will no longer support or operate the system after March 2028. Without replacing the existing system, the lab would lose the ability to electronically receive lab test orders and report test results which would make it difficult to meet mandatory lab results records, reporting, and fee-recovery requirements.

The appropriation will be funded with fund balance, and no additional appropriations are expected to be needed for project completion. The project is expected to be completed by December 2027, ahead of the current system's scheduled end-of-life. There may be

⁹⁹ Title II of the Americans with Disabilities Act (ADA) prohibits discrimination against individuals with disabilities in all programs, activities, and services provided by state and local government entities.

ongoing software expenses, starting during the 2028-2029 biennium. In alignment with Board of Health code, the Public Health Lab would need to increase fees to recover testing costs, including LIMS operations and maintenance.

Department of Executive Services Technology Capital **-\$2,711,180**

TECHNICAL

Treasury Scanner Replacement Project [-\$2,023,643]. The proposed ordinance would disappropriate approximately \$2 million from this project, which was finished under budget. Executive staff state that the reasoning for such a large disappropriation is that the originally identified replacement scanners were much larger and more expensive; however, the agency identified significantly smaller and less expensive options that provided the same benefits, enabling the project to come in under budget.

DES BRC FBOD Fixed Assets [-\$687,537]. The proposed disappropriation is related to the close out of a project updating the County's fixed asset accounting software. Executive staff state that project management efficiencies led to the project coming in under budget.

General Fund Technology Capital **\$7,342,582**

NEW POLICY

KCSO CJIS Network Upgrade [\$486,370]. The proposed ordinance would appropriate approximately \$486,000 in one-time General Fund revenue to provide additional support to a capital IT project upgrading the King County Sheriff's Office's Criminal Justice Information System (CJIS) network equipment to Cisco's Meraki Platform. The CJIS network is a secure database and communication system which allows KCSO to access and share information such as criminal histories, outstanding warrants, missing persons reports, and vehicle registrations. The system also allows KCSO to utilize the Washington State Patrol's (WSP) A Central Computerized Enforcement Service System (ACCESS), which is the state database that criminal justice agencies use to query multiple state and national criminal history databases. In the third quarter of 2024, the WSP issued KCSO a negative certification audit finding due to outdated technology. This finding put KCSO at risk of losing access to ACCESS which, according to the Executive, would adversely impact KCSO operations, as well as KCSO's ability to share important information with the Prosecuting Attorney's Office, the Department of Public Defense, and the Department of Adult and Juvenile Detention. To address this potential risk the Council approved \$774,207 in the 2025 1st Omnibus for a network upgrade project.

The proposed ordinance would appropriate additional moneys to complete the (CJIS) Network Upgrade to resolve implementation issues. According to the Executive, the proposed appropriation would include the purchase of required Meraki firewall devices and associated deployment costs necessary to meet compliance standards, including:

- \$165,621 increase in tariff related hardware costs
- \$85,333 for two additional Meraki Devices determined to be needed to support the architecture
- \$270,331 increase in KCIT resource cost resulting from the project completion date being extended from March 2026 to March 2027
- \$9,700 increase in “other costs,” primarily copper wire and network fees
- \$40,717 increase in project contingency

Workers' Comp Claims System Replacement [\$6,856,212]. The proposed ordinance would appropriate approximately \$6.9 million to support the replacement of King County's legacy Workers' Compensation claims management system. The project would procure a modern system to replace the existing 25-year-old iComp system, modernize business processes, and integrate King County's enterprise systems (e.g., Peoplesoft, EBS, Oracle). This request would provide initial funding for the capital project. The Capital Appropriation Proposal estimates an additional \$15.8 million for project implementation in the 2028-2029 Biennial Budget.

Executive staff state that a new system would require significantly less manual processing of claims, including a self-service option for injured workers to obtain their claim information and submit records and documentation. This may lead to a reduction in administrative overhead in coming years, though Executive staff indicate they are too early in the process to quantify potential savings. The current iComp system vendor (Helmsman Management Services) notified King County that they intend to stop supporting the program after the current contract ends on June 30, 2028. Currently, only one individual within Helmsman Management Services has the knowledge to maintain the system.

There is an accompanying decision package in the Safety and Claims Management appropriation unit.

2026 2nd Omnibus Timing. The BFM Chair has approved the following consideration calendar for the 2026 2nd Omnibus:

Table 31. 2026 2nd Omnibus Consideration Schedule

Date	Activity
Sept 23rd (Wed)	BFM – Executive staff briefing on Revenue
Sept 24th (Thurs)	Executive transmits

Oct 9th (Fri) COB	SR finalized & distributed for 10/14 BFM
Oct 14th (Wed) 9:30am	BFM – Committee briefing
Oct 23rd (Fri) COB	Updated SR distributed for 10/28 BFM
Oct 28th (Wed) 9:30am	BFM – Committee briefing Answer outstanding questions at BFM.
Nov 2nd (Mon) COB	<i>Striking amendment requests due to BFM Chair</i>
Nov 4th (Wed) COB	BFM Chair's striking amendment direction due to staff & <i>district councilmanic grant allocations due to Gene Paul, Brandi Paribello, and April Sanders</i>
Nov 10th (Tues) COB	Striking amendment finalized and distributed
Nov 13th (Fri) COB	Line amendment direction due to staff
Nov 16th (Mon), 1:30 pm	Special BFM – Committee action on striker and line amendments
Nov 19th (Thurs) COB	Line amendment direction due to staff for Full Council
Nov 24th (Tues)	Full Council – Possible action

INVITED

- Aaron Rubardt, Chief Budget Officer, Executive Office

ATTACHMENTS

1. Proposed Ordinance 2026-0282 and the following attachment:
 - A. Capital Improvement Program dated 9-18-2026
2. Transmittal Letter
3. All Financial Plans
4. 2026 2nd Omnibus Operating Crosswalk
5. General Fund Financial plan
6. General Fund Decision Package Delineation



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0282.1

Sponsors Dembowski

1 AN ORDINANCE making a net supplemental
2 appropriation of \$15,614,000 to various general fund
3 agencies, a net supplemental appropriation of \$532,095,000
4 to various non-general fund agencies and a net
5 supplemental appropriation of \$197,996,175 from various
6 capital fund budgets; amending the 2026-2027 Biennial
7 Budget Ordinance, Ordinance 20023, Sections 21, 24, 25,
8 26, 30, 32, 33, 36, 37, 43, 43, 44, 46, 47, 48, 49, 50, 51, 52,
9 53, 54, 55, 56, 59, 60, 63, 64, 70, 71, 79, 83, 86, 87, 88, 89,
10 90, 91, 91, 94, 96, 97, 98, 100, 101, 102, 102, 104, 105,
11 106, 107, 108, 109, 109, 110, 112, 115, 116, 117, 118, 122,
12 124, 126, 128, 132, and 132, as amended, and Attachment
13 A, as amended, and Ordinance 20086, Section 103, as
14 amended, and adding new sections to Ordinance 20023, as
15 amended.

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Ordinance 20023, Section 21, as amended, is hereby amended as follows:

18 SHERIFF - From the general fund there is hereby appropriated to:

19 Sheriff	\$4,382,000
20 The maximum number of additional FTEs for sheriff shall be:	1.0

22 follows:

23 INQUEST PROGRAM - From the general fund there is hereby appropriated to:

24	Inquest program	\$38,000
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25 The maximum number of additional FTEs for inquest program shall be: 0.8

26 SECTION 3. Ordinance 20023, Section 25, as amended, is hereby amended as

28 EXECUTIVE SERVICES - ADMINISTRATION - From the general fund there is

30	Executive services - administration	\$252,000
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31 The maximum number of additional FTEs for executive services - administration shall

33 SECTION 4. Ordinance 20023, Section 26, as amended, is hereby amended as

35 HUMAN RESOURCES MANAGEMENT - From the general fund there is

37	Human resources management	(\$3,156,000)
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38 The maximum number of additional FTEs for human resources management

40 SECTION 5. Ordinance 20023, Section 30, as amended, is hereby amended as

42 REAL ESTATE SERVICES - From the general fund there is hereby appropriated

66	Judicial administration	\$227,000
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67 The maximum number of additional FTEs for judicial administration shall be: 1.0

68 SECTION 10. Ordinance 20023, Section 43, as amended, is hereby amended as
69 follows:

70 EXTERNAL SUPPORT - From the general fund there is hereby disappropriated
71 from:

72 External support (\$20,300,000)

73 SECTION 11. The council directs that section 10 of this ordinance takes effect
74 before section 12 of this ordinance.

75 SECTION 12. Ordinance 20023, Section 43, as amended, is hereby amended as
76 follows:

77 EXTERNAL SUPPORT - From the general fund there is hereby appropriated to:

78 External support \$21,350,000

79 ER1 EXPENDITURE RESTRICTION:

80 Of this appropriation, \$2,375,000 shall be expended or encumbered solely to
81 support councilmanic grants for capital improvements for the following food banks, meal
82 pantries, and other food-supply related organizations, contingent on the executive
83 determining that each project serves a fundamental governmental purpose, a county
84 purpose for which the county is receiving consideration, or support of the poor or infirm:

85 ACT – A Common Thread \$35,200

86 Algona/Pacific Food Pantry (New Hope Lutheran Church) \$21,000

87 Auburn Food Bank \$125,000

88 Ballard Food Bank \$75,000

89 Catholic Community Services \$21,000

90	Council District 1	\$68,000
91	Council District 4	\$100,000
92	Council District 5	\$125,000
93	Council District 6	\$250,000
94	Council District 8	\$125,000
95	Covington Storehouse	\$100,000
96	DESC	\$100,000
97	Des Moines Food Pantry	\$20,000
98	Family Works	\$75,000
99	Federal Way Senior Center	\$21,000
100	Georgetown Community Center	\$10,000
101	Highline Area Food Bank	\$35,200
102	Kent Food Bank	\$35,200
103	King of Kings	\$54,000
104	Lake City Partners Ending Homelessness	\$12,000
105	Lifelong	\$15,000
106	Maple Valley Food Bank	\$75,000
107	Multi-Service Center Redondo Food Bank	\$21,000
108	Multi-Service Center William J. Wood Veterans House	\$21,000
109	Newcastle YMCA	\$50,000
110	Northshore Senior Center	\$170,000
111	Pacific Islander Community Association of WA (PICA-WA)	\$20,000
112	Plateau Ministries Outreach – Building generator	\$25,000

113	Praisealujah	\$35,200
114	Rainier Beach Action Coalition	\$150,000
115	Snoqualmie Valley Preservation Alliance	\$250,000
116	Tukwila Food Pantry	\$35,200
117	YMCA	\$100,000
118	TOTAL	\$2,375,000

119 ER2 EXPENDITURE RESTRICTION:

120 Of this appropriation, \$2,750,000 shall be expended or encumbered solely to
 121 support grants for capital improvements for food banks, meal pantries, and other food-
 122 supply related organizations, contingent on the executive determining that each project
 123 serves a fundamental governmental purpose, a county purpose for which the county is
 124 receiving consideration, or support of the poor or infirm. Grants shall be awarded via a
 125 request for proposal process in the following categories:

126 A. \$2,000,000 for projects with costs between \$51,000 and \$500,000; and

127 B. \$750,000 for projects with costs of up to \$50,000.

128 Organizations that have been previously allocated a grant from King County shall
 129 remain eligible for the grants described in this expenditure restriction.

130 ER3 EXPENDITURE RESTRICTION:

131 Of this appropriation, (~~(\$15,300,000)~~) \$14,550,000 shall be expended or
 132 encumbered solely to support the following projects, contingent on the executive
 133 determining that each project serves a fundamental governmental purpose, a county
 134 purpose for which the county is receiving consideration, or support of the poor or infirm:

135	African Community Housing Development	\$1,000,000
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136	Bellevue Family YMCA Housing Predevelopment	\$500,000
137	Comunidad	\$500,000
138	Council District 5 Community Facilities Bond Projects	\$500,000
139	Council District 6 Community Facilities Bond Projects	\$500,000
140	Council District 7 Community Facilities Bond Projects	\$1,000,000
141	Council District 9 Community Facilities Bond Projects	\$1,000,000
142	Healthpoint Tukwila Commons	\$750,000
143	((Hunger Intervention Project	\$1,750,000))
144	Kirkland Women's Club	\$100,000
145	North Helpline Bitter Lake	\$650,000
146	(MLK Labor Hall	\$750,000)
147	<u>North Seattle Food Connection</u>	<u>\$1,750,000</u>
148	NPRSA Woodinville Youth Community & Aquatic Center	\$300,000
149	Open Doors Multicultural Village Family Resource Center	\$1,000,000
150	Phinney Neighborhood Association	\$500,000
151	Snoqualmie Valley Food Bank	\$500,000
152	Snoqualmie Valley Hospital	\$1,000,000
153	Tubman Center	\$500,000
154	Youth Achievement Center	\$500,000
155	Uplift Northwest	\$500,000
156	United Indians of All Tribes	\$1,500,000
157	Council districts 5, 6, 7, and 9 shall collaborate with the executive's office to	
158	identify additional capital projects with minimum costs of \$100,000.	

159 ER4 EXPENDITURE RESTRICTION:

160 Of this appropriation, \$350,000 shall be expended or encumbered solely for a
161 Kent school district outdoor education program, contingent on the executive determining
162 that the program serves a fundamental county governmental purpose, a county purpose
163 for which the county is receiving consideration, or support of the poor or infirm and the
164 county entering into an agreement with the Kent school district to include, but not be
165 limited to, terms related to duration, deliverables, purpose, and dollar amount.

166 ER5 EXPENDITURE RESTRICTION:

167 Of this appropriation, \$300,000 shall be expended or encumbered solely to
168 support the Charles Mitchell and George Washington Bush Study on Reparative Action
169 for Washington State's Descendants of Victims of United States Chattel Slavery
170 conducted by the Washington state Department of Commerce.

171 ER6 EXPENDITURE RESTRICTION:

172 Of this appropriation, \$50,000 shall be expended or encumbered solely to support
173 and develop a Doctor Quintard Taylor historical grant or fellowship in collaboration with
174 Blackpast.org.

175 ER7 EXPENDITURE RESTRICTION:

176 Of this appropriation, \$25,000 shall be expended or encumbered solely support
177 operation of an interim care nursery for drug-exposed and medically fragile newborns by
178 Pediatric Interim Care Center.

179 ER8 EXPENDITURE RESTRICTION:

180 Of this appropriation, \$450,000 shall be expended or encumbered solely to
181 support preapprenticeship training programs with Auburn School District's Career and
182 Technical Education as part of the county's priority hire program.

183 ER9 EXPENDITURE RESTRICTION:

184 Of this appropriation, \$450,000 shall be expended or encumbered solely to
185 support preapprenticeship training programs with Federal Way Public School's Pre
186 Apprenticeship Program as part of the county's priority hire program.

187 ER10 EXPENDITURE RESTRICTION:

188 Of this appropriation, \$1,000,000 shall be expended or encumbered solely to
189 contract with the King County Sexual Assault Resource Center to support provision of
190 services, education, and outreach.

191 ER11 EXPENDITURE RESTRICTION:

192 Of this appropriation, (~~(\$250,000)~~) \$500,000 shall be expended or encumbered
193 solely to contract with Tabor 100.

194 ER 12 EXPENDITURE RESTRICTION:

195 Of this appropriation, (~~(\$4,225,000)~~) \$5,525,000 shall be expended or
196 encumbered solely to support the following projects, contingent on the executive
197 determining that each project serves a fundamental governmental purpose, a county
198 purpose for which the county is receiving consideration, or support of the poor or infirm:

199 Acquisition of parcel number 1923069026 for parks or	
200 open space purposes	\$1,000,000
201 Auburn School District - Career and Technical Education	\$100,000
202 Ballard Food Bank	\$200,000

203	Catholic Community Services of Western Washington	\$50,000
204	Congolese Integration Network – Welcoming and Healing Center	\$160,000
205	Des Moines Area Food Bank	\$245,000
206	Downtown Emergency Service Center	\$320,000
207	Federal Way Public School's Pre Apprenticeship Program	\$100,000
208	Federal Way Senior Center	\$50,000
209	Friends of the Village Collective	\$250,000
210	Jazz Night School	\$200,000
211	King County 4x4 Search and Rescue Unit	\$400,000
212	Mary's Place – Burien Shelter	\$400,000
213	MEOW Cat Rescue	\$150,000
214	<u>MLK Labor</u>	<u>\$1,300,000</u>
215	Phinney Neighborhood Association	\$200,000
216	Pacific Islander Community Association of WA (PICA-WA)	\$100,000
217	YouthCare	\$300,000
218	TOTAL	(((\$4,225,000)) <u>\$5,525,000</u>
219	ER13 EXPENDITURE RESTRICTION:	
220	Of this appropriation, ((\$375,000)) <u>\$475,000</u> shall be expended or encumbered	
221	solely to facilitate property acquisition at 1600 19th Avenue, Seattle, Washington, 98122	
222	for affordable housing. The acquisition shall be conditioned upon an appraisal being	
223	performed and a deed restriction that the property will be used for affordable housing.	
224	ER14 EXPENDITURE RESTRICTION:	

225 Of this appropriation, \$473,000 shall be expended or encumbered solely to
226 support the Survivors FIRST (Facilitating Information and Resources for Survivors of
227 Trauma) program provided by the YWCA.

228 ER15 EXPENDITURE RESTRICTION:

229 Of this appropriation, \$25,000 shall be expended or encumbered solely to support
230 human services provided by North Urban Human Services Alliance.

231 ER16 EXPENDITURE RESTRICTION:

232 Of this appropriation, \$50,000 shall be expended or encumbered solely to to
233 support human services provided by the Center for Human Services.

234 ER17 EXPENDITURE RESTRICTION:

235 Of this appropriation, \$50,000 shall be expended or encumbered solely to support
236 services for seniors provided by the Shoreline Senior Center.

237 ER18 EXPENDITURE RESTRICTION:

238 Of this appropriation, \$50,000 shall be expended or encumbered solely to support
239 architectural design services for affordable housing for Catholic Community Services of
240 Western Washington.

241 ER19 EXPENDITURE RESTRICTION:

242 Of this appropriation, \$50,000 shall be expended or encumbered solely to support
243 trauma-informed support and education services provided by Muslimahs Against Abuse
244 Center.

245 ER20 EXPENDITURE RESTRICTION:

246 Of this appropriation, \$125,000 shall be expended or encumbered solely to
247 support community navigation, access to services, programs, and resources, and

248 therapeutic counseling services provided by the Issaquah Cultural Circle, doing business
249 as The Circle,

250 ER21 EXPENDITURE RESTRICTION:

251 Of this appropriation, \$125,000 shall be expended or encumbered solely to
252 support a river rescue boat with trailer and accompanying communications system,
253 flotation devices, equipment mounting and outfitting, for Eastside Fire and Rescue to
254 support emergency response, evacuation support, and transportation across county river
255 systems.

256 ER22 EXPENDITURE RESTRICTION:

257 Of this appropriation, \$100,000 shall be expended or encumbered solely to
258 support civil legal assistance services provided by Northwest Immigrant Rights Project.

259 ER23 EXPENDITURE RESTRICTION:

260 Of this appropriation, \$25,000 shall be expended or encumbered solely to support
261 employment and job readiness programs provided by Uplift Northwest.

262 ER24 EXPENDITURE RESTRICTION:

263 Of this appropriation, \$50,000 shall be expended or encumbered solely to support
264 client support and program operations provided by Aurora Commons.

265 ER25 EXPENDITURE RESTRICTION:

266 Of this appropriation, \$25,000 shall be expended or encumbered solely to support
267 operations and service delivery provided by Seattle's LGBTQ Center.

268 ER26 EXPENDITURE RESTRICTION:

269 Of this appropriation, \$25,000 shall be expended or encumbered solely to support
270 immigration support and supportive services provided by Entre Hermanos.

271 ER27 EXPENDITURE RESTRICTION:

272 Of this appropriation, \$110,000 shall be expended or encumbered solely to
273 support air purifiers for households in council district 5 experiencing the effects from air
274 pollution provided by Eco Infinity Nation, with a goal of distribution of air purifiers to be
275 completed before the end of 2027 and concentrated in the areas of the district with the
276 highest rate of air pollution.

277 ER28 EXPENDITURE RESTRICTION:

278 Of this appropriation, \$20,000 shall be expended or encumbered solely to support
279 food distribution to children from low-income families provided by Still Waters Services
280 for Families in Transition.

281 ER29 EXPENDITURE RESTRICTION:

282 Of this appropriation, \$120,000 shall be expended or encumbered solely to
283 support a recovery navigator program provided by Peer Washington to support services
284 in south King County.

285 ER30 EXPENDITURE RESTRICTION:

286 Of this appropriation, \$180,000 shall be expended or encumbered solely to
287 support a pilot expansion of a youth mediation training program provided by the King
288 County Dispute Resolution Center.

289 ER31 EXPENDITURE RESTRICTION:

290 Of this appropriation, \$60,000 shall be expended or encumbered solely to support
291 a study on the financial support required, potential operating models, and most suitable
292 locations for continued film production in King County provided by Wheelhouse.

293 ER32 EXPENDITURE RESTRICTION:

294 Of this appropriation, \$100,000 shall be expended or encumbered solely to
295 support a domestic violence co-responder program in partnership with the Redmond
296 Police Department provided by Project Be Free.

297 ER33 EXPENDITURE RESTRICTION:

298 Of this appropriation, \$20,000 shall be expended or encumbered solely to support
299 services provided by Federal Way Symphony.

300 ER34 EXPENDITURE RESTRICTION:

301 Of this appropriation, \$20,000 shall be expended or encumbered solely to support
302 services provided by Federal Way Arts Foundation.

303 ER35 EXPENDITURE RESTRICTION:

304 Of this appropriation, \$15,000 shall be expended or encumbered solely to support
305 services provided by Steel Lake Little League.

306 ER36 EXPENDITURE RESTRICTION:

307 Of this appropriation, \$15,000 shall be expended or encumbered solely to support
308 services provided by Auburn Little League.

309 ER37 EXPENDITURE RESTRICTION:

310 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
311 services provided by Federal Way National Little League.

312 ER38 EXPENDITURE RESTRICTION:

313 Of this appropriation, \$10,000 shall be expended or encumbered to support
314 services provided by Federal Way Kiwanis.

315 ER39 EXPENDITURE RESTRICTION:

316 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
317 services provided by Federal Way Korean American Association.

318 ER40 EXPENDITURE RESTRICTION:

319 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
320 services provided by Your Money Matters Auburn.

321 ER41 EXPENDITURE RESTRICTION:

322 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
323 services provided by Auburn Noon Lions.

324 ER42 EXPENDITURE RESTRICTION:

325 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
326 services provided by Federal Way Noon Lions.

327 ER43 EXPENDITURE RESTRICTION:

328 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
329 services provided by Auburn Rotary.

330 ER44 EXPENDITURE RESTRICTION:

331 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
332 services provided by Federal Way Rotary.

333 ER45 EXPENDITURE RESTRICTION:

334 Of this appropriation, \$108,328 shall be expended or encumbered solely to
335 support violence prevention workshops at middle schools feeding into Evergreen High
336 School provided by Becoming a Man.

337 ER46 EXPENDITURE RESTRICTION:

338 Of this appropriation, \$86,172 shall be expended or encumbered solely to support
339 case management services for seniors provided by Somali Community Services of
340 Seattle.

341 ER47 EXPENDITURE RESTRICTION:

342 Of this appropriation, \$50,000 shall be expended or encumbered solely to support
343 education and services provided by the King County International Airport Community
344 Coalition related to lead exposure risks from aviation fuel, housing, and cumulative
345 environmental sources.

346 ER48 EXPENDITURE RESTRICTION:

347 Of this appropriation, \$75,000 shall be expended or encumbered solely to support
348 programs and services provided by YouthCare related to youth homelessness.

349 ER49 EXPENDITURE RESTRICTION:

350 Of this appropriation, \$10,000 shall be expended or encumbered solely to support
351 a program or project in council district 6, to be identified in a future budget ordinance.

352 ER50 EXPENDITURE RESTRICTION:

353 Of this appropriation, \$150,000 shall be expended or encumbered solely to
354 support workforce development programs and services provided by Americans 4
355 Equality.

356 P1 PROVIDED THAT:

357 Of this appropriation, \$50,000 shall not be expended or encumbered until the
358 executive transmits a plan to create or expand opportunities for career mentorship to
359 encourage young people to seek King County jobs in collaboration with external agencies
360 who mentor young people, including, but not limited to Project M.I.S.T.E.R.

361 The plan shall include, but not be limited to:

362 A. For each county department, identification of any and all job classifications or
363 job types suitable for such career mentorship;

364 B. Identification of resources needed to create new or expand existing career
365 mentorship programs and opportunities;

366 C. Recommendations on how to implement new or expanded career mentorship
367 programs and opportunities; and

368 D. A timeline for implementing the recommendations.

369 The executive should electronically file the plan by September 30, 2026, with the
370 clerk of the council, who shall retain an electronic copy and provide an electronic copy to
371 all councilmembers, the council chief of staff, and the lead staff for the government
372 accountability and oversight committee or its successor.

373 P2 PROVIDED FURTHER THAT:

374 Moneys restricted by Expenditure Restriction ER31 of this section shall not be
375 expended or encumbered until the executive transmits the study performed on the
376 financial support required, potential operating models, and most suitable locations for
377 continued film production in King County. The executive should electronically file the
378 study required by this proviso with the clerk of the council, who shall retain a copy and
379 provide a copy to all councilmembers, the council chief of staff, and the lead staff for the
380 budget and fiscal management committee or its successor.

381 P3 PROVIDED FURTHER THAT:

382 Of this appropriation, \$100,000 shall not be expended or encumbered until the
383 executive transmits a summary of flood assistance grants report.

388 The executive should electronically file the report no later than November 30,
389 2026, with the clerk of the council, who shall retain an electronic copy and provide an
390 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
391 budget and fiscal management committee or its successor.

394 ASSESSMENTS - From the general fund there is hereby disappropriated from:

396 SECTION 14. Ordinance 20023, Section 46, as amended, is hereby amended as
397 follows:

399 From the general fund there is hereby disappropriated from:

401 SECTION 15. Ordinance 20023, Section 47, as amended, is hereby amended as
402 follows:

404 HUMAN SERVICES - From the general fund there is hereby appropriated to:

405	General fund transfer to department of community and human	
406	services	\$1,135,000

407 SECTION 16. Ordinance 20023, Section 48, as amended, is hereby amended as
408 follows:

409 GENERAL FUND TRANSFER TO DEPARTMENT OF EXECUTIVE
410 SERVICES - From the general fund there is hereby disappropriated from:

411 General fund transfer to department of executive services (\$353,000)

412 SECTION 17. Ordinance 20023, Section 49, as amended, is hereby amended as
413 follows:

414 GENERAL FUND TRANSFER TO DEPARTMENT OF PUBLIC HEALTH -
415 From the general fund there is hereby disappropriated from:

416 General fund transfer to department of public health (\$4,511,000)

417 SECTION 18. Ordinance 20023, Section 50, as amended, is hereby amended as
418 follows:

419 GENERAL FUND TRANSFER TO DEPARTMENT OF NATURAL
420 RESOURCES AND PARKS - From the general fund there is hereby appropriated to:

421 General fund transfer to department of natural resources and parks \$56,000

422 SECTION 19. Ordinance 20023, Section 51, as amended, is hereby amended as
423 follows:

424 JAIL HEALTH SERVICES - From the general fund there is hereby appropriated
425 to:

426 Jail health services \$3,278,000

427 The maximum number of additional FTEs for jail health services shall be: 10.0

428 SECTION 20. Ordinance 20023, Section 52, as amended, is hereby amended as
429 follows:

431	Medical examiner	\$387,000
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434 ADULT AND JUVENILE DETENTION - From the general fund there is hereby

436	Adult and juvenile detention	\$2,731,000
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438 shall be: (3.0)

440 follows:

442	Public defense	\$8,350,000
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444 ER1 EXPENDITURE RESTRICTION:

446 attorney positions that shall remain unfilled except as set out in this expenditure

448 the department of public defense during the fiscal year, the office of ((performance,

450 public defense should have an average monthly total of ((2,167)) 2,312 credits per month

452 unpredictable increases of felony filings by the prosecuting attorney's office on the

department of public defense, if, in each month of a two month-rolling period, the total number credits from felony assignments meets or exceeds the base case load, as adjusted in accordance with this expenditure restriction, by multiples of ~~((22.1))~~ 19, then the department of public defense is authorized to expend or encumber moneys to fill one of the 20 FTE attorney positions for each multiple of ~~((22.1))~~ 19 additional credits from adult felony cases. The initial base case load number of ~~((2,167))~~ 2,312 credits shall incrementally be increased by ~~((22.1))~~ 19 for each FTE attorney position authorized in accordance with this expenditure restriction.

For explanatory purposes only, if in January the number of credits from felony cases exceeds the base case load of ~~((2,167))~~ 2,312 by ~~((22.1))~~ 19 credits and in February the number exceeding the base case load is ~~((44.2))~~ 38 credits, then the department is authorized to fill 1 FTE attorney position because for January and February the base case load was exceeded by one multiple of ~~((22.1))~~ 19 credits. In March, the base case load would be reset to an average of ~~((2,189.1))~~ 2,331. If, in March, the credits from felony filings exceed the adjusted base case load of ~~((2,189.1))~~ 2,331 by ~~((22.1))~~ 19 credits, then the department would be authorized to fill 1 of the remaining 19 FTE attorney positions because for February and March, the case load exceeded the adjusted base case load of ~~((2,189.1))~~ 2,350 credits by a multiple of ~~((22.1))~~ 19 and in April the base case load would be adjusted to ~~((2,211.2))~~ 2,350 credits.

SECTION 23. Ordinance 20023, Section 55, as amended, is hereby amended as follows:

ROADS - From the roads operating fund there is hereby appropriated to:

Roads	\$12,882,000
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476 The maximum number of additional FTEs for roads shall be: 15.0

477 SECTION 24. Ordinance 20023, Section 56, as amended, is hereby amended as
478 follows:

479 ROADS CONSTRUCTION TRANSFER - From the roads operating fund there is
480 hereby appropriated to:

481 Roads construction transfer \$95,000

482 SECTION 25. Ordinance 20023, Section 59, as amended, is hereby amended as
483 follows:

484 DEVELOPMENTAL DISABILITIES - From the developmental disabilities fund
485 there is hereby appropriated to:

486 Developmental disabilities \$1,006,000

487 The maximum number of additional FTEs for developmental disabilities shall be: 1.0

488 SECTION 26. Ordinance 20023, Section 60, as amended, is hereby amended as
489 follows:

490 COMMUNITY AND HUMAN SERVICES ADMINISTRATION - From the
491 department of community and human services administration fund there is hereby
492 appropriated to:

493 Community and human services administration \$2,537,000

494 The maximum number of additional FTEs for community and human services
495 administration shall be: 11.0

496 SECTION 27. Ordinance 20023, Section 63, as amended, is hereby amended as
497 follows:

498 BEHAVIORAL HEALTH ADMINISTRATIVE SERVICES ORGANIZATION -

499 From the behavioral health administrative services organization fund there is hereby

500 appropriated to:

501 Behavioral health administrative services organization \$14,042,000

502 SECTION 28. Ordinance 20023, Section 64, as amended, is hereby amended as

503 follows:

504 BEHAVIORAL HEALTH AND RECOVERY DIVISION - BEHAVIORAL

505 HEALTH - From the behavioral health fund there is hereby appropriated to:

506 Behavioral health and recovery division - behavioral health \$87,322,000

507 The maximum number of additional FTEs for behavioral health and recovery division -

508 behavioral health shall be: 3.0

509 SECTION 29. Ordinance 20023, Section 70, as amended, is hereby amended as

510 follows:

511 MENTAL ILLNESS AND DRUG DEPENDENCY FUND - From the mental

512 illness and drug dependency fund there is hereby disappropriated from:

513 Mental illness and drug dependency fund (\$5,459,000)

514 The maximum number of additional FTEs for mental illness and drug dependency fund

515 shall be: 3.0

516 SECTION 30. Ordinance 20023, Section 71, as amended, is hereby amended as

517 follows:

518 VETERANS SENIORS AND HUMAN SERVICES LEVY - From the veterans,

519 seniors, and human services levy fund there is hereby appropriated to:

520 Veterans seniors and human services levy \$34,363,000

521 The maximum number of additional FTEs for veterans seniors and human services levy
522 shall be: 9.0

523 SECTION 31. Ordinance 20023, Section 79, as amended, is hereby amended as
524 follows:

525 WATER AND LAND RESOURCES SHARED SERVICES - From the water and
526 land resources shared services fund there is hereby disappropriated from:

527 Water and land resources shared services (\$202,000)

528 The maximum number of additional FTEs for water and land resources shared services
529 shall be: (1.0)

530 SECTION 32. Ordinance 20023, Section 83, as amended, is hereby amended as
531 follows:

532 YOUTH SPORTS FACILITIES GRANTS - From the youth and amateur sports
533 fund there is hereby appropriated to:

534 Youth sports facilities grants \$711,000

535 SECTION 33. Ordinance 20023, Section 86, as amended, is hereby amended as
536 follows:

537 EMPLOYEE DEFERRED COMPENSATION ADMINISTRATION - From the
538 deferred compensation fund there is hereby appropriated to:

539 Employee deferred compensation \$63,000

540 SECTION 34. Ordinance 20023, Section 87, as amended, is hereby amended as
541 follows:

542 PLANNING AND PERMITTING - From the permitting division fund there is
543 hereby disappropriated from:

545 The maximum number of additional FTEs for planning and permitting shall be: (15.0)

548 PERMITTING DIVISION ABATEMENT - From the code compliance and

549 abatement fund there is hereby disappropriated from:

551 SECTION 36. Ordinance 20023, Section 89, as amended, is hereby amended as
552 follows:

555	General public services	(\$177,000)
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558 LOCAL SERVICES ADMINISTRATION - From the department of local
559 services director's office fund there is hereby disappropriated from:

561 The maximum number of additional FTEs for local services administration shall be: 10.0

564 COMMUNITY SERVICES OPERATING - From the community services

565 operating fund there is hereby disappropriated from:

25

568 before section 40 of this ordinance.

570 follows:

572 operating fund there is hereby appropriated to:

573	Community services operating	\$364,000
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574 ER1 EXPENDITURE RESTRICTION:

575 Of this appropriation, \$950,000 shall be expended solely to contract with the

577	Acts on Stage	\$5,000
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578	Advocates for Immigrants in Detention Northwest (AidNW)	\$5,000
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579	Arts Foundation of Federal Way	\$7,000
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580	Ashley House	\$5,000
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581	Auburn Noon Lions	\$5,000
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582	Auburn Rotary	\$5,000
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583	Beacon Business Alliance – Columbia City Beatwalk	\$5,000
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584	Belltown United	\$7,500
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585	Black Diamond Historical Society	\$5,000
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586	Bridging a Gap	\$5,000
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587	Build Lake City Together	\$20,000
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588	CarePoint Clinic	\$6,000
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589	Cedar River Grange	\$5,000
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590	Columbia Choirs Association	\$8,000
591	Communities in Schools of South King County	\$5,000
592	Council District 1 Organizations	\$5,000
593	Council District 2 Organizations	\$10,000
594	Council District 3 Organizations	\$50,000
595	Council District 4 Organizations	\$50,000
596	Council District 5 Organizations	\$50,000
597	Council District 6 Organizations	\$38,000
598	Council District 8 Organizations	\$50,000
599	Council District 9 Organizations	\$40,000
600	Crece Conmigo	\$10,000
601	Eat Happy Now	\$10,000
602	Emerald Parents Association – Lunar New Year Celebration	\$15,000
603	Enumclaw Chamber of Commerce	\$10,000
604	Enumclaw Plateau Historical Society	\$5,000
605	Evergreen Korean Seniors Club	\$5,000
606	FareStart	\$5,000
607	Federal Way Community Caregiving Network	\$5,000
608	Federal Way Kiwanis	\$7,000
609	Federal Way Korean American Association	\$5,000
610	Federal Way Lions Club	\$5,000
611	Federal Way Rotary Club	\$5,000
612	Federal Way Symphony	\$7,000

613	Finn Hill Neighborhood Alliance	\$10,000
614	Friends of Troll's Knoll – in care of Seattle Parks Foundation (fiscal agent)	\$5,000
615	Haven Animal Rescue	\$10,000
616	Highline Heritage Museum	\$5,000
617	Historical Society of Federal Way	\$5,000
618	Junior Achievement of Washington, Auburn	\$7,000
619	Kent Black Action Commission	\$10,000
620	Kinderling Center	\$10,000
621	King County Junior Livestock	\$5,000
622	King County Fair 4H & FFA and agricultural education	\$10,000
623	Launch	\$10,000
624	Legacy of Equality Leadership and Organizing (LELO)	\$30,000
625	Lens of Youth	\$6,000
626	Maple Leaf Community Council	\$5,000
627	MAPS-MCRC (Muslim Association of Puget Sound – Muslim Community	
628	Resource Center)	\$10,000
629	Mary's Place	\$5,500
630	Mission Africa	\$7,000
631	Newcastle Arts Council – Lunar New Year & Moon Festival	\$5,000
632	North City Jazz Walk, in care of North City Business Association (fiscal agent)	
633		\$5,000
634	Northshore Rotary Club	\$5,000
635	North Urban Human Services Alliance	\$20,000

636	Old Friends Club	\$10,000
637	Pacific Northwest Black Business Coalition	\$5,000
638	Partners in Print – in care of Shunpike (fiscal agent)	\$5,000
639	Pride Across the Bridge	\$8,500
640	Puget Sound Advocates for Retirement Action	\$15,000
641	Pushing Boundaries	\$17,500
642	Rotary Club of Lake Forest Park	\$5,000
643	Salix Compass	\$10,000
644	Seattle's LGBTQ+ Center – in care of Gay City Health Project (fiscal agent)	
645		\$15,000
646	Shoreline Preservation Society	\$5,000
647	Shoreline Rotary	\$5,000
648	Snoqualmie Valley Shelter Services (doing business as Reclaim)	\$5,000
649	SnoValley Senior Center	\$5,000
650	The Circle	\$10,000
651	The Sammamish Symphony Orchestra Association	\$6,000
652	The Silent Task Force	\$35,000
653	Urban League	\$90,000
654	Washington Health Outreach	\$5,000
655	Washington Immigration Solidarity Network	\$7,000
656	Wedgewood Community Council	\$5,000
657	West Hill Community Association	\$5,000
658	Your Money Matters	\$5,000

659 TOTAL \$950,000

660 Selection of organizations by council districts shall be by future amendment of
661 this section.

662 Each council district should allocate awards granted under this expenditure
663 restriction to no more than twelve organizations. Grant awards shall be a minimum of
664 \$5,000.

665 ER2 EXPENDITURE RESTRICTION:

666 Of this appropriation, \$1,274,040 shall be encumbered solely to contract with the
667 following:

668 Benefits Law Center \$59,255

669 Eastside Legal Assistance Program \$150,951

670 Solid Ground – Family Assistance \$143,117

671 Team Child \$783,953

672 Unemployment Law Project \$136,764

673 TOTAL \$1,274,040

674 ER3 EXPENDITURE RESTRICTION:

675 Of this appropriation, \$1,000,000 shall be expended or encumbered solely to
676 contract with Northwest Immigrant Rights Project to support programs providing
677 immigrants, refugees, and asylum seekers with civil legal aid services.

678 ER4 EXPENDITURE RESTRICTION:

679 Of this appropriation, \$750,000 shall be expended or encumbered solely to
680 support the Kenmore Women's Shelter for homelessness services or prevention services
681 for senior women.

682 ER5 EXPENDITURE RESTRICTION:

683 Of this appropriation, \$20,000 shall be expended or encumbered solely to support
684 sanitary living conditions for people experiencing houselessness in collaboration with
685 Vashon Interfaith Council on Homelessness to provide recreation vehicle and trailer
686 waste pump services.

687 ER6 EXPENDITURE RESTRICTION:

688 Of this appropriation, \$500,000 shall be expended or encumbered solely to
689 contract with the Atlantic Street Center for health care services outreach, case
690 management, and service delivery supports.

691 ER7 EXPENDITURE RESTRICTION:

692 Of this appropriation, \$51,000 shall be expended or encumbered solely to contract
693 with CASA of King County for domestic violence survivor services support including
694 capacity building.

695 ER8 EXPENDITURE RESTRICTION:

696 Of this appropriation, \$95,000 shall be expended or encumbered solely to contract
697 with Washington State University Extension King County to support the SNAP-Ed Live
698 Well program to promote food security.

699 ER9 EXPENDITURE RESTRICTION:

700 Of this appropriation, \$100,000 shall be expended or encumbered solely to
701 contract with Reclaim, formerly Snoqualmie Valley Shelter Services, for shelter
702 operations.

703 ER10 EXPENDITURE RESTRICTION:

704 Of this appropriation, \$100,000 shall be expended or encumbered solely to
705 contract with Trail Youth Coffee for a youth training program.

706 ER11 EXPENDITURE RESTRICTION:

707 Of this appropriation, \$200,000 shall be expended or encumbered solely to
708 contract with the Washington Recovery Alliance for program and event support to
709 promote recovery from behavioral health challenges.

710 ER12 EXPENDITURE RESTRICTION:

711 Of this appropriation, \$400,000 shall be expended or encumbered solely to
712 support affordable housing and the Home and Hope countywide program in collaboration
713 with Enterprise Community Partners.

714 ER13 EXPENDITURE RESTRICTION:

715 Of this appropriation, \$250,000 shall be expended or encumbered solely to
716 support LGBTQ+ youth programs provided by Lambert House.

717 ER14 EXPENDITURE RESTRICTION:

718 Of this appropriation, \$250,000 shall be expended or encumbered solely to
719 support Mujer al Volante for driver's training and license assistance.

720 ER15 EXPENDITURE RESTRICTION:

721 Of this appropriation, \$150,000 shall be expended or encumbered solely to
722 support food security in collaboration with First Light Farm for the Third Space pilot
723 program.

724 ER16 EXPENDITURE RESTRICTION:

725 Of this appropriation, \$50,000 shall be expended or encumbered solely to contract
726 with Pride Across the Bridge for LGBTQIA+ programs, events, and staffing support.

727 ER17 EXPENDITURE RESTRICTION:

728 Of this appropriation, \$50,000 shall be expended or encumbered solely to contract
729 with Snovalley Pride to support LGBTQIA+ program staffing and community events.

730 ER18 EXPENDITURE RESTRICTION:

731 Of this appropriation, \$240,000 shall be expended or encumbered solely to
732 support childcare, early learning, and health care and wellness programs in collaboration
733 with the YMCA of Greater Seattle in the following geographies:

734	Sammamish	\$40,000
735	Snoqualmie Valley	\$100,000
736	Woodinville	\$100,000

737 ER19 PROVIDED THAT:

738 Of this appropriation, \$12,000 shall be expended or encumbered solely to support
739 Legacy of Equality Leadership and Organization insurance costs for the 2026-2027
740 biennium.

741 ER20 EXPENDITURE RESTRICTION:

742 Of this appropriation, \$50,000 shall be expended or encumbered solely to contract
743 with Colectiva Legal del Pueblo to provide Know Your Rights trainings in King County.

744 ER21 EXPENDITURE RESTRICTION:

745 Of this appropriation, \$25,000 shall be expended or encumbered solely to contract
746 with Chief Seattle Club for housing and service operations.

747 ER22 EXPENDITURE RESTRICTION:

748 Of this appropriation, \$50,000 shall be expended or encumbered solely to contract
749 with Low Income Housing Institute for Skyway Tiny Home Village.

751 follows:

753 hereby disappropriated from:

754	Parks and recreation	(\$1,000)
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756 follows:

758 appropriated to:

759	Crisis care centers	\$27,397,000
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761 follows:

763 historical programs fund there is hereby disappropriated from:

764	Historic preservation program	(\$522,000)
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765 The maximum number of additional FTEs for historic preservation program

766 shall be: (5.0)

768 follows:

769 BEST STARTS FOR KIDS - From the best starts for kids fund there is hereby

770 appropriated to:

771	Best starts for kids	\$31,434,000
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773 follows:

774 KING COUNTY FLOOD CONTROL CONTRACT - From the flood control

776	King County flood control contract	\$202,000
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777 The maximum number of additional FTEs for King County flood control

778 contract shall be: 1.0

779 SECTION 46. Ordinance 20023, Section 101, as amended, is hereby amended as

781 DEPARTMENT OF NATURAL RESOURCES AND PARKS

782 ADMINISTRATION - From the department of natural resources and parks

783 administration fund there is hereby appropriated to:

784	Department of natural resources and parks administration	\$6,462,000
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785 The maximum number of additional FTEs for department of natural resources and parks

786 administration shall be: 8.0

787 SECTION 47. Ordinance 20023, Section 102, as amended, is hereby amended to read as follows:

788 COUNTY HOSPITAL LEVY - From the county hospital levy fund there is

789 hereby disappropriated from:

790	County hospital levy	(\$44,000,000)
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791 SECTION 48. The council directs that section 47 of this ordinance takes effect

792 before section 49 of this ordinance.

793 SECTION 49. Ordinance 20023, Section 102, as amended, is hereby amended as

794 follows:

796 hereby appropriated to:

797	County hospital levy	\$44,000,000
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798 ER1 EXPENDITURE RESTRICTION:

799 Of this appropriation, \$681,000 shall be expended or encumbered solely to
800 support the High Care Utilizer Team at Harborview Medical Center.

801 ER2 EXPENDITURE RESTRICTION:

802 Of this appropriation, \$396,000 shall be expended or encumbered solely to
803 provide specialized care to patients at the Harborview Abuse and Trauma Center.

804 ER3 EXPENDITURE RESTRICTION:

805 Of this appropriation, \$97,923,000 shall be expended or encumbered solely to
806 support Harborview Medical Center operations and shall not be used for capital expenses.
807 Operations includes, but is not limited to labor, supplies, overhead, and clinical services.

808 ER4 EXPENDITURE RESTRICTION:

809 Of this appropriation, (~~(\$34,000,000)~~) \$24,000,000 shall be expended or
810 encumbered to support Harborview Medical Center for major maintenance, or repair and
811 replacement, capital projects.

812 ER5 EXPENDITURE RESTRICTION:

813 Of the (((\$34,000,000)) \$24,000,000) of this appropriation restricted by
814 Expenditure Restriction ER4 for operations, \$1,700,000 shall be restricted as a
815 contingency to be released if the clerk of the council receives a Harborview Medical
816 Center for major maintenance, or repair and replacement, capital projects exception
817 notification and no councilmember objects in accordance with this Expenditure

818 Restriction ER5. The clerk of the council shall list the Harborview Medical Center for
819 major maintenance, or repair and replacement, capital projects exception notification
820 under other business on the next two council agenda. Councilmembers may object to the
821 proposed use of this Harborview Medical Center for major maintenance, or repair and
822 replacement, capital projects exception expenditure restriction to another capital project
823 in the same fund at either of those two council meetings. If an objection is not made at
824 either council meeting, the transfer may proceed. If an objection to the transfer is made
825 at a council meeting, the transfer may not proceed. The clerk of the council shall notify
826 the director of the office of performance, strategy and budget or its successor of the
827 council's action.

828 ER6 EXPENDITURE RESTRICTION:

829 Of this appropriation, \$42,000,000 shall be expended or encumbered solely to
830 support the Harborview Medical Center 2020 Proposition 1 capital program, including
831 projects approved in Ordinance 19962.

832 ER7 EXPENDITURE RESTRICTION:

833 Of the \$42,000,000 of this appropriation restricted by Expenditure Restriction
834 ER6 of this section for operations, \$2,100,000 shall be restricted as a contingency to be
835 released if the clerk of the council receives a Harborview Medical Center 2020
836 Proposition 1 capital program exception notification and no councilmember objects in
837 accordance with this Expenditure Restriction ER7. The clerk of the council shall list the
838 Harborview Medical Center 2020 Proposition 1 capital program exception notification
839 under other business on the next two council agenda. Councilmembers may object to the
840 proposed use of this Harborview Medical Center 2020 Proposition 1 capital program

exception expenditure restriction to another capital project in the same fund at either of those two council meetings. If an objection is not made at either council meeting, the transfer may proceed. If an objection to the transfer is made at a council meeting, the transfer may not proceed. The clerk of the council shall notify the director of the office of performance, strategy and budget or its successor of the council's action.

ER8 EXPENDITURE RESTRICTION:

Of this appropriation, \$45,000,000 shall be expended or encumbered solely to support the design of a new building for parking, which may also include medical office space on the Harborview Medical Center campus.

ER9 EXPENDITURE RESTRICTION:

Of this appropriation, \$23,000,000 shall be expended or encumbered solely to support tenant improvements of the future location of the Pioneer Square Public Health Clinic at 315 2nd Avenue, that was approved to be purchased through Ordinance 19962.

ER10 EXPENDITURE RESTRICTION:

Of this appropriation, \$500,000 shall be expended or encumbered solely to support 1.0 FTE in the executive's office and for consulting services related to monitoring of the hospital services agreement and the expenditure of the tax levy proceeds authorized by RCW 36.62.090.

ER11 EXPENDITURE RESTRICTION:

Of this appropriation, and in accordance with Section 4.4 of the Hospital Services Agreement, \$500,000 shall only be expended or encumbered for use by the Harborview Medical Center board of trustees to hire, pay, or contract for staff resources to assist the board in fulfilling its supervision and oversight duties.

864 ER12 EXPENDITURE RESTRICTION

865 Of this appropriation, \$10,000,000 shall be expended or encumbered solely to
866 support the design and construction of the 13th floor renovation of the Ninth and
867 Jefferson Building to expand and add infusion services and integrate neuroscience
868 clinical spaces.

869 P1 PROVIDED THAT:

870 Of the moneys restricted by Expenditure Restriction ER3 of this section,
871 \$48,000,000 shall not be expended or encumbered in 2026 to support Harborview
872 operations until the Harborview board of trustees transmits a letter to the county
873 executive and council, and the executive transmits a motion to council acknowledging
874 receipt of the letter, and the motion is passed by the council. The letter shall include, but
875 not be limited to, the amount and components of operational expenditures of county
876 hospital tax revenue by category of operating expenditure, including but not limited to
877 labor, supplies, overhead, and clinical services.

878 The letter shall describe how Harborview intends to achieve the labor standards
879 goals included in the Hospital Services Agreement Section 3.1.2. The letter shall include
880 documentation from the University of Washington, as operator of the hospital, regarding
881 the proposed expenditures of county hospital tax revenue to be spent on operating
882 spending plan referenced in the letter. Such documentation shall include, but not be
883 limited to, a detailed breakdown of how the operating support identified in Expenditure
884 Restriction ER3 is proposed to be spent in 2026 on:

885 A. Staffing, including a breakdown of FTE classifications and their roles;

886 B. Programs or services, including the names of each program or service, and
887 demographics about individuals served; and

888 C. A narrative description of the impact of county hospital tax revenue on:

- 889 1. The mission population served by Harborview Medical Center;
890 2. The staff and employees of Harborview Medical Center; and
891 3. The clinical services provided by Harborview Medical Center.

892 The motion should reference the subject matter, the proviso's ordinance,
893 ordinance section, and proviso number in both the title and body of the motion. The
894 executive should electronically file the letter and a motion required by this proviso by
895 June 1, 2026, with the clerk of the council, who shall retain an electronic copy and
896 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
897 staff for the committee of the whole or its successor.

898 P2 PROVIDED FURTHER THAT:

899 Of the moneys restricted by Expenditure Restriction ER3 of this section,
900 \$49,923,000 shall not be expended or encumbered in 2027 to support Harborview
901 Medical Center operations until the Harborview Medical Center board of trustees
902 transmits a letter to the county executive and council, and the executive transmits a
903 motion to council acknowledging receipt of the letter, and the motion is passed by the
904 council. The letter shall include, but not be limited to, the amount and components of
905 operational expenditures of county hospital tax revenue by category of operating
906 expenditure, including, but not limited to, labor, supplies, overhead, and clinical services.

907 The letter shall describe how Harborview intends to achieve the labor standards
908 goals included in the Hospital Services Agreement Section 3.1.2. The letter shall include

909 attachments with documentation from the University of Washington, as operator of the
910 hospital, regarding the proposed expenditure of county hospital tax revenue to be spent
911 on operating spending plan referenced in the letter. Such documentation shall include, but
912 not be limited to, a detailed breakdown of how the operating support identified in
913 Expenditure Restriction ER3 is proposed to be spent in 2027 on:

- 914 A. Staffing, including a breakdown of FTE classifications and their roles;
- 915 B. Programs or services, including the names of each program or service, and
916 demographics about individuals served; and
- 917 C. A narrative description of the impact of county hospital tax revenue on:
 - 918 1. The mission population served by Harborview Medical Center;
 - 919 2. The staff and employees of Harborview Medical Center; and
 - 920 3. The clinical services provided by Harborview Medical Center.

921 The motion should reference the subject matter, the proviso's ordinance,
922 ordinance section, and proviso number in both the title and body of the motion. The
923 executive should electronically file the letter and a motion required by this proviso by
924 June 1, 2027, with the clerk of the council, who shall retain an electronic copy and
925 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
926 staff for the committee of the whole or its successor.

927 P3 PROVIDED FURTHER THAT:

928 Of this appropriation, \$10,000,000 shall not be expended or encumbered until the
929 Harborview board of trustees transmits a letter to the county executive and council, and
930 the executive transmits a motion to council acknowledging receipt of the letter, and the
931 motion is passed by the council. The letter shall include, but not be limited to, a

description of the proposed use of county hospital levy proceeds for 2028-2029 to support operations and capital projects. The letter shall contain:

A. Information on programs and services proposed to be supported by county hospital levy proceeds in 2028-2029, including identification of staff positions by classification and associated staff costs, as well as other operational costs, including but not limited to supplies, overhead, and clinical services;

B. Estimated county hospital levy proceeds to be spent on each capital project in 2028-2029 and the amount each such project will receive from other sources and identification of the sources;

C. A narrative description of the impact of these programs and projects on:

1. The mission population served by Harborview Medical Center;
2. The staff and employees of Harborview Medical Center; and
3. The clinical services provided by Harborview Medical Center; and

D. The proposed rate for the biennium.

The motion should reference the subject matter, the proviso's ordinance, ordinance section, and proviso number in both the title and body of the motion. The executive should electronically file the letter and a motion required by this proviso by June 1, 2027, with the clerk of the council, who shall retain an electronic copy and provide an electronic copy to all councilmembers, the council chief of staff, and the lead staff for the committee of the whole or its successor.

P4 PROVIDED FURTHER THAT:

Of this appropriation, \$31,000,000 shall not be expended or encumbered until the executive transmits a report from the Harborview board of trustees detailing actual fiscal

955 year to date reductions in federal Medicaid funding received by Harborview Medical
956 Center and the impact that Medicaid funding reductions and eligibility changes are
957 having on Harborview Medical Center's operations, and a motion acknowledging receipt
958 of the report is passed by the council. The motion should reference the subject matter,
959 the proviso's ordinance, ordinance section, and proviso number in both the title and body
960 of the motion. References to fiscal years in this proviso shall be based on Harborview
961 Medical Center's fiscal years with fiscal year 2025 being the fiscal year ending on June
962 30, 2025.

963 The report shall include, but not be limited to:

964 A. Fiscal year 2025 revenues from federal and state Medicaid payments received
965 by Harborview Medical Center and fiscal year 2025 net revenue from non-Medicaid
966 sources as described in subsections A. and B. of this proviso;

967 B. Fiscal year-to-date actual revenue in the form of federal and state Medicaid
968 payments received by Harborview Medical Center, including, but not limited to, inpatient
969 and outpatient direct payment programs, base payments for services, supplemental
970 payments, and managed care payments, as well as the budgeted amounts of each revenue;

971 C. Fiscal year-to-date net revenue received by Harborview Medical Center from
972 all non-Medicaid sources and net budgeted amounts of each;

973 C. Days' worth of cash on hand;

974 D. Total charity care provided at Harborview for the prior three years, which are
975 2023, 2024, and 2025, and for 2026 up to the date of the report;

976 E. Analysis of the impact of reduced Medicaid funding on the operations of
977 Harborview Medical Center, including:

978 1. The impact on the mission population served by Harborview Medical Center;

979 2. The impact on staff and employees of Harborview Medical Center; and

980 3. The impact on ability to provide clinical services provided by Harborview

981 Medical Center at the same levels as before Medicaid reductions;

982 F. A proposed spending plan for the use of county hospital tax Medicaid reserve

983 funds with at least three options for ensuring continued access to health care for current,

984 in 2025, Medicaid eligible or enrolled members;

985 G. Documentation of the review and approval of the report called for by this

986 proviso in the form of a letter from the Harborview board of trustees; and

987 H. A recommended timeline and contents of a quarterly spending report on

988 Harborview Medical Center's expenditure of the county hospital tax Medicaid reserve be

989 provided to the King County executive and council.

990 The board of trustees shall electronically transmit the report to the King County

991 executive no later than May 1, 2026, and the executive should electronically file the

992 report and a motion required by this proviso by June 1, 2026, with the clerk of the

993 council, who shall retain an electronic copy and provide an electronic copy to all

994 councilmembers, the council chief of staff, and the lead staff for the budget and fiscal

995 management committee or its successor.

996 P5 PROVIDED FURTHER THAT:

997 Of this appropriation, \$500,000 shall not be expended or encumbered until the

998 executive transmits a plan for the provision of respite beds as envisioned in the

999 Harborview bond program ordinance work group report, and a motion that should

1000 approve the plan, and a motion approving the plan is passed by the council. The motion

1001 should reference the subject matter, the proviso's ordinance, ordinance section, and
1002 proviso number in both the title and body of the motion.

1003 The plan shall include, but not be limited to, the following:

1004 A. A proposal regarding the feasibility and utility of expediting the expansion of
1005 respite bed capacity in connection with Harborview Medical Center;

1006 B. A cost estimate for various development scenarios to increase respite bed
1007 capacity including the renovation or adaptive reuse of Harborview Hall, construction or
1008 renovation of other space on the Harborview Medical Center campus for use as a respite
1009 facility, or a proposal for leasing, acquiring, or constructing a respite facility in the
1010 neighborhood of Harborview Medical Center within a one mile radius; and

1011 C. A financial proposal for the scenarios identified in subsection B. of this
1012 proviso using any combination of federal, state, local, or philanthropic dollars to increase
1013 respite bed capacity for Harborview Medical Center.

1014 The executive should electronically file the plan and a motion required by this
1015 proviso by November 1, 2026, with the clerk of the council, who shall retain an electronic
1016 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
1017 the lead staff for the health, housing, and human services committee or its successor.

1018 SECTION 50. Ordinance 20023, Section 104, as amended, is hereby amended as
1019 follows:

1020 PUBLIC HEALTH - From the public health fund there is hereby appropriated to:

1021 Public health \$4,326,000

1022 The maximum number of additional FTEs for public health shall be: (17.9)

1024 follows:

1026 hereby appropriated to:

1027	Environmental health	\$560,000
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1029 follows:

1031 fund there is hereby appropriated to:

1032	Public health administration	\$465,000
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1033 The maximum number of additional FTEs for public health administration shall be: 4.0

1035 follows:

1036 GRANTS - From the grants tier 1 fund there is hereby appropriated to:

1037	grants	\$15,000,000
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1039 follows:

1041 education fund there is hereby appropriated to:

1042	Employment and education resources	\$79,000
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1044 follows:

1047	Housing and community development	(\$19,515,000)
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1050 SECTION 57. Ordinance 20023, Section 109, as amended, is hereby amended as
1051 follows:

1054	Housing and community development	\$52,602,000
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1056 Of this appropriation, \$2,600,000 shall be expended or encumbered solely to

1057 contract with the following:

1059	Mary's Place	\$700,000
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1061	ROOTS Young Adult Shelter	\$52,000
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1063	YMCA of Greater Seattle	\$800,000
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1065	TOTAL	\$2,600,000
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1067 Of this appropriation, \$1,500,000 in lodging tax interest earnings shall be
1068 expended solely to contract for youth homeless services with the following:

1069	Highline Foundation	\$144,000
1070	The Garage	\$300,000
1071	Vision House	\$96,000
1072	YMCA Social Impact Center	\$360,000
1073	Youthcare	\$600,000
1074	TOTAL	\$1,500,000

1075 ER3 EXPENDITURE RESTRICTION:

1076 Of this appropriation, \$300,000 shall be expended or encumbered solely to
1077 support the Low Income Housing Institute for Miracle Village and Riverton Park Village
1078 tiny house villages.

1079 ER4 EXPENDITURE RESTRICTION:

1080 Of this appropriation, \$650,000 shall be expended or encumbered solely to
1081 support the Low Income Housing Institute for Church by the Side of the Road for tiny
1082 house villages.

1083 ER5 EXPENDITURE RESTRICTION:

1084 Of this appropriation, \$3,000,000 shall be expended or encumbered solely to
1085 contract with the United Way of King County for rental assistance, with at least
1086 \$1,000,000 allocated to rental assistance in south King County cities. Awards shall not
1087 exceed \$15,000 per recipient of rental assistance.

1088 ER6 EXPENDITURE RESTRICTION:

1089 Of this appropriation, \$70,000 shall be expended or encumbered solely to contract
1090 with Comunidad sin Fronteras, fiscal sponsor Women's Institute for Solidarity and
1091 Empowerment, for rental assistance support.

1092 ER7 EXPENDITURE RESTRICTION:

1093 Of this appropriation, \$10,000,000 may not be expended or encumbered unless
1094 the executive finds it necessary to prevent loss of existing services due to a delay or
1095 reduction of federal Continuum of Care funding and there is a likelihood of an imminent
1096 loss of services to homeless individuals.

1097 ER8 EXPENDITURE RESTRICTION:

1098 Of this appropriation, \$19,515,000 shall be expended or encumbered solely to
1099 support housing, shelter, and homelessness services with the following:

1100	<u>Glenn Shelter</u>	<u>\$2,400,000</u>
1101	<u>Kirkland Veterans Housing</u>	<u>\$1,815,000</u>
1102	<u>Mercy Housing - Burien</u>	<u>\$3,000,000</u>
1103	<u>Pacific Tower Quarters</u>	<u>\$4,000,000</u>
1104	<u>Tiny Home Village, operated by Low Income Housing Institute</u>	<u>\$5,000,000</u>
1105	<u>Youth Care</u>	<u>\$3,300,000</u>

1106 P1 PROVIDED THAT:

1107 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1108 executive transmits a plan to implement the credit enhancement program updates
1109 recommended in the regional workforce housing initiative implementation plan, dated
1110 June 2025, through a pilot project utilizing credit enhancement for the construction of
1111 workforce housing in collaboration with community-based nonprofit organizations that

1112 develop workforce housing, including, but not limited to, Watershed Community
1113 Development.

1114 The plan shall include, but not be limited to:

1115 A. An analysis of minimum standards for developers and projects used by
1116 national housing finance agencies and state credit enhancement programs across the
1117 country;

1118 B. Recommendations for minimum standards to implement a pilot under King
1119 County's existing authority and an analysis of potential updates to the county's credit
1120 enhancement guidelines, with consideration of prior legislative action;

1121 C. A plan to facilitate a credit enhancement pilot project, in consultation with
1122 Watershed Community Development;

1123 D. A plan for the appropriate staff within executive departments to expedite
1124 compliance review as authorized by the legislation; and

1125 E. An analysis of the potential to leverage revenues from the program's
1126 authorized application and monitoring fees from this project to support development of
1127 permanent standards and administration for future projects.

1128 The executive should electronically file the plan required by this proviso by April
1129 30, 2027, with the clerk of the council, who shall retain an electronic copy and provide an
1130 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
1131 health, housing, and human services committee or its successor.

1132 P2 PROVIDED FURTHER THAT:

1133 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1134 executive transmits a plan to create a revolving loan fund for the construction of

1135 permanently affordable homeownership, following recommendations from the regional
1136 workforce housing initiative implementation plan, dated June 2025.

1137 The plan shall include, but not be limited to:

1138 A. An analysis of financing options that utilize the issuance of excess debt
1139 capacity to develop a revolving loan fund for the development of permanently affordable
1140 homeownership opportunities, building on the analysis that was completed in the regional
1141 workforce housing initiative implementation plan and consider bonding scenarios at \$20
1142 million, \$50 million, \$100 million, and \$125 million;

1143 B. Program guidelines and assumptions;

1144 C. Recommendations on which income levels an individual or household would
1145 need to be qualified to purchase such units, with a preference for serving individuals and
1146 households with the lowest possible income levels that are financially feasible;

1147 D. A risk assessment analyzing the level of risk this model could present to the
1148 county;

1149 E. A timeline for implementation; and

1150 F. A proposed budget for program operations.

1151 The executive should electronically file the plan required by this proviso by June
1152 30, 2027, with the clerk of the council, who shall retain an electronic copy and provide an
1153 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
1154 health, housing, and human services committee or its successor. A progress report should
1155 be provided to the budget and fiscal management committee by December 1, 2026.

1156 P3 PROVIDED FURTHER THAT:

1157 Of this appropriation, \$300,000 shall not be expended or encumbered until the
1158 executive transmits a report to the council describing the next steps required for the
1159 Aurora Oaks Enhanced Shelter to maintain operations as a shelter.

1160 The report shall include, but not be limited to:

1161 A. A description of the options that the county could consider to address the
1162 maturity of the loan by Catholic Housing Services and maintain operations of the Aurora
1163 Oaks Enhanced Shelter as a shelter;

1164 B. Identification of potential funding sources for the county to obtain the property
1165 located at 16357 Aurora Avenue North, Shoreline, Property Tax Parcel number 329370-
1166 0010; and

1167 C. Identification of the timeline and next steps that the department of community
1168 and human services intends to take to ensure continued operations of Aurora Oaks
1169 Enhanced Shelter as a shelter in North King County.

1170 The executive shall electronically file the report required by this proviso by
1171 March 30, 2026, with the clerk of the council, who shall retain an electronic copy and
1172 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1173 staff for the budget and fiscal management committee or its successor.

1174 P4 PROVIDED FURTHER THAT:

1175 Of this appropriation, \$250,000 shall not be expended or encumbered until the
1176 executive transmits a report to update the recommendations and action plans in the
1177 Regional Affordable Housing Task Force Final Report and Recommendations.

1178 The report shall include, but not be limited to:

1179 A. Recommendations and an update to the action plan to address the regional
1180 affordable housing crisis in King County, with consideration of the 2025 King County
1181 Housing Needs Assessment; and

1182 B. An update to the Regional Affordable Housing Dashboard to monitor progress
1183 on the updated action plan.

1184 The report shall be prepared in collaboration with relevant stakeholders,
1185 including, but not limited to, the Affordable Housing Committee, regional housing
1186 coalitions, housing authorities, nonprofit and for-profit housing developers, tenants or
1187 tenant advocates, landlords or landlord advocates, and affordable housing advocacy
1188 groups.

1189 The executive should electronically file the report by December 31, 2026, with
1190 the clerk of the council, who shall retain an electronic copy and provide an electronic
1191 copy to all councilmembers, the council chief of staff, and the lead staff for the health,
1192 housing, and human services committee or its successor.

1193 P5 PROVIDED FURTHER THAT:

1194 Of this appropriation, \$50,000 shall not be expended or encumbered until the
1195 executive transmits a plan to create affordable housing for domestic violence survivors,
1196 seniors, and individual women, in collaboration with Urban Black.

1197 The plan shall include, but not be limited to:

1198 A. An analysis of capital investments available to create affordable housing for
1199 domestic violence survivors, seniors, and individual women; and

1200 B. A plan to facilitate acquisition of property or capital investments for
1201 affordable housing.

1202 The executive should electronically file the plan by December 31, 2026, with the
1203 clerk of the council, who shall retain an electronic copy and provide an electronic copy to
1204 all councilmembers, the council chief of staff, and the lead staff for the health, housing,
1205 and human services or its successor.

1206 P6 PROVIDED FURTHER THAT:

1207 Moneys restricted by Expenditure Restriction ER7 of this section shall not be
1208 expended or encumbered until the executive transmits a letter to the council that includes
1209 the findings required in Expenditure Restriction ER7 of this section. The executive
1210 should electronically file the letter with the clerk of the council, who shall retain an
1211 electronic copy and provide an electronic copy to all councilmembers, the council chief
1212 of staff, and the lead staff for the health, housing, and human services committee, or its
1213 successor.

1214 SECTION 58. Ordinance 20023, Section 110, as amended, is hereby amended as
1215 follows:

1216 SOLID WASTE - From the solid waste operating fund there is hereby
1217 appropriated to:

1218 Solid waste	\$6,693,000
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1219 The maximum number of additional FTEs for solid waste shall be:	4.0
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1220 SECTION 59. Ordinance 20023, Section 112, as amended, is hereby amended as
1221 follows:

1222 AIRPORT CONSTRUCTION TRANSFER - From the airport fund there is
1223 hereby appropriated to:

1224 Airport construction transfer	\$15,670,000
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1226 follows:

1228 hereby appropriated to:

1229	Wastewater treatment	\$14,292,000
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1231 follows:

1233 appropriated to:

1234	Transit	\$67,635,000
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1235 The maximum number of additional FTEs for transit shall be: 53.0

1237 follows:

1239 fund there is hereby appropriated to:

1240	Safety and claims management	\$6,857,000
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1242 follows:

1244 services fund there is hereby appropriated to:

1245	Finance and business operations	\$579,000
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1246 The maximum number of additional FTEs for finance and business operations

1247 shall be: 1.0

1249 follows:

1250 FACILITIES MANAGEMENT INTERNAL SERVICE - From the facilities

1252	Facilities management internal service	\$14,149,000
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1253 SECTION 65. Ordinance 20023, Section 124, as amended, is hereby amended as

1255 KING COUNTY INFORMATION TECHNOLOGY SERVICES - From the

1257	King County information technology services	\$150,000
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1258 The maximum number of additional FTEs for King County information technology

1260 SECTION 66. Ordinance 20023, Section 126, as amended, is hereby amended as

1262 FLEET MANAGEMENT EQUIPMENT - From the fleet services equipment

1264	Fleet management equipment	\$679,000
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1265 SECTION 67. Ordinance 20023, Section 128, as amended, is hereby amended as

1267 LIMITED GENERAL OBLIGATION BOND REDEMPTION - From the limited

1269	Limited general obligation bond redemption	\$60,000,000
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1270 SECTION 68. Ordinance 20023, Section 132, as amended, is hereby amended to
1271 read as follows:

1272 CAPITAL IMPROVEMENT PROGRAM - From the several capital
1273 improvement project funds there are hereby disappropriated the following amounts for
1274 the specific projects identified in Attachment A to this ordinance (Proposed Ordinance
1275 2026-xxxx).

1276	Fund	Fund Name	2026-2027
1277	3160	PARKS RECREATION AND OPEN SPACE	(\$24,100,000)

1278 SECTION 69. The council directs that section 68 of this ordinance takes effect
1279 before section 70 of this ordinance.

1280 SECTION 70. Ordinance 20023, Section 132, as amended, is hereby amended to
1281 read as follows:

1282 From the several capital improvement project funds there are hereby appropriated
1283 and authorized to be disbursed the following amounts for the specific projects identified
1284 in Attachment A to this ordinance (Proposed Ordinance 2026-XXXX).

1285	Fund	Fund Name	2026-2027
1286	3151	CONSERVATION FUTURES	\$0
1287	3160	PARKS RECREATION AND OPEN SPACE	\$50,344,429
1288	3230	DEPARTMENT OF PUBLIC HEALTH TECHNOLOGY	
1289		CAPITAL	\$726,621
1290	3250	DEPARTMENT OF EXECUTIVE SERVICES TECHNOLOGY	
1291		CAPITAL	(\$2,711,180)
1292	3280	GENERAL FUND TECHNOLOGY CAPITAL	\$7,342,582

1293	3292	SURFACE WATER MANAGEMENT CONSTRUCTION	\$0
1294	3380	AIRPORT CAPITAL	\$3,569,889
1295	3421	MAJOR MAINTENANCE RESERVE	\$4,669,027
1296	3581	PARKS CAPITAL	\$16,765,384
1297	3611	WATER QUALITY CONSTRUCTION	(\$184,860,695)
1298	3641	PUBLIC TRANSPORTATION INFRASTRUCTURE CAPITAL	\$76,196,983
1299	3681	REAL ESTATE EXCISE TAX NUMBER 1	\$2,100,000
1300	3682	REAL ESTATE EXCISE TAX NUMBER 2	\$4,400,000
1301	3740	COUNTY HOSPITAL CAPITAL	(\$44,000,000)
1302	3750	HARBORVIEW MEDICAL CENTER CAPITAL PROGRAM	
1303		2020 PROPOSITION 1 CAPITAL PROJECT	\$145,000,000
1304	3781	DEPARTMENT OF INFORMATIONAL TECHNOLOGY	
1305		CAPITAL	\$2,660,000
1306	3855	COUNTY ROAD MAJOR MAINTENANCE	\$43,212,369
1307	3865	COUNTY ROAD CONSTRUCTION	\$21,291,415
1308	3901	SOLID WASTE CONSTRUCTION	(\$663,590)
1309	3910	LANDFILL RESERVE	\$8,580,837
1310	3951	BUILDING REPAIR AND REPLACEMENT	\$67,472,104
1311		TOTAL CAPITAL IMPROVEMENT PROGRAM	\$222,096,175
1312		ER1 EXPENDITURE RESTRICTION	
1313		Of the appropriation to parks capital, \$5,000,000 shall be expended or	
1314		encumbered solely for a new capital project to acquire parcel number 1923069026 for	
1315		parks or open space purposes. The parks and recreation division shall work with the	

1316 King County Flood Control District to identify other funding sources to supplement this
 1317 appropriation and complete the acquisition.

1318 ER2 EXPENDITURE RESTRICTION:

1319 Of the appropriation to parks capital for the following capital projects, the
 1320 following amounts shall not be expended or encumbered until the executive transmits the
 1321 report and ordinance required by section 94, Proviso P4, of this ordinance, and an
 1322 ordinance is approved by the council:

1323	Ballfield Access & Preservation Grant 1150283	\$3,889,891
1324	Healthy Communities & Parks Grant 1150282	\$9,900,000
1325	Pools Capital Grant 1137314	\$15,180,000

1326 ER3 EXPENDITURE RESTRICTION:

1327 Of the appropriation to parks capital, \$1,649,988 shall be expended or
 1328 encumbered solely to contract with the following eligible entities for the King County
 1329 council climate resilience grants. The minimum grant award shall be \$5,000:

1330	Black Farmers Collective	\$28,611
1331	Center of Success Abu Bakr Islamic Center – Outdoor education	\$30,000
1332	City of Covington	\$10,000
1333	City of Duvall – McCormick Park	\$20,000
1334	City of Lake Forest Park – Blue Heron Park Project	\$10,000
1335	City of Renton	\$10,000
1336	Clear Creek Farm	\$6,000
1337	Colored Girls Garden	\$5,000
1338	Council District 1 Organizations 2026	\$56,666

1339	Council District 1 Organizations 2027	\$91,666
1340	Council District 2 Organizations 2027	\$45,783
1341	Council District 3 Organizations 2026	\$30,000
1342	Council District 3 Organizations 2027	\$91,666
1343	Council District 4 Organizations 2026	\$20,166
1344	Council District 4 Organizations 2027	\$91,666
1345	Council District 5 Organizations 2027	\$91,666
1346	Council District 6 Organizations 2026	\$91,666
1347	Council District 6 Organizations 2027	\$91,666
1348	Council District 7 Organizations 2026	\$91,666
1349	Council District 7 Organizations 2027	\$91,666
1350	Council District 8 Organizations 2026	\$41,666
1351	Council District 8 Organizations 2027	\$91,666
1352	Council District 9 Organizations 2026	\$61,666
1353	Council District 9 Organizations 2027	\$91,666
1354	Duwamish River Cleanup Coalition	\$50,000
1355	Enumclaw Expo Center	\$10,000
1356	First Light Farm (Workgroup for Food Security)	\$6,000
1357	Foster High School – Tukwila School District	\$16,666
1358	Friends of Green Lake	\$19,000
1359	Gilliam Creek - Salmon bearing stream restoration (WRIA 9)	\$15,000
1360	Issaquah Alps Trails Club	\$12,000
1361	Issaquah Citizen Corps Council	\$12,666

1362	Lake Forest Park Climate Hub	\$20,000
1363	Living Well Kent	\$15,000
1364	Nathan Hale Horticulture and Urban Farm	\$5,000
1365	Nurturing Roots	\$13,611
1366	Queen Anne Helpline	\$5,000
1367	Snoqualmie Pass Community Association	\$5,000
1368	Soapbox Project	\$7,500
1369	Solid Ground	\$20,000
1370	Terrebonne Farms	\$105,327
1371	Thornton Creek Alliance	\$10,000
1372	United Indians of All Tribes Foundation	\$20,000
1373	University of Washington – Environmental Education and Research Center at St.	
1374	Edward State Park	\$46,000
1375	TOTAL	\$1,649,988

1376 Selection of organizations by council districts shall be by future amendment of
 1377 this section.

1378 ER4 EXPENDITURE RESTRICTION:

1379 Of this appropriation for capital project 1130313, the civic campus planning
 1380 project, \$500,000 shall be expended or encumbered solely for the purpose of retaining a
 1381 consultant to assist the county in advancing the civic campus planning project by
 1382 performing owner's representative functions, including, but not limited to, overseeing and
 1383 advising throughout the design and construction phases of the project, including the
 1384 preparation and management of requests for qualifications, requests for information, and

1385 requests for proposals. Councilmembers who have represented the council on the civic
1386 campus planning committee and the civic campus planning initiative government partners
1387 table or their designees shall be invited by the executive to participate in the selection
1388 process of the consultant.

1389 ER5 EXPENDITURE RESTRICTION:

1390 Of the appropriation for capital project 1150603, Grass to Synthetic Turf
1391 Conversion, \$1,000,000 shall be expended or encumbered solely for turf conversion at
1392 the Federal Way National Little League site.

1393 ER 6 EXPENDITURE RESTRICTION:

1394 Of the appropriation to parks capital, \$80,000 shall be expended or encumbered
1395 solely for city of Shoreline to support the Shoreline Boeing Creek Open Space
1396 Expansion.

1397 ER 7 EXPENDITURE RESTRICTION:

1398 Of the appropriation to parks capital for community partnerships and grants,
1399 \$100,000 shall be expended or encumbered solely for The Prodigious Fund to support
1400 equestrian activities.

1401 ER 8 EXPENDITURE RESTRICTION:

1402 Of the appropriation to parks capital for community partnerships and grants,
1403 \$525,000 shall be expended or encumbered solely for Emerald Racing Club to support
1404 equestrian activities.

1405 ER 9 EXPENDITURE RESTRICTION

1406 Of this appropriation to capital project 1143733, Marymoor Park Parking &
1407 Infrastructure Improvements, \$24,100,000 shall be expended or encumbered solely for

1408 the acquisition, planning, design, and construction of a new regional sports facility at
1409 Marymoor Park. No new project spending may occur on the project until the county has
1410 reached a written agreement with relevant external parties, to be determined by the
1411 executive, on the construction and operations of the new facility and the county has
1412 reached an agreement on use or ownership of the Marymoor Bellevue Ballfield Complex.
1413 The county's cash contribution toward land acquisition shall be limited to \$1,500,000.

1414 P1 PROVIDED THAT:

1415 Of this appropriation for general fund technology capital, for capital project
1416 1148394, King County sheriff's office computer aided dispatch system replacement,
1417 \$4,000,000 shall not be expended or encumbered until the executive transmits a letter
1418 confirming the selected computer aided dispatch replacement system has the capability to
1419 capture and log demographic data, including race.

1420 The executive should electronically file the letter required by this proviso before
1421 the final system solution is selected with the clerk of the council, who shall retain an
1422 electronic copy and provide an electronic copy to all councilmembers, the council chief
1423 of staff, and the lead staff for the law and justice committee or its successor.

1424 P2 PROVIDED FURTHER THAT:

1425 Of the appropriation to parks capital, \$100,000 shall not be expended or
1426 encumbered until the executive transmits a Soos Creek trail funding report to the
1427 transportation, economy, and environment committee or its successor. The report shall
1428 include, but not be limited to:

1429 A. Analysis of the items in subsection B. of this proviso for each of the following
1430 Soos Creek trail segments:

- 1431 1. North extension phase 5B, southeast one hundred seventy-eighth street to
1432 southeast one hundred seventy-third place;
- 1433 2. Connection to East Hill North Community Park;
- 1434 3. Connection to Lake Meridian Park; and
- 1435 4. South Extension;
- 1436 B.1. The estimated dollar amount needed to complete:
- 1437 a. design; and
- 1438 b. construction;
- 1439 2. Potential funding sources, including parks levy underspend from projects
1440 outside of opportunity areas; and
- 1441 3. An estimated timeline to complete:
- 1442 a. design; and
- 1443 b. construction.
- 1444 The executive should electronically file the report required by this proviso by
1445 December 31, 2026, with the clerk of the council, who shall retain an electronic copy and
1446 provide an electronic copy to all councilmembers, the council chief of staff, and the lead
1447 staff for the transportation, economy, and environment committee or its successor.
- 1448 P3 PROVIDED FURTHER THAT:
- 1449 Of the appropriation for capital project 1134066, Regional Wastewater Services
1450 Plan (RWSP) Update, \$7,382,000 shall not be expended or encumbered until the council
1451 passes the motion required by section 115, Proviso P1, of this ordinance.
- 1452 P4 PROVIDED FURTHER THAT:

1453 Of this appropriation for capital project 1033498, no more than \$10,000,000 shall
1454 be expended or encumbered on the northeast recycling and transfer station project until
1455 the executive transmits a northeast recycling and transfer station cost analysis and a
1456 motion that should acknowledge receipt of the northeast recycling and transfer station
1457 cost analysis, and a motion acknowledging receipt of the northeast recycling and transfer
1458 station cost and operational analysis is passed by the council. The motion should
1459 reference the subject matter, the proviso's ordinance, ordinance section, and proviso
1460 number in both the title and body of the motion.

1461 The cost and operational analysis shall identify:

- 1462 A. The estimated costs and schedule associated with Alternative 1A;
1463 B. The estimated costs and schedule associated with Alternative 1B;
1464 C. The operational implications during site redevelopment of each option and a
1465 plan to continue collections if 1A is selected; and
1466 D. A comprehensive listing of the potential mitigation measures associated with
1467 Alternative 1A and Alternative 1B and estimated potential costs for each measure.

1468 The cost and operational analysis should not include any information that would
1469 adversely impact King County's position in ongoing litigation.

1470 The executive should electronically file the northeast recycling and transfer
1471 station cost analysis and a motion required by this proviso by October 1, 2026, with the
1472 clerk of the council, who shall retain an electronic copy and provide an electronic copy to
1473 all councilmembers, the council chief of staff, and the lead staff for the transportation,
1474 economy, and environment committee or its successor.

1475 P5 PROVIDED FURTHER THAT:

1476 Of this appropriation for Harborview Medical Center capital program 2020
1477 proposition 1, \$219,720,655 shall not be expended or encumbered for any use or purpose
1478 related to the building located at 1145 Broadway in Seattle, that is subject to a purchase
1479 and sale agreement between the county and Guntower Capital LLC ("the Broadway
1480 Facility"), until the executive transmits a letter to the council, and the council approves a
1481 motion acknowledging receipt of the letter, describing: (a) those agreements to occupy
1482 space, including, but not limited to, leases, use agreements, or licenses that the executive
1483 intends the county to enter into as the lessor of space at the Broadway Facility; or (b) the
1484 county's use of space. However, in either respect of (a) or (b) of this proviso, the use
1485 must be in support of the capital improvement construction projects financed with
1486 proceeds from the 2020 Proposition 1 general obligation bonds. The letter shall include,
1487 but not be limited to, a description of the proposed uses, expected lessees, agreement
1488 duration, and type, location, and amount of space for each potential agreement to occupy
1489 space. Proposed uses may include, but are not limited to, temporarily moving programs
1490 and services from the Harborview Medical Center during construction of the new bed
1491 tower or other the capital improvement construction projects financed with proceeds from
1492 the 2020 Proposition 1 general obligation bonds, providing medical center employee and
1493 parking for the public visiting the medical center displaced at the medical center during
1494 construction of the bed tower or other the capital improvement construction projects
1495 financed with proceeds from the 2020 Proposition 1 general obligation bonds. The letter
1496 should also detail the use of space that may be used by county staff in support of the
1497 planning, design, and construction of the bed tower or any other the capital projects

1498 supported with proceeds from the 2020 Proposition 1 general obligation bonds, including
1499 duration of use, and type, location, and amount of space.

1500 The executive shall electronically file the letter and motion required by this
1501 proviso with the clerk of the council, who shall retain an electronic copy and provide an
1502 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
1503 committee of the whole or its successor.

1504 P6 PROVIDED FURTHER THAT:

1505 Of this appropriation for Harborview Medical Center capital program 2020
1506 proposition 1, \$500,000 shall not be expended or encumbered until the executive
1507 transmits a letter providing information about the updated cost analysis for the new tower
1508 construction capital project #1141052.

1509 The letter shall include, but not be limited to:

1510 A. An executive summary of the revised cost estimate developed during the
1511 validation phase to define the scope of the project; and

1512 B. A copy of the revised cost estimate.

1513 The executive shall electronically file the letter required by this proviso with the
1514 clerk of the council, who shall retain an electronic copy and provide an electronic copy to
1515 all councilmembers, the council chief of staff, and the lead staff for the committee of the
1516 whole or its successor.

1517 P7 PROVIDED FURTHER THAT:

1518 Of this appropriation for county hospital capital, \$97,000,000 shall not be
1519 expended or encumbered until the executive transmits a plan for the selected parking
1520 garage project to address parking issues at Harborview Medical Center and a motion that

1521 should acknowledge receipt of the plan, and a motion acknowledging receipt of the plan
1522 is passed by the council. The motion should reference the subject matter, the proviso's
1523 ordinance, ordinance section, and proviso number in both the title and body of the
1524 motion.

1525 The plan shall include, but not be limited to:

1526 A. Description of the engagement process with University of Washington, the
1527 Harborview board of trustees, and the Harborview Medical Center administration to
1528 identify the plan;

1529 B. How parking revenue was factored into the analysis to determine which
1530 parking solution to select; and

1531 C. A timeline for the design and construction of the parking garage project.

1532 The executive should electronically file the plan and a motion required by this
1533 proviso by June 30, 2026, with the clerk of the council, who shall retain an electronic
1534 copy and provide an electronic copy to all councilmembers, the council chief of staff, and
1535 the lead staff for the committee of the whole or its successor.

1536 P8 PROVIDED FURTHER THAT:

1537 Of this appropriation for building repair and replacement, for capital project
1538 1152282, DES FMD BRR 2026 RTO Parent, \$100,000 shall not be expended or
1539 encumbered until the executive transmits a plan on the return to office initiative and a
1540 motion that should acknowledge receipt of the plan, and a motion acknowledging receipt
1541 of the plan is passed by the council. The motion should reference the subject matter, the
1542 proviso's ordinance, ordinance section, and proviso number in both the title and body of
1543 the motion.

1544 The plan shall include, but not be limited to:

1545 A. A description of where each department's staff will be located within all
1546 county spaces and identification of which department's staff will occupy facilities
1547 renovated with project 1152282 moneys, and the location where department staff are
1548 being relocated from;

1549 B. The total number of work points needed by each department and division and
1550 the number of employees in each division working in the office one, two, three, four, or
1551 five days per week;

1552 C. The total number of move-in ready work points available as of June 1, 2026,
1553 the timeline for constructing additional work points, and a description of how the timeline
1554 for the return to office initiative requirements will align with construction of additional
1555 work points;

1556 D. A description of how space and cost needs change depending on two versus
1557 three days working at the office, including both one-time costs and ongoing building
1558 maintenance costs;

1559 E. An analysis of alternatives considered that would reduce costs associated with
1560 the return to office initiative, that would not require housing staff in mothballed buildings
1561 or renting office space, and could allow for shared space;

1562 F. A timeline for staff returning to the office one, two, three, or more days per
1563 week beginning June 1, 2026;

1564 G. A detailed accounting of return to office actual and proposed expenditures
1565 during the 2026-27 biennium;

1566 H. A description of existing bargaining agreements with labor groups and
1567 information regarding if there will be additional bargaining related to the return to office
1568 initiative; and

1569 I. Any current or planned exception policies to return to office policies.

1570 The executive shall electronically file the plan and a motion required by this
1571 proviso by September 30, 2026, with the clerk of the council, who shall retain an
1572 electronic copy and provide an electronic copy to all councilmembers, the council chief
1573 of staff, and the lead staff for the committee of the whole or its successor.

1574 SECTION 71. Attachment A to this ordinance hereby amends Attachment A to
1575 Ordinance 20023, as amended, by adding thereto and inserting therein the projects listed
1576 in Attachment A to this ordinance.

1577 SECTION 72. Ordinance 20086, Section 103, as amended, is hereby amended to
1578 read as follows:

1579 GENERAL FUND TRANSFER TO DEPARTMENT OF EXECUTIVE
1580 SERVICES CAPITAL IMPROVEMENT - From the general fund there is hereby
1581 appropriated to:

1582 General fund transfer to department of executive services capital
1583 improvement \$583,000

1584 NEW SECTION. SECTION 73. There is hereby added to Ordinance 20023 a
1585 new section to read as follows:

1586 GENERAL FUND TRANSFER TO KING COUNTY INFORMATION
1587 TECHNOLOGY - From the general fund there is hereby appropriated to:

1588 General fund transfer to King County information technology \$600,000

1589 NEW SECTION. SECTION 74. There is hereby added to Ordinance 20023 a
1590 new section to read as follows:

1591 GENERAL FUND TRANSFER TO GENERAL FUND TECHNOLOGY

1592 CAPITAL F3280 - From the general fund there is hereby appropriated to:

1593 General fund transfer to general fund technology capital F3280 \$1,537,000

1594 NEW SECTION. SECTION 75. There is hereby added to Ordinance 20023 a
1595 new section to read as follows:

1596 DEPARTMENT OF LOCAL SERVICES KING COUNTY

1597 TRANSPORTATION DISTRICT - From the department of local services King County \

1598 transportation district fund there is hereby appropriated to:

1599 Department of local services King County transportation district \$81,639,000

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: A. 2026-2027 Capital Improvement Program 09.18.2026

Attachment A Capital Improvement Program dated 9/18/2026

2026 2nd Omnibus - Executive Proposed

3151 CONSERVATION FUTURES SUBFUND							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1116264	Conservation Futures Parent Project STANDALONE			(\$36,736,441)	\$0	\$0	(\$36,736,441)
1136850	Seattle- South Park Water Quality Facility Match Waiver STANDALONE			\$200,000	\$0	\$0	\$200,000
1145683	Covington - Jenkins Creek Open Space 25 STANDALONE			\$462,063	\$0	\$0	\$462,063
1145684	Duvall - Big Rock Park Expansion 25 STANDALONE			\$727,815	\$0	\$0	\$727,815
1145711	King County - Bear Creek Basin Protection 25 STANDALONE			\$570,000	\$0	\$0	\$570,000
1145717	King County - Cedar River Basin Conservation 25 STANDALONE			\$292,000	\$0	\$0	\$292,000
1145718	King County - Cougar Mountain Additions 25 STANDALONE			\$348,750	\$0	\$0	\$348,750
1145721	King County - Evans Creek 25 STANDALONE			\$400,000	\$0	\$0	\$400,000
1145722	King County - Issaquah Creek Basin Conservation 25 STANDALONE			\$346,250	\$0	\$0	\$346,250
1145723	King County - Soos Creek Park Molasses and Lake Desire Natural Areas 25 STANDALONE			\$1,575,000	\$0	\$0	\$1,575,000
1145729	King County - Green River, Newaukum Creek 25 STANDALONE			\$1,500,000	\$0	\$0	\$1,500,000
1145732	King County - North Highline Urban Greenspace - Seola Pond (Match Waiver) STANDALONE			\$700,000	\$0	\$0	\$700,000
1145737	King County - Vashon Creeks and Estuaries 25 STANDALONE			\$611,250	\$0	\$0	\$611,250
1145738	King County - Protecting Farmland: Enumclaw/Green River Farms 25 STANDALONE			\$514,469	\$0	\$0	\$514,469
1147974	Bellevue - West Lake Sammamish Open Space 25 STANDALONE			\$3,642,000	\$0	\$0	\$3,642,000

Attachment A Capital Improvement Program dated 9/18/2026

2026 2nd Omnibus - Executive Proposed

	STANDALONE						
1148004	King County - Snoqualmie Corridor Enhancement 25 STANDALONE			\$42,500	\$0	\$0	\$42,500
1148024	King County - Duwamish River Transition Zone Match Waiver STANDALONE			\$464,250	\$0	\$0	\$464,250
1148025	King County - Shadow Lake NA & Sweeney Pond Additions 25 STANDALONE			\$452,500	\$0	\$0	\$452,500
1148026	King County - Soos Jenking 25 STANDALONE			\$712,198	\$0	\$0	\$712,198
1148028	King County - Vashon Marine Shoreline 25 STANDALONE			\$276,250	\$0	\$0	\$276,250
1148030	Bellevue - Site Stabilization Cost STANDALONE			\$661,875	\$0	\$0	\$661,875
1148033	Shoreline - Site Stabilization Costs STANDALONE			\$22,500	\$0	\$0	\$22,500
1148040	Non Profit - Watershed Community Develop Bend Live/Work SSC (Match Waiver) STANDALONE			\$250,000	\$0	\$0	\$250,000
1149055	Duvall - Big Rock Park Expansion SSC STANDALONE			\$18,750	\$0	\$0	\$18,750
1149110	King County - North Green River 25 STANDALONE			\$275,000	\$0	\$0	\$275,000
1150360	Shoreline - 192nd Hemlock Open Space Acquisition Phase 2 STANDALONE			\$145,000	\$0	\$0	\$145,000
1150369	Non Profit - Vashon Creeks and Estuaries- Vashon Land Trust STANDALONE			\$195,000	\$0	\$0	\$195,000
1150372	King County - Boxley Creek STANDALONE			\$562,500	\$0	\$0	\$562,500
1150373	King County - Middle Fork Snoqualmie Natural Area In-Holdings STANDALONE			\$250,000	\$0	\$0	\$250,000
1150374	King County - Patterson Creek Natural Area STANDALONE			\$308,125	\$0	\$0	\$308,125
1150378	King County - Tolt River Natural			\$131,500	\$0	\$0	\$131,500

Attachment A Capital Improvement Program dated 9/18/2026

2026 2nd Omnibus - Executive Proposed

	Area 25 STANDALONE						
1150379	King County - Molasses Creek Daylighting - Remy Acquisition STANDALONE			\$1,666,790	\$0	\$0	\$1,666,790
1150380	King County - Ravensdale Retreat Addition STANDALONE			\$495,000	\$0	\$0	\$495,000
1150381	King County - West Tiger Mountain STANDALONE			\$840,000	\$0	\$0	\$840,000
1150382	King County - Bell Ravine Alluvial Fan Property Acquisition STANDALONE			\$240,675	\$0	\$0	\$240,675
1150385	King County - Skyway Stormwater Park STANDALONE			\$1,000,000	\$0	\$0	\$1,000,000
1152663	Bellevue - Affordable Housing Partnership STANDALONE			\$731,250	\$0	\$0	\$731,250
1152664	Bellevue - Greenways and Open Space STANDALONE			\$365,750	\$0	\$0	\$365,750
1152665	Carnation - Conservation STANDALONE			\$24,000	\$0	\$0	\$24,000
1152666	Kenmore - Sammamish River Tributary Acquisition STANDALONE			\$462,425	\$0	\$0	\$462,425
1152668	Kenmore - Tributary 0056 Acquisition STANDALONE			\$1,477,440	\$0	\$0	\$1,477,440
1152669	Kirkland - Carpenter Acquisition STANDALONE			\$1,039,500	\$0	\$0	\$1,039,500
1152670	Kirkland - Forbes Creek Acquisition STANDALONE			\$826,500	\$0	\$0	\$826,500
1152671	Kirkland - Seabrook Acquisition STANDALONE			\$58,350	\$0	\$0	\$58,350
1152672	SeaTac - North SeaTac Park Preservation Project - 45 Acres STANDALONE			\$200,000	\$0	\$0	\$200,000
1152673	Shoreline - Kruckeberg Botanic Garden Expansion STANDALONE			\$400,000	\$0	\$0	\$400,000

Attachment A Capital Improvement Program dated 9/18/2026

2026 2nd Omnibus - Executive Proposed

1152674	Non Profit - Forterra NW Seahurst Park Addition STANDALONE			\$711,900	\$0	\$0	\$711,900
1152675	Non Profit - Hip Hop is Green EcoWorld Development STANDALONE			\$3,615,000	\$0	\$0	\$3,615,000
1152676	King County - Lower Snoqualmie River and Floodplain Conservation STANDALONE			\$336,375	\$0	\$0	\$336,375
1152677	King County - Lower Snoqualmie Valley - Upland Forest Conservation STANDALONE			\$212,500	\$0	\$0	\$212,500
1152678	King County - Middle Snoqualmie Park Additions STANDALONE			\$646,875	\$0	\$0	\$646,875
1152679	King County/Forterra NW Partnership - Bastyr University- Saint Edward State Park Addition STANDALONE			\$500,000	\$0	\$0	\$500,000
1152680	King County - Lake Youngs Trailhead STANDALONE			\$375,000	\$0	\$0	\$375,000
1152681	King County - McGarvey Park Open Space Additions 25 STANDALONE			\$539,375	\$0	\$0	\$539,375
1152682	Auburn - Black Diamond Uplands STANDALONE			\$400,000	\$0	\$0	\$400,000
1152683	King County - South Park Triangle East STANDALONE			\$307,500	\$0	\$0	\$307,500
1152684	King County - Enumclaw Foothills Mount Baldy STANDALONE			\$531,250	\$0	\$0	\$531,250
1152685	King County - Vashon Uplands STANDALONE			\$892,941	\$0	\$0	\$892,941
1152686	Seattle - Sherry Property Demolition and Site Stabilization SSC STANDALONE			\$307,500	\$0	\$0	\$307,500
1152687	Covington Site Stabilization SSC STANDALONE			\$281,250	\$0	\$0	\$281,250
1152688	Kenmore - Site Stabilization SSC STANDALONE			\$75,000	\$0	\$0	\$75,000
1152689	Kirkland - Site Stabilization SSC STANDALONE			\$48,750	\$0	\$0	\$48,750

Attachment A Capital Improvement Program dated 9/18/2026

2026 2nd Omnibus - Executive Proposed

1152690	Shoreline - Site Stabilization SSC (Match Wavier) STANDALONE			\$440,000	\$0	\$0	\$440,000
1152691	Non Profit - Hip Hop is Green EcoWorld Devel Site Stabilization SSC (Match Wavier) STANDALONE			\$30,000	\$0	\$0	\$30,000
3151 - CONSERVATION FUTURES SUBFUND		Total		\$0	\$0	\$0	\$0

3160 PARKS RECREATION AND OPEN SPACE

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1143733	Marymoor Park Parking & Infrastructure Improvements STANDALONE			\$24,100,000	\$0	\$0	\$24,100,000
1144537	Parks Skyway Community Center Planning STANDALONE	✓		\$4,177,354	\$0	\$0	\$4,177,354
1149780	PKS S:MARYMOOR PARK FLEET EV CHARGING INFRASTRUCTURE RT1 RT2 PKS M:INFRASTRUCTURE REHAB	✓		(\$899,000)	\$0	\$0	(\$899,000)
1150133	PKS S:Marymoor Infrastructure Planning PKS M:INFRASTRUCTURE REHAB	✓		(\$1,133,926)	\$0	\$0	(\$1,133,926)
3160 - PARKS RECREATION AND OPEN SPACE		Total		\$26,244,429	\$0	\$0	\$26,244,429

3230 DEPARTMENT OF PUBLIC HEALTH TECHNOLOGY CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1153231	DPH-Public Health Lab Laboratory Information Management System (LIMS) Replacement		✓	\$726,621	\$0	\$0	\$726,621
3230 - DEPARTMENT OF PUBLIC HEALTH		Total		\$726,621	\$0	\$0	\$726,621

3250 DEPARTMENT OF EXECUTIVE SERVICES TECHNOLOGY CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1139616	Treasury Scanner Replacement Project STANDALONE	✓	✓	(\$2,023,643)	\$0	\$0	(\$2,023,643)
1143964	DES BRC FBOD Fixed Assets STANDALONE	✓	✓	(\$687,537)	\$0	\$0	(\$687,537)
3250 - DEPARTMENT OF EXECUTIVE SERVICES		Total		(\$2,711,180)	\$0	\$0	(\$2,711,180)

3280 GENERAL TECHNOLOGY CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1150119	KCSO CJIS Network Upgrade			\$486,370	\$0	\$0	\$486,370

Attachment A Capital Improvement Program dated 9/18/2026

2026 2nd Omnibus - Executive Proposed

			✓				
1153047	DHR Workers Compensation System Replacement		✓	\$6,856,212	\$15,792,377	\$0	\$22,648,589
3280 - GENERAL TECHNOLOGY CAPITAL		Total		\$7,342,582	\$15,792,377	\$0	\$23,134,959
3292 SURFACE WATER MANAGEMENT CONSTRUCTION SUBFUND							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1034095	Crew Assisted Water Maint STANDALONE			(\$6,179)	\$0	\$0	(\$6,179)
1117559	Fairwood 11 Pipe Replacement Phase II STANDALONE			(\$6,900)	\$0	\$0	(\$6,900)
1123571	Riverbend Restoration STANDALONE			(\$490,000)	\$0	\$0	(\$490,000)
1123577	Frew Floodplain Reconnection STANDALONE			(\$245,000)	\$0	\$0	(\$245,000)
1129379	Stormwater Feasibility Studies Program PROGRAMMATIC			\$450,000	\$0	\$0	\$450,000
1129383	Natural Drainage & Flood Program PROGRAMMATIC			(\$2,200,000)	\$0	\$0	(\$2,200,000)
1129385	Water Quality Program PROGRAMMATIC			(\$815,038)	\$0	\$0	(\$815,038)
1131433	Rosemont Pont D93059 STANDALONE			(\$550,000)	\$0	\$0	(\$550,000)
1133946	WLSWCA DR0586 RETROFIT WHITE CENTER PONDS STANDALONE			\$4,700,000	\$0	\$0	\$4,700,000
1135075	Fish Passage Program PROGRAMMATIC			(\$400,000)	\$0	\$0	(\$400,000)
1138815	Water Resource Inventory Area (WRIA) 7 Restoration Program PROGRAMMATIC	✓		(\$127,000)	\$0	\$0	(\$127,000)
1138816	WRIA 10 Ecosystem Restoration Program PROGRAMMATIC	✓		(\$100,000)	\$0	\$0	(\$100,000)
1138819	Adaptive Management Program			\$100,000	\$0	\$0	\$100,000

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	PROGRAMMATIC	✓					
1138820	Recon and Site Assessment Program PROGRAMMATIC	✓		\$127,000	\$0	\$0	\$127,000
1138821	Demolitions and Site Security Program PROGRAMMATIC			(\$421,802)	\$0	\$0	(\$421,802)
1139268	0305 Madsen Basin Retrofit STANDALONE			(\$15,081)	\$0	\$0	(\$15,081)
3292 - SURFACE WATER MANAGEMENT		Total		(\$0)	\$0	\$0	(\$0)
3380 AIRPORT CAPITAL							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1028662	North Boeing Field MTCA PROGRAMMATIC	✓		(\$75,702)	\$0	\$0	(\$75,702)
1129953	Airport Emergent Needs STANDALONE			\$3,000,000	\$0	\$0	\$3,000,000
1130061	AD AIRPORT GRANT CONTINGENCY STANDALONE	✓		(\$13,100,000)	\$0	\$0	(\$13,100,000)
1139534	KCIA Climate Action Plan Program PROGRAMMATIC	✓		(\$31,845)	\$0	\$0	(\$31,845)
1141128	Airport Way Stormwater Input AD AIRPORT STORMWATER PROGRAM			\$3,500,000	\$0	\$0	\$3,500,000
1143917	Wang Site Rehabilitation STANDALONE	✓		(\$2,822,564)	\$0	\$0	(\$2,822,564)
1150613	AIR TRAFFIC CONTROL TOWER REPLACEMENT STANDALONE			\$7,650,000	\$100,850,000	\$0	\$108,500,000
1150615	ARFF STATION REPLACEMENT STANDALONE			\$5,450,000	\$0	\$31,300,000	\$36,750,000
3380 - AIRPORT CAPITAL		Total		\$3,569,889	\$100,850,000	\$31,300,000	\$135,719,889
3421 MAJOR MAINTENANCE RESERVE SUBFUND							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1147791	MRJC Smoke Dampers Replacement STANDALONE			\$345,484	\$0	\$0	\$345,484

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1147792	Election BLDG Cameras Replace STANDALONE			(\$551,977)	\$0	\$0	(\$551,977)
1149742	DES FMD MMR MRJC HRU 6.2 HEAT WHEEL REPLACEMENT- SUB PROJECT TO PROJECT 1120544			\$198,518	\$0	\$0	\$198,518
1153165	DES FMD MMR KCCF REPLACEMENT STUDY CONSULTANT STANDALONE			\$500,000	\$0	\$0	\$500,000
1153166	DES FMD MMR GOAT HILL WHEELCHAIR LIFT STANDALONE			\$337,002	\$0	\$0	\$337,002
1153333	DES FMD MMR DAJD DURESS ALARM SYSTEM STANDALONE			\$3,040,000	\$0	\$0	\$3,040,000
1153351	DES FMD MMR DOJ ADA CONSTRUC STANDALONE			\$800,000	\$0	\$0	\$800,000
3421 - MAJOR MAINTENANCE RESERVE		Total		\$4,669,027	\$0	\$0	\$4,669,027

3581 PARKS CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1044590	Parks Bear Creek Waterways Acquisition STANDALONE			\$190,000	\$0	\$0	\$190,000
1044596	Parks Cougar Mountain Precipice Trail Acquisition STANDALONE			\$616,250	\$0	\$0	\$616,250
1044755	Parks Patterson Creek Addition STANDALONE			\$569,375	\$0	\$0	\$569,375
1044916	Parks Tolt River Additions Acquisitions STANDALONE			\$310,500	\$0	\$0	\$310,500
1121155	Eastrail Parent Project PROGRAMMATIC	✓		\$6,440,000	\$0	\$0	\$6,440,000
1123996	Marymoor Park Improvement Program Parent Project PROGRAMMATIC	✓		\$2,032,926	\$0	\$0	\$2,032,926
1133890	Cedar River Land Conservation STANDALONE			\$564,000	\$0	\$0	\$564,000
1136778	Green River Newaukum Creek Preservation STANDALONE			\$1,000,000	\$0	\$0	\$1,000,000
1136780	Soos Creek/Molasses Creek			\$525,000	\$0	\$0	\$525,000

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	Acquisition STANDALONE						
1136783	Parks Vashon Marine Shoreline Acquisition STANDALONE			\$258,750	\$0	\$0	\$258,750
1136784	Vashon Stream and Estuaries Acquisition STANDALONE			\$203,750	\$0	\$0	\$203,750
1139150	Eastrail Renton Extension Acquisition - Conservation Futures Match STANDALONE	✓		(\$500,000)	\$0	\$0	(\$500,000)
1139160	McGarvey Park Open Space Acquisition STANDALONE			\$1,513,125	\$0	\$0	\$1,513,125
1139161	Mid Soos Creek Preservation STANDALONE			\$404,066	\$0	\$0	\$404,066
1139162	North Green River Acquisition STANDALONE			\$425,000	\$0	\$0	\$425,000
1139163	Sweeney Pond Acquisition STANDALONE			\$317,500	\$0	\$0	\$317,500
1143900	Eastrail Renton Extension STANDALONE	✓		(\$5,940,000)	\$0	\$0	(\$5,940,000)
1145903	Boxley Creek Natural Area Additions STANDALONE			\$187,500	\$0	\$0	\$187,500
1145911	Issaquah Creek Basin Conservation STANDALONE			\$248,750	\$0	\$0	\$248,750
1148011	Snoqualmie Corridor Enhancement STANDALONE			\$347,500	\$0	\$0	\$347,500
1150338	Climate Resilience Program PROGRAMMATIC			\$1,000,000	\$0	\$0	\$1,000,000
1150349	Skyway Park Community Center STANDALONE	✓		(\$4,177,354)	\$0	\$0	(\$4,177,354)
1150412	PKS CFT Middle Fork Snoqualmie Natural Area In-Holdings STANDALONE			\$650,000	\$0	\$0	\$650,000
1150416	PKS CFT Lake Youngs Trailhead STANDALONE			\$625,000	\$0	\$0	\$625,000

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1150417	PKS CFT Ravensdale Retreat Addition STANDALONE			\$1,165,000	\$0	\$0	\$1,165,000
1152483	PKS S:PRESTON CC HEAT PUMP INSTALLATION PKS M:SMALL CAPITAL 3581			\$109,812	\$0	\$0	\$109,812
1152738	PKS CFT Lower Snoqualmie River and Floodplain Conservation STANDALONE			\$175,000	\$0	\$0	\$175,000
1152739	PKS CFT Lower Snoqualmie Valley - Upland Forest Conservation STANDALONE			\$737,500	\$0	\$0	\$737,500
1152740	PKS CFT Middle Snoqualmie Park Additions STANDALONE			\$215,625	\$0	\$0	\$215,625
1152742	PKS CFT Enumclaw Foothills Mount Baldy STANDALONE			\$1,143,750	\$0	\$0	\$1,143,750
1152743	PKS CFT Vashon Uplands STANDALONE			\$1,107,059	\$0	\$0	\$1,107,059
1152851	PKS CFT Auburn Black Diamond Uplands STANDALONE			\$300,000	\$0	\$0	\$300,000
1153401	PKS NORTH MAINTENANCE FACILITY ACTIVATION-LY 26 STANDALONE			\$4,000,000	\$0	\$0	\$4,000,000
3581 - PARKS CAPITAL		Total		\$16,765,384	\$0	\$0	\$16,765,384

3611 WATER QUALITY CONSTRUCTION

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1116801	Lake Hills and NW Lake Sammamish Interceptor Upgrade STANDALONE	✓		(\$133,000,000)	\$22,161,000	\$108,231,000	(\$2,608,000)
1139038	Medina PS MCC & Generator Replacement STANDALONE			\$145,255	\$0	\$0	\$145,255
1139049	ESI Section 8 Rehabilitation STANDALONE	✓		(\$71,000,000)	\$0	\$0	(\$71,000,000)
1139064	South Plant Raw Sewage Pump #3 Replacement STANDALONE			\$4,775,294	\$0	\$0	\$4,775,294
1139101	Lakeland Hills PS Facility Replacement STANDALONE	✓		(\$6,000,000)	\$12,918,000	\$40,724,000	\$47,642,000
1153209	SPC Auburn Interceptor Green			\$4,409,000	\$2,914,185	\$0	\$7,323,185

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	River Siphon Rehabilitation Standalone						
1153210	SPO ESI14 MH59-60 Pipe Rehab Standalone			\$11,294,756	\$0	\$0	\$11,294,756
1153211	May Creek Interceptor (WSDOT ROW) Standalone			\$3,000,000	\$0	\$0	\$3,000,000
1153212	Sunset/Heathfield RSP Replacement Standalone			\$1,515,000	\$10,084,000	\$26,307,000	\$37,906,000
3611 - WATER QUALITY CONSTRUCTION		Total		(\$184,860,695)	\$48,077,185	\$175,262,000	\$38,478,490
3641 PUBLIC TRANSPORTATION INFRASTRUCTURE CAPITAL							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1132326	Rainier Avenue Mount Baker RapidRide Line (R) Standalone			\$64,481,268	\$0	\$0	\$64,481,268
1134223	South Annex Base Standalone			(\$10,000,000)	\$0	\$0	(\$10,000,000)
1134240	Atlantic Base Yard Refurbishment Standalone			\$16,066,211	\$0	\$0	\$16,066,211
1134249	Wash System Replacement at East Base Standalone			(\$1,988,312)	\$0	\$0	(\$1,988,312)
1134250	Wash System Replacement at North Base Standalone			(\$1,911,949)	\$0	\$0	(\$1,911,949)
1142107	Real Estate Opportunities Budget PROGRAMMATIC			\$7,657,437	\$0	\$0	\$7,657,437
1148316	Non Revenue Vehicle Replacement Budget PROGRAMMATIC			\$1,341,105	\$15,329,407	\$13,924,302	\$30,594,814
1150678	4th Avenue South Passenger Improvements Standalone			\$551,223	\$0	\$0	\$551,223
3641 - PUBLIC TRANSPORTATION		Total		\$76,196,983	\$15,329,407	\$13,924,302	\$105,450,692
3681 REAL ESTATE EXCISE TAX, NUMBER 1							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1134866	REET 1 Transfer to Parks Standalone			\$2,100,000	\$0	\$0	\$2,100,000

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3681 - REAL ESTATE EXCISE TAX, NUMBER 1	Total	\$2,100,000	\$0	\$0	\$2,100,000
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3682 REAL ESTATE EXCISE TAX, NUMBER 2

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1134869	REET 2 Transfer to Parks STANDALONE			\$4,400,000	\$0	\$0	\$4,400,000
3682 - REAL ESTATE EXCISE TAX, NUMBER 2	Total			\$4,400,000	\$0	\$0	\$4,400,000

3740 COUNTY HOSPITAL CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1151086	DES HMC PLANNING, DESIGN AND CONSTRUCTION FOR HMC CAMPUS PARKING STANDALONE			(\$62,000,000)	\$0	\$0	(\$62,000,000)
1153318	DES HCID 13NJB INFUSION AND NEUROLOGY RENOVATION AND EXPANSION PENDING			\$18,000,000	\$0	\$0	\$18,000,000
3740 - COUNTY HOSPITAL CAPITAL	Total			(\$44,000,000)	\$0	\$0	(\$44,000,000)

3750 HARBORVIEW MEDICAL CENTER CAPITAL PROGRAM 2020 PROPOSITION 1 CAPITAL PROJECT

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1153244	DES HMC F3750 NINTH & ALDER PARKING GARAGE DES FMD HMC NEW TOWER			\$145,000,000	\$0	\$0	\$145,000,000
3750 - HARBORVIEW MEDICAL CENTER	Total			\$145,000,000	\$0	\$0	\$145,000,000

3781 ITS CAPITAL

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1150649	KCIT Americans with Disabilities Act (ADA) Compliance Remediation STANDALONE		✓	\$2,660,000	\$0	\$0	\$2,660,000
3781 - ITS CAPITAL	Total			\$2,660,000	\$0	\$0	\$2,660,000

3855 COUNTY ROAD MAJOR MAINTENANCE

Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1129582	Emergent Need Fund 3855 ADMIN			\$1,120,000	\$3,410,550	\$5,067,186	\$9,597,736
1129584	Countywide Quick Response Program PROGRAMMATIC			\$12,050,000	\$11,849,715	\$13,566,738	\$37,466,453
1129585	Countywide Roadway Preservation Program PROGRAMMATIC			\$14,094,049	\$16,000,000	\$16,000,000	\$46,094,049
1129586	Countywide Drainage			\$1,230,000	\$10,176,000	\$11,218,000	\$22,624,000

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	Preservation Program PROGRAMMATIC						
1129587	Countywide Guardrail Preservation Program PROGRAMMATIC			\$550,000	\$1,200,000	\$1,300,000	\$3,050,000
1129591	Countywide School Zone Safety Program PROGRAMMATIC			\$200,000	\$400,000	\$400,000	\$1,000,000
1134093	Countywide Traffic Safety Program PROGRAMMATIC			\$500,000	\$3,400,000	\$2,650,000	\$6,550,000
1136000	Baring Bridge #509A Replacement STANDALONE			\$200,000	\$29,100,000	\$0	\$29,300,000
1136239	Thomas Road SE and SE 317th Place - Culvert Replacement - Fish Passage STANDALONE			\$300,000	\$600,000	\$2,500,000	\$3,400,000
1139144	SE Reinig Road Drainage Improvement Culvert STANDALONE			\$750,000	\$0	\$0	\$750,000
1139147	Countywide Americans with Disabilities Act Program PROGRAMMATIC			\$250,000	\$1,000,000	\$1,000,000	\$2,250,000
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement STANDALONE			\$2,500,000	\$0	\$1,200,000	\$3,700,000
1148396	RSD NE TOLT HILL ROAD HIGH FRICTION SURFACE TREATMENT STANDALONE			\$110,070	\$0	\$0	\$110,070
1153175	RSD CWP ROAD SERVICES FACILITIES UPGRADES RSD CWP SERVICES FACIL UPGRD			\$3,440,000	\$9,000,000	\$9,000,000	\$21,440,000
1153176	RSD CWP ACTIVE TRANSPORTATION FACILITIES UPGRADES RSD CWP TRANSPRT FACIL UPGRDS			\$200,000	\$2,300,000	\$2,000,000	\$4,500,000
1153177	RSD VASHON ISLAND SEAWALL REPLACEMENT STANDALONE			\$1,000,000	\$1,000,000	\$8,000,000	\$10,000,000
1153178	RSD 8TH AVENUE SW SIDEWALK STANDALONE			\$832,500	\$0	\$0	\$832,500
1153179	RSD 8TH AVENUE SW RECONSTRUCTION STANDALONE			\$900,000	\$0	\$0	\$900,000
1153180	RSD 15TH AVENUE SW RECONSTRUCTION STANDALONE			\$771,750	\$0	\$0	\$771,750

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1153181	RSD 76TH AVENUE S SIDEWALK STANDALONE			\$144,000	\$1,118,000	\$0	\$1,262,000
1153182	RSD RENTON ROAD MAINT BLD C HVAC AND ROOFING STANDALONE			\$2,070,000	\$0	\$0	\$2,070,000
3855 - COUNTY ROAD MAJOR MAINTENANCE		Total		\$43,212,369	\$90,554,265	\$73,901,924	\$207,668,558
3865 KING COUNTY ROAD CONSTRUCTION							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1129592	Emergent Need 3865 ADMIN			\$1,000,000	\$1,300,000	\$1,934,000	\$4,234,000
1129593	Grant Contingency Project for Fund 3865 ADMIN			\$5,000,000	\$0	\$0	\$5,000,000
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements STANDALONE			\$1,594,415	\$1,200,000	\$9,000,000	\$11,794,415
1131897	Fund 3865 Administrative Project ADMIN			\$2,610,000	\$0	\$0	\$2,610,000
1134079	SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement STANDALONE			\$1,297,000	\$403,000	\$200,000	\$1,900,000
1134080	NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements STANDALONE			\$200,000	\$600,000	\$600,000	\$1,400,000
1135042	Vashon Maintenance Facility Replacement STANDALONE	✓		(\$485,000)	\$0	\$0	(\$485,000)
1139145	SE Green Valley Road and 218th Avenue SE Improvements STANDALONE			\$50,000	\$200,000	\$3,500,000	\$3,750,000
1143975	Road Services Division 5 Facility STANDALONE	✓		(\$990,000)	\$0	\$0	(\$990,000)
1148397	RSD 148TH AVENUE SE AT SE 224TH STREET INTERSECTION IMPROVEMENTS STANDALONE			\$150,000	\$600,000	\$3,600,000	\$4,350,000
1148401	RSD CWP ROADS FACILITIES AND EV INFRASTRUCTURE PROGRAM RSD CWP ROADS FACILITIES FLEET			\$1,965,000	\$9,000,000	\$9,000,000	\$19,965,000
1150639	RSD 238TH AVENUE NE AND NE 70TH STREET CULVERT CONSTRUCTION - FISH PASSAGE STANDALONE			\$1,900,000	\$0	\$0	\$1,900,000
1153183	RSD CROSS SNOQLMIE VALLEY			\$6,800,000	\$21,000,000	\$0	\$27,800,000

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	CONNECTOR STANDALONE						
1153199	RSD CWP STREET LIGHT INSTALLATIONS PROGRAMMATIC			\$200,000	\$400,000	\$400,000	\$1,000,000
3865 - KING COUNTY ROAD CONSTRUCTION		Total		\$21,291,415	\$34,703,000	\$28,234,000	\$84,228,415
3901 SOLID WASTE CONSTRUCTION							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1133918	Solid Waste Division Cedar Hills Regional Landfill Facilities Relocation STANDALONE			\$2,463,356	\$0	\$0	\$2,463,356
1138568	Solid Waste Division Transfer Station Major Asset Rehabilitation PROGRAMMATIC			\$2,735,892	\$10,028,688	\$11,652,392	\$24,416,972
1143795	Solid Waste Co-digestion Pre- processing Facility STANDALONE			(\$10,543,543)	\$0	\$0	(\$10,543,543)
1144102	Solid Waste Renton Redevelopment STANDALONE			(\$2,319,295)	\$0	\$0	(\$2,319,295)
1152886	Solid Waste Division Maintenance Facility Upgrades SWD MAINT FACILITY UPGRADES			\$3,000,000	\$0	\$0	\$3,000,000
1152887	Solid Waste Division Maintenance Facility Leases SWD MAINT FACILITY LEASES			\$4,000,000	\$8,000,000	\$8,000,000	\$20,000,000
3901 - SOLID WASTE CONSTRUCTION		Total		(\$663,590)	\$18,028,688	\$19,652,392	\$37,017,490
3910 LANDFILL RESERVE							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1033516	Cedar Hills Regional Landfill Revised Site Development Plan STANDALONE			(\$69,163)	\$0	\$0	(\$69,163)
1152885	Solid Waste Division North Flare Station Water Line STANDALONE			\$4,650,000	\$0	\$0	\$4,650,000
1152888	Solid Waste Division Area 7 Leachate Response Clean-Up STANDALONE			\$4,000,000	\$0	\$6,000,000	\$10,000,000
3910 - LANDFILL RESERVE		Total		\$8,580,837	\$0	\$6,000,000	\$14,580,837
3951 BUILDING REPAIR AND REPLACEMENT SUBFUND							
Project Number	Project Name Class Code	Tech Adj	IT Proj	FY26-27	FY28-29	FY30-31	Total 6-Year Budget
1122048	AFIS Property Management Unit Planning STANDALONE	✓		\$97,702	\$0	\$0	\$97,702

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	STANDALONE						
1122085	Assessor Space Moves DES FMD SHORT TERM SPACE MOVES	✓		\$405	\$0	\$0	\$405
1124148	Asset Management System STANDALONE		✓	\$930,000	\$0	\$0	\$930,000
1124441	Resource Conservation Grants STANDALONE	✓		(\$395,000)	\$0	\$0	(\$395,000)
1127242	SCAP - Green Building STANDALONE	✓		\$6,379	\$0	\$0	\$6,379
1130205	DPD Consolidation STANDALONE	✓		\$0	\$0	\$0	\$0
1133706	AFIS Relocation to Black River STANDALONE	✓		\$916	\$0	\$0	\$916
1133778	DPD Kent Expansion STANDALONE	✓		\$38	\$0	\$0	\$38
1134624	Major Office Space Re-Organization PROGRAMMATIC	✓		(\$106,834)	\$0	\$0	(\$106,834)
1134629	King County Consolidated Warehouse Phase 2 PROGRAMMATIC	✓		\$17,034	\$0	\$0	\$17,034
1136642	Burien District Court Water Quality Improvement STANDALONE	✓		\$133,281	\$0	\$0	\$133,281
1137257	King County Courthouse Superior Court Video Option PROGRAMMATIC	✓		\$21,664	\$0	\$0	\$21,664
1137302	Kent Building Acquisition STANDALONE	✓		(\$785)	\$0	\$0	(\$785)
1137309	Yesler Renovation PROGRAMMATIC	✓		\$29,510	\$0	\$0	\$29,510
1138369	Kent Econolodge Acquisition - South County Quarantine Facility STANDALONE			\$260,000	\$0	\$0	\$260,000
1141220	Hanford Building Tenant Improvements STANDALONE	✓		\$1,343	\$0	\$0	\$1,343
1142220	Downtown Public Health 2022			\$1,703	\$0	\$0	\$1,703

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	Tenant Improvements STANDALONE	✓					
1142288	District Court King County Courthouse 2021 Tenant Improvements STANDALONE	✓		\$39,371	\$0	\$0	\$39,371
1143615	FF&E Columbia Tower STANDALONE	✓		(\$606,327)	\$0	\$0	(\$606,327)
1143894	King County Courthouse DJA ADA Counter STANDALONE	✓		\$61,165	\$0	\$0	\$61,165
1143896	King County Courthouse Criminal Court Planning STANDALONE	✓		(\$159,700)	\$0	\$0	(\$159,700)
1144588	DES FMD REGIONAL ANIMAL SHELTER FACILITY PLAN STANDALONE	✓		\$60,801	\$0	\$0	\$60,801
1148238	DES FMD BRR REGIONAL ANIMAL SHELTER STANDALONE			\$13,400,000	\$0	\$0	\$13,400,000
1149760	DES FMD Black River KCSO ADMIN	✓		(\$40,563)	\$0	\$0	(\$40,563)
1152282	DES FMD BRR 2026 RTO PARENT DES FMD RETURN-TO-OFFICE (RTO)			\$18,720,000	\$0	\$0	\$18,720,000
1153331	DES FMD BROADWAY CENTR CONSTR STANDALONE			\$35,000,000	\$0	\$0	\$35,000,000
3951 - BUILDING REPAIR AND REPLACEMENT		Total		\$67,472,104	\$0	\$0	\$67,472,104
Grand Total				\$197,996,174	\$323,334,922	\$348,274,618	\$869,605,714

**Executive Girmay Zahilay**

Chinook Building, CNK-EX-0800
 401 Fifth Avenue, Suite 800
 Seattle, WA 98104-2391

September 24, 2026

The Honorable Sarah Perry
 Chair, King County Council
 Room 1200
 COURTHOUSE

Dear Councilmember Perry:

This letter transmits the proposed second omnibus supplemental budget Ordinance of the 2026-2027 biennium and accompanying proposed legislation for consideration by the King County Council. Details are provided in the narrative table included in this package.

The proposed budget supplemental totals approximately \$746 million and includes \$548 million in net operating appropriations and \$198 million in net capital appropriations. The proposed increase of General Fund expenditures is approximately \$15.6 million. The proposed budget re-establishes an 8 percent undesignated fund balance in the General Fund.

King County continues to face significant budget constraints, and the General Fund is facing a \$120 million shortfall in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, every Executive department was asked to identify savings. As a result, the proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions.

My proposed budget makes strides in key areas, including:

- \$19.5 million to fund over 600 new units of emergency shelter, permanent supportive housing, and workforce housing.
- \$4.6 million to build climate resilience through investments in healthy homes and buildings, resilience hubs, climate equity and workforce development, preparing for climate impacts, and clean transportation.
- \$5 million to hire new attorneys, supervisors and support staff in the Department of Public Defense to ensure clients receive high-quality legal representation.
- \$500,000 to create a new Office of Labor Standards within the Department of Local Services to strengthen labor standards and support an empowered workforce in unincorporated areas.
- \$19 million for tenant improvements to activate space in King County owned buildings, including the implementation of the County's hybrid work policy.

- \$68 million to invest in King County roads, bridges, drainage systems, safety, and customer service.
- \$64.4 million for the RapidRide R line to expedite delivery of the project and improve transit between Downtown Seattle and Rainier Beach.
- \$14.4 million for the continued expansion of Link Light Rail operations in Metro Transit.
- \$2.5 million to sustain the Regional Office of Gun Violence Prevention's work, supporting community partners who intervene in conflicts, prevent retaliation, and connect people at highest risk of gun violence with support.
- \$4.4 million to continue critical shelter services at the SoDo Shelter through the end of 2027.
- \$100 million in competitive grant funding for 57 conservation projects that would increase access to urban green space, restore salmon habitat, and protect farmland and forestland.
- \$95 million to reflect the latest Healthcare Authority premium rates and higher than anticipated behavioral health demand and costs.
- \$27.6 million in operational adjustments in Department of Natural Resources and Parks (DNRP) to implement the voter approved Parks Levy work and to implement the recently approved Wastewater and Solid Waste rates.
- \$198 million in major capital investments to expand access to critical healthcare, including building out the Broadway Crisis Care Center and new medical facilities and infrastructure at Harborview Medical Center.
- \$38.6 million in continued investments in projects that enhance the safety and health of employees in Solid Waste and at the Maleng Regional Justice Center, and continued maintenance of stormwater, wastewater, airport, and other County infrastructure.
- \$9.3 million in Americans with Disabilities Act (ADA) investments help King County become universally accessible to all.
- \$12 million in parks funds to support a regional public sports facility in Marymoor Park that is funded by a unique public-private partnership that includes \$12 million in private investment.

In addition, the proposed budget continues to strengthen financial management and improve accountability, transparency and accessibility in government operations by:

- Continuing the work to transfer contract administration responsibilities from the King County Regional Homelessness Authority to the Department of Community and Human Services (DCHS).
- Investing in full-time positions in DCHS to level up compliance, contracting, and procurement functions.
- Investing in staff in DNRP to manage grant activities.
- Building out the Treasury compliance team to enhance tracking and monitoring of the investment portfolio and implement the County's short-term debt program to reduce borrowing costs.
- Implementing the first phase of the County's base budget work by cleaning up multiple capital projects.

The proposed budget also reflects difficult choices for King County's General Fund. For more than 20 years, the cost to maintain programs and services has exceeded revenue growth because of the State Legislature's one percent limit on annual property tax revenue increases. As a result, King County is facing a General Fund deficit of about \$120 million in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, my proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions to General Fund programs and services and \$6.8 million in new revenues or savings from moving existing programs to other County revenues. Unfortunately, these reductions are only the first step toward balancing the General Fund. In September 2027, I will transmit a 2028-2029 proposed budget with much more challenging decisions.

The supplemental budget also responds to the challenging economic conditions that the local and national economy are facing. On the revenue side, the major County revenue tools authorized by the State are no longer seeing underlying growth. Countywide assessed value is expected to decrease by more than 1% from 2026 to 2027. Similarly, the County's taxable sales tax base is expected to grow by less than 2% in 2027 and less than 1% in 2028, followed by a further decrease of 2% in 2029 as a result of changes at the State level. The County is also seeing revenue declines due to historically low permitting volumes and reductions in the short-term lodging tax, which funds homelessness response, and gambling taxes which have declined by over 75% over the last decade. On the expenditure side, the County is seeing cost growth across the enterprise for fuel, utilities, information technology, and capital costs that exceed local inflation, which continues to hover between 3.5% and 4.0%.

Looking forward, the County faces a challenging 2028-2029 budget. In addition to cost and revenue pressures, the demand for legal, health, and human services is increasing and the cost to maintain and meet State and Federal requirements for the County's infrastructure (treatment plants, sewer pipes, buildings) is growing. In anticipation, all agencies have been asked to examine their base budgets in detail with the goal of reprioritizing resources to address the county's highest needs. The County continues to seek partnerships with labor, private industry, and philanthropy (as shown by the most recent housing investment) to find ways to improve service delivery, enhance productivity, and chart a sustainable path.

In addition to the proposed second omnibus Ordinance, this transmittal package includes the following separate legislative components and amendments:

Property Tax Ordinances – Included in this transmittal package are the proposed property tax ordinances necessary to collect the 2027 property tax revenue supporting the proposed budget. Executive Office staff will work with Council staff to ensure final numbers are included in these ordinances once the information is received from the Assessor, consistent with the previous year's practice.

District Court Postage Fee Increase Ordinance – This proposed Ordinance would authorize District Court to assess and collect a flat postage fee of \$3 for mailing out responses to records requests. Currently, postage fees are estimated in advance for each request, resulting in both overcharging and undercharging

of final requests based on actual response size and weight. Changing to a flat fee will streamline the records request process. This change has no financial impact to District Court.

Regional Animal Services of King County Pet Licensing Fees Increase Ordinance – This proposed Ordinance would authorize Regional Animal Services of King County to increase the pet license fee from \$60 annually to \$75 for unaltered pets and from \$30 annually to \$40 for altered pets. This fee has not been increased since 2008. Revenue derived from pet licensing helps offset the cost of animal care and control services and reduces the cost impact on the General Fund.

Public Health – Seattle & King County Plumbing Fees Increase Ordinance – This proposed Ordinance would authorize Environmental Health Services to implement a new fee model that would increase the time charged per permit from 30 minutes per permit to 45 minutes per permit to better reflect the amount of time spent on each permit.

Public Health – Seattle & King County Medical Examiner’s Office Disposition Authorization Fee Increase Ordinance – This proposed Ordinance would authorize the Medical Examiner’s Office (MEO) to increase the Disposition Authorization (DA) fee from \$100 to \$110. The Medical Examiner’s Office (MEO) charges a DA fee to review every death to determine whether the circumstances surrounding each death in King County would warrant further investigation or invocation of the Medical Examiner’s jurisdiction prior to authorizing cremation or burial. At the proposed \$110 fee, the DA fee is projected to realize \$160,310 in additional revenue, assuming 16,600 DA reviews per year. Revenue will help address increased costs of supplies and support the MEO’s operating budget.

Electric Vehicle Recharging Station Fee Ordinance – This proposed Ordinance would authorize Metro Transit, the Department of Natural Resources and Parks, the Facilities Management Division, and the King County International Airport to establish fees for the public use of electric vehicle charging stations to reimburse the county for per kWh rates charged by electric utilities.

King County Code Section 4A King County Transportation District Change – This proposed Ordinance would amend King County Code title 4A to add a new section creating the King County Transportation District Fund in the Department of Local Services. The fund would receive all proceeds of an additional one-tenth of one percent sales and use tax imposed by the King County Transportation District to raise revenue to pay for transportation improvements.

Master Lease Agreement – This proposed Ordinance would authorize the execution of a Master Lease Agreement with the nonprofit 701 Essential Housing for the development of 111 workforce housing apartments in Seattle’s Chinatown-International District.

SoDo Shelter Lease Renewal – This proposed Ordinance would authorize the execution of a renewal of two existing leases for the property located at 1000-1050 6th Ave S, 1101 Airport Way S, 831 Seattle Blvd and

The Honorable Sarah Perry
September 24, 2026
Page 5

831 Airport Way S in Seattle. This facility houses the SoDo Shelter, which provides enhanced 24/7 shelter for individuals experiencing homelessness.

Best Starts for Kids Levy Letter – Consistent with requirements of Ordinance 20086, Section 69, Expenditure Restriction 1 and the Best Starts for Kids Levy Implementation Plan, this letter serves to notify the King County Council of substantial changes to the funding allocation estimates provided in the Implementation Plan.

Crisis Care Centers Levy Letter – Consistent with requirements of the Crisis Care Centers Levy Implementation Plan, this letter serves to notify the King County Council of substantial changes to the funding allocation estimates provided in the Implementation Plan.

I certify that funds are available.

Thank you for your consideration of this legislation. If your staff have questions, please contact Aaron Rubardt, Chief Budget Officer, at 206-263-9715.

Sincerely,



Executive Girmay Zahilay
King County

Enclosure

cc: King County Councilmembers
ATTN: Stephanie Cirkovich, Chief of Staff
Melani Hay, Clerk of the Council
Karan Gill, Deputy Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Hyeok Kim, Chief Operating Officer, Office of the Executive
Sierra Howlett Browne, Director of Government Relations, Office of the Executive
Garrett Holbrook, Council Relations Manager, Office of the Executive
Aaron Rubardt, Chief Budget Officer, Office of the Executive

**2026-2027 2nd Omnibus Financial Plan
DCHS ADMIN / 000001080**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 1,928,836	\$ 1,800,056	\$ 3,335,254	\$ 3,335,254	\$ 3,335,254	\$ 1,796,127	\$ 941,892
Revenues							
R3330 & R3611 Interest Earnings	117,771		-	59,252	267,000	132,000	66,000
R3901 Transfers in	15,008,671	37,762,557	38,512,557	9,440,640	40,048,777	44,852,493	48,654,441
Total Revenues	\$ 15,126,442	\$ 37,762,557	\$ 38,512,557	\$ 9,499,892	\$ 40,315,777	\$ 44,984,493	\$ 48,720,441
Expenditures							
51100/51300 Salary/Wages and Personnel Benefits	9,778,039	24,615,678	25,115,672	6,694,157	27,474,892	30,485,955	32,296,821
52000 Supplies	111,211	1,043,000	1,043,000	145,933	1,043,000	1,116,323	1,178,167
53000 Services-Other Charges	1,305,612	5,071,182	5,321,182	626,136	5,498,182	5,695,261	6,010,779
55000 Intragovernmental Services	2,521,259	7,825,210	7,825,210	2,052,149	7,825,210	8,526,349	9,160,709
58000 Intragovernmental Contributions	3,903	13,620	13,620	3,973	13,620	14,840	15,944
Total Expenditures	\$ 13,720,024	\$ 38,568,690	\$ 39,318,684	\$ 9,522,348	\$ 41,854,904	\$ 45,838,728	\$ 48,662,420
Estimated Underexpenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 3,335,254	\$ 993,923	\$ 2,529,127	\$ 3,312,798	\$ 1,796,127	\$ 941,892	\$ 999,913
Reserves							
15-Day Operating Reserve	579,330	719,850	719,850	719,850	860,032	941,892	999,913
Total Reserves	\$ 579,330	\$ 719,850	\$ 719,850	\$ 719,850	\$ 860,032	\$ 941,892	\$ 999,913
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 2,755,924	\$ 274,073	\$ 1,809,277	\$ 2,592,948	\$ 936,095	\$ -	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 preliminary budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance. Interfund transfers from other DCHS funds will be adjusted as needed to balance the fund.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through July 2026.
- Revenues supporting DCHS administrative functions are transferred into this fund from the other funds managed by DCHS. Contributions from supporting funds are adjusted as necessary to match expenditures.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through July 2026.

Reserve Notes:

- This fund is supported by interfund transfers, and contributing funds are required to maintain their own reserves. As a result, this fund is exempt from the reserve requirement. However, to ensure operational flexibility and responsiveness to emerging needs, a 15-day operating reserve was established beginning in 2025.

Last Updated September 2026 by DCHS and Executive Office Budget Team using data from PBCS and BFPA assumptions.

**2026-2027 2nd Omnibus Financial Plan
Behavioral Health Administrative Services Organization / Fund Number 000001100**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget- to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,390,407	\$ 171,395
Revenues							
STATE GRANTS - R3340 (GF-S Flex)			83,867,040	10,004,443	92,655,660	99,166,555	104,657,006
STATE GRANTS - R3340 (GF-Proviso)			41,779,180	6,312,698	41,779,180	44,714,995	47,190,683
STATE GRANTS - R3340 (State Other)		133,998,152	8,351,932	161,555	8,351,932	8,938,821	9,433,727
FEDERAL GRANTS INDIRECT - R3330		11,518,526	11,518,526	1,291,985	11,518,526	12,150,321	12,725,412
INTEREST EARNINGS - R3611				132,700	530,800	248,517	-
Total Revenues	\$ -	\$ 145,516,678	\$ 145,516,678	\$ 17,903,381	\$ 154,836,098	\$ 165,219,208	\$ 174,006,828
Expenditures							
SALARIES/WAGES - 51100		24,779,500	24,779,500	5,549,371	22,255,767	23,690,076	25,098,265
SUPPLIES - 52000		166,600	166,600	21,945	166,600	178,307	188,179
SERVICES-OTHER CHARGES - 53000		98,178,048	98,178,048	16,953,909	104,655,851	112,009,997	118,211,537
INTRAGOVERNMENTAL SERVICES - 55000		4,060,411	4,060,411	311,661	4,060,411	4,424,311	4,753,692
INTRAGOVERNMENTAL CONTRIBUTIONS - 58000		18,316,408	18,316,408	1,473,149	25,821,382	28,135,529	30,230,164
Total Expenditures	\$ -	\$ 145,500,968	\$ 145,500,968	\$ 24,310,035	\$ 156,960,011	\$ 168,438,219	\$ 178,481,837
Estimated Underexpenditures							
Other Fund Transactions							
Transfer in from BH Fund 1120		10,741,886	10,741,886		5,514,320		
Total Other Fund Transactions	\$ -	\$ 10,741,886	\$ 10,741,886	\$ -	\$ 5,514,320	\$ -	\$ -
Ending Fund Balance	\$ -	\$ 10,757,596	\$ 10,757,596	\$ (6,406,654)	\$ 3,390,407	\$ 171,395	\$ (4,303,614)
Reserves							
Health Care Authority Required Reserve		10,741,886	10,741,886		5,514,320	5,514,320	5,514,320
Total Reserves	\$ -	\$ 10,741,886	\$ 10,741,886	\$ -	\$ 5,514,320	\$ 5,514,320	\$ 5,514,320
Reserve Shortfall	-	-	-	6,406,654	2,123,913	5,342,925	9,817,934
Ending Undesignated Fund Balance	\$ -	\$ 15,710	\$ 15,710	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance and the agency's internal assumptions and methodology.

Revenue Notes:

- This is a new fund created in the 2026-2027 biennium, therefore there are no 2025 revenue and expenditures and the beginning 2026-2027 fund balance is \$0.
- 2026-2027 budget-to-date actuals are through June 2026.
- Due to grant billing cycles and recognition of unearned grant revenues, fund revenues lag one month behind expenditures.
- 2026-2027 Estimated revenue incorporates the latest WA State Health Care Authority contract awards.
- The financial plan inflates outyear revenue projections by Seattle CPI-U Inflation, however grant revenues are subject to availability and state/federal appropriations.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through June 2026.
- 2026-2027 Estimated expenditures reflect the latest WA State Health Care Authority contract awards and 2026-2027 2nd omnibus requests.

Reserve Notes:

- Health Care Authority (HCA) Required Reserve reflects the minimum reserve in Flexible General Fund State to fund required non-Medicaid services within the region. The minimum threshold is expected to change based on future HCA updates.

Last Updated 9-2-26 by Ryan Black & Carissa Carroll using data from PBCS and BFPA assumptions, where applicable.

**2026-2027 2nd Omnibus Financial Plan
Behavioral Health Fund / Fund Number 000001120**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 93,633,066	\$ 68,399,947	\$ 7,801,150	\$ 7,801,150	\$ 7,801,150	\$ 12,898,189	\$ 7,234,994
Revenues							
Medicaid	285,100,878	619,158,448	619,158,448	141,824,231	646,581,294	692,016,432	730,330,583
Medicaid Leakage	61,236,439	116,091,268	116,091,268	35,263,958	141,575,664	151,524,158	159,913,437
Non-Medicaid State (BHASO)	61,214,193	-	-	-	-	-	-
Federal Grants	9,354,415	5,734,605	5,734,605	391,516	5,734,605	6,049,435	6,335,573
COVID Revenues	10,507,516	-	-	-	-	-	-
State Grants	9,027,578	13,237,610	13,237,610	3,147,723	17,960,210	14,167,814	14,952,229
Intergovernmental/Local	6,310,074	16,050,183	16,050,183	1,920,326	16,050,183	17,488,622	18,790,615
Property Taxes	3,972,943	8,944,287	8,944,287	2,179,445	8,350,664	8,693,924	9,053,217
General Fund	1,008,388	660,381	660,381	111,589	660,381	706,786	745,918
MIDD Transfer	7,191,800	15,211,564	14,802,030	7,448,547	32,802,030	15,842,166	16,719,282
HTH Transfer	9,445,112	15,231,632	15,231,632	3,485,768	14,221,224	14,317,357	14,977,028
CCC Transfer	1,907,159	-	-	-	-	-	-
Other Interfund Transfers	4,517,889	14,615,804	14,615,804	1,070,327	14,615,804	15,925,692	17,111,328
Interest Earning	2,155,929	3,061,034	3,061,034	93,728	572,132	893,745	501,329
Total Revenues	\$ 472,950,313	\$ 827,996,816	\$ 827,587,282	\$ 196,937,159	\$ 899,124,191	\$ 937,626,130	\$ 989,430,540
Expenditures							
Salaries/Wages and Benefits	30,318,889	49,301,631	48,892,097	10,456,417	49,221,902	52,394,088	55,508,505
Supplies	71,665	302,924	302,924	31,114	302,924	324,210	342,161
Other Operating Charges	431,632,244	593,385,591	593,385,591	136,315,226	668,218,842	710,119,990	749,436,462
COVID Expenditures	6,584,312	-	-	6,264	6,264	-	-
MCO-Medicaid Leakage Expense	61,236,439	116,091,268	116,091,268	35,263,958	141,575,664	151,524,158	159,913,437
Contributions Other	-	-	-	11,920	11,920	-	-
Intragovernmental Services	8,971,658	26,547,644	26,547,644	3,596,778	19,910,733	28,926,880	31,080,429
Intragovernmental Contributions	16,599,718	22,608,477	22,608,477	4,854,269	9,264,583	10,094,887	10,846,432
Total Expenditures	\$ 555,414,925	\$ 808,237,535	\$ 807,828,001	\$ 190,535,947	\$ 888,512,832	\$ 943,289,325	\$ 1,007,127,426
Estimated Underexpenditures							
Other Fund Transactions							
Accounting Adjustment	(3,367,304)						
Transfer to BHASO fund 1100		(10,741,886)	(10,741,886)		(5,514,320)		
Total Other Fund Transactions	\$ (3,367,304)	\$ (10,741,886)	\$ (10,741,886)	\$ -	\$ (5,514,320)	\$ -	\$ -
Ending Fund Balance	\$ 7,801,150	\$ 77,417,342	\$ 16,818,545	\$ 14,202,362	\$ 12,898,189	\$ 7,234,994	(10,461,891)
Reserves							
Medicaid Contract Termination Reserve		10,000,000	-				
Medicaid Reserve		61,552,643	16,900,000	16,900,000	16,900,000	16,900,000	16,900,000
Transfer to BHASO fund 1100	5,514,320						
Assigned-Rainy Day Reserve	2,512,499	3,796,411	789,425	789,425	740,634	772,661	805,408
Total Reserves	\$ 8,026,819	\$ 75,349,054	\$ 17,689,425	\$ 17,689,425	\$ 17,640,634	\$ 17,672,661	\$ 17,705,408
Reserve Shortfall	225,669	-	870,880	3,487,062	4,742,445	10,437,667	28,167,300
Ending Undesignated Fund Balance	\$ -	\$ 2,068,288	\$ -	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2025 Actuals tie to BI Insights GL-010 Enhanced Report.
- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes adopted and proposed supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance and the agency's internal assumptions and methodology.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through June 2026.
- 2026-2027 Estimated State Grants Revenue assumes a one-time Criminal Justice Training Commission public safety grant.
- 2026-2027 Estimated MIDD Transfers reflects 2nd omnibus decision package.
- Outyear revenue projections assume continuation of interfund transfers, with the exception of a one-time \$18M MIDD transfer as part of the 2nd omnibus budget proposal.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through June 2026.
- 2026-2027 Other Operating Charges reflects updated Medicaid projections as part of the 2nd omnibus decision packages.
- 2026-2027 Estimated intragovernmental Services is lower than budgeted as KCIT spending to date is trending lower than budgeted.
- 2026-2027 Estimated Intragovernmental Contribution reflects the 2nd omnibus new cost allocation methodology change that shifted BH costs to CCC, MIDD, BHASO funds.

Other Fund Transactions Notes:

- In the 2026-2027 biennium, a new Behavioral Health Administrative Organization (BHASO) Fund 1100 was created. This transfer to BHASO fund is to meet the Health Care Authority Required to fund required non-Medicaid services within the region.

Reserve Notes:

- Medicaid Reserve, as agreed to by the King County Integrated Care Network (KCICN) Executive Committee, is \$16.9M to mitigate non-Medicaid cost overrun.
- Assigned-Rainy Day Reserve is a 60 day reserve for local funds, which are Property Taxes and General Fund cannabis funding.

Last Updated 9-8-26 by Ryan Black using data from PBCS and BFPA assumptions.

2026-2027 2nd Omnibus Financial Plan
Veterans, Seniors, and Human Services Levy (VSHSL) / 000001143 and 000001144

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 73,891,555	\$ 62,043,018	\$ 95,238,702	\$ 95,238,702	\$ 95,238,702	\$ 22,893,969	\$ 16,428,486
Revenues							
Local	85,125,184	184,470,820	184,470,820	47,920,820	185,060,786	202,262,786	
Other	4,588,361	3,000,000	3,000,000	2,073,660	5,871,156	1,678,000	
Total Revenues	\$ 89,713,545	\$ 187,470,820	\$ 187,470,820	\$ 49,994,480	\$ 190,931,942	\$ 203,940,786	\$ -
Expenditures							
Salaries, Wages & Benefits	10,549,435	27,455,941	27,455,941	6,680,000	28,938,816	33,545,848	
Supplies	343,822	734,696	734,696	108,000	734,696	786,345	
Other Operating Charges	36,308,335	107,619,913	131,269,200	17,109,001	155,193,307	118,182,753	
Central Rates	2,087,281	4,035,511	4,035,511	1,378,000	4,035,511	4,397,093	
Interfund Transfers	19,077,525	49,095,292	71,047,660	37,241,872	74,374,345	53,494,230	
Total Expenditures	\$ 68,366,398	\$ 188,941,353	\$ 234,543,008	\$ 62,516,873	\$ 263,276,675	\$ 210,406,269	\$ -
Estimated Underexpenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 95,238,702	\$ 60,572,485	\$ 48,166,514	\$ 82,716,308	\$ 22,893,969	\$ 16,428,486	\$ 16,428,486
Reserves							
Reserve for Committed & Pending Programs	75,483,321	38,256,386	29,881,666		4,876,089	-	
Reserve for HCD Grant Backfill	5,269,854	-	-	-	-	-	
Rainy Day Reserve	11,238,300	18,673,800	17,473,200	17,473,200	18,017,880	17,293,680	
Total Reserves	\$ 91,991,475	\$ 56,930,186	\$ 47,354,866	\$ 17,473,200	\$ 22,893,969	\$ 17,293,680	\$ -
Reserve Shortfall	-	-	-	-	-	865,194	-
Ending Undesignated Fund Balance	\$ 3,247,227	\$ 3,642,299	\$ 811,648	\$ 65,243,108	\$ -	\$ -	\$ 16,428,486

Financial Plan Notes

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 fund balance report.
- Outyear projection columns: Local revenue ties to July 2026 OEFA forecast. Other revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance.

Revenue Notes

- 2026-2029 local revenues are based on the July 2026 OEFA forecast.
- Other revenue represents estimated interest earnings based on BFPA assumptions.
- 2030-2031 projected revenue is zero because the current levy expires at the end of 2029.

Expenditure Notes

- 2026-2027 adopted expenditures are based on the VSHSL implementation plan and include \$450,000 added by the Council in the adopted budget.
- 2026-2027 estimated expenditures reflect proposals in the 2nd Omnibus and a 3.5% underexpenditure in contracted services.
- 2028-2029 projected expenditures are based on the BFPA assumptions and the VSHSL Implementation Plan, with a 3.5% underexpenditure in contracted services.
- 2030-2031 projected expenditures are zero because the current levy expires at the end of 2029. Levy renewal will have to be developed for voter approval in 2029.

Reserve Notes:

- The rainy day reserve represents 60 days of budget expenditures excluding capital expenditures.
- The reserve for committed and pending projects is an estimated amount of anticipated delayed investments, which are not included in the current adopted budget. The financial plan assumes this reserve will be spent down in 2026-2027.
- The 2025 Reserve for HCD Grant Backfill was for a one-time transfer to HCD For emergency, transitional, and rapid rehousing that was incorporated in the 2026-2027 Adopted Budget.

Last Updated 08/25/26 by ASD FACS using data from PBCS and BFPA assumptions. Additional updates by the Executive Budget Team on 9/10/2026.

**2026-2027 2nd Omnibus Financial Plan
Code Compliance and Abatement Fund / 000001341**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 777,612	\$ 645,612	\$ 584,590	\$ 584,590	\$ 584,590	\$ 374,556	\$ 193,466
Revenues							
CHARGE FOR SERVICES - R3410	23,495	800,000	800,000	(3,460)	58,000	167,000	167,000
FINES AND FORFEITS - R3510	86,989	400,000	400,000	92,337	296,000	300,000	300,000
OTHER - R3610	21,370	-	-	41,732	59,000	12,000	-
Total Revenues	\$ 131,854	\$ 1,200,000	\$ 1,200,000	\$ 130,610	\$ 413,000	\$ 479,000	\$ 467,000
Expenditures							
SALARIES/WAGES/BENEFITS - 51000	154,333	409,207	409,207	136,573	414,567	440,187	465,058
SUPPLIES - 52000	80	-	-	114	114	121	129
SERVICES - OTHER CHARGES - 53000	118,491	878,225	878,225	12,832	85,743	81,232	86,090
INTRAGOVERNMENTAL SERVICES - 55000	51,971	122,602	122,602	35,746	122,610	138,549	155,771
Total Expenditures	\$ 324,875	\$ 1,410,034	\$ 1,410,034	\$ 185,265	\$ 623,034	\$ 660,090	\$ 707,047
Estimated Underexpenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 584,590	\$ 435,578	\$ 374,556	\$ 529,935	\$ 374,556	\$ 193,466	\$ (46,581)
Reserves							
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Shortfall	-	-	-	-	-	-	46,581
Ending Undesignated Fund Balance	\$ 584,590	\$ 435,578	\$ 374,556	\$ 529,935	\$ 374,556	\$ 193,466	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance and the agency's internal assumptions.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through July 2026.
- 2026-2027 estimated and out year projected has decreased significantly from budgeted due to a project that is likely not to realize revenue.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through July 2026.

Last Updated 8/10/2026 by W. Cheney using data from PBCS and BFPA assumptions.

2026-2027 2nd Omnibus Financial Plan
King County Transportation District / Fund Number 000001360

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,452,482	\$ 38,507,780
Revenues							
Transportation Benefit Sales Tax					102,758,300	204,992,897	214,482,834
Interest					333,000	1,176,834	1,245,864
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 103,091,300	\$ 206,169,731	\$ 215,728,698
Expenditures							
DLS KCTD Administration					886,459	1,882,468	1,988,920
Transfer to Roads Operating					14,024,375	42,167,172	44,675,776
Transfer to Roads Capital					53,994,000	119,748,828	172,704,224
Transfer to City Transportation Improvement (CTIP)					12,733,984	25,315,965	26,482,252
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 81,638,818	\$ 189,114,433	\$ 245,851,172
Estimated Underexpenditures							(603,390)
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 21,452,482	\$ 38,507,780	\$ 8,988,696
Reserves							
Rainy Day Reserve (30 days)					8,590,942	8,590,405	8,988,696
Roads CIP Reserve					12,861,540	29,917,375	
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ 21,452,482	\$ 38,507,780	\$ 8,988,696
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- This fund is new in 2nd Omnibus of 2026-2027; there is no prior data.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance of Q2 2026 and the OEFA Forecast for Transportation Benefit Sales Tax, Roads Implementation planning and forecasting in Fund 1030, 3855, & 3865.
- The KCTD Roads Implementation plan and ILA are currently in development and are planning level estimates, 2027 is consistent with the current budget proposal. 2028-2031 are estimates.

Revenue Notes:

- 2026-2027 budget-to-date actuals are N/A.
- Assumes that the fund is a Tier 1 fund collecting interest. Interest is assumed at the Investment Pool nominal rate of return on the Rainy Day Reserve.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are N/A.
- Full appropriated expenditures are assumed in this plan. If transfers for capital are paid on a reimbursable basis, this fund will have significant underspend and carryover due to the capital project lifecycle. Roads capital plans have assumed Reimbursable basis consistent with a Grant.
- CTIP is assumed at 12.5% after administrative expenses for the district and to run the program. Roads expenditures may vary from the 87.5% of revenues after administrative expenses. The difference is held in reserves to support the timing of capital improvements in the proposed implementation plan.

Reserve Notes:

- Establishes a 30 day Rainy Day/Cash flow reserve in 2027. This reserve is set on Budgeted Revenues and not Expenditures due to supporting the capital program. This is made up of Road's portion of the KCTD allocation and will be used on future Roads projects.
- Roads CIP reserves supports significant projected investments in future periods.
- Any projected underspend is assumed to be held in reserve for future Roads projects. A reserve will need to be established for CTIP, when spending is complete within the first biennium.
- The ILA is under development with the District. The establishment of a reserve has not yet been approved.

Last Updated 8/7/26 by Jillian Scheibeck using data from PBCS, OEFA, and BFPA assumptions.

**2026-2027 2nd Omnibus Financial Plan
Crisis Care Centers / Fund Number 000001460**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget- to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 104,833,190	\$ 138,016,905	\$ 168,246,888	\$ 168,246,888	\$ 168,246,888	\$ 109,691,243	\$ 17,860,888
Revenues							
Local (Crisis Care Levy)	121,059,539	251,738,023	251,738,023	65,814,051	252,562,182	262,993,924	273,907,954
Interest	7,859,564	1,260,951	1,260,951	1,804,287	7,217,148	7,217,148	1,237,621
Total Revenues	\$ 128,919,103	\$ 252,998,974	\$ 252,998,974	\$ 67,618,338	\$ 259,779,330	\$ 270,211,072	\$ 275,145,575
Expenditures							
Salaries, Wages & Benefits	5,088,494	14,038,965	14,038,965	2,674,986	14,107,534	15,016,717	15,909,343
Supplies	3,142			518	2,072	2,218	2,340
Other Operating Charges	34,057,430	99,090,915	99,090,915	10,195,354	120,476,206	156,862,000	212,543,500
Central Rates	447,783	1,623,686	1,623,686	429,206	1,623,686	1,769,203	1,900,917
DCHS Directors Office Overhead		2,402,163	2,402,163	596,103	2,402,163	2,617,448	2,812,312
Transfers to Other Funds	24,676,539	7,218,700	7,218,700	1,100,780	13,160,998	8,734,015	9,384,245
Capital		166,564,390	166,564,390	32,630,000	166,562,316	177,039,827	15,083,175
Total Expenditures	\$ 64,273,388	\$ 290,938,818	\$ 290,938,818	\$ 47,626,947	\$ 318,334,975	\$ 362,041,427	\$ 257,635,831
Estimated Underexpenditures							
Other Fund Transactions							
Accounting Adjustments	(1,232,016)						
Total Other Fund Transactions	\$ (1,232,016)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 168,246,888	\$ 100,077,061	\$ 130,307,044	\$ 188,238,279	\$ 109,691,243	\$ 17,860,888	\$ 35,370,632
Reserves							
Rainy Day Reserve (s)	6,888,236	13,354,333	10,222,556	10,222,556	12,474,480	15,205,620	19,935,840
Capital Facility Reserve	35,000,000	35,000,000	35,000,000	35,000,000	35,000,000		
Implementation Plan Expenditure Reserve	126,358,652	51,722,727	85,084,487	143,015,723	62,216,763	2,655,268	15,434,792
Total Reserves	\$ 168,246,888	\$ 100,077,060	\$ 130,307,043	\$ 188,238,279	\$ 109,691,243	\$ 17,860,888	\$ 35,370,632
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ -	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance and the agency's internal assumptions and methodology.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through June 2026.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through June 2026.
- 2026-2027 Estimated Other Operating Charges includes 2026-2027 2nd omnibus Crisis Solutions Center funding shift from MIDD and carryforward Workforce Funding for CCC Levy Strategy 3 Implementation.
- Outyear Other Operating Charges assumes increasing operations costs (pharmacy, transportation, capital maintenance) as all five Crisis Care Centers are open by the end of 2029.
- 2026-2027 Estimated Transfers to Other Funds includes 2026-2027 2nd omnibus cost allocation decision package.
- Outyear projections for Transfer to Other Funds removes a one-time IT project.
- Outyear Capital expenditure projections assumes all five Crisis Care Centers (CCC) are open by the end of 2029.

Reserve Notes:

- Rainy Day Reserve represents 60 days of operating expenditures as directed by Ordinance 19572.
- Capital Expenditure Reserve is for the remaining capital investment in a fifth CCC planned for 2028-2029.
- Implementation Plan Reserve is for expenditures and investments in the adopted implementation plan in outyears.

Last Updated 9-4-2026 by DCHS using data from PBCS and BFPA assumptions.

2026-2027 2nd Omnibus Financial Plan
Historic Preservation and Historical Programs and Mitigation Subfund / 000001471 & 1472

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 52,735	\$ 238,287	\$ 26,470	\$ 26,470	\$ 26,470	\$148,460	\$ 148,460
Revenues							
Document Recording Fees	279,488	600,327	600,327	167,639	600,515	630,613	657,967
Grants and Interlocal Revenue	34,444	24,000	24,000	10,834	12,000	-	-
GF Transfers	215,000	446,689	446,689	223,345	223,345	-	-
Project Review Overhead	101,322	562,667	562,667	113,744	227,489	-	-
Interest and Misc. Revenues	12,388	7,000	7,000	6,613	13,226	-	-
Mitigation Payments							
Total Revenues	\$ 642,643	\$ 1,640,683	\$ 1,640,683	\$ 522,175	\$1,076,574	\$630,613	\$ 657,967
Expenditures							
Wages and Benefits	613,281	1,579,752	1,579,752	399,518	607,439	-	-
Services and Supplies	20,514	41,700	41,700	7,127	14,254	-	-
Central Rates	34,874	56,798	56,798	23,190	28,399	-	-
Transfers Out		-	-	-	334,941	693,674	723,764
Mitigation Project Costs		89,292	89,292	-	-		
Total Expenditures	\$ 668,670	\$ 1,767,542	\$ 1,767,542	\$ 429,835	\$ 985,033	\$693,674	\$ 723,764
Estimated Underexpenditures							
Other Fund Transactions							
Fund balance adjustment	(238)						
Underspend Assumption					30,449	63,061	65,797
Total Other Fund Transactions	\$ (238)	\$ -	\$ -	\$ -	\$ 30,449	\$ 63,061	\$ 65,797
Ending Fund Balance	\$ 26,470	\$ 111,428	\$ (100,389)	\$ 118,810	\$ 148,460	\$148,460	\$ 148,460
Reserves							
Mitigation Subfund Balance	90,157	90,157	90,157	91,745	91,745	91,745	91,745
Rainy Day Reserve	54,959	69,092	69,092	69,092	69,092	28,507	29,744
Total Reserves	\$ 145,116	\$ 159,249	\$ 159,249	\$ 160,837	\$ 160,837	\$120,252	\$ 121,489
Reserve Shortfall	118,646	47,821	259,638	42,027	12,377	-	-
Ending Undesignated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,208	\$ 26,972

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance and best estimates for future service demand.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through July 30, 2026.
- The HPHP fund collects \$1 of the \$5 surcharge on all document recording fees.
- Grants, Interlocal Revenue, and transfers from the General Fund will be recorded in the DNRP Admin Fund to support HPP program costs, pending adoption of the 2nd Omnibus.
- Project review overhead is collected from other funds that use HPP project review services to recover the indirect cost of providing the services.
- Projects that have unavoidable impacts on historic and cultural resources make payments to the program to fund future mitigation projects. Those payments are placed in the mitigation subfund.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through July 30, 2026.
- The fund balance adjustment in 2025 aligns the ending fund balance with FBOD's published values for 2025.
- The fund is requesting appropriation 10% above the estimated document recording fee revenue so that any mid-year increases in revenue can be transferred to the DNRP DO for use in the HPP program.
- The underexpenditure assumption is to recognize that if no additional revenues materialize, the fund will not spend above projected revenues.

Reserve Notes:

- Mitigation subfund balance is shown as a reserve to indicate that it can only be used for mitigation projects.
- The fund currently carries a 30-day rainy day reserve. Future conversations will determine the value of this practice.

**2026-2027 2nd Omnibus Financial Plan
Best Starts for Kids / 000001480 & 1481**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 70,475,816	\$ 89,180,911	\$ 95,111,291	\$ 95,111,291	\$ 95,111,291	\$ 44,837,996	\$ 29,350,368
Revenues							
PROPERTY TAXES - R3110	152,441,838	327,893,859	327,893,859	85,093,000	328,955,589		
BUSINESS AND OTHER TAXES - R3130	718,359	-	-	305,293			
MISCELLANEOUS REVENUE - R3600	958	-	-	-			
INTEREST EARNINGS - R3611	3,981,318	5,000,000	5,000,000	2,226,859	4,375,000		
STATE SHARED REVENUES - R3350	4,159	500,000	500,000	6,809			
STATE ENTITLEMENTS - R3360	9,828			-		-	-
Total Revenues	\$ 157,156,459	\$ 333,393,859	\$ 333,393,859	\$ 87,631,961	\$ 333,330,589	\$ -	\$ -
Expenditures							
SALARIES/WAGES/BENEFITS - 51000	5,050,154	14,690,628	14,690,628	3,678,915	13,475,820		
SUPPLIES - 52000	72,123	329,329	329,329	53,713	329,329		
SERVICES-OTHER CHARGES - 53000	39,338,022	124,757,013	124,757,013	31,053,889	135,928,823		
INTRAGOVERNMENTAL SERVICES - 55000	1,305,369	2,622,940	2,622,940	758,370	2,672,940		
INTEREST AND OTHER DEBT SERVICE COSTS - 57200	11,363	-	-	-			
INTRAGOVERNMENTAL CONTRIBUTIONS - 58000	83,105,543	187,272,317	187,272,317	49,944,520	203,585,262		
CAPITAL EXPENDITURES - 56000	3,638,409	23,611,709	23,611,709	-	27,611,709	15,487,627	
Total Expenditures	\$ 132,520,985	\$ 353,283,936	\$ 353,283,936	\$ 85,489,406	\$ 383,603,884	\$ 15,487,627	\$ -
Estimated Under expenditures							
Other Fund Transactions							
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 95,111,291	\$ 69,290,834	\$ 75,221,214	\$ 97,253,845	\$ 44,837,996	\$ 29,350,368	\$ 29,350,368
Reserves							
Reserve for Committed Projects					15,487,627		
Rainy Day Reserve	21,186,177	27,096,347	27,096,347	27,096,347	29,259,631	29,350,368	29,350,368
Total Reserves	\$ 21,186,177	\$ 27,096,347	\$ 27,096,347	\$ 27,096,347	\$ 44,747,258	\$ 29,350,368	\$ 29,350,368
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 73,925,114	\$ 42,194,487	\$ 48,124,866	\$ 70,157,498	\$ 90,738	\$ -	\$ -

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- 2026-2027 Estimated includes 2nd Omnibus proposals.
- Outyear projections columns: N/A; the current Best Starts for Kids Levy runs from 2022 - 2027.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through July 2026.
- 2026-2027 Best Starts for Kids Levy Property Tax Collections represent 100% of the King County Office of Economic and Financial Analysis (OEFA) July 2026 report.
- 2026-2027 interest income is forecast by the Department of Community and Human Services.
- 2026-2027 Federal Grants Indirect R3330 should be federal grant revenue designated for DCHS Fund 2240.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through 2026.
- 2028-2029 projected expense reflects Best Starts for Kids Capital Projects that are anticipated to continue to expend funds beyond the levy period, up to the \$50M Implementation Plan investment allocation.

Reserve Notes:

- Best Starts for Kids Levy has a 60-Day Rainy Day Reserve (updated in 2025 Budget Cycle).
- 2026-2027 Committed Projects Reserve reflects Best Starts for Kids Capital Projects funds that are anticipated to be committed up to the \$50M Implementation Plan investment allocation, but not spent within the levy period due to multi-year development timelines.

Last Updated 8-7-2026 by DCHS Finance using data from PBCS and BFPA assumptions.

**2026-2027 2nd Omnibus Financial Plan
DNRP Administration / 000001600**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 2,085,104	\$ 2,779,418	\$ 2,921,852	\$ 457,415	\$ 489,080
Revenues					
DNRP Overhead Rate	11,026,003	21,953,374	21,883,737	27,947,297	34,667,051
CPMWG Overhead Rate	587,142	1,351,970	657,665	1,435,462	1,520,107
General Fund Transfers	220,507	-	110,000	220,000	220,000
Climate Cost Share	-	-	9,305,608	9,800,609	10,359,351
Interest	181,538	100,000	203,898	31,665	33,851
Transfers from HPP Fund	-	-	334,941	630,613	657,967
Misc. Revenues	(21,026)	-	9,761	80,000	80,000
Total Revenues	\$ 11,994,164	\$ 23,405,344	\$ 32,505,609	\$ 40,145,645	\$ 47,538,328
Expenditures					
DNRP Administration	10,722,076	18,029,177	18,029,177	19,426,323	20,842,213
CPMWG Costs	434,774	1,348,857	1,348,857	1,435,462	1,520,107
County-wide Climate Programs	567	-	9,305,608	9,880,609	10,439,351
Shared Facilities Costs	-	4,451,481	5,622,636	7,962,309	13,213,942
Historic Preservation Program	-	-	663,768	1,409,278	1,488,863
Total Expenditures	\$ 11,157,417	\$ 23,829,515	\$ 34,970,046	\$ 40,113,981	\$ 47,504,476
Estimated Underexpenditures					
Other Fund Transactions					
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 2,921,852	\$ 2,355,247	\$ 457,415	\$ 489,080	\$ 522,931
Reserves					
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve Shortfall	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 2,921,852	\$ 2,355,247	\$ 457,415	\$ 489,080	\$ 522,931

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance and best estimates for future service demand.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through July 31, 2026.
- 2026-2027 estimated revenues include undercollections to offset some cost increases by drawing down fund balance.
- CPMWG OH Rate is collected from KC Capital Programs to support the Capital Project Management Working Group.
- General Fund Transfer will support the Historical Preservation Program, absorbed by the DNRP Admin fund in the 26-27 2nd Omnibus.
- Climate Cost Share is paid by King County agencies with direct operational greenhouse gas emissions to fund county-wide climate investments.
- Transfers from the Historical Preservation and Historical Programs (HPPH) fund include document recording fee revenue.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through July 31, 2026.
- County-wide Climate Programs include work that was previously led by the Executive Climate Office plus priorities identified in Executive listening sessions with climate advocates in 2026.
- Shared Facilities Costs have been estimated by inflating FMD's existing 26-27 per square foot rate for King Street Center. Figures are subject to change with the updated 28-29 FMD rate model.
- Historic Preservation Program: Estimated expenditures include salaries and benefits for three FTEs moved from the HPPH fund to the DNRP Admin fund in the 2nd Omnibus, plus other programmatic expenses.

Reserve Notes:

- Because it is an overhead fund, the DNRP Administration fund does not carry any policy reserves.

2026-2027 2nd Omnibus Capital Financial Plan
Parks, Recreation, and Open Space Fund / 000003160

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Revenue Backing from Fund Balance	8,911,887	-	8,911,887		
Real Estate Excise Tax (REET) 1	16,470,736	(2,300,000)	14,170,736	-	-
Real Estate Excise Tax (REET) 2	6,304,838	(318,135)	5,986,703	-	-
Parks Operating Transfer	-	5,462,563	5,462,563	-	-
Grants and Contributions	-	112,500	112,500	-	-
Misc. Revenue	8,390,954	12,126,353	20,517,307	-	-
Total Capital Revenue	\$ 40,078,415	\$ 15,083,281	\$ 55,161,696	\$ -	\$ -
Capital Appropriation					
Active Recreation Repair and Renovation	34,882,999	15,944,428	50,827,427	-	-
Administrative	4,754,109	(861,147)	3,892,962	-	-
Grant Programs	424,788	-	424,788	-	-
Open Space Acquisition and Land Conservation	16,519	-	16,519	-	-
Total Capital Appropriation	\$ 40,078,415	\$ 15,083,281	\$ 55,161,696	\$ -	\$ -

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 17,840,601	\$ 19,257,156	\$ 8,911,887	\$ 8,911,887	\$18,999,991	\$ -
Capital Funding Sources						
Real Estate Excise Tax (REET) 1	140,267	6,348,399	-	2,100,000	-	-
Real Estate Excise Tax (REET) 2	5,516,221	-	-	4,400,000	-	-
Parks Operating Transfer	3,000,000	-	-	5,500,000	-	-
Grants and Contributions	624,983	112,500	76,883	112,500	-	-
Misc. Revenue	510,417	-	124,238	12,100,000	-	-
Total Capital Revenue	\$ 9,791,889	\$ 6,460,899	\$ 201,120	\$ 24,212,500	\$ -	\$ -
Capital Expenditures						
Active Recreation Repair and Renovation	18,678,020	22,463,796	3,636,214	14,088,043	19,000,000	-
Administrative	15,876	26,353	3,677	26,353	-	-
Grant Programs	26,335	-	3,809	10,000	-	-
Open Space Acquisition and Land Conservation	372	3,227,905	-	-	-	-
Total Capital Expenditures	\$ 18,720,603	\$ 25,718,054	\$ 3,643,699	\$ 14,124,396	\$19,000,000	\$ -
Other Fund Transactions						
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 8,911,887	\$ -	\$ 5,469,308	\$ 18,999,991	\$ -	\$ -
Reserves						
Dedicated to budgeted projects	8,911,887		5,469,308	18,999,991		
Total Reserves	\$ 8,911,887	\$ -	\$ 5,469,308	\$ 18,999,991	\$ -	\$ -
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget, adopted, and proposed supplementals.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.

Appropriation Notes:

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenue Notes:

Expenditure Notes:

- 2026-2027 Budget-to-date actuals reflect amounts through July 2026.

Reserve Notes:

- Reserves dedicated to budgeted projects is for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.
- Reserves available for future projects are funds that are not dedicated to projects that are already appropriated.

Last Updated September 11, 2026 by Gabby Lacson using data from PIC, BI Insights, and the Parks CIP Spending Plan.

2026-2027 2nd Omnibus Capital Financial Plan
DPH Technology Capital Fund / 00003230

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
<u>Capital Budget Revenue Sources</u>					
Transfer from EHS (F1850)	1,011,518	1,696,936	2,708,454		
Transfer from PH (F1800)	701,174	90,000	791,174		
Transfer from SWD (F4040)	741,580	-	741,580		
Transfer from EMS (F1190)	368,430	1,073,340	1,441,770		
2nd Omnibus Transfer from PH (F1800)	-	726,621	726,621		
Total Capital Revenue	\$ 2,822,703	\$ 3,586,897	\$ 6,409,600	\$ -	\$ -
<u>Capital Appropriation</u>					
EHS Projects	1,011,518	1,696,936	2,708,454		
PH Projects	701,174	90,000	791,174		
SWD/PH Projects	741,580	-	741,580		
EMS Projects	368,430	1,073,340	1,441,770		
2nd Omnibus: 1153231 (DPH PHL LIMS Replacement)	-	726,621	726,621		
Total Capital Appropriation	\$ 2,822,703	\$ 3,586,897	\$ 6,409,600	\$ -	\$ -

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 3,489,438	\$ 227,382	\$ 2,534,920	\$ 2,534,920	\$ 633,381	\$ -
<u>Capital Funding Sources</u>						
Transfer from EHS (F1850)	1,409,559	1,696,936	-	1,696,936		
Transfer from PH (F1800)	-	90,000	90,000	90,000		
Transfer from SWD (F4040)	-	283,481	-	370,187		
Transfer from EMS (F1190)	-	1,073,340	-	1,073,340		
2nd Omnibus Transfer from PH (F1800)	-	-	-	726,621		
Total Capital Revenue	\$ 1,409,559	\$ 3,143,757	\$ 90,000	\$ 3,957,084	\$ -	\$ -
<u>Capital Expenditures</u>						
EHS Projects	1,288,444	1,696,936	1,071,342	2,791,254	-	
PH Projects	366,626	317,382	140,508	791,174	-	
SWD/PH Projects	141,560	283,481	70,365	741,580	-	
EMS Projects	567,449	439,959	306,818	807,993	633,381	
2nd Omnibus: 1153231 (DPH PHL LIMS Replacement)	-	-	-	726,621	-	
Total Capital Expenditures	\$ 2,364,078	\$ 2,737,758	\$ 1,589,033	\$ 5,858,623	\$ 633,381	\$ -
<u>Other Fund Transactions</u>						
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 2,534,920	\$ 633,381	\$ 1,035,887	\$ 633,381	\$ -	\$ -
<u>Reserves</u>						
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 2,534,920	\$ 633,381	\$ 1,035,887	\$ 633,381	\$ -	\$ -

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and proposed supplementals (Project 1153231 was proposed at 2nd Omnibus).
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.

Appropriation Notes:

- Project 1153231 DPH PHL LIMS Replacement - this project is a new project that was proposed during 2026-27 2nd Omnibus and pending Council review.

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS and are through August 2026.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenue Notes:

Expenditure Notes:

- Project 1153231 DPH PHL LIMS Replacement - this project is a new project that was proposed during 2026-27 2nd Omnibus and pending Council review.

Reserve Notes:

- This fund has no reserve policy.

Last Updated August 11, 2026 by June Zhai using data from EBS Reports: GL10, PA103, 2026-27 Final Adopted FIN Plan, and PIC reports.

**2026-2027 2nd Omnibus Capital Financial Plan
DES Technology Capital Fund / 000003250**

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
<u>Capital Budget Revenue Sources</u>					
Revenue Backing from Fund Balance	(102,629)		(102,629)	-	-
Transfer from GF (Inquest)	-	220,000	220,000	-	-
Transfer from Operating (FBOD/BRC)	12,441,120	1,819,627	14,260,747	-	-
Total Capital Revenue	\$ 12,338,491	\$ 2,039,627	\$ 14,378,118	\$ -	\$ -
<u>Capital Appropriation</u>					
Inquest Program	74,693		74,693	-	-
BRC EBS-BI Cloud Migration	2,180,751		2,180,751	-	-
FBOD Fixed Assets (closed)	687,537	(687,537)	-	-	-
FBOD Electronic Payments	-	1,819,627	1,819,627	-	-
BRC EBS Application Upgrade	7,591,867		7,591,867	-	-
FBOD Treasury Scanner (closed)	2,023,643	(2,023,643)	-	-	-
			-		
Total Capital Appropriation	\$ 12,558,491	\$ (891,553)	\$ 11,666,938	\$ -	\$ -

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ (8,325)	\$ 892,922	\$ (102,629)	\$ (102,629)	\$ (65,550)	\$ (65,550)
<u>Capital Funding Sources</u>						
Transfer from GF	-			222,000	-	-
Transfer from Operating (FBOD/BRC)	2,864,514	\$ 2,500,000	1,481,100	10,579,540	-	-
Total Capital Revenue	\$ 2,864,514	\$ 2,500,000	\$ 1,481,100	\$ 10,801,540	\$ -	\$ -
<u>Capital Expenditures</u>						
Inquest Program	42,844	56,321	73,623	73,623	-	-
BRC EBS-BI Cloud Migration	941,784	897,275	76,610	76,610	-	-
FBOD Fixed Assets	484,805	399,112	-	-	-	-
FBOD Electronic Payments	51,460	-	196,881	1,819,627	-	-
BRC EBS Application Upgrade	1,437,925	246,045	1,254,961	8,794,601	-	-
Total Capital Expenditures	\$ 2,958,818	\$ 1,598,753	\$ 1,602,074	\$ 10,764,461	\$ -	\$ -
<u>Other Fund Transactions</u>						
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ (102,629)	\$ 1,794,169	\$ (223,603)	\$ (65,550)	\$ (65,550)	\$ (65,550)
<u>Reserves</u>						
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Projected Shortfall	102,629	-	223,603	65,550	65,550	65,550
Ending Undesignated Fund Balance	\$ -	\$ 1,794,169	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.*
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and proposed supplementals. 2nd Omnibus includes dissappropriation of two closed projects: FBOD Fixed Assets and FBOD Treasury Scanner.*
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.*
- Outyear projections should be consistent with PIC.*

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.*

Appropriation Notes:

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.*
- 2026-2027 Budget-to-Date Actuals column reflect amounts through July 2026 in EBS.*
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.*
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.*

Revenues Notes:

- Revenues for all projects in this fund are transferred at the time expenditures are charged to projects from the agency owning the project.*

Expenditure Notes:

Reserve Notes:

- Reserves dedicated to budgeted projects is for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.*
- Reserves available for future projects are funds that are not dedicated to projects that are already appropriated.*

Last Updated 9/9/26 by Justin Grover using data from EBS and PIC.

**2026-2027 2nd Omnibus Capital Financial Plan
General Fund Technology Capital Fund / 000003280**

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Revenue Backing from Fund Balance	522,530	-	522,530	-	-
Bond Proceeds	5,041,751	19,635,875	24,677,626	-	-
AFIS Fund Transfers	409,836	-	409,836	-	-
General Fund Transfers	977,738	-	977,738	-	-
Permitting Fund Transfers	-	1,172,000	1,172,000	-	-
KCSO 2nd Omnibus - GF Transfer	-	486,370	486,370	-	-
DHR 2nd Omnibus - Safety & Claims Fund Transfer	-	6,856,212	6,856,212	15,792,377	-
Total Capital Revenue	\$ 6,951,854	\$ 28,150,457	\$ 35,102,311	\$ 15,792,377	\$ -
Capital Appropriation					
DAJD IT Projects	1,904,103	-	1,904,103	-	-
PSB IT Projects	-	-	-	-	-
DJA IT Projects	892,764	-	892,764	-	-
PAO IT Projects	2,502,362	-	2,502,362	-	-
DPD IT Projects	1,761	-	1,761	-	-
KCSO IT Projects	1,650,864	19,635,875	21,286,739	-	-
KCSO 2nd Omnibus (#1150119)	-	486,370	486,370	-	-
KCSC IT Projects	-	-	-	-	-
DLS IT Projects	-	1,172,000	1,172,000	-	-
DHR 2nd Omnibus (#1153047)	-	6,856,212	6,856,212	15,792,377	-
Total Capital Appropriation	\$ 6,951,854	\$ 28,150,457	\$ 35,102,311	\$ 15,792,377	\$ -

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 475,676	\$ 475,676	\$ 522,530	\$ 522,530	\$ 522,530	\$ 430,856
Capital Funding Sources						
Bond Proceeds	647,415	24,560,013	405,459	17,142,906	5,727,943	-
AFIS Fund Transfers	906,164	173,612	-	407,897	-	-
General Fund Transfers	1,880,307	630,437	436,095	1,049,979	-	-
Permitting Fund Transfers	-	1,172,000	-	1,172,000	-	-
KCSO 2nd Omnibus - GF Transfer	-	-	-	486,370	-	-
DHR 2nd Omnibus - Safety & Claims Fund Transfer	-	-	-	6,856,212	15,792,377	-
Total Capital Revenue	\$ 3,433,885	\$ 26,536,062	\$ 841,554	\$ 27,115,364	\$ 21,520,320	\$ -
Capital Expenditures						
DAJD IT Projects	459,922	51,774	35,997	57,816	-	-
PSB IT Projects	608,479	-	-	-	-	-
DJA IT Projects	389,854	630,437	250,982	815,469	91,674	-
PAO IT Projects	158,814	2,003,000	58,457	2,496,187	6,175	-
DPD IT Projects	24,905	-	-	-	-	-
KCSO IT Projects	1,745,058	22,678,851	338,058	15,231,310	5,721,768	-
KCSO 2nd Omnibus (#1150119)	-	-	-	486,370	-	-
KCSC IT Projects	-	-	-	-	-	-
DLS IT Projects	-	1,172,000	-	1,172,000	-	-
DHR 2nd Omnibus (#1153047)	-	-	-	6,856,212	15,792,377	-
Total Capital Expenditures	\$ 3,387,031	\$ 26,536,062	\$ 683,494	\$ 27,115,364	\$ 21,611,994	\$ -
Other Fund Transactions						
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 522,530	\$ 475,676	\$ 680,590	\$ 522,530	\$ 430,856	\$ 430,856
Reserves						
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 522,530	\$ 475,676	\$ 680,590	\$ 522,530	\$ 430,856	\$ 430,856

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and proposed supplementals.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.
- KCSO's 2nd Omnibus proposal requests \$486K to support the procurement of 2 additional Meraki devices. This proposal is backed by a General Fund transfer to project #1150119.
- DHR's 2nd Omnibus proposal requests \$6.9M to begin the replacement of the 25-year old iComp system that manages King County's self-insured workers' compensation claims. This proposal is backed by fund balance and future internal service fund rates within the Safety & Claims fund.

Appropriation Notes:

- Capital Project Appropriation totals only include projects marked as "approved" or "pending close".

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals should be informed by the fund's spending plan, and should include both adopted and proposed supplementals.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenues Notes:

- Some projects backed by the General Fund had transfers under account 37976 (CONTRIB OTHER FUNDS) when set up using a prior accounting system; however, the General Fund remains as those projects' revenue source.
- 2026-2027 budget-to-date actuals are through July 2026.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through July 2026.

Reserve Notes:

- This fund has no reserve policy.

Last Updated 9/8/2026 by Gabby Lacson using data from PIC and BI Insights.

**2nd Omnibus Proposed Financial Plan
Wastewater Construction / 000003611 & 3612**

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Funding Sources					
Revenue Backing from Fund Balance	1,664,167,177		1,664,167,177		
Bond Proceeds		1,295,305,263	1,295,305,263	741,221,795	2,719,667,220
Transfers from Operating Fund (4611)				565,896,492	655,068,672
Proposed 2nd Omnibus		(184,860,695)	(184,860,695)		
Total Capital Funding Sources	\$ 1,664,167,177	\$ 1,110,444,568	\$ 2,774,611,745	\$ 1,307,118,288	\$ 3,374,735,892
Capital Appropriation					
Asset Management	590,546,878	459,007,011	1,049,553,889	370,690,866	801,511,145
Capacity Improvements	450,092,212	31,886,731	481,978,944	144,556,711	364,841,788
Regulatory	344,813,769	528,481,000	873,294,769	699,360,139	2,106,917,000
Resiliency	163,158,856	4,492,522	167,651,378	25,172,000	15,838,810
Resource Recovery	52,253,356	15,211,830	67,465,186	3,019,884	6,600,000
Operational Enhancements	18,574,710	26,056,410	44,631,120	32,849,688	52,278,000
Planning/Administrative Projects	44,727,396	45,309,064	90,036,460	31,469,000	26,749,149
Total Capital Appropriation	\$ 1,664,167,177	\$ 1,110,444,568	\$ 2,774,611,745	\$ 1,307,118,288	\$ 3,374,735,892

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$203,584,694	\$ 269,645,942	\$ 555,811,189	\$ 555,811,189	\$ 226,158,941	\$ 311,896,816
Capital Funding Sources						
State Revolving Fund/Public Works Loans, Other	43,670,914	48,024,890	4,985,246	89,100,442	24,692,672	65,361
Commercial Paper & Variable Rate Debt (Net)	325,180,179	219,009,650	60,000,000	143,162,663	172,318,926	294,581,918
Bond Proceeds (Net)	200,000,000	1,271,799,322	150,000,000	867,456,068	1,417,166,069	1,998,694,537
Transfers from Operating Fund (4611)	170,000,000				565,896,492	655,068,672
Total Capital Funding Sources	\$ 738,851,093	\$ 1,538,833,863	\$ 214,985,246	\$ 1,099,719,174	\$ 2,180,074,159	\$ 2,948,410,488
Capital Expenditures						
Asset Management	163,827,179	632,453,540	57,431,088	552,112,950	611,103,161	780,544,555
Capacity Improvements	47,395,543	207,543,493	11,724,314	155,560,161	277,910,321	382,716,952
Regulatory	100,252,342	519,053,956	28,767,538	540,244,454	1,031,254,679	1,543,334,232
Resiliency	94,112,517	97,910,558	19,696,159	76,954,659	93,364,834	81,052,290
Resource Recovery	5,679,912	24,289,047	1,814,329	23,492,342	14,415,209	48,632,927
Operational Enhancements	15,942,223	37,200,296	8,402,793	30,448,830	26,359,364	36,444,479
Planning/Administrative Projects	12,289,602	37,206,724	4,780,400	40,062,026	39,928,718	26,302,421
Total Capital Expenditures	\$ 439,499,318	\$ 1,555,657,614	\$ 132,616,621	\$ 1,418,875,422	\$ 2,094,336,285	\$ 2,899,027,856
Other Fund Transactions						
Working Capital Adjustment	52,874,720		(10,496,000)	(10,496,000)		
Total Other Fund Transactions	\$ 52,874,720	\$ -	\$ (10,496,000)	\$ (10,496,000)	\$ -	\$ -
Ending Fund Balance	\$ 555,811,189	\$ 252,822,191	\$ 627,683,814	\$ 226,158,941	\$ 311,896,816	\$ 361,279,448
Reserves						
Emergency Capital Reserve ¹	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Construction Cash Balance Reserve	40,000,000	40,000,000	40,000,000	40,000,000	40,000,000	40,000,000
Lower Duwamish Reserve ²	107,319,640			-	-	-
Total Reserves	\$ 162,319,640	\$ 55,000,000	\$ 55,000,000	\$ 55,000,000	\$ 55,000,000	\$ 55,000,000
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 393,491,549	\$ 197,822,191	\$ 572,683,814	\$ 171,158,941	\$ 256,896,816	\$ 306,279,448

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget, quarterly emergent contingency transfer, and proposed supplementals.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.

Appropriation Notes:

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Other Fund Transactions Notes:

- Working Capital reflects cash adjusted for receivables and payables, so any changes in these accounts impact the calculation. This amount represents the net change in receivables and payables from 12/31/2024 to 12/31/2025.

Reserve Notes:

- Reserves dedicated to budgeted projects is for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.
- Reserves available for future projects are funds that are not dedicated to projects that are already appropriated.

- ¹ Emergency Capital Reserve authorized by Motion 13798 on 12/11/12. To be used for unanticipated system repairs or equipment replacement in the event of a natural disaster or some unforeseen system failure.

- ² The Lower Duwamish Reserves are held by WTD pending allocation to WTD and other County agencies. In 2025, the reserve received \$4.75 million from Monsanto's insurance company on a class action lawsuit. The preliminary allocation report was issued in June 2021. The agreement for the final allocation was approved by the King County Commission, a federal judge, and the EPA in 2025. The Department of Justice lodged the proposed consent decree in federal court on March 4, 2026. The Financial Plan is prepared under the assumption that its disbursement will start after the acceptance of the final consent decree in 2026.

Last Updated Aug 3, 2026 by Myunghee Chung using data from from PA103, 2027 Proposed Sewer rate analysis.

2026-2027 2nd Omnibus Capital Financial Plan
Public Transportation Infrastructure Capital Fund / 3641

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Revenue Backing from Fund Balance	\$ 678,116,083	\$ -	\$ 678,116,083		
Future Debt Proceeds		\$ 13,256,944	\$ 13,256,944	\$ 53,600,825	\$ 79,724,955
Other Revenue	\$ 566,080,582	\$ 67,267,881	\$ 633,348,463	\$ 454,010,140	\$ 135,658,424
Total Capital Revenue	\$ 1,244,196,665	\$ 80,524,825	\$ 1,324,721,490	\$ 507,610,965	\$ 215,383,379
Capital Appropriation					
Facility Improvements	\$ 514,200,858	\$ (333,810,948)	\$ 180,389,910	\$ 45,947,069	\$ 42,387,205
Passenger Infrastructure	\$ 99,698,049	\$ 19,014,206	\$ 118,712,255	\$ 5,100,906	\$ 7,100,186
Regional Transit Integration	\$ 40,144,329	\$ 4,551,297	\$ 44,695,626	\$ 3,169,910	\$ 2,999,956
Speed and Reliability Improvements	\$ 185,662,047	\$ 86,073,265	\$ 271,735,312	\$ 73,002,731	\$ 13,614,082
State of Good Repair	\$ 225,414,044	\$ 108,768,114	\$ 334,182,158	\$ 102,182,110	\$ 79,709,999
Zero Emissions Infrastructure	\$ 108,832,159	\$ 78,424,782	\$ 187,256,941	\$ 221,750,886	\$ 5,677,705
Technology	\$ 56,751,210	\$ 89,648,135	\$ 146,399,345	\$ 37,793,023	\$ 46,766,776
Non Fixed Route Vehicles	\$ 3,372,910	\$ 21,463,971	\$ 24,836,881	\$ 18,314,330	\$ 16,777,469
Emergent Needs Contingency/Project Oversight	\$ 10,121,059	\$ 6,392,003	\$ 16,513,062	\$ 350,000	\$ 350,000
Total Capital Appropriation	\$ 1,244,196,665	\$ 80,524,825	\$ 1,324,721,490	\$ 507,610,965	\$ 215,383,379

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 764,688,554	\$ 716,235,757	\$ 685,587,001	\$ 685,587,001	\$ 457,341,512	\$ 183,695,311
Capital Funding Sources						
Sales Tax	\$ 85,694,391	\$ 46,491,958	\$ 12,013,960	\$ 46,553,959	\$ 46,802,031	\$ 255,478,038
Marine Property Tax	\$ 256,178	\$ 6,646,968	\$ 3,977,711	\$ 3,847,421	\$ 10,400,154	\$ 2,791,295
Grants	\$ 17,779,125	\$ 182,947,603	\$ (4,183,523)	\$ 186,335,972	\$ 125,720,690	\$ 32,952,812
Interest Income	\$ 31,301,477	\$ 32,721,182	\$ 15,910,422	\$ 37,372,816	\$ 17,720,577	\$ 4,546,349
Miscellaneous	\$ 3,090,172	\$ 3,525,229	\$ 2,795,891	\$ 3,525,229	\$ 3,454,992	\$ 3,118,462
Total Capital Revenue	\$ 138,121,343	\$ 272,332,940	\$ 30,514,461	\$ 277,635,397	\$ 204,098,445	\$ 298,886,955
Capital Expenditures						
Facility Improvements	\$ 29,814,087	\$ 90,795,174	\$ 22,063,511	\$ 74,395,402	\$ 107,727,967	\$ 119,060,305
Passenger Infrastructure	\$ 33,505,161	\$ 49,669,488	\$ 4,959,925	\$ 23,171,555	\$ 54,686,546	\$ 16,774,793
Regional Transit Integration	\$ 891,754	\$ 6,995,483	\$ 750,889	\$ 2,572,015	\$ 9,879,084	\$ 2,999,956
Speed and Reliability Improvements	\$ 27,809,053	\$ 156,743,354	\$ 28,353,764	\$ 131,158,931	\$ 131,947,104	\$ 78,274,693
State of Good Repair	\$ 40,304,863	\$ 221,929,981	\$ 26,777,834	\$ 152,421,644	\$ 204,048,027	\$ 99,300,994
Zero Emissions Infrastructure	\$ 56,018,133	\$ 104,429,298	\$ 14,885,481	\$ 44,804,169	\$ 158,419,135	\$ 151,969,554
Technology	\$ 24,262,748	\$ 77,150,638	\$ 8,707,679	\$ 48,509,321	\$ 124,215,328	\$ 40,116,478
Non Fixed Route Vehicles	\$ 11,148,468	\$ 21,443,462	\$ 7,816,849	\$ 18,189,976	\$ 25,269,289	\$ 16,777,469
Marine Facilities	\$ 609,129	\$ 16,160,798	\$ 202,569	\$ 12,469,873	\$ 31,231,463	\$ 2,833,443
Underexpenditure Assumption	\$ -	\$ (149,063,535)	\$ -	\$ -	\$ (301,009,529)	\$ -
Total Capital Expenditures	\$ 224,363,396	\$ 596,254,141	\$ 114,518,500	\$ 507,692,886	\$ 546,414,415	\$ 528,107,685
Other Fund Transactions						
Debt Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 66,857,769	\$ 79,724,955
Misc Balance Adjustment	\$ 7,140,501	\$ 1,812,000	\$ (7,069,545)	\$ 1,812,000	\$ 1,812,000	\$ 1,812,000
Total Other Fund Transactions	\$ 7,140,501	\$ 1,812,000	\$ (7,069,545)	\$ 1,812,000	\$ 68,669,769	\$ 81,536,955
Ending Fund Balance	\$ 685,587,001	\$ 394,126,557	\$ 594,513,417	\$ 457,341,512	\$ 183,695,311	\$ 36,011,536
Reserves						
Capital Infrastructure Carryover Reserve	\$ 678,116,083	\$ 386,870,284	\$ 449,870,594	\$ 449,870,594	\$ 176,224,393	\$ 28,540,618
Capital Designated Revenue Reserve	\$ 7,470,918	\$ 7,256,272	\$ 7,470,918	\$ 7,470,918	\$ 7,470,918	\$ 7,470,918
Total Reserves	\$ 685,587,001	\$ 394,126,557	\$ 457,341,512	\$ 457,341,512	\$ 183,695,311	\$ 36,011,536
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ -	\$ -	\$ 137,171,905	\$ -	\$ -	\$ -

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and the proposed 2nd Omnibus Budget.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.
- Future debt proceeds reflect issuing bonds to fund the Central Campus zero-emissions capital project in the 2026-2027 Final Adopted Budget .

Appropriation Notes:

- Outyear appropriations represent planned requests to support projected spending in Metro's 10-year capital plan.

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS through August 2026 month-end.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenues Notes:

- Outyear revenue budgets reflect forecasted grant awards and available sales tax distributions to support appropriation levels.
- Miscellaneous revenue includes the restructured payment schedule for the Washington State Convention Center from Ordinance #19812.

Expenditure Notes:

- 2026-2027 estimated is the department's April 2026 spending plan, and adjusted to reflect the proposed 2nd Omnibus.
- Outyears also includes spending previously estimated at budget adoption for years 2025 through 2027.
- Estimated underexpenditures reflect Metro's capital delivery accomplishment rate. Costs carry forward to future biennia.

Other Fund Transaction Notes:

- Miscellaneous balance adjustments include technical changes to align with the budgetary fund balance. The 2025 and 2026 figures represent accrued interest related to the Washington State Convention Center payment schedule. For more information, please refer to the promissory note from Ordinance #19812.

Reserve Notes:

- Capital Infrastructure Carryover Reserve is for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.
- Capital Designated Revenue Reserve is a portion of the sub-fund's working capital balance representing restricted Federal Transit Administration (FTA) revenue. The amount is calculated annually by the Finance and Business Operations Division (FBOD).

Last Updated 9-11-26 by Jennifer Lehman using data from BI Insights, PIC, and Metro's capital project system.

**2026-2027 2nd Omnibus Capital Financial Plan
County Hospital Capital Fund / 000003740 & 3741**

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Department of Commerce	5,000,000		5,000,000	-	-
Transfer from Operating (F1700 County Hospital Levy)	51,819,000	88,063,241	139,882,241	15,946,717	2,584,957
Total Capital Revenue	\$ 56,819,000	\$ 88,063,241	\$ 144,882,241	\$ 15,946,717	\$ 2,584,957
Capital Appropriation					
NINTH AND ALDER BUILDING	5,000,000	-	5,000,000	-	-
DES HMC CAMPUS PARKING	-	45,000,000	45,000,000	-	-
DES FMD HMC AUX LOOP CT- 3 AND 4	13,890,000	-	13,890,000	-	-
DES FMD HMC HVAC CONTROLS	21,960,000	-	21,960,000	-	-
DES FMD HMC NJB MAJOR HEATING VALVES	825,000	-	825,000	-	-
DES FMD HMC NJB HEATING TUBE BUNDLE	313,000	-	313,000	-	-
DES FMD PIONEER SQUARE CLINIC	7,500,000	22,758,930	30,258,930	-	-
DES FMD HMC SUBBASEMENT STEAM VALVES	7,331,000	-	7,331,000	-	-
DES HMC ADMINISTRATIVE AND PLANNING PROJECT	-	2,304,311	2,304,311	2,446,717	2,584,957
DES HCID 13NJB INFUSION & NEUR	-	18,000,000	18,000,000	13,500,000	-
Total Capital Appropriation	\$ 56,819,000	\$ 88,063,241	\$ 144,882,241	\$ 15,946,717	\$ 2,584,957

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 7,328	\$ -	\$ 12,886,348	\$ 12,886,348	\$ 12,954,299	\$ 12,954,299
Capital Funding Sources						
DEPARTMENT OF COMMERCE	67,951		-	5,000,000	-	-
TRANSFER FROM OPERATING (F1700)	19,000,000	68,997,000	79,753	85,244,727	51,536,527	4,004,957
INTEREST EARNINGS	187,915	-	-	-	-	-
Total Capital Revenue	\$ 19,255,866	\$ 68,997,000	\$ 79,753	\$ 90,244,727	\$ 51,536,527	\$ 4,004,957
Capital Expenditures						
NINTH AND ALDER BUILDING	67,951	-	-	4,932,049	-	-
DES HMC CAMPUS PARKING	-	45,000,000	2,756,182	45,000,000	-	-
DES FMD HMC AUX LOOP CT-3 AND 4	29,145	10,177,000	534,100	10,177,000	-	-
DES FMD HMC HVAC CONTROLS	5,484	7,680,000	34,971	9,269,000	5,813,000	1,420,000
DES FMD HMC NJB MAJOR HEATING VALVES	4,372	-	7,857	-	-	-
DES FMD HMC NJB HEATING TUBE BUNDLE	2,295	-	483,888	-	-	-
DES FMD PIONEER SQUARE CLINIC	6,127,704	-	102,535	9,262,040	14,869,186	-
DES FMD HMC SUBBASEMENT STEAM VALVES	-	6,140,000	35,192	6,140,000	-	-
DES HMC ADMINISTRATIVE AND PLANNING	-	-	16,622	2,304,311	2,446,717	2,584,957
DES HCID 13NJB INFUSION & NEUR	-	-	-	3,092,376	28,407,624	-
Total Capital Expenditures	\$ 6,236,951	\$ 68,997,000	\$ 3,971,348	\$ 90,176,776	\$ 51,536,527	\$ 4,004,957
Other Fund Transactions						
Accounting Adjustments	(139,895)	-	-	-	-	-
Total Other Fund Transactions	\$ (139,895)	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 12,886,348	\$ -	\$ 8,994,752	\$ 12,954,299	\$ 12,954,299	\$ 12,954,299
Reserves						
Dedicated to budgeted projects	12,886,348	-	8,994,752	12,954,299	12,954,299	12,954,299
Total Reserves	\$ 12,886,348	\$ -	\$ 8,994,752	\$ 12,954,299	\$ 12,954,299	\$ 12,954,299
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget, and includes the final adopted first omnibus and a proposed second omnibus supplemental.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.

Appropriation Notes:

- Of the \$18M being requested as an appropriation for the 13NB infusion and neurology project, \$10M is proposed to be funded by the County Hospital Levy and \$8M is proposed to be funded by philanthropy. The remaining appropriation will be requested in the 28-29 budget.

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS as of August 2026.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenue Notes:

Expenditure Notes:

- Construction of the new Tower on the Harborview Medical Center campus will require the demolition of the existing View 1 Parking Garage. The purpose of the Campus Parking project is to construct a new underground garage, designed to accommodate parking needs for the new medical tower and to allow for forecasted growth in patient volumes, at the Ninth and Alder site. The approved 2026-2027 budget includes \$107 million in Fund 3740 for this project. The second omnibus proposes disappropriating \$62 million from Fund 3740, and requesting an additional \$83 million of budget authority to Fund 3750. This will provide a total of \$190 million of appropriation authority for the parking garage at Ninth & Alder.
- Accounting Adjustments: Year-end adjustments to reconcile fund balance to the general ledger.

Reserve Notes:

- Reserves dedicated to budgeted projects are for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.

Last Updated September 8 by Marina Sebright, EO, using data from EBS, PIC, the BFPA dashboard and BI Insights.

2026-2027 2nd Omnibus Capital Financial Plan
HMC Capital Program 2020 Prop 1 Capital Project Fund / 000003750

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
<u>Capital Budget Revenue Sources</u>					
Bond Proceeds	193,246,549	304,274,324	497,520,873	745,048,859	656,491,028
Total Capital Revenue	\$ 193,246,549	\$ 304,274,324	\$ 497,520,873	\$ 745,048,859	\$ 656,491,028
<u>Capital Appropriation</u>					
NEW TOWER (PARENT PROJ) 1141052	122,200,218	219,720,655	341,920,873	745,048,859	656,491,028
EMERGENT NEED PROJECT 1144585	10,600,000	-	10,600,000	-	-
NINTH AND ALDER GARAGE 1143244	-	145,000,000	145,000,000	-	-
BEHAVIORAL HEALTH 1141053 CLOSED	1,147,752	(1,147,752)	-	-	-
HARBORVIEW HALL RENOVATION 1141054 CLOSED	1,147,752	(1,147,752)	-	-	-
CENTER TOWER SEISMIC 1141056 CLOSED	1,147,752	(1,147,752)	-	-	-
INFRASTRUCTURE 1141057 CLOSED	3,137,175	(3,137,175)	-	-	-
MISC BLDG CHANGE 1141095 CLOSED	1,810,941	(1,810,941)	-	-	-
KAISER PROPERTY 1147697 CLOSED	52,054,959	(52,054,959)	-	-	-
PIONEER SQUARE CLINIC 1141055 CLOSED	-	-	-	-	-
Total Capital Appropriation	\$ 193,246,549	\$ 304,274,324	\$ 497,520,873	\$ 745,048,859	\$ 656,491,028

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 172,668,731	\$ 251,178,095	\$ 163,013,861	\$ 163,013,861	\$ 163,013,861	\$ 179,747,638
<u>Capital Funding Sources</u>						
Bond Proceeds	7,523,465	219,720,655	2,079,767	277,561,412	826,782,636	685,984,048
Total Capital Revenue	\$ 7,523,465	\$ 219,720,655	\$ 2,079,767	\$ 277,561,412	\$ 826,782,636	\$ 685,984,048
<u>Capital Expenditures</u>						
NEW TOWER (PARENT PROJ) 1141052	17,178,336	206,253,101	22,900,683	207,561,412	745,048,859	668,650,271
EMERGENT NEED PROJECT 1144585	-	-	-	-	-	10,600,000
NINTH AND ALDER GARAGE 1143244	-	-	-	70,000,000	65,000,000	10,000,000
Total Capital Expenditures	\$ 17,178,336	\$ 206,253,101	\$ 22,900,683	\$ 277,561,412	\$ 810,048,859	\$ 689,250,271
<u>Other Fund Transactions</u>						
Total Other Fund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 163,013,861	\$ 264,645,649	\$ 142,192,945	\$ 163,013,861	\$ 179,747,638	\$ 176,481,415
<u>Reserves</u>						
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 163,013,861	\$ 264,645,649	\$ 142,192,945	\$ 163,013,861	\$ 179,747,638	\$ 176,481,415

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget, and includes the final adopted first omnibus and a proposed second omnibus supplemental.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.
- This financial plan includes fund balances and actuals from subfunds 3751, 3752, and 3753 (UTGO series subfunds).

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.

Appropriation Notes:

- There are disappropriations in the 2026-2027 Budget Column in the "Capital Appropriation" section that reflect that several projects were closed and their budgets disappropriated through the Q1 2026 Administrative Budget Change process.

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2026-2027 Estimated at Budget Adoption is a point in time, as of the 2026-2027 budget adoption.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS as of July 2026.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans. Outyear allocations for projects not requesting budget in this cycle are included in the financial plan.

Revenue Notes:

Expenditure Notes:

- Construction of the new Tower on the Harborview Medical Center campus will require the demolition of the existing View 1 Parking Garage. The purpose of the Campus Parking project is to construct a new underground garage, designed to accommodate parking needs for the new medical tower and to allow for forecasted growth in patient volumes, at the Ninth and Alder site. The approved 2026-2027 budget includes \$107 million in Fund 3740 for this project. The second omnibus proposes disappropriating \$62 million from Fund 3740, and requesting an additional \$83 million of budget authority to Fund 3750. This will provide a total of \$190 million of appropriation authority for the parking garage at Ninth & Alder.

Reserve Notes:

- There are no reserves established for this fund.

Last Updated August 24 by Dave Turley, CFA, HCID using data from EBS, PIC, and BI Insights.

2026-2027 2nd Omnibus Capital Financial Plan
COUNTY ROAD MAJOR MAINTENANCE / 000003855, 3856, 3857, 3858, & 3859

Capital Improvement Program (CIP) Budget

	2025	2026-2027 Budget	2026-2027	2028-2029	2030-2031
	Ending ITD Balance	(including adopted, revised, & proposed supplementals)	Total (Balance + Budget)	Projected	Projected
<u>Capital Budget Revenue Sources</u>					
Revenue Backing from Fund Balance	26,602,791	122,376	26,725,167	4,231,347	-
Grant Contingency	14,440,101	-	14,440,101	-	-
Grants: (Federal/State)	24,484,952	8,499,862	32,984,814	22,100,000	-
Contribution-Surface Water Mgmt	7,325,528	4,551,200	11,876,728	-	-
Contribution-Real Estate Excise Tax (REET)	7,246,615	11,140,332	18,386,947	-	-
Contribution-Public Transportation	2,840,157	-	2,840,157	-	-
General Obligation Bond Proceeds	1,670,236	-	1,670,236	-	-
Transfer from County Road Fund	-	5,720,000	5,720,000	-	-
Services-Flood Control District	9,169,470	-	9,169,470	-	-
Intergov Transfer-Transportation District	-	-	-	66,372,913	76,121,954
Other Revenue	374,753	1,000,000	1,374,753	-	-
2026 2nd Omnibus Requests	-	48,212,369	48,212,369	-	-
Total Capital Revenue	\$ 94,154,602	\$ 79,246,139	\$ 173,400,741	\$ 92,704,260	\$ 76,121,954
<u>Capital Appropriation</u>					
Administrative	(40,567)	122,376	81,809	-	-
Bridges And Structures	32,471,149	1,889,000	34,360,149	31,249,995	9,220,030
Contingencies	14,440,101	-	14,440,101	3,410,550	5,067,186
Drainage	25,272,573	22,830,062	48,102,635	10,776,000	14,918,000
Maintenance Facilities	530,347	-	530,347	9,000,000	9,000,000
Quick Response	1,909,633	5,000,000	6,909,633	11,849,715	13,566,738
Roadside	1,088,466	340,000	1,428,466	5,618,000	4,300,000
Roadway	15,033,742	4,351,332	19,385,074	16,000,000	16,000,000
Traffic Control/Safety	3,449,159	1,501,000	4,950,159	4,800,000	4,050,000
2026 2nd Omnibus Requests	-	43,212,369	43,212,369	-	-
Total Capital Appropriation	\$ 94,154,602	\$ 79,246,139	\$ 173,400,741	\$ 92,704,260	\$ 76,121,954

CIP Fund Financial Position

	2025	2026-2027	2026-2027	2026-2027	2028-2029	2030-2031
	Actuals	Estimated at Budget Adoption	Budget-to-Date Actuals	Estimated	Projected	Projected
Beginning Fund Balance	\$ 39,351,631	\$ 32,674,936	\$ 36,164,322	\$ 36,164,322	\$ 34,067,622	\$ 31,769,571
<u>Capital Funding Sources</u>						
Grant Contingency	-	-	-	-	-	-
Grants: (Federal/State)	3,773,165	24,964,620	1,581,800	29,676,127	22,100,000	25,000,000
Contribution-Surface Water Mgmt	3,627,008	12,888,006	793,478	12,563,528	278,888	-
Contribution-Real Estate Excise Tax (REET)	1,957,676	16,273,710	1,551,759	7,833,941	11,688,392	-
Contribution-Public Transportation	1,198,673	622,546	27,349	1,497,339	805,691	537,127
General Obligation Bond Proceeds	-	-	-	2,534,157	985,523	657,015
Transfer from County Road Fund	7,628,389	6,320,000	-	6,320,000	4,231,347	-
Services-Flood Control District	1,420,548	2,579,355	464,590	2,407,399	4,520,653	2,241,418
Intergov Transfer-Transportation District	-	-	-	46,207,965	57,351,233	55,539,167
Other Revenue	3,937,131	-	601,636	601,636	304,753	-
Total Capital Revenue	\$ 23,542,590	\$ 63,648,237	\$ 5,020,612	\$ 109,642,091	\$ 102,266,480	\$ 83,974,728
<u>Capital Expenditures</u>						
Administrative	167,804	122,376	134,520	141,219	-	122,376
Bridges And Structures	5,139,298	15,902,584	6,197,078	17,999,377	31,249,995	26,991,802
Contingencies	-	-	-	-	-	-
Drainage	10,393,679	33,162,144	1,348,827	39,349,819	18,489,752	17,898,500
Maintenance Facilities	-	535,368	-	2,262,500	9,797,500	11,980,347
Quick Response	-	2,026,203	-	12,214,847	14,492,500	11,500,000
Roadside	2,564,497	717,695	367,816	3,064,795	5,279,171	4,979,000
Roadway	5,601,411	15,444,959	881,247	29,345,981	19,240,890	18,679,017
Traffic Control/Safety	694,881	2,034,692	938,227	3,042,130	5,800,000	5,050,000
Total Capital Expenditures	\$ 24,561,569	\$ 69,946,022	\$ 9,867,716	\$ 107,420,668	\$ 104,349,808	\$ 97,201,042
<u>Other Fund Transactions</u>						
Unrealized Gain (Loss) Invest	(39,087)	-	(277,810)	-	-	-
Equity Adjustment (Xsfer from/(to) F3865)	-	(70,000)	-	(70,000)	-	-
Equity Adjustment (Xsfer from/(to) F3850)	(2,659,756)	-	-	-	-	-
Bond Repayment	263,121	-	-	-	-	-
Bond Transfer (Xsfer from/(to) F3850)	-	(805,986)	-	(4,342,172)	(214,723)	-
Fund Adjustment (from F1030)	267,391	-	-	-	-	-
GL / PA Reconciliation Adj	144,809	-	-	94,049	-	-
Total Other Fund Transactions	\$ (2,023,522)	\$ (875,986)	\$ (277,810)	\$ (4,318,123)	\$ (214,723)	\$ -
Ending Fund Balance	\$ 36,309,131	\$ 25,501,165	\$ 31,039,408	\$ 34,067,622	\$ 31,769,571	\$ 18,543,257
<u>Reserves</u>						
Capital Stabilization Reserve	-	4,231,347	-	-	-	-
Dedicated to budgeted projects	26,602,791	21,269,818	26,602,791	34,189,998	31,769,571	18,543,257
Total Reserves	\$ 26,602,791	\$ 25,501,165	\$ 26,602,791	\$ 34,189,998	\$ 31,769,571	\$ 18,543,257
Projected Shortfall	-	-	-	122,376	-	-
Ending Undesignated Fund Balance	\$ 9,706,340	\$ -	\$ 4,436,616	\$ -	\$ -	\$ -

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
 - 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and proposed supplementals.
 - 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
 - Outyear projections should be consistent with PIC.
 - 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 preliminary budgetary fund balance report.
- However, we identified a discrepancy of \$144,809 between our calculation (i.e. FBOD's 2024 ending balance + 2025 YTD actuals from GL33 report) and FBOD's 2025 ending balance for the totals of F3855, F3858, & F3859.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.
- Negative revenues at the end of 2025 have been resolved through the administrative budget changes (ABC) in 2026.
- Out-year revenues include Capital Stabilization Reserve contributions earmarked for the Countywide Bridge Priority and High Collision Safety programs in the 2028–2029 biennium.
- The 2nd Omnibus request is funded with Transportation District (KCTD) funding.
- Contributions from Surface Water Management are not projected to be received beyond 2027.

Appropriation Notes:

- The appropriations shown reflect the funding needed to deliver a baseline capital program.
- Project appropriations shown in the out years do not represent incremental additions. They reflect the total baseline funding level for all identified future projects requesting budget in this cycle, and County-Wide programs.

CIP Fund Financial Position:

- All financial plans have the following assumptions, unless otherwise noted in below rows.
- Budget to Date (BTD) Actuals (expenditures and revenue) reflect EBS totals for budgetary accounts as of the most recent closed month.
- 2026-2027 Budget-to-Date Actuals column reflect amounts in EBS as of June 2026.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.
- Outyear revenue projections and expenditure estimates are based on the most recent projections and reflect current project plans.

Revenue Notes:

- KCTD Implementation plan is not yet finished and the out years can only be used for planning purposes for this financial plan.

Expenditure Notes:

- Project expenditures reflect projects not requesting budget in this cycle through 2027; Outyear allocations will be incorporated post-omnibus following the KCTD 10-year implementation plan adoption.
- Spending projections do not include unfunded appropriation shown in outyears of this financial plan. Spending will be included for project that have revenue backing only.
- For planning purposes, contingency is not shown as spent. When contingency is used it will be used within the portfolio it was designated to support.
- It is assumed that all grant-funded projects will fully expend their awarded funds, and that all associated costs are charged accordingly to the grant.
- The new revenue from the KCTD resolves the prior projected funding needs that were reported in the adopted financial plan.
- The division is in the process of reconciling all accounts to reconcile the fund balance dedicated to projects to be completed in 2026. Any remaining fund balance will be appropriated in the 2028-2029 budget.
- Current un-spent bond funds from projects: Upper Tokul Creek Bridge #271B, and Ames Lake Trestle Bridge #1320A are assumed to be repaid in the current biennium pending decisions.
- The Drainage program forecasts 2026-27 spending on the project backlog and new 2nd omnibus proposals. In the outyears, Roads expects to increase spending in Bridges and Structures and Maintenance Facilities, both of which are priorities for KCTD funding.

Reserve Notes:

- Reserves dedicated to budgeted projects are for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.

Last Updated September 16, 2026 by Alice Cheung using data from PIC, EBS, and PRISM.

**2026-2027 2nd Omnibus Capital Financial Plan
KING COUNTY ROAD CONSTRUCTION / 000003865 & 000003866**

Capital Improvement Program (CIP) Budget

	2025 Ending ITD Balance	2026-2027 Budget (including adopted, revised, & proposed supplementals)	2026-2027 Total (Balance + Budget)	2028-2029 Projected	2030-2031 Projected
Capital Budget Revenue Sources					
Revenue Backing from Fund Balance	9,372,728	-	9,372,728	-	-
Grant Contingency	5,154,679	-	5,154,679	-	-
Grants: (Federal/State)	13,849,140	9,669,970	23,519,110	-	-
County Road Fund	-	70,000	70,000	-	-
Contribution-Real Estate Excise Tax (REET)	2,438,187	3,246,000	5,684,187	-	-
Contribution-Public Transportation	219,086	-	219,086	-	-
Contribution-Surface Water Mgmt	1,249,904	5,389,197	6,639,101	-	-
Sale of land	-	775,000	775,000	-	-
Services-Flood Control District	2,428,202	-	2,428,202	-	-
Intergov Transfer-Transportation District	-	-	-	36,703,000	30,234,000
Other Revenue	210,000	2,777,700	2,987,700	-	-
2026 2nd Omnibus Requests	-	21,291,415	21,291,415	-	-
Total Capital Revenue	\$ 34,921,925	\$ 43,219,282	\$ 78,141,207	\$ 36,703,000	\$ 30,234,000
Capital Appropriation					
Administrative	(3,664)	3,664	-	-	-
Bridges and Structures	5,461,427	2,307,000	7,768,427	21,000,000	-
Contingencies	6,025,827	(3,664)	6,022,163	1,300,000	1,934,000
Drainage	7,219,457	17,725,867	24,945,324	-	-
Maintenance Facilities	4,081,370	775,000	4,856,370	11,000,000	11,000,000
Roadside	2,658,747	-	2,658,747	400,000	400,000
Roadway	1,854,615	-	1,854,615	-	-
Traffic Control	7,624,145	1,120,000	8,744,145	3,003,000	16,900,000
2026 2nd Omnibus Requests	-	21,291,415	21,291,415	-	-
Total Capital Appropriation	\$ 34,921,925	\$ 43,219,282	\$ 78,141,207	\$ 36,703,000	\$ 30,234,000

CIP Fund Financial Position

	2025 Actuals	2026-2027 Estimated at Budget Adoption	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 12,995,954	\$ 11,390,778	\$ 11,894,908	\$ 11,894,908	\$ 15,820,600	\$ 10,675,779
Capital Funding Sources						
Grant Contingency	-	-	-	-	-	-
Grants: (Federal/State)	1,850,426	10,105,086	1,194,746	11,598,000	10,589,150	9,023,374
County Road Fund	-	70,000	-	-	-	-
Contribution-Real Estate Excise Tax (REET)	75,713	5,862,821	47,377	3,969,469	2,376,188	504,583
Contribution-Public Transportation	-	-	-	-	164,315	54,772
Contribution-Surface Water Mgmt	-	2,255,105	163,498	1,490,658	3,348,332	2,425,541
Sale of land	6,570	2,025,000	-	-	-	-
Services-Flood Control District	141,674	2,423,006	14,363	697,531	1,215,335	515,335
Intergov Transfer-Transportation District	-	-	-	5,937,705	25,715,160	37,598,333
Other Revenue	420,584	80,000	269,576	269,576	-	-
Total Capital Revenue	\$ 2,494,968	\$ 22,821,018	\$ 1,689,560	\$ 23,962,939	\$ 43,408,480	\$ 50,121,938
Capital Expenditures						
Administrative	6,500	-	30,491	37,391	2,000,000	603,100
Bridges and Structures	46,969	3,192,175	72,784	5,135,555	15,866,000	14,500,000
Contingencies	-	-	-	-	-	-
Drainage	199,571	13,921,778	1,635,327	6,623,421	10,051,994	9,010,000
Maintenance Facilities	37,313	3,336,000	347,076	1,035,635	10,582,500	13,500,000
Roadside	306,785	1,377,004	904,952	2,760,726	490,000	408,021
Roadway	2,060,158	1,396,850	160,526	-	1,500,000	354,615
Traffic Control	1,051,146	1,783,744	280,887	4,433,365	6,998,133	20,065,734
Total Capital Expenditures	\$ 3,708,443	\$ 25,007,550	\$ 3,432,043	\$ 20,026,093	\$ 47,488,627	\$ 58,441,470
Other Fund Transactions						
Unrealized Gain (Loss) Invest	(11,424)	-	(81,154)	(81,154)	-	-
Equity Adjustment (Xsfer to/from F3855)	-	70,000	-	70,000	-	-
Bond Repayment	28,872	-	-	-	(1,064,675)	-
PA / GL Reconciliation Adj	94,982	-	-	-	-	-
Total Other Fund Transactions	\$ 112,430	\$ 70,000	\$ (81,154)	\$ (11,154)	\$ (1,064,675)	\$ -
Ending Fund Balance	\$ 11,894,908	\$ 9,274,245	\$ 10,071,272	\$ 15,820,600	\$ 10,675,779	\$ 2,356,246
Reserves						
Dedicated to budgeted projects	9,372,728	5,507,719	9,372,728	13,368,420	8,319,533	-
Total Reserves	\$ 9,372,728	\$ 5,507,719	\$ 9,372,728	\$ 13,368,420	\$ 8,319,533	\$ -
Projected Shortfall	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 2,522,181	\$ 3,766,526	\$ 698,544	\$ 2,452,180	\$ 2,356,246	\$ 2,356,246

Financial Plan Notes

CIP Budget:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- 2025 Ending ITD Balance column reflects the best estimate of the inception to date budget balances and actual balances after 2025 is closed.
- 2026-2027 Budget is consistent with PIC for 2026-2027 Final Adopted Budget and proposed supplementals.
- 2026-2027 Total (Balance + Budget) column sums the 2025 Ending ITD Balance column and the 2026-2027 Budget column.
- Outyear projections should be consistent with PIC.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 preliminary budgetary fund balance report. However, we identified a discrepancy of \$94,982 between our calculation (i.e. FBOD's 2024 ending balance + 2025 YTD actuals from GL33 report) and FBOD's 2025 ending balance for F3865.

Revenue Notes:

- Revenues shown are equal to the budgeted expenditure. Revenues include new revenue and fund balance designated to projects.
- Negative revenues at the end of 2025 have been resolved through the administrative budget changes (ABC) in 2026.
- 2nd omnibus request is funded with Transportation District (KCTD) funding.
- Contributions from Surface Water Management are not projected to be received beyond 2027.

Appropriation Notes:

- The appropriations shown reflect the funding needed to deliver a baseline capital program. The difference between total appropriations and available revenues represents the unfunded portion required to maintain the minimum level of service outlined in the capital plan.
- Project appropriations shown in the outer years do not represent incremental additions. They reflect the total baseline funding level for all identified future projects requesting budget in this cycle, and County-Wide programs.

CIP Fund Financial Position:

All financial plans have the following assumptions, unless otherwise noted in below rows.

- Budget to Date (BTD) Actuals (expenditures and revenue) reflect EBS totals for budgetary accounts as of June 2026.
- 2026-2027 Estimated column reflects the best estimate for the biennium based on actuals and should be informed by the fund's spending plan.

Revenue Notes:

- KCTD Implementation plan is not yet finished and the out years can only be used for planning purposes for this financial plan.

Expenditure Notes:

- Project expenditures reflect projects not requesting budget in this cycle through 2027; Outyear allocations will be incorporated post-omnibus following the KCTD 10-year implementation plan adoption.
- Spending projections do not include unfunded appropriation shown in outyears of this financial plan. Spending will be included for project that have revenue backing only.
- For planning purposes, contingency is not shown as spent. When contingency is used it will be used within the portfolio it was designated to support.
- It is assumed that all grant-funded projects will fully expend their awarded funds, and that all associated costs are charged accordingly to the grant.
- The new revenue from the KCTD resolves the prior projected funding needs that were reported in the adopted financial plan.
- The division is in the process of reconciling all accounts to reconcile the fund balance dedicated to projects to be completed in 2026. Any remaining fund balance will be appropriated in the 2028-2029 budget.
- Current un-spent bond funds from project Unincorporated KC Residential Safety Improvements is assumed to be repaid in the 2028-2029 biennium pending decisions.

Reserve Notes:

- Reserves dedicated to budgeted projects is for projects that are already appropriated. This fund balance cannot be used for other projects without disappropriating projects or creating a shortfall in the fund.

Last Updated September 16, 2026 by Alice Cheung using data from PIC, EBS, and PRISM.

**2026-2027 2nd Omnibus Agency Proposed Financial Plan
Airport Operating / 4290**

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to-Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 41,458,535	\$ 28,682,396	\$ 30,163,818	\$ 30,163,818	\$ 30,163,818	\$ 12,527,416	\$ 29,547,618
Revenues							
Landing Fees	1,353,700	5,620,748	5,620,748	984,197	2,855,102	5,620,748	5,620,748
Fuel Flowage	1,917,037	6,600,000	6,600,000	1,408,324	4,411,878	6,600,000	6,600,000
Lease Payments	32,577,951	63,105,127	63,105,127	19,224,787	66,682,673	70,512,125	74,680,729
Lease Payments (utility reimbursements)	1,733,956	3,400,000	3,400,000	876,227	3,400,000	3,554,276	3,764,402
Aircraft Parking	1,306,967	3,200,000	3,200,000	807,153	2,800,723	3,200,000	3,200,000
Transient Parking	65,359	100,000	100,000	71,092	100,000	100,000	100,000
Other rents & charges	6,638	2,000	2,000	167,144	2,000	-	-
Misc Operating Revenue	135,009	526,320	526,320	36,428	550,193	688,657	722,186
Investments Interest	1,057,366	2,000,000	2,000,000	427,816	3,422,528	3,456,753	3,491,321
Revenue from CIP Fund (FAA Reimbursed)						15,669,888	
Total Revenues	\$ 40,153,983	\$ 84,554,195	\$ 84,554,195	\$ 24,003,168	\$ 84,225,097	\$ 109,402,448	\$ 98,179,385
Expenditures							
Salary and Benefits	10,531,024	24,421,357	24,421,357	6,516,451	24,007,326	25,490,978	25,567,802
Supplies	1,683,733	2,887,862	2,887,862	834,837	3,402,745	3,637,875	3,836,502
Services	7,311,565	18,451,715	18,451,715	3,418,294	17,854,002	19,087,714	20,129,903
Intragovernmental (central rates)	12,173,256	25,119,682	25,119,682	7,696,469	25,318,548	27,538,985	29,554,839
Contingency & other	579,813	2,580,998	2,580,998	409,351	1,006,910	1,072,561	1,136,700
Transfer to Airport CIP*	19,602,000	14,602,079	14,602,079	-	30,271,967	15,554,135	16,484,272
Total Expenditures	\$ 51,881,392	\$ 88,063,693	\$ 88,063,692	\$ 18,875,402	\$ 101,861,498	\$ 92,382,247	\$ 96,710,017
Other Fund Transactions							
GAAP Adjustment (Working Capital)	432,691						
Total Other Fund Transactions	\$ 432,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 30,163,818	\$ 25,172,898	\$ 26,654,320	\$ 35,291,583	\$ 12,527,416	\$ 29,547,618	\$ 31,016,986
Reserves							
Rainy Day Reserve	4,323,449	7,338,641	7,338,641	7,338,641	8,488,458	7,698,521	8,059,168
Expenditure Reserve	25,000,000	17,000,000	2,000,000		3,000,000	19,000,000	17,000,000
Total Reserves	\$ 29,323,449	\$ 24,338,641	\$ 9,338,641	\$ 7,338,641	\$ 11,488,458	\$ 26,698,521	\$ 25,059,168
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 840,368	\$ 834,257	\$ 17,315,679	\$ 27,952,942	\$ 1,038,958	\$ 2,849,097	\$ 5,957,818

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 preliminary budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by the Executive Budget Team's BFPA guidance and the agency's internal assumptions and methodology.

Revenue Notes:

- 2026-2027 Budget-to-Date Actuals are through July 2026.
- 2026-2027 Adopted and Current budgets assumed landing and fuel flowage fee increase legislation that was ultimately not adopted by council.
- 2026-2027 Estimated assumes no Landing and Fuel Flowage Fee Increases.
- 28-29 and 30-31 assumes KCIA reintroduce legislation for proposed Landing and Fuel Flowage Fee increases.
- Revenue from CIP Fund (FAA Reimb) is related to the 2nd Omnibus request (in Expenditures Notes.)

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through July 2026.
- Transfer to Airport CIP includes 2nd Omnibus request for projects that will be 90% funded by FAA reimbursement.

Reserve Notes:

- Rainy Date reserves by county financial policy are set at 60 days of operating expenses
- Expenditure Reserve consistent with aviation best practices of having reserves up to one year of operating expenses.

Last Updated 9/8/26 by Justin Grover using data from PBCS and BFPA assumptions.

2026-2027 2nd Omnibus Financial Plan
Limited Tax General Obligation (LTGO) Debt Service Fund / 000008400

Category	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Budget-to- Date Actuals	2026-2027 Estimated	2028-2029 Projected	2030-2031 Projected
Beginning Fund Balance	\$ 11,074,508	\$ 12,607,317	\$ 12,607,317	\$ 12,607,317	\$ 12,607,317	\$ 12,817,564	\$ 12,817,564
Revenues							
Intergovernmental Payments (HMC, CDA)	15,286,302	28,372,885	28,372,885	6,970,711	28,372,885	28,372,885	28,372,885
Charges/Contributions from County Funds	111,453,840	395,535,115	395,535,115	52,615,976	455,535,115	536,767,237	522,767,237
Refunding Proceeds	116,340,399	-	-	-	-	-	-
Interest Earnings	257,707	-	-	52,562	210,247	-	-
Total Revenues	\$ 243,338,248	\$ 423,908,000	\$ 423,908,000	\$ 59,639,248	\$ 484,118,247	\$ 565,140,122	\$ 551,140,122
Expenditures							
Principal	85,825,000	304,719,429	304,719,429	-	304,719,429	314,959,862	304,959,862
Interest	39,616,561	119,188,571	119,188,571	-	119,188,571	130,180,260	126,180,260
Refunding	116,363,878	-	-	-	-	-	-
CP Proceed Transfers	-	-	-	-	60,000,000	120,000,000	120,000,000
Transfers/Contingencies	-	2,600,000	2,600,000	-	-	-	-
Total Expenditures	\$ 241,805,439	\$ 426,508,000	\$ 426,508,000	\$ -	\$ 483,908,000	\$ 565,140,122	\$ 551,140,122
Estimated Underexpenditures	-	(2,600,000)	(2,600,000)	-	-	-	-
Other Fund Transactions							
Total Other Fund Transactions	-	-	-	-	-	-	-
Ending Fund Balance	\$ 12,607,317	\$ 12,607,317	\$ 12,607,317	\$ 72,246,565	\$ 12,817,564	\$ 12,817,564	\$ 12,817,564
Reserves							
NJB 63-20 Balance	7,268,298	7,268,298	7,268,298	7,268,298	7,268,298	7,268,298	7,268,298
General Fund balance	953,230	953,230	953,230	953,230	953,230	953,230	953,230
Parks FRED fund balance	145,125	145,125	145,125	145,125	145,125	145,125	145,125
KCIT/FMD Fund Bal.	4,053,766	4,053,766	4,053,766	4,053,766	4,053,766	4,053,766	4,053,766
Total Reserves	\$ 12,420,419	\$ 12,420,419	\$ 12,420,419	\$ 12,420,419	\$ 12,420,419	\$ 12,420,419	\$ 12,420,419
Reserve Shortfall	-	-	-	-	-	-	-
Ending Undesignated Fund Balance	\$ 186,899	\$ 186,899	\$ 186,899	\$ 59,826,147	\$ 397,145	\$ 397,145	\$ 397,145

Financial Plan Notes

All financial plans have the following assumptions, unless otherwise noted in below rows:

- 2026-2027 Adopted Budget ties to PBCS.
- 2026-2027 Current Budget includes any adopted supplementals and ties to PBCS.
- 2026-2027 Beginning Fund Balance for Current Budget, Budget-to-Date Actuals, and Estimated columns tie to FBOD's 2025 budgetary fund balance report.
- Outyear projections columns: revenue and expenditure inflation assumptions are consistent with figures provided by assumptions for Actual and Projected debt service.

Revenue Notes:

- 2026-2027 budget-to-date actuals are through August 2026.

Expenditure Notes:

- 2026-2027 budget-to-date actuals are through August 2026.
- Expenditures are based on current debt service schedules and estimates for projects proposed to be financed in the 2026-2027 Adopted budget.
- CP Proceeds Transfers provides expenditure authority necessary to implement the Commercial Paper program.

Reserve Notes:

- Reserves include unused bond proceeds from completed projects that are remitted back to the LTGO fund and will be used for future debt service payments.
- Accounting Reserve is a reserve of current fund balance that accounts for the outstanding assets and liabilities for facilities acquired via 63-20 / "master lease agreements".

Last Updated 9/15/2026 by Chris McGowan using data from PBCS and current debt assumptions.

2026-2027 2nd Supplemental Operating Crosswalk

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A15000	FINANCE GF (EN_A15000)	S2_002	General Fund Overhead Charge Update	Update General Fund Overhead charges to reflect current 2026-2027 costs based on changes since the Adopted Budget.	Administrative Changes	0	2,779,003	0.00	0.00
EN_A15000	FINANCE GF (EN_A15000)	S2_032	Human Resource Manager Overhead Charges	Reduce General Fund Overhead revenue collection to align with HR manager position moves. These positions were previously billed out to agencies via the General Fund Overhead charge.	Administrative Changes	0	(1,463,234)	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_003	Contract Partner Overtime	Add overtime budget backed by contract revenue to reflect updated estimates of overtime need.	Technical Adjustments	3,000,000	3,000,000	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_005	Airport Security Cost Model Revision	Revise contract model for King County International Airport to better reflect KCSO's full cost of providing service through the Aircraft Rescue and Firefighting unit.	Technical Adjustments	0	89,000	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_006	Special Event Overtime and Supplies	Add budget for expenses related to sporting events and flood response necessitated by severe winter weather. These expenses are revenue backed.	Direct Service Changes	367,000	367,000	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_009	Eliminate Community Programs and Services Division (CPSD) Chief Position	Consolidate the functions of the CPSD into other divisions and eliminate the division chief.	Direct Service Changes	(515,480)	0	(1.00)	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_012	Sheriff's Office Hiring and Staffing Study	Work with an external party to document and evaluate recruitment practices, sworn officer hiring processes and timelines, training procedures, and allocation of staff to contracts. This study will recommend ways to reduce the number of vacancies within the KCSO to fully meet the demand of contract cities, partners, and the residents of unincorporated King County.	Administrative Changes	250,000	0	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_013	Eliminate Vacant Position	Eliminate vacant supported employment position.	Administrative Changes	(103,000)	0	(1.00)	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_014	Kenmore and Maple Valley Deputies	Add deputies to the Maple Valley and Kenmore contracts at the request of the cities. These positions will be partially backed by revenue from the HB 2015 Grant for two years, with the cities supporting the remaining costs through contract revenue.	Direct Service Changes	910,928	784,308	2.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_015	HB 2015 Grant Revenue for Training	Add HB 2015 grant revenue to support officer training for two years. The amount proposed is the net effect of grant funds offset by a decrease in revenue from contract partners for the same functions.	Administrative Changes	0	1,034,000	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_016	SoDo Warehouse Lease Extension	Extend the lease of vehicle and equipment storage facility in SoDo through 2027. The current lease expires at the end of May 2027.	Administrative Changes	233,326	0	0.00	0.00
EN_A20000	SHERIFF (EN_A20000)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to KCSO to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	239,189	0	1.00	0.00
EN_A40200	INQUEST PROGRAM (EN_A40200)	S2_001	Communications Specialist	Add back 0.75 of the communications specialist position that was reduced in the 2026-2027 budget. As a full 1.0 FTE, this position will support the Executive Order requiring the Inquest Program to stream all inquest case hearings and post them to the inquest website. This role will spend 50% of its time supporting other DES divisions and be 50% revenue backed through the DES shared services model. Related to S2_003 in DES Administration.	Direct Service Changes	37,259	0	0.75	0.00
EN_A41700	EXECUTIVE SERVICES ADMINISTRATION (EN_A41700)	S2_001	General Fund Reduction for DES Director's Office	Reduce expenditure account 53104 to meet the General Fund target reduction.	Direct Service Changes	(60,000)	0	0.00	0.00
EN_A41700	EXECUTIVE SERVICES ADMINISTRATION (EN_A41700)	S2_002	Net-Zero Changes	Realign expenditures to correct accounts.	Technical Adjustments	0	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A41700	EXECUTIVE SERVICES ADMINISTRATION (EN_A41700)	S2_003	Communications Specialist	Add a communications specialist in the Inquest Program. The position will spend 50% of their time supporting the Inquest program and the other 50% supporting all other divisions in DES. The 50% supporting all divisions will be revenue backed through the DES Shared Services model. This decision package is related to S2_001 in the Inquest Program.	Administrative Changes	72,047	72,047	0.00	0.00
EN_A41700	EXECUTIVE SERVICES ADMINISTRATION (EN_A41700)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to DES to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	239,189	0	1.00	0.00
EN_A42000	HUMAN RESOURCES MANAGEMENT (EN_A42000)	S2_001	Eliminate Organizational Development Position	Eliminate one organiational consultant supervisor position. The position has been vacant since 2025.	Administrative Changes	(445,478)	0	(1.00)	0.00
EN_A42000	HUMAN RESOURCES MANAGEMENT (EN_A42000)	S2_006	Reduce Countywide Traning and Content Development	Reduce countywide training and content development. This reduction will be managed by identifying efficiencies and leveraging technology and available tools to streamline content creation and production.	Administrative Changes	(144,522)	0	0.00	0.00
EN_A42000	HUMAN RESOURCES MANAGEMENT (EN_A42000)	S2_032	HR Manager Position Transfer	Transfer 11 Executive Branch HR Manager positions from DHR to the budget in departments they support. HR Managers will transition to a solid-line reporting relationship with the departments they support, while maintaining a dotted-line relationship with DHR to ensure continued alignment with countywide HR policies, standards, and strategic initiatives. This change will align funding with operational responsibility, while enabling DHR to focus more resources on enterprise workforce priorities, standardized HR services, and countywide strategic initiatives.	Administrative Changes	(2,565,620)	0	(11.00)	0.00
EN_A44000	REAL ESTATE SERVICES (EN_A44000)	S2_001	General Fund Target Reduction	Provide requested on-going general fund reduction to base budget.	Administrative Changes	(50,000)	0	0.00	0.00
EN_A44000	REAL ESTATE SERVICES (EN_A44000)	S2_002	Business Environmental Risks Assessment – Harbor Bond Property - Ardagh	Request budget authority for Phase 2 environmental review of Harbor Bond property. To educate us to the damage the tenant is responsible for remediating before leaving.	Direct Service Changes	312,000	0	0.00	0.00
EN_A47000	RECORDS AND LICENSING SERVICES (EN_A47000)	S2_001	General Fund Reductions	Reduce General Fund expenditures through For Hire Personnel shifts, a Recorder's Office Postage reduction, and the elimination of a vacant Manager of Recorder's position.	Direct Service Changes	(250,310)	210,000	(1.00)	0.00
EN_A50000	PROSECUTING ATTORNEY (EN_A50000)	S2_001	Child Forensic Interviewer	Add a Child Forensic Interviewer position to provide timely, equitable access to child forensic interviewing services for child abuse cases. Caseloads have increased substantially in recent years. The position will be based in South King County.	Direct Service Changes	167,061	0	1.00	0.00
EN_A53500	ELECTIONS (EN_A53500)	S2_001	USPS Postage Rates Increase	Increase funding for postage in response to the USPS announcement of increases to postage rates across all types of postage. The average increase is 4.803%.	Administrative Changes	458,000	343,500	0.00	0.00
EN_A53500	ELECTIONS (EN_A53500)	S2_002	Reduction in STT Hours	Reduce funding to reflect process improvements that reduced the number of STT hours worked during an election.	Administrative Changes	(60,000)	(45,000)	0.00	0.00
EN_A54000	JUDICIAL ADMINISTRATION (EN_A54000)	S2_002	Clerk Fees	Update revenue for Clerk fees as a result of the update to RCW 36.18.016, which establishes the fees the Clerks collect.	Technical Adjustments	0	1,500,000	0.00	0.00
EN_A54000	JUDICIAL ADMINISTRATION (EN_A54000)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to DJA to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	226,096	0	1.00	0.00
EN_A65700	EXTERNAL SUPPORT (EN_A65700)	S2_002	Project Support	Add appropriation to support various External Support projects under Executive guidance.	Direct Service Changes	1,050,000	0	0.00	0.00
EN_A65700	EXTERNAL SUPPORT (EN_A65700)	S2_029	ER3, ER11, ER12, ER13, and ER50 Community Support	Adjust expenditure restriction amounts to reflect additional monies for organizations supporting the community, update an organization name due to a reorg and merger of two entities under a new name, and add a new expenditure restriction.	Proviso/ER	0	0	0.00	0.00
EN_A67000	ASSESSMENTS (EN_A67000)	S2_001	General Fund Reduction	Reduce funding to meet Assessment's General Fund reduction target. The reduction will be allocated to specific line items in 2027.	Reappropriation	(375,000)	0	0.00	0.00
EN_A69200	GF TRANSFER TO DLS (EN_A69200)	S2_001	Office of Labor Standards	Provide General Fund support to establish a section in the Local Services Director's Office to provide education, outreach, and technical support related to the County's labor laws. Corresponds with S2_001 in the Local DLS Director's Office appropriation unit (A77000).	Administrative Changes	506,578	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A69200	GF TRANSFER TO DLS (EN_A69200)	S2_003	Code Enforcement Position Reduction	Reduce General Fund support for a Code Enforcement position that is being eliminated in the Department of Local Services. Corresponds with S2_009 in General Public Services (A32530) appropriation unit.	Administrative Changes	(176,936)	0	0.00	0.00
EN_A69200	GF TRANSFER TO DLS (EN_A69200)	S2_007	Required Deficit Mitigation	Reduce General Fund support to the Department of Local Services in response to the anticipated 2028-2029 General Fund deficit. DLS will work with the Executive Office to identify specific reductions, which will be documented and made ongoing in the 2028-2029 biennial budget. Corresponds to S2_007 in the DLS Director's Office appropriation unit (A77000).	Administrative Changes	(1,500,000)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_004	Education Employment Resources Direct Services	Eliminate General Fund support for DCHS staff that work directly with youth and young adults disengaged from school and work. These investments will be backfilled by Best Start for Kids funds reallocated from the Liberation and Healing from Systemic Racism strategy.	Administrative Changes	(1,178,000)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_005	Juvenile Justice Transportation Services	Remove General Fund Support and eliminate the contract for transportation services in the Juvenile Justice program. This service reduction is in response to the King County General Fund deficit, and will not have service impacts , as there is no active contract in 2026. Corresponds with S2_001 in Employment Education Resource appropriation unit (A93600).	Administrative Changes	(272,000)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_006	Domestic Violence Survivor Services	Reduce General fund support for contracted services as part of the department's response to the General Fund deficit. Program Costs will be backfilled by underspend in aligned Veterans, Seniors, and Human Services Levy strategies., resulting in no impact on service.	Administrative Changes	(630,000)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_007	Sexual Assault Survivor Services	Reduce General Fund support for contracted services as part of the department's response to the General Fund deficit. Program costs will be backfilled by underspend in aligned Veterans, Seniors, and Human Services Levy strategies, resulting in no impact on service.	Administrative Changes	(400,000)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_008	Northwest Network	Reduce General Fund support for the Northwest Network program because the provider is no longer delivering the service for which 2026-2027 funding was allocated. Corresponds with S2_003 in Community Services Operating appropriation unit (A88800).	Administrative Changes	(142,000)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_010	DCHS Administration Revenue Shift	Transfer funding for an Administrative Specialist position from Community Services Operating (CSO) to the DCHS Director's Office because the position supports work across the department rather than only Adult Services Division functions. Corresponds with S2_005 in Community Services Operating appropriation unit (A88800).	Administrative Changes	(43,662)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_011	Adult Service Division Overhead Revenue Shift	Reduce General Fund transfer to DCHS by transferring costs for Division Leadership and Finance and Compliance Services staff from CSO to VSHSL Planning and Administration. Corresponds with S2_006 in Community Services Operating appropriation unit (A88800).	Administrative Changes	(200,000)	0	0.00	0.00
EN_A69400	GF TRANSFER TO DCHS (EN_A69400)	S2_019	Children and Family Justice Center Tiny Home Village	Support development of an 80-unit tiny home village on the Judge Patricia H. Clark Children and Family Justice Center property. Corresponds with S2_013 in Housing and Community Development appropriation unit (A35000)	Administrative Changes	4,000,000	0	0.00	0.00
EN_A69500	GF TRANSFER TO DES (EN_A69500)	S2_001	Kent Econolodge Operating Costs	Reduce funding for Kent Econolodge operating costs, as the facility was sold as of May 2026. The Adopted Budget assumed paying for operations for the full biennium.	Administrative Changes	(577,462)	0	0.00	0.00
EN_A69500	GF TRANSFER TO DES (EN_A69500)	S2_003	DES Inquest Capital Project Reappropriation	Reappropriate funding for the completion of the Inquest Case Management System, originally approved in the 2023-2024 Adopted Budget.	0	225,000	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_001	Preparedness Flexible Funding Reduction	Reduce General Fund support for the Preparedness program for supplies and contract expenditures. Associated with S2_014 in the Public Health appropriation unit (A80000).	Administrative Changes	(93,620)	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_002	Communications, Equity, Policy and Strategy Program Flexible Funding Reduction	Reduce General Fund support for co-creation and community contracting in the Communications, Equity, Policy, and Strategy program. Associated with S2_015 in the Public Health appropriation unit (A80000).	Administrative Changes	(130,092)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_003	Prevention Division Communicable Disease, Epidemiology, and Immunizations Program Reduction	Eliminate General Fund support for three positions supporting administrative, analytics and informatics project management, and technical, clinical, and managerial oversight of communicable disease investigations and outbreaks. Associated with S2_016 in the Public Health appropriation unit (A80000).	Administrative Changes	(528,704)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_004	GIS Specialist Position Revenue Shift	Eliminate General Fund support for a GIS Specialist position that will now be funded with other revenue. Associated with S2_004 in the Environmental Health Services appropriation unit (A85000).	Administrative Changes	(150,000)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_006	Violence and Injury Prevention Program Staff Reduction and Realignment	Eliminate General Fund support for a vacant program manager position and align staffing and streamline services with current operational needs. Associated with S2_006 in the Public Health appropriation unit (A80000).	Administrative Changes	(277,427)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_007	Senior Social Research Scientist Position Reduction	Eliminate General Fund support for a vacant position to align staffing levels with current operational capacity. This action reallocates data valuation and supervisory duties across existing program personnel without disrupting essential core services to the community. Associated with S2_018 in the Public Health appropriation unit (A80000).	Administrative Changes	(438,470)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_008	Community Health Centers Contract Supports Reduction	Reduce and consolidate contract support for community partners providing safety net health services. Associated with S2_019 in the Public Health appropriation unit (A80000).	Administrative Changes	(200,000)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_009	Adult Uninsured Dental Program Reduction	Reduce Adult Dental Program (KCADP) contracts with community providers. Associated with S2_020 in the Public Health appropriation unit (A80000).	Administrative Changes	(200,000)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_010	Parent-Child Health Outreach Infant Mortality Contracts Reduction	Reduce contract funding for community partners by consolidating investments and prioritizing limited resources toward evidence-based strategies and services that have the greatest impact on reducing disparities in infant mortality among communities at the highest risk. Associated with S2_021 in the Public Health appropriation unit (A80000).	Administrative Changes	(92,433)	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_011	Regional Gun Violence Prevention	Provide General Fund support for the Regional Peacekeepers Collective Contract. This will extend contractual services for the Regional Peacekeepers Collective program in 2027. Associated with S2_024 in the Public Health appropriation unit (A80000).	Administrative Changes	2,500,000	0	0.00	0.00
EN_A69600	GF TRANSFER TO DPH (EN_A69600)	S2_030	Criminal Justice Training Commission (CJTC) Public Safety Grant	Reduce the General Fund transfer to Public Health on a one-time basis to reflect that some previously budgeted services will instead be supported by the state CJTC public funding program (ESHB 2015) grant to support local public safety initiatives in the 2026-2027 biennium.	Administrative Changes	(4,900,000)	0	0.00	0.00
EN_A69700	GF TRANSFER TO DNRP (EN_A69700)	S2_001	General Fund Target Reduction	Reduce General Fund support to the Historic Preservation Program. This program will now be budgeted in the DNRP Director's Office appropriation unit.	Administrative Changes	(110,000)	0	0.00	0.00
EN_A69700	GF TRANSFER TO DNRP (EN_A69700)	S2_002	LIPA Payments	Adjust appropriation for LIPA payments to the City of Seattle to align with updated estimates.	Administrative Changes	166,000	0	0.00	0.00
EN_A69800	GF TRANSFER TO KCIT (EN_A69800)	S2_001	IT Project Reappropriation	Continue General Fund support for IT Project #1123900 (DJA KCCMS) that was previously approved and has continued spending in the 2026-2027 biennium. The capital project budget itself is not being adjusted, but the operating transfer to send revenue needs to be reappropriated since operating appropriations are biennium-specific.	Reappropriation	600,000	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A69900	GF CIP TRANSFER TO DES (EN_A69900)	S2_001	FMD Capital Project Reconciliation	Align transfer budget for previously approved capital projects with updated 2026-2207 expenditure estimates. This aligns with FMD project numbers: 1143894 (KCCH DJA ADA Counter) and 1137257 (KCCH Superior Court Video Option).	Administrative Changes	82,900	0	0.00	0.00
EN_A69900	GF CIP TRANSFER TO DES (EN_A69900)	S2_002	Jail and Courts Facility Planning Study	Provide General Fund support for an updated study on relocation options for the King County Correctional Facility. This will look at the comparison of a horizontal versus a vertically stacked construction model, with the inclusion of land acquisition considerations. Aligns with FMD project #1153165 (KCCF Replacement Study).	Administrative Changes	500,000	0	0.00	0.00
EN_A70100	GF TRANSFER TO PSB GF IT CAP F3280 (EN_A70100)	S2_001	IT Project Reappropriations	Reappropriate funding from the 2025 budget for capital IT projects that were previously approved but have continued spending into the 2026-2027 biennium.	Reappropriation	1,049,980	0	0.00	0.00
EN_A70100	GF TRANSFER TO PSB GF IT CAP F3280 (EN_A70100)	S2_002	Sheriff's Office Criminal Justice Information System Network Upgrade	Provide General Fund support to support the cost increases for project #1150119 (KCSO CJIS Network Upgrade).	Administrative Changes	487,000	0	0.00	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S2_001	Substance Use Disorder (SUD) Assessor Reduction	Eliminate a SUD Assessor for the City of Seattle Community Resource Center (CRC) due to the loss of funding from City of Seattle. The funding ended in 2025.	Direct Service Changes	(293,562)	(366,846)	(1.00)	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S2_002	City of Seattle Prefile Diversion Pilot	Extend the Prefile Diversion Program to 2027 with one-time funding from the City of Seattle Human Services Department. This funding supports a temporary diversion care coordinator to meet with referred individuals and connect them with community-based services.	Direct Service Changes	149,142	214,652	0.00	1.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S2_003	Medications for Opioid Use Disorder (MOUD) Program Expansion	Expand services for MOUD as required by the Department of Justice settlement agreement with King County. The funding allows Jail Health to add 12 positions including clinical staff and one administrative staff to support the increasing needs for MOUD services. Associated with S2_026 in the Public Health Fund.	Direct Service Changes	4,026,837	4,026,836	12.00	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S2_004	Psychiatric Services Program Reorganization	Eliminate a Managing Psychiatrist position due to the reorganization of the Jail Health Psychiatry program. Under the new organizational structure, the new hire Psychiatrist Manager will assume the responsibilities of supervision and clinical care of the JHS Psychiatric Provider team, which was previously performed by two positions.	Direct Service Changes	(501,224)	0	(1.00)	0.00
EN_A82000	JAIL HEALTH SERVICES (EN_A82000)	S2_005	Professional Services Team Realignment	Realign the Professional Services team in the Office of the Director (ODIR), Admin Division, and Human Resources (HR) to strengthen organizational cohesion, enhance support, and optimize the impact of their work. Results in a net reduction of 1.3 positions and includes reallocation of overhead costs. Associated with S2_012 in Public Health and S2_001 in PH Admin.	Administrative Changes	(103,521)	0	0.00	0.00
EN_A87000	MEDICAL EXAMINER (EN_A87000)	S2_001	World Cup Grants Appropriation	Appropriate the FEMA FIFA World Cup grant and Comprehensive Opioid, Stimulant, and Substance Abuse Program (COSSAP) grant, which funded temporary staffing and training to prepare for an anticipated influx of cases during the World Cup.	Direct Service Changes	316,133	321,867	0.00	0.00
EN_A87000	MEDICAL EXAMINER (EN_A87000)	S2_002	Disposition Authorization (DA) Fee Increase	Increase DA fees from \$100 to \$110 to help offset increasing operational costs and maintain service delivery capacity. Associated with an accompanying proposed ordinance to amend the fee.	Direct Service Changes	70,310	160,310	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_001	Labor Bargaining - King County Corrections Guild	Adjust budget to reflect the agreement reached with King County Corrections Guild (KCCG), which includes changes to salaries and benefits for corrections officers and sergeants.	Administrative Changes	1,766,000	0	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_002	Labor Bargaining - Coalition Labor Agreement	Adjust wages across several job classifications affecting DAJD's staff, as bargained in the Coalition Labor Agreement passed in late 2025. This budget impact was not included in the adopted budget.	Administrative Changes	420,000	0	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_003	ADA Coordinator (TLT)	Maintain project management support for interdepartmental work coordinating ADA Settlement Agreement efforts across DAJD, FMD, and JHS through July 2027. This temporary project manager plays a critical role in ensuring sustained ADA compliance coordination across departments.	Administrative Changes	300,000	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_004	IT and Software Services Sales Tax	Add budget for a sales tax (10.55%) on IT and software services (ESSB 5814).	Technical Adjustments	303,000	0	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_006	In-House Laundry	Continue laundry contract for additional 3.5 months (through July 2026) and replace a washing machine and a dryer to ensure a smooth transition to in-house laundry and its effective operation.	Administrative Changes	694,000	0	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_009	Contract Efficiencies	Reduce contract amounts with the King County Library and Seattle Colleges to align with historic program demand and the actual staffing and service levels provided. This reduction ensures resources are allocated efficiently and helps address the General Fund deficit.	Administrative Changes	(197,903)	0	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_010	Corrections Supervisor FTE Reduction (Juvenile Detention)	Reduce the Detention Supervisor FTE count to align with current operations and address the General Fund deficit. The department has held one supervisor position at the Clark Children and Family Justice Center (CCFJC) vacant for budget savings and can sustain a permanent reduction as long as the current youth average daily population (ADP) remains stable.	Administrative Changes	(171,354)	0	(1.00)	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_011	Juvenile Detention Officer (JDO) FTE Reduction	Reduce the JDO FTE count to align with current operations and address the General Fund deficit. These positions are currently vacant, and the adjustment aligns with current ADP size and mix.	Administrative Changes	(383,097)	0	(3.00)	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_012	Storage consolidation	Reduce facility costs due to storage consolidation in response to the Better Governance Executive Order intent of efficiently deploying resources and to address General Fund deficit.	Technical Adjustments	(239,108)	0	0.00	0.00
EN_A91000	ADULT AND JUVENILE DETENTION (EN_A91000)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to DAJD to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	239,189	0	1.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_001	Attorneys to Address Caseload Standards	Add attorney positions related to the Washington State Supreme Court caseload standards.	Direct Service Changes	2,732,985	0	15.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_002	Professional Staff Positions	Add professional staff positions related to new attorneys in S2_001.	Direct Service Changes	1,816,462	0	12.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_004	Washington State Office of Public Defense (OPD) Extra Compensation	Add one-time State Office of Public Defense extra compensation revenue awarded based on the extraordinary defense services provided by DPD's Family Defense Unit.	Technical Adjustments	0	430,000	0.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_005	Assigned Counsel Conflict Panel	Add appropriation for the Assigned Counsel conflict panel hourly rate increase made in July 2025.	Technical Adjustments	2,000,000	0	0.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_009	State Parents' Representation Program Contract	Add one attorney and corresponding revenue for the State Office of Public Defense parents' representation contract.	Direct Service Changes	270,222	270,222	1.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_011	Attorney Supervisor Positions	Add supervisor positions related to new attorneys in S2_001.	Direct Service Changes	461,872	0	2.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_012	West Meeker Street Lease Space	Add appropriation for estimated costs of the Meeker Street Lease and associated furniture and IT costs. The additional space is needed for positions to be added based on Supreme Court caseload standards.	Direct Service Changes	1,271,861	0	0.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_013	Deficit Mitigation Reductions	Reduce 2027 expenditures to mitigate the anticipated 2028-2029 General Fund deficit. DPD will work with the Executive Office to identify specific reductions, which will be documented and made ongoing in the 2028-2029 budget.	Administrative Changes	(430,000)	0	0.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_030	ER1 DPD Staffing Model	Update the expenditure restriction to reflect 2027 caseload assumptions.	Proviso/ER	0	0	0.00	0.00
EN_A95000	PUBLIC DEFENSE (EN_A95000)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to DPD to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	226,096	0	1.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_001	Roads Internship Program Reinstatement	Reinstate the Roads Internship Program to hire between 9 and 11 undergraduate and graduate interns annually for a seasonal period of 13 to 14 weeks. This program delivers critical operational support across the division, with 75 percent of participants placed in engineering pathways and 25 percent in Strategic Business and Operations Support (SBOS) roles.	Administrative Changes	170,000	170,000	0.00	0.00

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						2026-2027	2026-2027	2027	2027
EN_A73000	ROADS (EN_A73000)	S2_002	Workforce Training Restoration and Expansion	Restore and expand funding for workforce development and technical training efforts that were previously reduced due to historical Roads structural budget constraints. Reinstating these resources utilizes newly available King County Transportation District (KCTD) revenue to resume critical training programs that build internal capacity and improve operational efficiency across the Division.	Administrative Changes	60,000	60,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_003	Roads Director's Office Consultant Budget	Add ongoing funding for professional consulting services within the Roads Director's Office. This resource will provide the technical planning, research, and data-driven analysis needed to improve road surfaces and rebuild failing roads, while successfully delivering operating and reliable roads and bridges.	Administrative Changes	1,000,000	1,000,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_004	Restore Road Fund Reserves	Allocate King County Transportation District (KCTD) funding to replenish the financial reserves in Roads Fund to the amounts required per the King County Financial Management Policies adopted by Motion 16041. This is necessary due to the Roads Services Division structural funding deficit where financial reserves were utilized to maintain service levels for the 2026-2027 adopted budget, prior to access to this new revenue source.	Administrative Changes	0	2,742,800	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_006	Roads Information Technology (IT) Operating Budget Increase	Increase the Roads Division operating information technology (IT) budget to modernize office hardware standards and optimize wide-format plotter assets. This proposal establishes a formalized lifecycle management plan to maximize the existing plotter fleet, replaces end-of-life plotting equipment, and updates standardized hardware, including monitors and docking stations, across all division locations.	Administrative Changes	200,000	200,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_007	Development Engineer II	Add one FTE Development Engineer II position to meet reduced permit processing timelines mandated by state legislative regulations. This position will support the review of commercial and residential development permits for traffic impacts and safety within the county right-of-way, ensuring compliance with strict regulatory turnaround times throughout unincorporated King County.	Direct Service Changes	178,945	178,944	1.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_008	Active Transportation Planner Lead	Add one Transportation Planner III position to lead active transportation planning, focusing on the ADA program, the sidewalk network gap planning, and other active transportation work. This position will ensure ongoing planning continuity and oversight for the implementation and maintenance of key infrastructure frameworks and databases.	Direct Service Changes	199,082	199,081	1.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_009	Traffic Management Center (TMC) Update	Implement technical updates to the Traffic Management Center (TMC) to transition toward modern, off-the-shelf software and intelligent transportation technologies. This planning effort will support the countywide strategy to Reduce Crashes on Roads and at intersections, helping to achieve the results area of Safer Roads for Everyone.	Direct Service Changes	200,000	200,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_010	Roads Rapid Response Team	Add nine FTE positions to establish the Roads Rapid Response Team to provide accelerated, on-the-ground action for urgent road hazards and service requests. This team will provide dedicated swing and night shift coverage across Maintenance Divisions 1 through 4, ensuring public safety and maintaining clear transportation routes in both the north and south regions of King County.	Direct Service Changes	1,690,700	1,690,700	9.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_011	City Contract and Program Manager	Add one 36-month Term-Limited Temporary (TLT) position to establish a City Contract Program. Program Manager will be responsible for establishing processes to manage reimbursable maintenance services provided by the Roads Division to cities and other public agencies. This position will formalize program guidelines, develop best management practices to reduce administrative backlogs, and coordinate workflows across operations, engineering, and finance to improve regional service delivery.	Direct Service Changes	199,082	199,081	0.00	1.00

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						2026-2027	2026-2027	2027	2027
EN_A73000	ROADS (EN_A73000)	S2_012	Maintenance Equipment Investment	Purchase heavy and specialized equipment to support priority maintenance and bridge-inspection needs across Road Services with this one-time investment. This equipment will expand in-house paving capacity, improve delivery of roadway and drainage work, and provide safer access for bridge inspections and maintenance. Immediate procurement is recommended because vendor lead times may exceed eight months.	Direct Service Changes	3,750,000	3,750,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_013	Paving Engineer for Pavement Preservation Program	Add one Term-Limited Temporary (TLT) Paving Engineer position to evaluate the Roads Division's pavement preservation program and develop a strategic six-year project plan. This position will establish data-driven methods to improve project selection and delivery efficiency while ensuring county roadway networks meet the County Road Administrative Board (CRAB) compliance standards.	Direct Service Changes	224,701	224,701	0.00	1.00
EN_A73000	ROADS (EN_A73000)	S2_014	CIP Delivery Supported by Operational Capacity	Add specialized project management, engineering, financial control, and trades positions to support the delivery of the expanded Capital Improvement Program (CIP) from planning through construction. These operational resources will strengthen right-of-way acquisition, traffic safety design, fiscal compliance, and field execution across division capital projects. The finance support position authority is requested in Local Services Administration proposal S2_005, loan in labor is accounted for within the total.	Direct Service Changes	1,000,000	1,000,000	4.00	2.00
EN_A73000	ROADS (EN_A73000)	S2_015	Emerging Technologies	Deploy modern technology tools, systems, and technical resources across Road Services to enhance project planning, operational management, and data-driven decision-making. This investment will improve staff efficiency, strengthen cross-functional coordination, and increase organizational agility in responding to evolving operational demands.	Direct Service Changes	650,000	650,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_017	Increase SeeClickFix Customer Service Capacity	Enhance and expand the SeeClickFix customer reporting application to integrate more closely with internal systems. Increase customer service by adding two Term-Limited Temporary (TLT) customer service positions to review incoming SeeClickFix requests, coordinate timely service updates with operational teams, and maintain consistent resident communication from request intake through completion. This investment will enhance and streamline request routing for greater efficiency and responsiveness.	Direct Service Changes	259,068	259,068	0.00	2.00
EN_A73000	ROADS (EN_A73000)	S2_018	Facilities Strategic Plan	Funding to support planning, feasibility and pre-design of Road Services Facilities Strategic Plan.	Direct Service Changes	1,000,000	1,000,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_019	Survey Monument Installation	Funding to support right-of-way activities on SW 102nd Street in White Center.	Direct Service Changes	500,000	500,000	0.00	0.00
EN_A73000	ROADS (EN_A73000)	S2_020	Reimbursable Road Maintenance with Contract Cities	Increase budget for reimbursable work performed for contract cities including striping, signals, and signage. This proposal includes ongoing adjustments to level of service and one-time adds due to an increase in demand for Roads to perform these services in advance of the World Cup. Add ongoing contingency in the contract cities for 2027 unplanned reimbursable requests.	Direct Service Changes	1,600,000	1,600,000	0.00	0.00
EN_A73400	ROADS CONSTRUCTION TRANSFER (EN_A73400)	S2_001	Adjust Capital Transfer	Transfer developer mitigation revenue from the Roads operating fund 1030 to the Countywide Roadway Preservation Program. This administrative adjustment correctly aligns previously deposited private funding with the corresponding capital project expenses incurred during the road resurfacing.	Administrative Changes	94,049	0	0.00	0.00
EN_A92000	DEVELOPMENTAL DISABILITIES (EN_A92000)	S2_001	Early Support for Infants and Toddlers (ESIT) Position	Add program manager to co-supervise the Early Support for Infants and Toddlers (ESIT) team. This position will strengthen staff and provider oversight and support continued compliance with ESIT requirements.	Administrative Changes	205,494	0	1.00	0.00
EN_A92000	DEVELOPMENTAL DISABILITIES (EN_A92000)	S2_004	Best Starts for Kids Reappropriation and Finance Officer	Reappropriate unspent 2025 BSK funding and add a term-limited temporary finance position. The position will provide capacity needed to manage the workload associated with implementation of the reappropriated investments.	Reappropriation	800,199	800,199	0.00	1.00

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						2026-2027	2026-2027	2027	2027
EN_A93500	COMMUNITY AND HUMAN SERVICES ADMINISTRATION (EN_A93500)	S2_001	Finance and Compliance Staff	Add finance and compliance staff to support the next phase of DCHS's response to recent audit findings. These positions will bolster DCHS's compliance efforts to fully address audit findings and improve grant management practices.	Administrative Changes	1,715,158	1,715,158	8.00	1.00
EN_A93500	COMMUNITY AND HUMAN SERVICES ADMINISTRATION (EN_A93500)	S2_010	Chief Compliance Officer	Add a Chief Compliance Officer to lead DCHS's compliance efforts, with a focus on contractor and internal compliance. To quickly respond to audit findings, DCHS used a vacant position to fill this role in August 2026.	Administrative Changes	474,325	474,325	1.00	0.00
EN_A93500	COMMUNITY AND HUMAN SERVICES ADMINISTRATION (EN_A93500)	S2_015	Public Records and Retention Specialist	Add a position to support public records requests, which have increased significantly and can no longer be managed by the single current full-time position.	Administrative Changes	169,737	169,737	1.00	0.00
EN_A93500	COMMUNITY AND HUMAN SERVICES ADMINISTRATION (EN_A93500)	S2_016	Agiloft Licenses	Purchase additional licenses for Agiloft, DCHS's Contract Lifecycle Management data system. This system supports the standardized execution of solicitations, contracts, invoices, and compliance functions for all DCHS's Community Services Grants.	Administrative Changes	177,000	177,000	0.00	0.00
EN_A93500	COMMUNITY AND HUMAN SERVICES ADMINISTRATION (EN_A93500)	S2_032	HR Manager Position Transfer	Transfer HR Manager from DHR to DCHS for better alignment to work. Related to S2_032 in DHR.	Technical Adjustments	0	0	1.00	0.00
EN_A91100	BHASO ADMIN AND SERVICES (EN_A91100)	S2_001	Compliance, Invoicing, and Oversight Staff	Add program managers to support the next phase of DCHS's response to recent audit findings. These positions will strengthen internal controls for invoice processing and review and add capacity to the BHRD compliance program to support growing Medicaid regulatory requirements and ensure audit readiness.	Administrative Changes	58,284	0	0.00	0.00
EN_A91100	BHASO ADMIN AND SERVICES (EN_A91100)	S2_005	BH-ASO Projection Rebase	Adjust expenditure appropriation to align with updated, revenue-backed amounts from the most recent amendments to the BH-ASO contract between King County and the Washington State Health Care Authority (HCA). This technical correction reflects the July–December 2026 contract update and ensures expenditures match current, contract-supported funding levels.	Technical Adjustments	6,477,803	8,788,620	0.00	0.00
EN_A91100	BHASO ADMIN AND SERVICES (EN_A91100)	S2_006	BHRD Cost Allocation Plan	Implement a new division cost allocation plan that improves financial transparency, equity, and consistency across all applicable funds. This technical adjustment establishes a dedicated cost center and updates appropriation levels to reflect the revised allocation structure.	Technical Adjustments	7,504,974	0	0.00	0.00
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S2_001	Compliance, Invoicing, and Financial Oversight Staff	Add program managers to support the next phase of DCHS's response to recent audit findings. These positions will strengthen internal controls for invoice processing and review; add capacity to the BHRD compliance program to support growing Medicaid regulatory requirements and ensure audit readiness; and strengthen Medicaid financial oversight, rate analysis, and risk mitigation.	Administrative Changes	329,805	0	3.00	0.00
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S2_002	MIDD Transfer to the Behavioral Health Fund	Establish a one time transfer of available MIDD funds after meeting the 30 day rainy day reserve requirement to support fund balance restoration in the Behavioral Health Fund.	Administrative Changes	0	18,000,000	0.00	0.00
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S2_004	Updated Medicaid Forecast	Adjust expenditure authority to align with updated Medicaid revenue and expenditure projections for the 2026–2027 biennium. Revisions reflect the latest Healthcare Authority actuarially determined premium rates and higher-than-anticipated Medicaid spending, driven primarily by increased Mental Health Outpatient costs and rising Medicaid leakage.	Technical Adjustments	95,388,231	52,907,242	0.00	0.00
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S2_006	BHRD Cost Allocation Plan	Implement a new division cost allocation plan that improves financial transparency, equity, and consistency across all applicable funds. This technical adjustment establishes a dedicated cost center and updates appropriation levels to reflect the revised allocation structure.	Technical Adjustments	(13,343,894)	0	0.00	0.00

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						2026-2027	2026-2027	2027	2027
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S2_009	Telecare Program for Assertive Community Treatment (PACT) Housing Support	Provide ongoing funding to maintain housing-focused staffing for Telecare's PACT team, preventing loss of a critical provider and preserving countywide PACT capacity. This investment stabilizes housing support for consumers with high acuity needs, advances equitable access across PACT teams, and protects the system from further waitlist growth as grant funding sunsets in 2027.	Direct Service Changes	225,000	0	0.00	0.00
EN_A92400	BEHAVIORAL HEALTH (EN_A92400)	S2_030	Criminal Justice Training Commission (CJTC) Public Safety Grant	Adjust appropriation as part of the state CJTC public funding program (ESHB 2015) grant to support local public safety initiatives. This decision package is for the Mobile Rapid Response Crisis team, diversion efforts, and regional crisis response programs. This aligns with S2_030 in the Grants Fund Appropriation (EN_A14300).	Administrative Changes	4,722,600	4,722,600	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S2_001	Compliance, Invoicing, Contract Management and Program Oversight Staff	Add a contract specialist and program managers to support the next phase of DCHS's response to recent audit findings. These positions will strengthen internal controls for invoice processing and review, add capacity to the BHRD compliance program to support growing Medicaid regulatory requirements and ensure audit readiness, and bolster MIDD/Bridge program governance, and contract management practices.	Administrative Changes	528,583	0	3.00	1.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S2_002	MIDD Transfer to the Behavioral Health Fund	Establish a one-time transfer of available MIDD funds after meeting the 30 day rainy day reserve requirement to support fund balance restoration in the Behavioral Health Fund. This adjustment also ensures the MIDD ending fund balance meets or exceeds the beginning 2028 balance assumed in the MIDD Implementation Plan. Related to S2_002 in the Behavioral Health Fund.	Administrative Changes	18,000,000	0	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S2_003	Summit/Seneca Infrastructure Funding	Fund a capital grant to Therapeutic Health Services to replace critical infrastructure at the Summit/Seneca mental health and substance use disorder facility. This investment will improve the safety and environment for both staff and patients.	Direct Service Changes	600,000	0	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S2_006	BHRD Cost Allocation Plan	Implement a new division cost allocation plan that improves financial transparency, equity, and consistency across all applicable funds. This technical adjustment establishes a dedicated cost center and updates appropriation levels to reflect the revised allocation structure.	Technical Adjustments	(103,378)	0	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S2_008	Crisis Solution Center Funding Shift	Shift 2026–2027 Crisis Solution Center funding from MIDD to Crisis Care Center funding sources to align crisis services with allowable uses under the Crisis Care Center Levy. This one-time adjustment supports operations for the current biennium as these services transition to Crisis Care Centers for long term sustainability. Related to S2_008 in the Crisis Care Centers Fund.	Administrative Changes	(14,627,037)	0	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S2_021	School-Based Screening, Brief Intervention, and Referral to Treatment/Services (SBIRT) Funding Shift	Shift all School Based SBIRT funding from the MIDD Fund to the Best Starts for Kids Levy, which has both the resources and program alignment to fully support the initiative. This transition frees MIDD dollars to address critical behavioral health shortfalls while maintaining uninterrupted SBIRT services within a youth-focused, prevention-driven funding source.	Administrative Changes	(5,133,964)	0	0.00	0.00
EN_A99000	MENTAL ILLNESS AND DRUG DEPENDENCY FUND (EN_A99000)	S2_030	Criminal Justice Training Commission (CJTC) Public Safety Grant	Adjust appropriation as part of the state CJTC public funding program (ESHB 2015) grant to support local public safety initiatives. This decision package is for the Mobile Rapid Response Crisis team, diversion efforts, and regional crisis response programs. This aligns with S2_030 in the Grants Fund Appropriation (EN_A14300).	Administrative Changes	(4,722,600)	0	0.00	0.00
EN_A11900	VETERANS SENIORS AND HUMAN SERVICES LEVY (EN_A11900)	S2_001	Veterans, Seniors, and Human Services Levy (VSHSL) Reappropriation	Reappropriate 2025 VSHSL underspend into the 2026-2027 biennium to meet planned contract, program, and implementation commitments.	Reappropriation	29,552,880	0	0.00	0.00
EN_A11900	VETERANS SENIORS AND HUMAN SERVICES LEVY (EN_A11900)	S2_002	Business and Finance Officer (BFO)	Add a BFO to the ASD Fiscal team to build capacity, ensure alignment with new DCHS policies, and implement audit requirements.	Administrative Changes	192,669	0	1.00	0.00
EN_A11900	VETERANS SENIORS AND HUMAN SERVICES LEVY (EN_A11900)	S2_004	Program Manager Positions	Add program managers to ASD to ensure responsible contract management. These positions will support DCHS's audit-response efforts and will build capacity within ASD to ensure compliance with contractual and regulatory requirements.	Administrative Changes	993,312	0	6.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A11900	VETERANS SENIORS AND HUMAN SERVICES LEVY (EN_A11900)	S2_006	Social Services Professionals (SSP)	Add two SSPs to the ASD Program team. Client demand has increased, resulting in higher caseloads, longer wait times, and operational and safety risks. Additional staff will stabilize operations, support safe in person services, strengthen case management, reduce workloads, improve continuity, and shorten wait times.	Administrative Changes	296,894	0	2.00	0.00
EN_A11900	VETERANS SENIORS AND HUMAN SERVICES LEVY (EN_A11900)	S2_007	Transfer to Housing and Community Development (HCD) for SoDo lease extension	Transfer one-time funding to HCD to support the extension of the SoDo lease for shelter services. This does not change funding allocations in the VSHSL Implementation Plan. Instead, the transfer uses revenue collected above the original estimates in the Implementation Plan.	Administrative Changes	3,326,685	0	0.00	0.00
EN_A74100	WATER AND LAND RESOURCES (EN_A74100)	S2_001	Transfer of Grant Administrator Position to River and Floodplain Management	Transfer a Grant Administrator position from the WLRD Director's Office to River and Floodplain Management. While the position has historically been housed in the Director's Office, it is 100% Flood Control District-funded and administers Flood Control District grant programs.	Technical Adjustments	(201,858)	0	(1.00)	0.00
EN_A35500	YOUTH AND AMATEUR SPORTS FUND(EN_A35500)	S2_001	Youth and Amateur Sports Fund Grant Staffing	Add 2.0 TLTs in 2027 to support grant programs in the Youth and Amateur Sports Fund.	Direct Service Changes	347,670	0	0.00	2.00
EN_A35500	YOUTH AND AMATEUR SPORTS FUND(EN_A35500)	S2_007	Cost Allocation Adjustment	Allocate Share of Central Costs from Parks Operating Fund 1451 to Youth and Amateur Sports Fund 1290 and Parks Capital Fund 3581. Aligns with S2_007 in A64000.	Technical Adjustments	362,750	0	0.00	0.00
EN_A13300	EMPLOYEE DEFERRED COMPENSATION ADMINISTRATION (EN_A13300)	S2_001	Deferred Compensation - Technical Adjustment for Salaries and Benefits due to Reclass Timing	Adjust Deferred Compensation fund's operating budget to cover salary and benefits increases due to employee reclassification. During the budget development for 2026-27, the deferred compensation board administrator was reclassified from an Administrator III to a IV. Due to the relatively small size of this fund, the difference between budgeted vs actual salary and benefits cannot be absorbed.	Technical Adjustments	63,000	0	0.00	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S2_001	Software Cost Adjustment	Reduce budgeted cost of professional IT services and software subscriptions to match expected expenditures in 2026 and 2027.	Administrative Changes	(128,000)	0	0.00	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S2_004	Emergency Services	Add expenditure authority for the cost of remediating a storm water facility overflow in the past winter flood event. The private developer building the storm water facility has reimbursed the County for this cost incurred in January 2026.	Direct Service Changes	77,000	77,000	0.00	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S2_005	Environmental Impact Statement	Add expenditure authority to conduct an Environmental Impact Statement required by the Cumberland mining proposal. The mine owner will reimburse the County for this cost.	Direct Service Changes	878,000	1,378,000	0.00	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S2_006	Revenue Projection Adjustment for 2026 and 2027	Adjust 2026 and 2027 projected revenue to reflect permitting activity trend at current rates.	Direct Service Changes	0	(2,224,256)	0.00	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S2_009	General Fund Target Reduction of Vacant Code Enforcement Position	Reduce one vacant Code Enforcement FTE. Code Enforcement positions are in the Permit fund (A_32510), but cost is charged to A_32530, where there is a corresponding request S2_009.	Direct Service Changes	0	0	(1.00)	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S2_010	Vacant Permitting Positions Reduction	Implement the budgeted position vacancy contra by reducing 6 vacant positions.	Direct Service Changes	(489,152)	0	(6.00)	0.00
EN_A32510	PLANNING AND PERMITTING (EN_A32510)	S2_011	Permitting Reduction in Force	Reduce 8 positions and the associated expenditure authority for these positions as of 10/1/2026 due to permit volume decline	Direct Service Changes	(1,581,023)	0	(8.00)	0.00
EN_A52500	PERMITTING DIVISION ABATEMENT (EN_A52500)	S2_007	Spending Reduction	Reduce budgeted expenditure for abatement services to match lower abatement fund revenue.	Direct Service Changes	(787,000)	(787,000)	0.00	0.00
EN_A32530	GENERAL PUBLIC SERVICES (EN_A32530)	S2_009	General Fund Target Reduction by RIF for Code Enforcement	Reduce labor costs for one vacant Code Enforcement FTE. Code Enforcement FTE positions are in the Permitting fund EN_A32510 where there is a corresponding request S2_009 to reduce the FTE.	Direct Service Changes	(176,936)	(176,936)	0.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S2_001	Establish an Office of Labor Standards	Establish a section in the Local Services Director's Office to provide education, outreach, and technical support related to the County's labor laws. This proposal assumes one of the FTEs starts in January 2027, and two start in July 2027. This proposal is funded with general fund transfer. The ongoing annual cost of this proposal is roughly \$800,000 to \$1,000,000.	Direct Service Changes	506,578	506,578	3.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S2_003	Net-Zero Budget Adjustments	Make net-zero budget adjustments to align with program expectations.	Technical Adjustments	0	0	0.00	0.00

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						2026-2027	2026-2027	2027	2027
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S2_004	Convert Accounts Payable Position	Convert an accounts payable position on the finance team that supports Road's vendor payments. This is currently budgeted as a TLT and is at the end of the three year TLT limit. This position is needed for the current volume and to support future volume resulting from the new Transportation District funding. Costs after 2027 for this position will be loaned-out to Roads operating for tracking expenditures against the implementation plan.	Administrative Changes	0	0	1.00	(1.00)
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S2_005	Roads KCTD Add Finance Support	Add position authority for a finance to support Road's KCTD investments. This position will be loaned out to Roads to allow for implementation plan tracking. The estimated cost in the Roads budget is roughly \$200,000, funded by the KCTD in S2_014.	Direct Service Changes	0	0	1.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S2_006	KCTD Administration	Add four staff whose full costs will be loaned-out to the new KCTD Appropriation Unit. This includes managing the City Transportation Improvement Program (CTIP) including contracting and finance, performance monitoring, and communications. A corresponding proposal with associated costs is in DLS KC Transportation District Appropriation Unit (A79000) S2_001.	Direct Service Changes	0	0	4.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S2_007	Deficit Mitigation Reductions	Reduce 2027 General Fund transfer. This corresponds with S2_007 in the GF Transfer to DLS appropriation unit (A69200).	Administrative Changes	0	(1,500,000)	0.00	0.00
EN_A77000	LOCAL SERVICES ADMINISTRATION (EN_A77000)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to Local Services to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	0	0	1.00	0.00
EN_A79000	DLS KC TRANSPORTATION DISTRICT (EN_A79000)	S2_001	KCTD DLS Administration	Add loan-in labor for four positions and programmatic costs to administer the City Transportation Improvement Program (CTIP), support finance and contracting, and performance monitoring. The position authority is included in DLS Director's Office proposal S2_006.	Direct Service Changes	886,459	886,459	0.00	0.00
EN_A79000	DLS KC TRANSPORTATION DISTRICT (EN_A79000)	S2_002	KCTD Transfer to Roads Operating	Transfer Transportation District funding to Roads Operating (A73000) to support new investments identified in the implementation plan, restore programs and reserves reduced in the biennial budget, and address the structural deficit.	Direct Service Changes	14,024,375	14,024,375	0.00	0.00
EN_A79000	DLS KC TRANSPORTATION DISTRICT (EN_A79000)	S2_003	KCTD Transfer to Roads Capital	Transfer Transportation District funding to Roads Capital funds 3855 and 3865, consistent with the investments outlined in the Implementation Plan.	Direct Service Changes	53,994,000	53,994,000	0.00	0.00
EN_A79000	DLS KC TRANSPORTATION DISTRICT (EN_A79000)	S2_004	Transfers to Cities for Transportation Improvements	Transfer funds to Cities for transportation improvements in the CTIP program, as outlined in the King County Transportation District Resolution. This is an estimate of 12.5% of projected Transportation Benefit District Sales Tax after adjusting for estimated administrative costs.	Direct Service Changes	12,331,000	12,331,000	0.00	0.00
EN_A79000	DLS KC TRANSPORTATION DISTRICT (EN_A79000)	S2_005	CTIP Additional Increment (If District is Assumed)	Eliminate the duplicated administrative costs between the County and the District if the District is assumed by the County. This proposal represents 12.5% of the assumed projected savings.	Direct Service Changes	402,984	402,984	0.00	0.00
EN_A79000	DLS KC TRANSPORTATION DISTRICT (EN_A79000)	S2_006	Revenue Adjustment	Adjust revenue to reflect the Transportation Benefit District Sales Tax, after deducting Department of Revenue fees, and estimated interest. This will be held in reserve and be allocated to Roads in a future biennium.	Technical Adjustments	0	21,452,482	0.00	0.00
EN_A88800	COMMUNITY SERVICES OPERATING (EN_A88800)	S2_003	Northwest Network Program Reduction	Reduce funding for Northwest Network because the provider is no longer in operation and delivering services.	Direct Service Changes	(142,000)	(142,000)	0.00	0.00
EN_A88800	COMMUNITY SERVICES OPERATING (EN_A88800)	S2_005	Administrative Position Funding Transfer	Transfer funding for a part-time Administrative Specialist position from the CSO Fund to the DCHS Director's Office because the position supports work across the department rather than only Adult Services Division functions.	Administrative Changes	(43,662)	(43,662)	0.00	0.00
EN_A88800	COMMUNITY SERVICES OPERATING (EN_A88800)	S2_006	Division Overhead Costs Transfer	Transfer costs for Division Leadership and Finance and Compliance Services staff from the CSO Fund to VSHSL Planning and Administration.	Technical Adjustments	(200,000)	(200,000)	0.00	0.00
EN_A88800	COMMUNITY SERVICES OPERATING (EN_A88800)	S2_029	ER4 Kenmore Women's Shelter	Adjust language so that the expenditure restriction applies to both homelessness services and prevention services.	Proviso/ER	0	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A53400	REGIONAL ANIMAL SERVICES OF KING COUNTY (EN_A53400)	S2_001	Pet License Fee Increase	Increase the fees for pet licenses for altered pets from \$30 to \$40 and for unaltered pets from \$60 to \$75. These fees have not been updated in 18 years and would generate an additional \$507k in revenue for the regional model.	Direct Service Changes	0	507,167	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S2_002	Youth Conservation Corps Program	Add appropriation for the Youth Conservation Corps (YCC) program that was omitted from the 2026-2027 adopted budget.	Technical Adjustments	628,400	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S2_003	Central Maintenance Facility Updates	Add appropriation to support the Central Maintenance Facility (CMF) operations & maintenance. This decision package is backed by Parks Levy funding.	Direct Service Changes	358,400	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S2_004	North Maintenance Facility Updates	Add appropriation to support operations and maintenance of the North Maintenance Facility (NMF).	Direct Service Changes	323,000	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S2_005	Preventative Maintenance and Storm Safety	Add appropriation to support a growing inventory of preventative maintenance removals and storm response activities and account for increasing costs in storm filter replacements.	Direct Service Changes	244,290	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S2_006	Safety and Occupational Health Program	Add appropriation to establish core operating capacity for a safety and occupational health program.	Direct Service Changes	265,870	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S2_007	Cost Allocation Adjustment	Allocate share of central costs from Parks Operating Fund 1451 to Youth and Amateur Sports Fund 1290 and Parks Capital Fund 3581. Aligns with S2_007 in A35500.	Technical Adjustments	(1,820,000)	0	0.00	0.00
EN_A64000	PARKS AND RECREATION (EN_A64000)	S2_025	Net-Zero Adjustment	Align budget account lines to actual activity.	Technical Adjustments	0	0	0.00	0.00
EN_A14600	CRISIS CARE CENTERS (EN_A14600)	S2_001	Compliance, Invoicing, and Oversight Staff	Add program managers to support the next phase of DCHS's response to recent audit findings. These positions will strengthen internal controls for invoice processing and review and add capacity to the BHRD compliance program to support growing Medicaid regulatory requirements and ensure audit readiness.	Administrative Changes	68,568	0	0.00	0.00
EN_A14600	CRISIS CARE CENTERS (EN_A14600)	S2_006	BHRD Cost Allocation Plan	Implement a new division cost allocation plan that improves financial transparency, equity, and consistency across all applicable funds. This technical adjustment establishes a dedicated cost center and updates appropriation levels to reflect the revised allocation structure.	Technical Adjustments	5,942,298	0	0.00	0.00
EN_A14600	CRISIS CARE CENTERS (EN_A14600)	S2_007	CCC Levy Workforce Funding Carryforward	Carry forward underspent and unobligated 2025 Crisis Care Centers Levy funds to the 2026–2027 biennium to support workforce investments under Strategy 3, including Career Pathways programming. These funds are needed to implement commitments outlined in the May 2026 transmittal to Council and to meet provider-identified workforce needs that exceed current budget authority.	Direct Service Changes	6,785,291	0	0.00	0.00
EN_A14600	CRISIS CARE CENTERS (EN_A14600)	S2_008	Crisis Solution Center Funding Shift	Shift 2026–2027 Crisis Solution Center funding from MIDD to Crisis Care Center funding sources to align crisis services with allowable uses under the Crisis Care Center Levy. This one-time adjustment supports operations for the current biennium as these services transition to Crisis Care Centers for long term sustainability. Related to S2_008 in the MIDD Fund.	Technical Adjustments	14,600,000	0	0.00	0.00
EN_A84600	HISTORIC PRESERVATION PROGRAM (EN_A84600)	S2_005	Transfer Budget to DNRP Director's Office	Moves personnel, supplies, and central rates budgets for Historic Preservation Program to the DNRP Directors Office appropriation unit. The HPP fund does not have sufficient revenue to support critical services without a support from DNRP divisions which are the primary users of the service.	Administrative Changes	(521,398)	(499,993)	(5.00)	0.00
EN_A93700	BEST STARTS FOR KIDS LEVY (EN_A93700)	S2_001	Best Starts for Kids Reappropriation	Reappropriate underspent 2025 BSK budget to meet contract, program, and implementation needs. This request represents reappropriation of 2025 funds within the same strategy areas to fulfill implementation plan investment targets.	Reappropriation	24,683,407	0	0.00	0.00
EN_A93700	BEST STARTS FOR KIDS LEVY (EN_A93700)	S2_003	Screening and Brief Intervention for Referral to Treatment Services (SBIRT)	Reallocate unspent funds from the Liberation and Healing from Systemic Racism strategy to school-based SBIRT to backfill eliminated support from MIDD. Aligned with decision package S2_021 in MIDD (A99000).	Direct Service Changes	2,750,000	0	0.00	0.00
EN_A93700	BEST STARTS FOR KIDS LEVY (EN_A93700)	S2_004	Best Starts for Kids Renewal	Transfer funds to support BSK renewal planning from DCHS to Public Health (A80000). This proposal is net-zero to BSK. Aligns with decision package S2_027 in Public Health.	Technical Adjustments	0	0	0.00	(2.00)
EN_A93700	BEST STARTS FOR KIDS LEVY (EN_A93700)	S2_005	Mercy Housing Project	Transfer BSK capital funds to Housing and Community Development (A35000) to support the Mercy Housing project.	Direct Service Changes	4,000,000	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A56100	KING COUNTY FLOOD CONTROL (EN_A56100)	S2_002	Transfer of Grant Administrator Position from WLRD Director's Office	Transfer a Grant Administrator position to River and Floodplain Management from the WLRD Director's Office. While the position has historically been housed in the Director's Office, it is 100% Flood Control District-funded and administers Flood Control District grant programs.	Technical Adjustments	201,858	0	1.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_001	Operations Support	This budget request will support ongoing operational costs and a position needed to coordinate in person work across DNRP spaces.	Administrative Changes	171,155	0	1.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_004	Internal Communications	This budget request converts an internal communications position added in the 2023-2024 budget to ongoing position.	Administrative Changes	0	0	1.00	(1.00)
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_005	Transfer HPP Staff to Director's Office Appropriation Unit	Moves staff and budget for Historic Preservation Program from Historic Preservation appropriation unit to DNRP Director's Office.	Administrative Changes	663,768	448,441	3.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_006	2nd Floor North Maintenance Facility Hybrid Work Activation	Adds appropriation to support opening the 2nd floor of the Parks North Maintenance facility for hybrid work by all DNRP employees. This appropriation will fund part of project 1153401 in the Parks Capital Fund.	Direct Service Changes	1,000,000	0	0.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_007	Climate Equity and Workforce Development	This budget request will sustain, enable and bolster the JumpStart Climate and Workforce Program and related work. It will also expand the impact of the Community Climate Resilience (CCR) Grant Program.	Direct Service Changes	1,232,000	0	1.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_008	Energize/Healthy Homes and Buildings	This budget request will sustain, enable, and expand the Energize program to support clean air in airport-adjacent communities by providing energy upgrades to low-income homes and distributing HEPA air filters.	Direct Service Changes	1,250,000	0	1.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_009	Climate Accountability, Performance, Management, and Planning	This budget request will improve performance management and tracking to ensure accountability of King County to 2025 Sustainable Climate Action Plan goals and Council requirements.	Direct Service Changes	620,000	0	0.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_010	Solar and Battery Storage/Community-trusted Resilience Sites	This budget request will advance emergent community interests and opportunities to develop community trusted resilience sites that have cooling and battery system back-up.	Direct Service Changes	475,000	0	0.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_011	Clean Transportation	This budget request will add a high-priority public electric vehicle (EV) fast charging station in an overburdened airport-adjacent community. It will also develop public EV charging needs assessment specific to King County and implement a Charge Management System (CMS) to manage EV charging and usage across and by County agencies	Direct Service Changes	950,000	0	0.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_012	Preparedness and Heat Resilience	This budget request will scale up sunshades and portable air conditioning distribution to early childcare centers and other vulnerable communities.	Direct Service Changes	100,000	0	0.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_013	Climate Cost Share Revenue	This decision package tracks the Climate Cost Share revenue contributions from payer agencies.	Administrative Changes	0	4,627,000	0.00	0.00
EN_A38200	DNRP ADMINISTRATION (EN_A38200)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to DNRP to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	0	0	1.00	0.00
EN_A17000	COUNTY HOSPITAL LEVY (EN_A17000)	S2_030	ER4 and ER5 Major Maintenance, or Repair and Replacement, Capital Projects	Update the restriction amount to reflect a new allocation for major maintenance, or repair and replacement, capital projects. An additional expenditure restriction accompanies this change.	Proviso/ER	0	0	0.00	0.00
EN_A17000	COUNTY HOSPITAL LEVY (EN_A17000)	S2_031	ER12 Design and Construction of Infusion and Neurological Services	Add a new expenditure restriction to support design and construction of new and expanded infusion services and neurological clinics on the 13th floor of the Ninth and Jefferson Building.	Proviso/ER	0	0	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_001	Community Health Services (CHS) Division Salary Savings True-up	Increase budgeted vacancy savings in CHS Division to reflect actual spending and eliminate two vacant positions.	Direct Service Changes	(5,537,666)	0	(2.00)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_002	HRSA Ending the HIV Epidemic (EtHE) Grant Alignment	Align the budget with year two and three of the five-year grant cycle for the Health Resources and Services Administration (HRSA) Ending the HIV Epidemic (EtHE) Grant. The grant period is March 2025 through February 2030.	Direct Service Changes	2,005,424	4,148,722	0.00	0.00

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						2026-2027	2026-2027	2027	2027
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_004	City of Seattle Contract Alignments	Align the budget for four City of Seattle contracts, including three from Human Services Department and one with Department of Education and Early Learning, to reflect the City's investment in substance use, mobile medication unit, and nurse family partnership.	Direct Service Changes	3,538,626	6,572,292	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_005	Veterans, Seniors, and Human Services (VSHSL) Levy Alignments	Align the Public Health 2026–2027 budget with the updated VSHSL Memorandum of Agreement (MOA) with the Department of Community and Human Services (DCHS) by reappropriating prior-year underspending and incorporating new addendums for a food assistance program and social engagement services for immigrants and refugees, consistent with Executive Order ACO-8-32-EO.	Direct Service Changes	562,750	953,750	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_006	Tuberculosis Program Staffing	Increase Tuberculosis program clinic staff to address the 20% increase in workload demands from 2025 to 2026.	Direct Service Changes	444,413	0	2.35	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_007	CDC Tuberculosis Epidemiologic Studies Consortium (TBESC) Termination	Eliminate the CDC TBESC contracts and positions due to the grant's termination in March 2026. An Epidemiologist position will be eliminated, and a Senior Research Coordinator position will shift to the Tuberculosis Trials Consortium.	Direct Service Changes	(2,225,002)	(2,416,252)	(1.85)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_008	CDC Mpox Vaccine Effectiveness Grant Termination	Eliminate the CDC Mpox Vaccine Effectiveness grant, which was terminated in December 2025.	Direct Service Changes	(288,333)	(559,402)	(0.50)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_009	CDC Ending the HIV Epidemic (EtHE) Update	Add supplemental funds received for the grant period from July 2026 through May 2027 for subcontracts and supplies for the Prevention Division's HIV Program.	Technical Adjustments	307,500	584,874	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_011	Public Health Laboratory Information Management System Replacement	Transfer funding for the Public Health Laboratory Information Management System Replacement Project. The Project proposal is submitted through the capital project budget system. Associated with project 1153231 in the Public Health IT Capital fund.	Administrative Changes	726,621	0	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_012	Professional Services Team Realignment	Realign the Professional Services team in the Office of the Director (ODIR), Admin Division, and Human Resources (HR) to strengthen organizational cohesion, enhance support, and optimize the impact of their work. Results in a net reduction of 1.3 positions and includes reallocation of overhead costs. Associated with S2_005 in Jail Health and S2_001 in PH Admin.	Administrative Changes	(411,090)	0	(4.30)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_013	Best Starts for Kids (BSK) Reappropriation	Reappropriate BSK community contracts carryforward for multiple strategies from 2025 underspending. Associated with S2_001 in BSK.	Reappropriation	1,392,975	1,392,975	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_014	Preparedness Flexible Funding Reduction	Reduce flexible funding for the Preparedness program for supplies and contract expenditures. Associated with S2_001 in the General Fund Transfer to Public Health.	Direct Service Changes	(93,620)	(93,630)	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_015	Communications, Equity, Policy and Strategy Program Flexible Funding Reduction	Reduce the flexible funding for co-creation and community contracting in the Communications, Equity, Policy, and Strategy program. Associated with S2_002 in the General Fund Transfer to Public Health.	Direct Service Changes	(130,092)	(130,092)	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_016	Prevention Division Communicable Disease, Epidemiology, and Immunizations Program Reduction	Eliminate three positions supporting administrative, analytics and informatics project management, and technical, clinical, and managerial oversight of communicable disease investigations and outbreaks. Associated with S2_003 in the General Fund Transfer to Public Health.	Direct Service Changes	(481,841)	(528,704)	(3.00)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_017	Violence and Injury Prevention (VIP) Program Realignment	Eliminate a vacant program manager position and align staffing and streamline services with current operational needs. This action reduces administrative reliance on flexible funding without disrupting core service delivery to the community. Associated with S2_006 in the General Fund Transfer to Public Health.	Administrative Changes	(206,548)	(277,427)	(1.00)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_018	Senior Social Research Scientist (SRS) Position Reduction	Eliminate a vacant SRS position from the General Fund to align staffing levels with current operational capacity. This action reallocates data evaluation and supervisory duties across existing program personnel without disrupting essential core services to the community. Associated with S2_007 in the General Fund Transfer to Public Health.	Administrative Changes	(217,355)	(233,470)	(1.00)	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_019	Community Health Centers Contract Supports Reduction	Reduce and consolidate contract support for community partners providing safety net health services. Associated with S2_008 in the General Fund Transfer to Public Health.	Direct Service Changes	(200,000)	(200,000)	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_020	Adult Dental Program Reduction	Reduce Adult Dental Program (KCADP) contracts with community providers. Associated with S2_009 in the General Fund Transfer to Public Health.	Direct Service Changes	(200,000)	(200,000)	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_021	Parent-Child Health Outreach Infant Mortality Contracts Reduction	Reduce contract funding for community partners by consolidating investments and prioritizing limited resources toward evidence-based strategies and services that have the greatest impact on reducing disparities in infant mortality among communities at the highest risk. Associated with S2_010 in the General Fund Transfer to Public Health.	Direct Service Changes	(92,433)	(92,433)	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_022	Public Health Laboratory Reduction	Reduce Public Health Laboratory staffing and supply expenditures to align with declining test volumes and revenue, while also increasing fees for tests to generate additional revenue. These changes will reduce the lab's projected operating deficit while maintaining capacity for core public health testing.	Direct Service Changes	(929,015)	(831,042)	(5.00)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_023	Ryan White Grant Alignment	Align the Ryan White HIV/AIDS grant budget due to the change of federal funding methodology and eliminate a partial administrative specialist position that the new award can no longer fund.	Direct Service Changes	(101,816)	1,221,480	(0.60)	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_024	Regional Peacekeepers Collective Contract	Extend contractual services for the Regional Peacekeepers Collective program in 2027. Associated with S2_011 in the General Fund Transfer to Public Health.	Direct Service Changes	2,500,000	2,500,000	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_026	Opioid Settlement Funds for Jail Health Services	Provide opioid settlement funds to Jail Health to support medications for opioid use disorder (MOUD) services expansion. Associated with S2_003 in Jail Health.	Direct Service Changes	4,026,837	0	0.00	0.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_027	Best Starts for Kids (BSK) Levy Renewal Position	Align revenue and expenditure authority for the BSK levy renewal position hired after the 2026-2027 budget was adopted. Associated with S2_004 in Best Starts for Kids.	Administrative Changes	435,383	600,000	0.00	1.00
EN_A80000	PUBLIC HEALTH (EN_A80000)	S2_028	Overdose Prevention and Response (ODPR) Program Manager Reduction	Eliminate a program manager position within the ODPR team due to the scheduled expiration of federal funding in September 2026.	Direct Service Changes	(500,000)	(500,000)	(1.00)	0.00
EN_A85000	ENVIRONMENTAL HEALTH SERVICES (EN_A85000)	S2_001	WA Department of Ecology Stormwater Strategic Initiative Lead Grant	Appropriate funding from the Washington State Department of Ecology Stormwater Strategic Initiative grant. The grant funds research to understand PPD derivative and PFAS exposures in King County. The grant is effective from October 2025 through December 2027.	Direct Service Changes	198,000	698,000	0.00	0.00
EN_A85000	ENVIRONMENTAL HEALTH SERVICES (EN_A85000)	S2_002	On-site Sewage System (OSS) Maintenance Rebate Program Expansion	Expand the OSS Maintenance Rebate program funded by Department of Ecology grant that is effective from July 2025 through December 2027.	Direct Service Changes	235,000	495,500	0.00	0.00
EN_A85000	ENVIRONMENTAL HEALTH SERVICES (EN_A85000)	S2_004	Geographic Information Systems (GIS) Specialist Position Transfer	Transfer a GIS specialist position from flexible funding to the Operations budget. Associated with S2_004 in the General Fund Transfer to Public Health.	Technical Adjustments	0	(165,000)	0.00	0.00
EN_A85000	ENVIRONMENTAL HEALTH SERVICES (EN_A85000)	S2_005	Educator Consultant Position Transfer	Transfer a Foods Program Educator Consultant position from flexible funding to the Foods Program budget.	Technical Adjustments	0	(190,000)	0.00	0.00
EN_A85000	ENVIRONMENTAL HEALTH SERVICES (EN_A85000)	S2_006	Best Starts for Kids (BSK) Reappropriation	Reappropriate BSK community contracts carryforward for the Lead & Toxics Strategy. Associated with S2_001 in BSK.	Reappropriation	126,782	126,782	0.00	0.00
EN_A89000	PUBLIC HEALTH ADMINISTRATION (EN_A89000)	S2_001	Professional Services Team Realignment	Realign the Professional Services team in the Office of the Director (ODIR), Administration Division, and Human Resources (HR) to strengthen organizational cohesion, enhance support, and optimize the impact of their work. Results in a net reduction of 1.3 positions and includes reallocation of overhead costs. Associated with S2_005 in Jail Health and S2_012 in PH.	Administrative Changes	464,827	0	3.00	0.00
EN_A89000	PUBLIC HEALTH ADMINISTRATION (EN_A89000)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to Public Health to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	0	0	1.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A14300	PSB GRANTS (EN_A14300)	S2_030	Criminal Justice Training Commission (CJTC) Public Safety Grant	Add appropriation and revenue for the state CJTC public funding program (ESHB 2015) grant to support local public safety initiatives, including crisis intervention training for law enforcement and corrections officers, enhanced behavioral health responder options, and community gun violence prevention programs.	Administrative Changes	15,000,000	15,000,000	0.00	0.00
EN_A93600	EMPLOYMENT EDUCATION RESOURCE (EN_A93600)	S2_001	Juvenile Justice Transportation Contract Elimination	Eliminate the contract for transportation services in the Juvenile Justice program. This budget reduction is in response to the King County General Fund deficit and will not have services impacts, as there is no active contract in 2026.	Direct Service Changes	(272,000)	(272,000)	0.00	0.00
EN_A93600	EMPLOYMENT EDUCATION RESOURCE (EN_A93600)	S2_004	Georgetown Learning Center	Reallocate unspent BSK funds from the Liberation and Healing from Systemic Racism strategy to create the Georgetown Learning Center pilot at Seattle College's Georgetown campus. The Georgetown Learning Center is planned as a trades-focused youth reengagement initiative for students aged 16–21 who have dropped out or are at risk of not graduating.	Direct Service Changes	350,554	350,554	0.00	2.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S2_007	King County Regional Homelessness Authority (KCRHA) Contract Management Transition	Transfers funding for contract management from KCRHA to King County Housing and Community Development (HCD) and add funding and appropriation for a contracting team. This team will support contracts transitioning back to King County from KCRHA, by providing the administrative and contract-management capacity needed for DCHS to assume these responsibilities. The FTE authority was added in the 2026-2027 First Omnibus Supplemental.	Administrative Changes	1,720,377	0	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S2_013	500 Units	Implement the Executive's 500 Units of Housing initiative to create 500 units of emergency shelter, permanent supportive housing, and subsidized affordable housing, consistent with the King County Executive Order.	Direct Service Changes	19,515,000	15,795,000	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S2_015	SODO Shelter Extension	Fund the lease and operations of the Salvation Army SODO shelter through 2027 to maintain shelter capacity. The shelter lease and operations were assumed to end after May of 2027 in the 2026-2027 Adopted Budget	Direct Service Changes	11,850,832	9,504,815	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S2_018	Revenue Updates	Adjusts budgeted revenue amounts for Short-Term Lodging Tax, Document Recording Fees, and interest to match current estimates.	Technical Adjustments	0	1,700,929	0.00	0.00
EN_A35000	HOUSING AND COMMUNITY DEVELOPMENT (EN_A35000)	S2_029	ER8 New Expenditure Restriction	Add a new expenditure restriction to reflect intended allocation of funds for S2_013.	Proviso/ER	0	0	0.00	0.00
EN_A72000	SOLID WASTE (EN_A72000)	S2_001	Permit Cost True-up	Add appropriation to to support higher than forecast expenditures (\$2.9 million) related to Permit/Licensing fees paid to King County Wastewater Treatment Division and the Renton Fire District.	Technical Adjustments	2,900,000	0	0.00	0.00
EN_A72000	SOLID WASTE (EN_A72000)	S2_002	Fuel Cost True-up	Add appropriation to to support higher than forecast expenditures related to Diesel Fuel for operations (\$3 million). SWD expects fuel costs to come down by the next biennium and will reforecast fuel costs to align with current market conditions for the 2028-2029 cycle.	Technical Adjustments	3,000,000	0	0.00	0.00
EN_A72000	SOLID WASTE (EN_A72000)	S2_004	Capital Project Manager Position	Add 1.0 FTE as a Capital Project Manager to support staffing capacity and implementation of the capital program.	Direct Service Changes	371,600	0	1.00	0.00
EN_A72000	SOLID WASTE (EN_A72000)	S2_005	Moderate Risk Waste Staffing True-up	Add three Transfer Station Operators to support the Moderate Risk Waste (MRW) Program. Position costs in 26-27 will be backed by underspend and savings from reduced reliance on overtime.	Direct Service Changes	421,111	0	3.00	0.00
EN_A71600	AIRPORT CONSTRUCTION TRANSFER (EN_A71600)	S2_001	Airport Transfer from Operating to Capital	Transfer funds from KCIA Construction Transfer appropriation unit to the KCIA Capital Fund for preliminary and final design work on two BRAVO-related projects: Air Traffic Control Tower (ATCT) and Aircraft Rescue and Firefighting (ARFF) station replacements.	Technical Adjustments	15,669,888	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_001	Treatment Plant Utilities	Add funds to cover increases in utility costs for all Treatment Plants. Due to the volatility of utility rates, this increase is needed to capture the factors that impact overall operating expenses.	Direct Service Changes	1,743,007	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_002	Treatment Plant Chemicals	Add funds to cover increases for the suite of chemicals used at all Treatment Plants. Due to the volatility of chemical usage and pricing, this increase is needed to capture the factors which would impact chemical costs.	Direct Service Changes	718,746	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_003	Biosolids Hauling	Add funding to address increases in costs for critical activities related to hauling and land application of biosolids as well as the development and continued piloting of Class A composting operations.	Direct Service Changes	1,754,000	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_004	Applications transition from on-premises to Software as a Service (SaaS)	WTD has several older applications that have lost support for their on-premises versions and moved to a SaaS model. Costs include migration of existing functionality and capacity for enhancements.	Direct Service Changes	275,000	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_005	Flow Monitoring Data Management and Analysis Platform/software	Add funds to transition WTD's Flow Monitoring and Analysis work from outdated, unsupported software and manual data collection methods to a modern, cloud-based platform that enables automated flow monitoring, advanced analytics, and streamlined workflows.	Direct Service Changes	144,000	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_006	Education and Engagement Unit Security	Adds one-time funding for added site security for Brightwater Education Center.	Direct Service Changes	50,000	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_007	Stormwater Infrastructure Inspection and Maintenance	Adds funding to support equipment and contract services for increasing Phase 1 Stormwater National Pollutant Discharge Elimination System (NPDES) Permit and Clean Water Act inspection and maintenance requirements.	Direct Service Changes	50,000	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_008	West Point NPDES permit CSO Basin Source Control Requirements	Adds funding to support contract and specialty field and laboratory services for new contaminant source identification and pollution prevention obligations in the combined sewer system under the West Point Treatment Plant National Pollutant Discharge Elimination System (NPDES) permit and the Clean Water Act.	Direct Service Changes	100,000	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_009	L117 and TEA CLA Wage Adjustments	Add funds recognizing Coalition Labor Agreements approved by Council in 2025 (Ord 19989 and 20027).	Technical Adjustments	2,928,616	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_010	2027 Operational Baseline	This budget request aligns WTD's total operating budget with the baseline assumed in both the 2026 and 2027 Adopted Sewer Rates. It will fund non-discretionary operational increases this biennium.	Technical Adjustments	6,327,863	0	0.00	0.00
EN_A46100	WASTEWATER TREATMENT (EN_A46100)	S2_012	Integrated Planning Consultant	Add funds to support WTD work on integrated planning with regulatory partners at Ecology and the EPA.	Direct Service Changes	200,000	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_001	Contracted Services	Add appropriation to continue the Juanita Metro Flex pilot with targeted service area modifications, support the Shoreline Access Base bridge solution, and expand DialARide Transit (DART) service hours. Increase DART fuel cost appropriation to reflect current operating needs and ensure all three service components remain reliable and responsive to community mobility needs.	Direct Service Changes	3,773,546	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_002	Fuel and Tolls	Add appropriation for diesel for buses and gasoline for Vanpool due to significant, unexpected increases in the cost per gallon. Add appropriation to cover tolls for buses and Vanpool; this was not budgeted previously because transit vehicles used to be exempt from tolls, but state legislation removed this exemption in 2025.	Direct Service Changes	29,685,918	828,000	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_003	Link Light Rail Operations	Add staffing and non-personnel funding for Link Light Rail operations. This proposal is fully revenue-backed through an intergovernmental agreement with Sound Transit.	Direct Service Changes	14,352,213	14,352,213	51.00	(2.00)
EN_A46410	TRANSIT (EN_A46410)	S2_004	Vashon Water Taxi	Expand weekend and late-night Friday round trip service for Vashon Island, through October 2026, to improve mobility options for priority populations and essential employees affected by reduced Washington State Ferries (WSF) reliability. This request is fully revenue backed by Washington State.	Direct Service Changes	908,818	908,818	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_005	World Cup Operations	Add fully revenue backed appropriation to support World Cup operations by funding passenger experience updates, workforce support, wayfinding removal, and access to transit measures delivered during the tournament.	Direct Service Changes	619,400	619,400	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A46410	TRANSIT (EN_A46410)	S2_006	Mobility and Fares Projects	Add funding to support multiple mobility and fares projects, including Revive I-5 transportation mitigation, the community college transit pass pilot program, and grant-funded programming and services currently under contract. This proposal is fully revenue-backed by federal and state grants.	Direct Service Changes	4,699,586	4,699,586	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_007	Facilities and Space Costs	Cover unexpected cost increases for Metro's radio system, which is the sole communication platform linking the bus fleet to the Transit Control Center and is essential for bus operations. Also cover the transfer of the Rattlesnake Mountain radio tower lease to Metro, and O&M costs at the Renton Municipal City Center Garage and Metropolitan Place Garage.	Direct Service Changes	1,890,309	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_008	Labor Agreements and Benefit Adjustments	Add appropriation to cover additional costs resulting from a revised labor agreement and interest agreement arbitration. Add operating budget appropriation to the Capital Division to accurately reflect benefit rates adopted for 2026-2027.	Technical Adjustments	8,828,972	3,947,358	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_009	Reappropriation for Water Taxi Vessel Maintenance	Reappropriate budget approved but not used in 2025 to support King County Water Taxi vessel maintenance, contributing to the state of good repair and ensuring the safety and reliability of passenger ferry operations. This proposal includes resources to replace damaged propellers and outdated navigational equipment.	Reappropriation	345,000	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_010	Net Zero	Provide net zero budget realignments between cost centers and across personnel and non-personnel accounts to reflect current business needs.	Technical Adjustments	0	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_011	MTD Network Equipment Reappropriation	Reappropriate \$1.2M budgeted in 2025 for Metro network equipment that was not purchased in 2025 and will be purchased in 2026-27 through KCIT central rates.	Reappropriation	1,208,000	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_012	General Fund Overhead Rate Update	Update General Fund Overhead charges to reflect current 2026-2027 costs in the General Fund Overhead cost pool. Rates that were set during 2026-2027 budget development need to be increased to achieve cost recovery of items adjusted in the Adopted Budget and omnibus supplementals.	Administrative Changes	822,329	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_013	Focused Training & Advancement Pilot Project	Pilot project to implement recommendations for focused training and advancement program within Metro.	Administrative Changes	500,000	0	0.00	0.00
EN_A46410	TRANSIT (EN_A46410)	S2_014	Greenhouse Gas Reduction Manager Conversion	Add FTE authority to formalize the Greenhouse Gas Reduction Manager role in recognition of the ongoing nature of the work. This position was moved to Metro during the reorg as a TLT and will be supported using existing Climate Cost Share appropriation.	Administrative Changes	0	0	1.00	(1.00)
EN_A46410	TRANSIT (EN_A46410)	S2_032	HR Manager Position Transfer	Transfer 11 Executive Branch HR Manager positions from DHR's general fund budget to the budget in departments they support, effective January 1, 2027. Related to S2_032 in DHR.	Technical Adjustments	0	0	1.00	0.00
EN_A66600	SAFETY AND CLAIMS MANAGEMENT (EN_A66600)	S2_003	Initial Funding for Workers' Compensation Claims System Replacement	Increase the Safety & Claims fund's operating budget to support replacement of King County's legacy Workers' Compensation claims management system. This request provides initial funding for the capital project through a transfer from the Safety & Claims operating fund to the capital project fund. Future project costs are expected to be funded through the 2028-29 rate development process as project estimates are refined.	Direct Service Changes	6,856,212	0	0.00	0.00
EN_A13800	FINANCE AND BUSINESS OPERATIONS (EN_A13800)	S2_001	Debt Compliance Staffing	Add tax-exempt post-issuance Debt Compliance staffing to improve management of the County's tax-exempt bond program and enhance audit preparedness by formalizing document retention practices, including consolidating documentation for expenditures of open issuances. These efforts will reduce the risk of IRS assessments which can reach millions of dollars.	Direct Service Changes	578,022	578,022	1.00	2.00
EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S2_002	HCID (Harborview Construction and Infrastructure Division) Loan-Out Labor Move	Technical Adjustment to offset loan-out labor that should not have been budgeted in the 2026/27. HCID staff is no longer part of FMD	Technical Adjustments	6,279,458	0	0.00	0.00
EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S2_003	Upgrade/Replace Unified C-CURE, Victor, and Domain Servers	Budget authority to replace servers. Replacing servers every 3-5 years ensures continued support for current OS versions, security patches, encryption standards, and compliance with county IT and audit requirements.	Direct Service Changes	300,000	0	0.00	0.00

App Unit	Appropriation Name	DP	Title	Narrative	DP Type	Appropriation	Revenue	Dec FTEs	Dec TLTs
						2026-2027	2026-2027	2027	2027
EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S2_008	Coalition Labor Agreement	Add appropriation authority for bargained range increases, premiums, retro bonuses not included in the adopted budget. Reimbursed through the Central Rate.	Administrative Changes	2,055,161	0	0.00	0.00
EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S2_010	TLT Special Projects Manager for 701 S. Jackson	FMD proposes 1.0 TLT Special Projects Manager (SPM) to manage construction for the first three years of the life of the bond	Direct Service Changes	213,614	0	0.00	0.00
EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S2_011	SoDo Shelter Lease Facility Costs Jan 2026 - May 2027	FMD covers the upfront SoDo Shelter facility costs. These costs are revenue backed by DCHS, and were not in FMD's 2026-2027 adopted budget.	Technical Adjustments	3,725,000	0	0.00	0.00
EN_A60100	FACILITIES MANAGEMENT DIVISION (EN_A60100)	S2_012	SoDo Shelter Facility Costs June 2027 - Dec 2027 Extension	FMD covers the up front facility costs needs additional budget authority for shelter contract extension through 2027. These costs are revenue backed from DCHS.	Direct Service Changes	1,575,000	0	0.00	0.00
EN_A43200	KCIT SERVICES (EN_A43200)	S2_001	ADA Title II Compliance - TLT	Add a TLT to support King County agencies' compliance with the Americans with Disabilities Act (ADA). This position will lead a countywide ADA workgroup, develop standard practices and trainings, and provide change management support for departments to advance the goals of the digital accessibility priority.	Direct Service Changes	150,000	0	0.00	0.00
EN_A43200	KCIT SERVICES (EN_A43200)	S2_032	HR Manager Position Transfer	Transfer HR manager position from DHR to KCIT to better align funding with operational responsibilities. Related to S2_032 in DHR.	Technical Adjustments	0	0	1.00	0.00
EN_A75000	FLEET MANAGEMENT EQUIPMENT (EN_A75000)	S2_001	CLA Ratification Adjustment	Increase appropriation to reflect the Joint Crafts Council Coalition Labor Agreement.	Technical Adjustments	679,000	0	0.00	0.00
EN_A46500	LIMITED GO BOND REDEMPTION (EN_A46500)	S2_001	Limited Tax General Obligation (LTGO) Commercial Paper	Provides appropriation authority for the Commercial Paper program in the LTGO Fund. This appropriation will be used to manage the deposits for short-term debt (called commercial paper) for the LTGO Bond Program, as authorized by the Council in 2024.	Technical Adjustments	60,000,000	60,000,000	0.00	0.00
Total						547,708,635	363,058,178	114.85	10.00

2026-2027 General Fund (10) Financial Plan (in millions)

ATTACHMENT 5

Summary includes subfunds as reported in ACFR

	2025 Actuals	2026-2027 Adopted	2026-2027 Current Budget	2026-2027 Biennial- to-Date Actuals	2026-2027 Projected	2028-2029 Projected	2030-2031 Projected
BEGINNING FUND BALANCE	296.1	112.2	186.1	186.1	186.1	125.8	(5.7)
REVENUES*							
Property Tax*	425.6	888.4	893.1	232.4	893.1	930.2	969.4
Sales Tax*	203.1	637.1	635.8	99.0	635.8	631.9	658.6
Federal Revenue	9.8	16.3	16.5	(0.0)	16.5	16.0	16.0
State Revenue	25.0	50.1	52.8	7.5	52.8	50.4	50.4
Fines, Fees, Transfers	99.6	231.2	225.1	47.9	225.1	178.8	181.0
Charges for Services	388.5	818.7	836.7	137.5	836.7	887.4	940.3
Other Taxes	2.6	5.8	5.8	1.1	5.8	5.9	6.1
Interest	56.7	45.7	57.0	(13.8)	57.0	50.0	49.4
General Fund Revenues	1,211.0	2,693.4	2,722.9	511.6	2,722.9	2,750.7	2,871.2
EXPENDITURES							
Justice and Safety	931.5	2,017.3	2,017.3	484.1	2,017.3	2,161.7	2,308.4
Administration/General Government	233.0	473.4	473.4	97.7	473.4	458.8	490.0
Public Health	23.9	44.2	44.2	11.8	44.2	43.8	46.8
Debt Service	31.9	85.5	85.5	9.5	87.6	115.1	101.0
Elections	32.8	61.7	61.7	10.9	61.7	66.0	70.5
Human Services	40.2	44.0	44.0	6.4	44.0	24.9	26.6
Physical Environment	18.0	34.0	34.0	3.5	34.0	33.2	35.4
Supplementals/Carryover/Reappropriations	0.0	0.0	70.2	0.0	75.8	25.6	27.1
Underexpenditures*	0.0	(54.7)	(54.7)	0.0	(54.7)	(57.6)	(61.0)
General Fund Expenditures	1,311.2	2,705.3	2,775.5	623.8	2,783.2	2,871.6	3,044.7
Other Fund Transactions *	(9.8)	5.2	0.0	0.0	0.0	10.5	10.5
Ending Fund Balance	186.1	95.0	133.5	73.9	125.8	(5.7)	(189.6)
DESIGNATIONS AND SUBFUNDS *							
Designations	3.3	2.9	2.9	2.9	2.9	2.5	2.3
Subfund Balances	0.0	0.0	0.0	0.0	0.0	0.0	0.0
EXPENDITURE RESERVES							
Carryover and Reappropriation	21.0	10.5	0.0	0.0	0.0	10.5	10.5
Credit Rating Reserve*	4.9	6.1	6.1	6.1	6.1	7.3	8.5
Executive Contingency	0.1	0.1	0.1	0.1	0.1	0.1	0.1
South Park Bridge Post Annexation Operations	0.0	0.0	0.0	0.0	0.0	2.0	4.0
Trial Court Improvement Account Reserve	2.5	2.0	3.1	3.1	3.1	3.6	4.2
Risk Reserve*	84.9	1.8	34.8	34.8	34.8	8.2	9.2
Reserves	116.7	23.4	46.9	46.9	46.9	34.2	38.7
Ending Undesignated Fund Balance*	69.4	71.6	86.6	27.0	78.9	(39.8)	(228.3)
6% Undesignated Fund Balance Minimum	52.1	58.8	59.1	59.1	59.1	60.1	63.2
Over/(Under) 6% Minimum	17.4	13.5	27.4	(32.1)	19.7	(99.9)	(291.5)
Over/(Under) 8.0%	0.0	(6.1)	7.7	(51.9)	0.0	(120.0)	(312.5)
Rainy Day Reserve	27.2	28.6	28.6	28.6	28.6	28.4	32.2

2026-2027 General Fund Financial Plan Footnotes

- 2025 Estimates reflect current best estimates of revenues and expenditures through 12/31/2025.
- 2026-2027 Adopted Budget is consistent with the budget system of record (PBCS).
- Revenue estimates for 2026 - 2031 are based on forecasts adopted by the Forecast Council or interim forecasts published by the Office of Economic and Financial Analysis (OEFA), whichever have been most recently updated, and revenue estimates provided by General Fund appropriation units. The percentages below are the expected percent change over the prior budget cycle.

	2026-2027	2028-2029	2030-2031
Property Tax	As Adopted	4.7%	4.2%
Sales Tax (including sales tax dedicated to criminal justice)	As Adopted	-0.8%	4.2%
All Other	As Adopted	1.8%	4.6%
Blended Revenue Growth Rate	As Adopted	2.1%	4.4%

- Property Tax forecasts for 2026 - 2031 are based on the July 2026 OEFA forecast adopted by the Forecast Council and assume the current property tax structure and a collection rate of 100%.
- Sales Tax forecasts for 2026 - 2031 are based on the July 2026 forecast provided by OEFA.
- Expenditure estimates for 2028-2029 and 2030-2031 are based on the following assumptions. The percentages indicate the expected percentage change over the previous budget cycle.

	2026-2027	2028-2029	2030-2031
CPI (Seattle July to June CPI-U)	As Adopted	7.0%	5.5%
Blended Labor	As Adopted	6.5%	6.3%
Operating GF Transfers	As Adopted	7.0%	5.5%
Blended Operating Growth Rate	As Adopted	4.3%	6.8%

- CIP General Fund Transfer adopted budget and outyear assumptions (in millions)

	2026-2027	2028-2029	2030-2031
Building Repair and Replacement	3.8	2.0	2.1
GF-backed IT Projects	2.1	2.0	2.1
Expenditure of Designated Fund Balance	-	-	-
Total	5.9	4.0	4.3

- The debt service schedule for 2026 - 2031 is based on the following table (in millions):

Debt Service Elements	2026-2027	2028-2029	2030-2031
Existing Debt Issues	58.9	53.3	39.2
New Debt Issuance	27.7	60.8	60.8
Debt contingency for new issues and variable rate	1.0	1.0	1.0
Total Debt Service	87.6	115.1	101.0

Based on current projections, projected debt service expense will not exceed the County's policy that debt service should be less than 6% of General Fund expenditures.

- The 2026-2027 Adopted Budget includes vacancy assumptions in the majority of General Fund operating budgets. This is budgeted directly in appropriation units. An additional underexpenditure assumption of \$54.2 million is included in the biennial budget, reflecting an assumed \$43.7 million in actual underexpenditures and a reappropriation of \$10.5 million into 2028-2029.
- Designations and subfund balances include the following for each of the years (in millions):

	2026-2027	2028-2029	2030-2031
Loans	0.0	0.0	0.0
Assigned for Capital Projects	0.0	0.0	0.0
Crime Victim Compensation Program	0.7	0.7	0.7
Drug Enforcement Program	1.4	1.4	1.4
Anti-Profitteering Program	0.1	0.1	0.1

2026-2027 General Fund Financial Plan Footnotes

Dispute Resolution	0.0	0.0	0.0
Wheelchair Access	0.6	0.2	0.0
Total*	2.9	2.5	2.2

*Totals may not match financial plan exactly due to rounding

- The Credit Rating Reserve dedicates fees collected from other county funds to increase fund balance and maintain the county's bond rating. Other funds that have issued debt and benefit from the county's bond rating through lower interest contribute to this reserve based on the amount of outstanding principal on LTGO debt. 35% of the Credit Enhancement Fee is placed in this reserve. The goal for this reserve is to reach 1% of total outstanding GO debt backed by the full faith and credit of the General Fund.
- The Risk Reserve sets aside fund balance to mitigate known and unknown risks.
- County policy requires undesignated fund balance of 6%-8% of certain revenues. Per county policy, the county will strive to maintain reserves in times of economic prosperity to offset times of declining revenue.

General Fund decision packages

2026–2027 dollars. Net GF impact = appropriation change less revenue change.

Increases—not revenue backed				
Appropriation unit	Change	Appropriation change	Revenue change	Net GF impact
SHERIFF	Study Sheriff recruitment, hiring, training, and staffing	\$250,000	—	\$250,000
SHERIFF	Extend SoDo vehicle and equipment storage lease	\$233,326	—	\$233,326
SHERIFF	Transfer HR manager from DHR	\$239,189	—	\$239,189
INQUEST PROGRAM	Restore Inquest communications specialist staffing	\$37,259	—	\$37,259
EXECUTIVE SERVICES ADMINISTRATION	Transfer HR manager from DHR	\$239,189	—	\$239,189
REAL ESTATE SERVICES	Fund Harbor Bond/Ardagh environmental review	\$312,000	—	\$312,000
PROSECUTING ATTORNEY	Add South King County child forensic interviewer	\$167,061	—	\$167,061
JUDICIAL ADMINISTRATION	Transfer HR manager from DHR	\$226,096	—	\$226,096
EXTERNAL SUPPORT	Fund External Support projects	\$1,050,000	—	\$1,050,000
GF TRANSFER TO DLS	Establish Office of Labor Standards	\$506,578	—	\$506,578
GF TRANSFER TO DCHS	Develop 80-unit tiny home village at Children and Family Justice Center	\$4,000,000	—	\$4,000,000
GF TRANSFER TO DES	Reappropriate Inquest Case Management System funding	\$225,000	—	\$225,000
GF TRANSFER TO DPH	Extend Regional Peacekeepers Collective services into 2027	\$2,500,000	—	\$2,500,000
GF TRANSFER TO DNRP	Increase LIPA payments to Seattle	\$166,000	—	\$166,000
GF TRANSFER TO KCIT	Reappropriate Judicial Administration case management IT transfer	\$600,000	—	\$600,000
GF CIP TRANSFER TO DES	Adjust transfers for courthouse ADA counter and video projects	\$82,900	—	\$82,900
GF CIP TRANSFER TO DES	Study King County Correctional Facility relocation options	\$500,000	—	\$500,000
GF TRANSFER TO PSB GF IT CAP F3280	Reappropriate previously approved capital IT project funding	\$1,049,980	—	\$1,049,980
GF TRANSFER TO PSB GF IT CAP F3280	Fund Sheriff criminal justice information network upgrade cost increases	\$487,000	—	\$487,000
ADULT AND JUVENILE DETENTION	Fund Corrections Guild salary and benefit agreement	\$1,766,000	—	\$1,766,000
ADULT AND JUVENILE DETENTION	Fund Coalition Labor Agreement wage changes	\$420,000	—	\$420,000
ADULT AND JUVENILE DETENTION	Continue temporary ADA settlement coordinator	\$300,000	—	\$300,000
ADULT AND JUVENILE DETENTION	Fund sales tax on IT and software services	\$303,000	—	\$303,000

ADULT AND JUVENILE DETENTION	Extend laundry contract and replace laundry equipment	\$694,000	—	\$694,000
ADULT AND JUVENILE DETENTION	Transfer HR manager from DHR	\$239,189	—	\$239,189
PUBLIC DEFENSE	Add 15 attorneys for new caseload standards	\$2,732,985	—	\$2,732,985
PUBLIC DEFENSE	Add 12 professional staff supporting new attorneys	\$1,816,462	—	\$1,816,462
PUBLIC DEFENSE	Fund Assigned Counsel conflict-panel hourly rate increase	\$2,000,000	—	\$2,000,000
PUBLIC DEFENSE	Add two attorney supervisors	\$461,872	—	\$461,872
PUBLIC DEFENSE	Lease and equip West Meeker Street space for additional staff	\$1,271,861	—	\$1,271,861
PUBLIC DEFENSE	Transfer HR manager from DHR	\$226,096	—	\$226,096
Category total		\$25,103,043	—	\$25,103,043

Increases—fully revenue backed

Appropriation unit	Change	Appropriation change	Revenue change	Net GF impact
SHERIFF	Increase contract-partner overtime	\$3,000,000	\$3,000,000	—
SHERIFF	Fund special-event and flood-response overtime and supplies	\$367,000	\$367,000	—
EXECUTIVE SERVICES ADMINISTRATION	Fund shared-services portion of Inquest communications specialist	\$72,047	\$72,047	—
JAIL HEALTH SERVICES	Extend Seattle-funded Prefile Diversion pilot	\$149,142	\$214,652	(\$65,510)
MEDICAL EXAMINER	Fund World Cup-related temporary staffing and training with grants	\$316,133	\$321,867	(\$5,734)
MEDICAL EXAMINER	Increase disposition authorization fee and operating funding	\$70,310	\$160,310	(\$90,000)
PUBLIC DEFENSE	Add state-funded parents' representation attorney	\$270,222	\$270,222	—
Category total		\$4,244,854	\$4,406,098	(\$161,244)

Increases—partially revenue backed

Appropriation unit	Change	Appropriation change	Revenue change	Net GF impact
SHERIFF	Add Kenmore and Maple Valley deputies	\$910,928	\$784,308	\$126,620
ELECTIONS	Fund higher USPS postage rates	\$458,000	\$343,500	\$114,500
JAIL HEALTH SERVICES	Expand medications for opioid use disorder services; add 12 positions	\$4,026,837	\$4,026,836	\$1
Category total		\$5,395,765	\$5,154,644	\$241,121

Reductions

Appropriation unit	Change	Appropriation change	Revenue change	Net GF impact
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SHERIFF	Eliminate Community Programs and Services division chief	(\$515,480)	—	(\$515,480)
SHERIFF	Eliminate vacant supported-employment position	(\$103,000)	—	(\$103,000)
EXECUTIVE SERVICES ADMINISTRATION	Reduce DES Director's Office spending	(\$60,000)	—	(\$60,000)
HUMAN RESOURCES MANAGEMENT	Eliminate vacant organizational consultant supervisor	(\$445,478)	—	(\$445,478)
HUMAN RESOURCES MANAGEMENT	Reduce countywide training and content development	(\$144,522)	—	(\$144,522)
HUMAN RESOURCES MANAGEMENT	Transfer 11 HR managers to departments	(\$2,565,620)	—	(\$2,565,620)
REAL ESTATE SERVICES	Reduce ongoing base budget	(\$50,000)	—	(\$50,000)
RECORDS AND LICENSING SERVICES	Shift personnel costs, reduce postage, and eliminate vacant manager	(\$250,310)	\$210,000	(\$460,310)
ELECTIONS	Reduce short-term temporary election hours	(\$60,000)	(\$45,000)	(\$15,000)
ASSESSMENTS	Reduce spending to meet General Fund target	(\$375,000)	—	(\$375,000)
GF TRANSFER TO DLS	Eliminate General Fund support for code enforcement position	(\$176,936)	—	(\$176,936)
GF TRANSFER TO DLS	Reduce DLS support for deficit mitigation	(\$1,500,000)	—	(\$1,500,000)
GF TRANSFER TO DCHS	Shift youth education and employment staff funding to Best Starts for Kids	(\$1,178,000)	—	(\$1,178,000)
GF TRANSFER TO DCHS	Remove juvenile justice transportation contract funding	(\$272,000)	—	(\$272,000)
GF TRANSFER TO DCHS	Shift domestic violence survivor services funding to VSHSL	(\$630,000)	—	(\$630,000)
GF TRANSFER TO DCHS	Shift sexual assault survivor services funding to VSHSL	(\$400,000)	—	(\$400,000)
GF TRANSFER TO DCHS	Remove Northwest Network service funding	(\$142,000)	—	(\$142,000)
GF TRANSFER TO DCHS	Shift administrative specialist funding to DCHS Director's Office	(\$43,662)	—	(\$43,662)
GF TRANSFER TO DCHS	Shift Adult Services overhead costs to VSHSL	(\$200,000)	—	(\$200,000)
GF TRANSFER TO DES	Remove Kent Econolodge operating costs after sale	(\$577,462)	—	(\$577,462)
GF TRANSFER TO DPH	Reduce preparedness supplies and contracts	(\$93,620)	—	(\$93,620)
GF TRANSFER TO DPH	Reduce communications, equity, policy, and strategy community contracts	(\$130,092)	—	(\$130,092)
GF TRANSFER TO DPH	Remove General Fund support for three communicable disease positions	(\$528,704)	—	(\$528,704)
GF TRANSFER TO DPH	Shift GIS specialist funding to other revenue	(\$150,000)	—	(\$150,000)
GF TRANSFER TO DPH	Remove support for vacant Violence and Injury Prevention manager	(\$277,427)	—	(\$277,427)
GF TRANSFER TO DPH	Remove support for vacant senior social research scientist	(\$438,470)	—	(\$438,470)
GF TRANSFER TO DPH	Reduce community health center contract support	(\$200,000)	—	(\$200,000)

GF TRANSFER TO DPH	Reduce uninsured adult dental contracts	(\$200,000)	—	(\$200,000)
GF TRANSFER TO DPH	Reduce and consolidate infant mortality outreach contracts	(\$92,433)	—	(\$92,433)
GF TRANSFER TO DPH	Replace General Fund support with CJTC public safety grant	(\$4,900,000)	—	(\$4,900,000)
GF TRANSFER TO DNRP	Reduce Historic Preservation General Fund support	(\$110,000)	—	(\$110,000)
JAIL HEALTH SERVICES	Eliminate substance use disorder assessor after loss of Seattle funding	(\$293,562)	(\$366,846)	\$73,284
JAIL HEALTH SERVICES	Eliminate Managing Psychiatrist through program reorganization	(\$501,224)	—	(\$501,224)
JAIL HEALTH SERVICES	Realign professional services staffing and overhead	(\$103,521)	—	(\$103,521)
ADULT AND JUVENILE DETENTION	Reduce library and college contracts to match demand	(\$197,903)	—	(\$197,903)
ADULT AND JUVENILE DETENTION	Eliminate vacant juvenile detention supervisor	(\$171,354)	—	(\$171,354)
ADULT AND JUVENILE DETENTION	Eliminate three vacant juvenile detention officer positions	(\$383,097)	—	(\$383,097)
ADULT AND JUVENILE DETENTION	Consolidate storage to reduce facility costs	(\$239,108)	—	(\$239,108)
PUBLIC DEFENSE	Reduce 2027 spending for deficit mitigation	(\$430,000)	—	(\$430,000)
Category total		(\$19,129,985)	(\$201,846)	(\$18,928,139)

Revenue-only increases

Appropriation unit	Change	Appropriation change	Revenue change	Net GF impact
FINANCE GF	Update General Fund overhead charges	—	\$2,779,003	(\$2,779,003)
SHERIFF	Revise airport security cost recovery	—	\$89,000	(\$89,000)
SHERIFF	Add HB 2015 officer-training grant revenue	—	\$1,034,000	(\$1,034,000)
JUDICIAL ADMINISTRATION	Increase clerk-fee revenue	—	\$1,500,000	(\$1,500,000)
PUBLIC DEFENSE	Add one-time state Family Defense compensation revenue	—	\$430,000	(\$430,000)
Category total		—	\$5,832,003	(\$5,832,003)

Revenue-only reductions

Appropriation unit	Change	Appropriation change	Revenue change	Net GF impact
FINANCE GF	Reduce HR manager overhead revenue	—	(\$1,463,234)	\$1,463,234
Category total		—	(\$1,463,234)	\$1,463,234

No appropriation or revenue change

Appropriation unit	Change	Appropriation change	Revenue change	Net GF impact
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EXECUTIVE SERVICES ADMINISTRATION	Realign spending among accounts	-	-	-
EXTERNAL SUPPORT	Revise community-support expenditure restrictions	-	-	-
PUBLIC DEFENSE	Update staffing expenditure restriction for 2027 caseloads	-	-	-
Category total		-	-	-
GRAND TOTAL		\$15,613,677	\$13,727,665	\$1,886,012



Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management		
Agenda Item:	6 & 7	Analyst:	Gene Paul
Proposed No.:	2026-0291 2026-0292	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: There are two proposed ordinances required to collect property taxes in 2027. The first, the levy certification, would state the total amount of property taxes levied for the County and almost every other taxing district in the County. The second, the "Sunshine Ordinance," would declare the dollar amounts and percentage changes from this year's County property tax levies.

LEGISLATION SUMMARY

Proposed Ordinance 2026-0291 would fulfill the State law that requires the county legislative authority to annually certify to the county assessor the amount of property taxes levied for the county and all taxing districts within the county, except cities having a population of 300,000 or more, for the following year.

Proposed Ordinance 2026-0292, also known as the "Sunshine Ordinance," would declare property tax levy increases for 2027, as required by State law.

KEY ISSUES FROM THE ANALYSIS

- A. County Hospital and Public Health Clinic Levies.** Should the Council desire to increase the existing County Hospital levy or institute the Public Health Clinic levy, amending the proposed ordinances would be the way to effectuate those policy choices.

AMENDMENTS

There are no amendments for the October 28, 2026, BFM meeting. A technical amendment for the levy certification ordinance, to insert the levy amounts for all taxing districts, will be prepared once the taxing districts have provided their final amounts to the Department of Assessments. There may also be a future technical amendment for the Sunshine Ordinance depending on levy forecasts provided by the Office of Economic and Financial Analysis (OEFA).

Proposed Ordinance 2026-0291 Background. State law requires taxing districts to submit to the county legislative authority the amount of property tax that will be collected by that taxing district for the following year by November 30th of each year.¹ The Department of Assessments compiles the submitted levy amounts for all the required taxing districts, and those values are submitted to the Council to be included in the property tax levy certification ordinance.

Each year the property tax levy certification proposed ordinance is transmitted by the Executive with blanks in place of the levy amounts. The proposed ordinance is usually transmitted in September along with the proposed biennial budget during budget years. During non-budget years, the proposed ordinance is typically transmitted along with the mid-biennial supplemental budget legislation. The proposed ordinance includes blanks in place of levy amounts since the proposed ordinance is transmitted before levy amounts are received from the taxing districts.

Timing. As mentioned above, State law requires taxing districts to submit their levy amounts to the county legislative authority for certification by November 30th of each year. A separate section of State law requires the county legislative authority to certify the levy amounts for county levies to the county assessor by December 15th and "on or before the first Monday in December" for the amounts levied by each taxing district.² That same section also states that if the levy amount is not certified to the county assessor by the deadline, the county assessor may use no more than the certified levy amount for the previous year for the taxing district.³ Due to this timing, the Council has usually acted on the proposed property tax levy certification ordinance in December.

In previous years, a second levy certification ordinance has been used to amend any levy amounts that may need correction after further due diligence by the Department of Assessments. This ordinance is typically taken up at the Budget and Fiscal Management Committee or, if the committee is relieved, at Full Council in January of each year. Despite the December deadlines in State law, to date, the State Department of Revenue has not raised this as an issue and the County Assessor has always used the updated levy amounts for the following year for levy collection purposes.

Proposed Ordinance 2025-0291 Background. State law requires taxing districts to adopt an ordinance if a taxing district wishes to increase its levies from the prior year.⁴ Such an

¹ RCW 84.52.020. <https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.020>

² RCW 84.52.070. <https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.070>

³ RCW 84.52.070(3).

⁴ RCW 84.55.120. <https://app.leg.wa.gov/RCW/default.aspx?cite=84.55.120>

ordinance, which is often referred to as the “Sunshine Ordinance,” would need to specifically authorize the increase in terms of dollar amount and percentage.

King County is subject to the levy limit that restricts taxing districts from levying more than a 1% increase in the regular, non-voted levy in any given year. State law limits taxing districts with a population of 10,000 or more to the lesser 1% or the rate of inflation, as measured by the U.S. Implicit Price Deflator (IPD).⁵ The levy limit does not include new construction, annexations, and voter-approved excess levies and therefore the actual revenue increase could be greater than 1%. Of note, if the implicit price deflator is less than 1%, a taxing district may issue a declaration of substantial need by ordinance to increase its levy by 1%.⁶

Proposed Ordinance 2026-0292 would declare the dollar amount and percentage increase of 1% for regular non-voted levies for 2027, which is less than the current rate of inflation.⁷ The percentage increase for the “Regular Levy” listed in the proposed ordinance is proposed to be 1.71%. This increase is due to the inclusion of voter approved-excess levies like the Veterans, Seniors and Human Services, Parks Levy, and Best Starts for Kids that have a limit factor above 1%.⁸

It should be noted that the “Regular Levy” in the proposed ordinance includes the following non-voted levies:

- General Fund;
 - Current expense;
 - Developmental Disabilities/Mental Health; and
 - Veterans Aid,

and the following voter-approved excess levies (levy lid lifts):

- Automated Fingerprint Identification System (AFIS);
- Veterans, Seniors, and Human Services (VSHSL);
- Parks, Recreation, Trails, and Open Space;
- Crisis Care Centers (CCC); and

⁵ RCW 84.55.005. <https://app.leg.wa.gov/RCW/default.aspx?cite=84.55.005>

⁶ RCW 84.55.0101. <https://app.leg.wa.gov/RCW/default.aspx?cite=84.55.0101>

⁷ The IPD inflation rate is 3.876% for taxes due in 2027. <https://mrsc.org/explore-topics/finance/data/implicit-price-deflator>

⁸ According to the fiscal note, the VSHL levy limit factor is 3.5%, the Parks Levy is 4.33%, and the BSK Levy is 3%.

- Best Starts for Kids (BSK).

Proposed Ordinance 2026-0292 would also declare the dollar amount and percentage change for the following state authorized property tax levies:

- Transit
- Road District
- Conservation Futures (CFT)
- Emergency Medical Services (EMS)
- Marine
- County Hospital

County Hospital Levy. In 2024, the State Legislature expanded the taxing authority granted by RCW 36.62.090 to allow the county legislative authority to levy an additional regular property tax to support the operation, maintenance, and capital expenses of a county hospital, any outpatient clinics operated by the hospital, and payment of principal and interest on bonds issued for such purposes. The tax is limited to 20 cents per \$1,000 of assessed value in any one year. The County has levied this property tax since 2024.

Public Health Clinic Levy. In 2026, the State Legislature authorized a councilmanic County Public Health Clinic Property Tax Levy.⁹ The tax may not exceed five cents per \$1,000 of assessed value and may only be used "for the operation, maintenance, and capital expense of public health clinics." The same section of State law also states:

*"For the purposes of this section, "public health clinic" means a fixed or mobile, publicly operated site for the provision of low-barrier public health and other related services including, but not limited to: Primary, dental, and reproductive health care; treatment, control, and prevention of communicable diseases, substance use disorder, and other health conditions; maternal, infant, child, and family health and nutrition; behavioral health care; assistance with health plan enrollment; and access and referrals to other community services."*¹⁰

⁹ This element of Engrossed Substitute House Bill 2442 was provided under Section 801, Chapter 221, Laws of Washington 2026 and codified in RCW 84.52.115.

<https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.115>

¹⁰ RCW 84.52.115(5). <https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.115>

Key Issue A. [County Hospital and Public Health Clinic Levies](#). Should the Council desire to increase the existing County Hospital levy or institute the Public Health Clinic levy, amending the proposed ordinances would be the way to effectuate those policy choices.

According to the Department of Assessment reports, the Hospital Levy rate in 2026 was \$0.15126 per thousand dollars of assessed value.¹¹ The fiscal note indicates that this equated to \$138.1 million in revenue in 2026. The fiscal note also indicates that this is planned to increase by 1% and an estimated \$139.5 million in revenue would be collected in 2027. Although, an official estimate would need to be provided by OEFA, according to Executive staff, levying the full remaining capacity of the Hospital Levy would generate an estimated \$41.6 million in additional revenue for a total of \$181.8 million in 2027.

The Public Health Clinic levy, if levied for the first time at the full 5 cents per \$1,000 would generate an estimated \$45.5 million.

While the median assessed value of a King County home for 2027 is not yet available, the 2026 data can be used for a rough estimate of impacts. The median assessed value for 2026 was \$887,000.¹² Levying the full remaining Hospital Levy would add roughly \$43 to the median assessed value's annual property tax. Utilizing the full 5 cent Public Health Clinic levy would add \$44.

AMENDMENTS

[↑ BACK TO TOP](#)

There are no amendments for the October 28, 2026, BFM meeting. A technical amendment for the levy certification ordinance, to insert the levy amounts for all taxing districts, will be prepared once the taxing districts have provided their final amounts to the Department of Assessments. There may also be a future technical amendment for the Sunshine Ordinance depending on levy forecasts provided by the Office of Economic and Financial Analysis (OEFA).

INVITED

- Aaron Rubardt, Chief Budget Officer, Office of the Executive

¹¹ 2026 Codes and Levies King County Taxing Districts Report.

<https://kingcounty.gov/en/dept/assessor/buildings-and-property/property-value-and-information/reports/levy-rate-reports/-/media/king-county/depts/assessor/buildings-property/reports/levy-rate-info/taxing-districts-codes-and-levies/ratebook26.pdf>

¹² 2026 Incorporated – Unincorporated Median Values. https://kingcounty.gov/en/dept/assessor/buildings-and-property/property-value-and-information/reports/annual-reports/-/media/king-county/depts/assessor/buildings-property/reports/annual-reports/2026/26Inc_UnincMedianValues.ashx

ATTACHMENTS

1. Proposed Ordinance 2026-0291
2. Proposed Ordinance 2026-0292
3. Transmittal Letter for both Proposed Ordinances
4. Fiscal Note for Proposed Ordinance 2026-0291
5. Fiscal Note for Proposed Ordinance 2026-0292



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0291.1

Sponsors Dembowski

1 AN ORDINANCE relating to the 2026 levy of property
2 taxes in King County for collection in the year 2027.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. The county assessor of King County has certified to the
5 metropolitan King County council that the assessed valuation of the County of King as
6 finally equalized amounts to \$.

7 SECTION 2. The metropolitan King County council imposes the levies necessary
8 to fund estimated expenditures for the year 2027 as listed in this section. These amounts
9 do not include the total of estimated revenues from sources other than taxation, including
10 available surplus and such expenditures as are to be net from bond warrant issues. In
11 accordance with state law, the King County assessor calculated a sum for property taxes
12 available to the county related to new construction, improvements to property, refunds,
13 and any increase in the assessed value of state assessed property. In calculating the
14 amount of regular property tax moneys needed, the council was cognizant of these sums,
15 and they are therefore included in the following levy totals.

16	<u>FUND</u>	<u>TAX</u>
17	COUNTY	
18	CURRENT EXPENSE	\$
19	HUMAN SERVICES FUND/MENTAL HEALTH	\$
20	VETERANS' AID	\$

21	VETERANS, SENIORS AND HUMAN SERVICES	\$
22	PARKS	\$
23	AFIS	\$
24	BEST STARTS FOR KIDS	\$
25	CRISIS CARE CENTERS	\$
26	UNLIMITED G.O. BONDS	\$
27	CONSERVATION FUTURES	\$
28	EMERGENCY MEDICAL SERVICES	\$
29	TRANSIT	\$
30	MARINE	\$
31	HOSPITAL	\$
32	TOTAL COUNTY	\$

33 SECTION 3. A. The metropolitan King County council imposes the levy
34 necessary to fund estimated expenditures for the year 2027 as listed in this section. This
35 amount does not include the total of estimated revenues from sources other than taxation,
36 including available surplus and such expenditures as are to be net from bond warrant
37 issues. In accordance with state law, the King County assessor calculated a sum for
38 property taxes available to the county related to new construction, improvements to
39 property, refunds, and any increase in the assessed value of state assessed property. In
40 calculating the amount of regular property tax moneys needed, the council was cognizant
41 of these sums, and they are therefore included in the following levy totals.

42	<u>FUND</u>	<u>TAX</u>
43	UNINCORPORATED COUNTY – ROADS	\$

46 PORT DISTRICTS

48 CITIES AND TOWNS

50	AUBURN (King County portion only)	\$
----	-----------------------------------	----

54 BOTHELL (King County portion only) \$

64 ISSAQUAH \$

66 KENT \$

67	KIRKLAND	\$
68	LAKE FOREST PARK	\$
69	MAPLE VALLEY	\$
70	MEDINA	\$
71	MERCER ISLAND	\$
72	MILTON (KC portion only)	\$
73	NEWCASTLE	\$
74	NORMANDY PARK	\$
75	NORTH BEND	\$
76	PACIFIC (King County portion only)	\$
77	REDMOND	\$
78	RENTON	\$
79	SAMMAMISH	\$
80	SEATAC	\$
81	SHORELINE	\$
82	SKYKOMISH	\$
83	SNOQUALMIE	\$
84	TUKWILA	\$
85	WOODINVILLE	\$
86	YARROW POINT	\$
87	TOTAL CITIES AND TOWNS	\$
88	FIRE DISTRICTS	
89	2	\$

Ordinance

90	10	\$
91	11	\$
92	13	\$
93	20	\$
94	22 (King County portion only)	\$
95	27	\$
96	28	\$
97	31	\$
98	34	\$
99	36	\$
100	38	\$
101	39	\$
102	43	\$
103	44	\$
104	45	\$
105	47	\$
106	49 (King County portion only)	\$
107	50	\$
108	61 (King County portion only)	\$
109	62	\$
110	63	\$
111	64	\$
112	TOTAL FIRE DISTRICTS	\$

113	OTHER DISTRICTS	
114	CEMETERY DISTRICT NO. 1	\$
115	SEATTLE METROPOLITAN PARKS DISTRICT	\$
116	DES MOINES METROPOLITAN PARK DISTRICT	\$
117	FALL CITY METROPOLITAN PARK DISTRICT	\$
118	HOSPITAL DISTRICT NO. 1	\$
119	HOSPITAL DISTRICT NO. 2	\$
120	HOSPITAL DISTRICT NO. 4	\$
121	HOSPITAL DISTRICT NO. 5	\$
122	KING COUNTY FLOOD CONTROL ZONE DISTRICT	\$
123	NORMANDY PARK METROPOLITAN PARK DISTRICT	\$
124	NORTHSHORE PARKS & REC (King County portion only)	\$
125	PIERCE COUNTY LIBRARY (King County portion only)	\$
126	SI VIEW METROPOLITAN PARK DISTRICT	\$
127	RURAL LIBRARY (King County portion only)	\$
128	TUKWILA METROPOLITAN PARKS DISTRICT	\$
129	VASHON MAURY PARKS	\$
130	SOUND TRANSIT 3 (King County portion only)	\$
131	TOTAL OTHER DISTRICTS	\$
132	SCHOOL DISTRICTS	
133	001 – SEATTLE	\$
134	210 - FEDERAL WAY	\$
135	216 - ENUMCLAW	\$

136	400 - MERCER ISLAND	\$
137	401 - HIGHLINE	\$
138	402 - VASHON	\$
139	403 - RENTON	\$
140	404 - SKYKOMISH	\$
141	405 - BELLEVUE	\$
142	406 – TUKWILA	\$
143	407 - RIVERVIEW	\$
144	408 - AUBURN (King County portion only)	\$
145	409 - TAHOMA	\$
146	410 - SNOQUALMIE VALLEY	\$
147	411 - ISSAQUAH	\$
148	412 - SHORELINE	\$
149	414 -LAKE WASHINGTON	\$
150	415 - KENT	\$
151	417 - NORTSHORE (King County portion only)	\$

152	888 -FIFE (King County portion only)	\$
153	TOTAL SCHOOL DISTRICTS	\$
154	GRAND TOTAL	\$

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: None



KING COUNTY
Signature Report

ATTACHMENT 2
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0292.1

Sponsors Dembowski

1 AN ORDINANCE relating to the county property tax
2 levies for collection in 2027, and implementing RCW
3 84.55.120.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. The council is under an obligation by charter to enact revenue
6 measures that support the budget appropriation ordinance by December 1, 2026, for the
7 2027 budget. This ordinance sets the amount of property tax to be collected for the
8 regular property tax levy, the transit levy, the road district levy, the conservation futures
9 levy, the emergency medical services levy, the marine levy, and the county hospital
10 levy. In accordance with RCW 84.55.120, the council has given proper notice of this
11 ordinance to the public.

12 SECTION 2. For collection of the property tax levies in 2027, the council hereby
13 authorizes property tax changes compared to the amounts authorized for collection in
14 2026 as follows:

Levy	Estimated Dollar Increase	% Increase	Estimated Total Levy
Regular Levy	\$18,290,513	1.71495%	\$1,084,823,088
Regular - Transit	\$183,066	0.52324%	\$35,170,459
Road District	\$507,346	0.48765%	\$104,546,304

Conservation Futures	\$381,687	0.68104%	\$56,426,522
Emergency Medical Services	-\$3,529,575	-1.54167%	\$225,415,856
Marine	\$73,818	1.00000%	\$7,455,610
Hospital	\$1,380,947	1.00000%	\$139,475,628

15 SECTION 3. Upon enactment, the clerk is directed to forward this ordinance to
16 the assessor in accordance with RCW 84.52.070.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: None

**Executive Girmay Zahilay**

Chinook Building, CNK-EX-0800
 401 Fifth Avenue, Suite 800
 Seattle, WA 98104-2391

September 24, 2026

The Honorable Sarah Perry
 Chair, King County Council
 Room 1200
 COURTHOUSE

Dear Councilmember Perry:

This letter transmits the proposed second omnibus supplemental budget Ordinance of the 2026-2027 biennium and accompanying proposed legislation for consideration by the King County Council. Details are provided in the narrative table included in this package.

The proposed budget supplemental totals approximately \$746 million and includes \$548 million in net operating appropriations and \$198 million in net capital appropriations. The proposed increase of General Fund expenditures is approximately \$15.6 million. The proposed budget re-establishes an 8 percent undesignated fund balance in the General Fund.

King County continues to face significant budget constraints, and the General Fund is facing a \$120 million shortfall in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, every Executive department was asked to identify savings. As a result, the proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions.

My proposed budget makes strides in key areas, including:

- \$19.5 million to fund over 600 new units of emergency shelter, permanent supportive housing, and workforce housing.
- \$4.6 million to build climate resilience through investments in healthy homes and buildings, resilience hubs, climate equity and workforce development, preparing for climate impacts, and clean transportation.
- \$5 million to hire new attorneys, supervisors and support staff in the Department of Public Defense to ensure clients receive high-quality legal representation.
- \$500,000 to create a new Office of Labor Standards within the Department of Local Services to strengthen labor standards and support an empowered workforce in unincorporated areas.
- \$19 million for tenant improvements to activate space in King County owned buildings, including the implementation of the County's hybrid work policy.

- \$68 million to invest in King County roads, bridges, drainage systems, safety, and customer service.
- \$64.4 million for the RapidRide R line to expedite delivery of the project and improve transit between Downtown Seattle and Rainier Beach.
- \$14.4 million for the continued expansion of Link Light Rail operations in Metro Transit.
- \$2.5 million to sustain the Regional Office of Gun Violence Prevention's work, supporting community partners who intervene in conflicts, prevent retaliation, and connect people at highest risk of gun violence with support.
- \$4.4 million to continue critical shelter services at the SoDo Shelter through the end of 2027.
- \$100 million in competitive grant funding for 57 conservation projects that would increase access to urban green space, restore salmon habitat, and protect farmland and forestland.
- \$95 million to reflect the latest Healthcare Authority premium rates and higher than anticipated behavioral health demand and costs.
- \$27.6 million in operational adjustments in Department of Natural Resources and Parks (DNRP) to implement the voter approved Parks Levy work and to implement the recently approved Wastewater and Solid Waste rates.
- \$198 million in major capital investments to expand access to critical healthcare, including building out the Broadway Crisis Care Center and new medical facilities and infrastructure at Harborview Medical Center.
- \$38.6 million in continued investments in projects that enhance the safety and health of employees in Solid Waste and at the Maleng Regional Justice Center, and continued maintenance of stormwater, wastewater, airport, and other County infrastructure.
- \$9.3 million in Americans with Disabilities Act (ADA) investments help King County become universally accessible to all.
- \$12 million in parks funds to support a regional public sports facility in Marymoor Park that is funded by a unique public-private partnership that includes \$12 million in private investment.

In addition, the proposed budget continues to strengthen financial management and improve accountability, transparency and accessibility in government operations by:

- Continuing the work to transfer contract administration responsibilities from the King County Regional Homelessness Authority to the Department of Community and Human Services (DCHS).
- Investing in full-time positions in DCHS to level up compliance, contracting, and procurement functions.
- Investing in staff in DNRP to manage grant activities.
- Building out the Treasury compliance team to enhance tracking and monitoring of the investment portfolio and implement the County's short-term debt program to reduce borrowing costs.
- Implementing the first phase of the County's base budget work by cleaning up multiple capital projects.

The proposed budget also reflects difficult choices for King County's General Fund. For more than 20 years, the cost to maintain programs and services has exceeded revenue growth because of the State Legislature's one percent limit on annual property tax revenue increases. As a result, King County is facing a General Fund deficit of about \$120 million in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, my proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions to General Fund programs and services and \$6.8 million in new revenues or savings from moving existing programs to other County revenues. Unfortunately, these reductions are only the first step toward balancing the General Fund. In September 2027, I will transmit a 2028-2029 proposed budget with much more challenging decisions.

The supplemental budget also responds to the challenging economic conditions that the local and national economy are facing. On the revenue side, the major County revenue tools authorized by the State are no longer seeing underlying growth. Countywide assessed value is expected to decrease by more than 1% from 2026 to 2027. Similarly, the County's taxable sales tax base is expected to grow by less than 2% in 2027 and less than 1% in 2028, followed by a further decrease of 2% in 2029 as a result of changes at the State level. The County is also seeing revenue declines due to historically low permitting volumes and reductions in the short-term lodging tax, which funds homelessness response, and gambling taxes which have declined by over 75% over the last decade. On the expenditure side, the County is seeing cost growth across the enterprise for fuel, utilities, information technology, and capital costs that exceed local inflation, which continues to hover between 3.5% and 4.0%.

Looking forward, the County faces a challenging 2028-2029 budget. In addition to cost and revenue pressures, the demand for legal, health, and human services is increasing and the cost to maintain and meet State and Federal requirements for the County's infrastructure (treatment plants, sewer pipes, buildings) is growing. In anticipation, all agencies have been asked to examine their base budgets in detail with the goal of reprioritizing resources to address the county's highest needs. The County continues to seek partnerships with labor, private industry, and philanthropy (as shown by the most recent housing investment) to find ways to improve service delivery, enhance productivity, and chart a sustainable path.

In addition to the proposed second omnibus Ordinance, this transmittal package includes the following separate legislative components and amendments:

Property Tax Ordinances – Included in this transmittal package are the proposed property tax ordinances necessary to collect the 2027 property tax revenue supporting the proposed budget. Executive Office staff will work with Council staff to ensure final numbers are included in these ordinances once the information is received from the Assessor, consistent with the previous year's practice.

District Court Postage Fee Increase Ordinance – This proposed Ordinance would authorize District Court to assess and collect a flat postage fee of \$3 for mailing out responses to records requests. Currently, postage fees are estimated in advance for each request, resulting in both overcharging and undercharging

of final requests based on actual response size and weight. Changing to a flat fee will streamline the records request process. This change has no financial impact to District Court.

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Public Health – Seattle & King County Plumbing Fees Increase Ordinance – This proposed Ordinance would authorize Environmental Health Services to implement a new fee model that would increase the time charged per permit from 30 minutes per permit to 45 minutes per permit to better reflect the amount of time spent on each permit.

Public Health – Seattle & King County Medical Examiner’s Office Disposition Authorization Fee Increase Ordinance – This proposed Ordinance would authorize the Medical Examiner’s Office (MEO) to increase the Disposition Authorization (DA) fee from \$100 to \$110. The Medical Examiner’s Office (MEO) charges a DA fee to review every death to determine whether the circumstances surrounding each death in King County would warrant further investigation or invocation of the Medical Examiner’s jurisdiction prior to authorizing cremation or burial. At the proposed \$110 fee, the DA fee is projected to realize \$160,310 in additional revenue, assuming 16,600 DA reviews per year. Revenue will help address increased costs of supplies and support the MEO’s operating budget.

Electric Vehicle Recharging Station Fee Ordinance – This proposed Ordinance would authorize Metro Transit, the Department of Natural Resources and Parks, the Facilities Management Division, and the King County International Airport to establish fees for the public use of electric vehicle charging stations to reimburse the county for per kWh rates charged by electric utilities.

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The Honorable Sarah Perry
September 24, 2026
Page 5

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Best Starts for Kids Levy Letter – Consistent with requirements of Ordinance 20086, Section 69, Expenditure Restriction 1 and the Best Starts for Kids Levy Implementation Plan, this letter serves to notify the King County Council of substantial changes to the funding allocation estimates provided in the Implementation Plan.

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I certify that funds are available.

Thank you for your consideration of this legislation. If your staff have questions, please contact Aaron Rubardt, Chief Budget Officer, at 206-263-9715.

Sincerely,



Executive Girmay Zahilay
King County

Enclosure

cc: King County Councilmembers
ATTN: Stephanie Cirkovich, Chief of Staff
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Karan Gill, Deputy Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Hyeok Kim, Chief Operating Officer, Office of the Executive
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Sincerely,



Executive Girmay Zahilay
King County

Enclosure

cc: King County Councilmembers
ATTN: Stephanie Cirkovich, Chief of Staff
Melani Hay, Clerk of the Council
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Garrett Holbrook, Council Relations Manager, Office of the Executive
Aaron Rubardt, Chief Budget Officer, Office of the Executive

2026-2027 FISCAL NOTE**Ordinance/Motion:**

Title: 2027 Property Tax Certification Ordinance

Affected Agency and/or Agencies: General Fund, DNRP, DPH, DCHS, KCIT, DLS, MTD

Note Prepared By: T.J. Stutman, King County Executive Office

Date Prepared: 9/16/2026

Note Reviewed By:

Date Reviewed:

Description of request:

This levy certification ordinance applies to taxes collected in the 2027 fiscal year. The levy certification is proposed without fiscal amounts; the actual amounts will be provided by the King County Assessor in November 2026.

Revenue to:

Agency	Fund Code	Revenue Source	2026-2027	2028-2029	2030-2031
Multiple Agencies	All	Property Tax			
TOTAL			0	0	0

Expenditures from:

Agency	Fund Code	Department	2026-2027	2028-2029	2030-2031
DNRP	All				
TOTAL			0	0	0

Expenditures by Categories

	2026-2027	2028-2029	2030-2031
TOTAL	0	0	0

Does this legislation require a budget supplemental? Yes/No

Notes and Assumptions:

2026-2027 FISCAL NOTE**Ordinance/Motion:**

Title: 2027 Property Tax Sunshine Ordinance

Affected Agency and/or Agencies: General Fund Departments, DNRP, DPH, DCHS, KCIT, DLS, MTD

Note Prepared By: T.J. Stutman, King County Executive Office

Date Prepared: 9/17/2026

Note Reviewed By:

Date Reviewed:

Description of request:

This ordinance sets the amount of property tax to be collected for the regular property tax levy, the transit levy, the road district levy, the conservation futures levy, marine levy, and the county hospital levy, in compliance with RCW 84.55.120.

Revenue to:

Agency	Fund Code	Revenue Source	2027	2028-2029	2030-2031
Regular Levy Agencies	Multiple	Property Tax	1,084,823,088		
Transit	4641	Property Tax	35,170,459		
Roads	1030	Property Tax	104,546,304		
Conservation Futures	3151	Property Tax	56,426,522		
Emergency Medical Services	1190	Property Tax	225,415,856		
Marine	4641	Property Tax	7,455,610		
County Hospital	1700	Property Tax	139,475,628		
TOTAL			1,653,313,467	0	0

Expenditures from:

Agency	Fund Code	Department	2026-2027	2028-2029	2030-2031
DNRP	All				
TOTAL			0	0	0

Expenditures by Categories

	2026-2027	2028-2029	2030-2031
TOTAL	0	0	0

Does this legislation require a budget supplemental? Yes/No

Notes and Assumptions:

The property tax ("sunshine") ordinance and levy certification ordinance are transmitted concurrently. 2027 totals are based on the adopted OEFA forecast; these figures are shown as the Estimated Total Levy.



Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management		
Agenda Item:	8	Analysts:	Olivia Brey, Brandi Paribello, and Mary Bourguignon
Proposed No.:	2026-0293	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: Proposed Ordinance 2026-0293 would authorize the Executive to execute a Master Lease Agreement, approve the development and financing plan for an affordable housing project, agree to take ownership of the title to the project after the bonds are fully satisfied, and approve other provisions of the lease financing.

LEGISLATION SUMMARY

If approved by the Council, the proposed ordinance would authorize the Executive to execute a Master Lease and serve as a third party on a Development Services Agreement for an affordable housing project led by 701 Essential Housing, a nonprofit entity formed specifically for this project.

The proposed housing project is an eight-story, mixed-use building with 111 affordable housing units, including 75% of units restricted to households at or below 60% of the Area Median Income (AMI). To finance the project, 701 Essential Housing would issue bonds and work with a developer to design and construct the building, with the County participating as a party to the agreement.

Upon completion of construction, the Master Lease Agreement would be effective, allowing the County to lease the property from 701 Essential Housing. On behalf of the County, 701 Essential Housing would manage subleases for residential and retail tenants. The County would make payments to 701 Essential Housing to cover any remaining debt service and operations costs not covered by sublease revenue. At the end of the 30-year lease term and full repayment of the bonds, the County would assume ownership of the property. Executive staff have estimated that the total County contribution to the project over 30 years would be approximately \$37.5 million.

Policy and legal analysis are ongoing.

KEY ISSUES FROM THE ANALYSIS

- A. [Income Eligibility Restrictions](#).** The proposed ordinance and the draft Master Lease Agreement contain different language regarding the project's income eligibility and affordability objectives. The Council may wish to consider whether the proposed ordinance and the draft Master Lease Agreement should establish consistent, enforceable affordability requirements in order to reflect the intended policy objectives. The Council may also wish to clarify whether the Executive's income eligibility and affordability objectives should be incorporated into the binding project documents and how compliance will be monitored over the life of the project.
- B. [County Financial Obligation Risk](#).** The monthly rent that the County will be responsible for hasn't been finalized yet because final bond pricing parameters are pending and will be determined upon completion of the bond sale. The Council may wish to clarify what financial safeguards, reporting requirements, and decision points would apply before the County becomes obligated to pay rent under the final financing arrangement.

TIMING CONSIDERATIONS

Executive staff have noted that ongoing delays could cause financial risks to the project including increased interest payments for interim financing related to the property acquisition and the potential for higher interest rates on the bonds.

BACKGROUND & TIMING CONSIDERATIONS

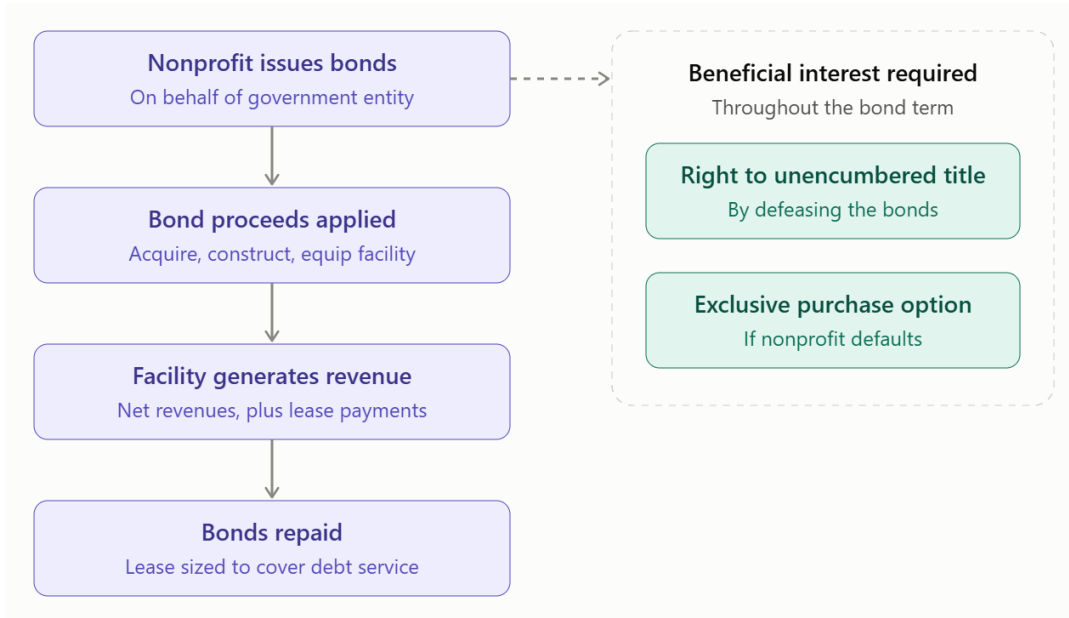
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Internal Revenue Service Ruling 63-20. Internal Revenue Service (IRS) Ruling 63-20 allows a nonprofit corporation to issue tax-exempt revenue bonds "on behalf of" a state or local government entity to finance public-use facilities.¹ In Washington state, projects using this financing mechanism have included administrative, student housing, research, and other facilities. A report by the Municipal Research and Services Center (MRSC) states that "governmental entities have employed 63-20 bonds to shift construction and other risks to a private development team and to have more flexibility...to select a private development team well positioned to assume these risks."² Figure 1 below illustrates how 63-20 financing works.

¹ Fifty Years of 63-20 Financing: Revisiting an Alternative Development Tool for Washington State Agencies and Municipalities, Municipal Research and Services Center (MRSC), [\[LINK\]](#)

² Id.

Figure 1. Traditional Process for 63-20 Financing



Typically, where the governmental entity is the lessee of the facility, lease payments are sized to cover debt service on the bonds. Under the revenue ruling, the governmental entity must have a beneficial interest in the nonprofit corporation during the term of the bonds. There are a number of ways to meet this requirement, including by providing the governmental entity with the right to obtain unencumbered fee title to the project by defeasing the bonds and by providing the governmental entity with the exclusive option to purchase the project outright or in the event the nonprofit defaults on its bond obligations.³

King County has used this financing mechanism in the past, including for development of the Chinook Building, Goat Hill Garage, the King Street Center Building, and the Ninth & Jefferson Building with Grow America (formerly National Development Council) as the nonprofit corporation partner.⁴

701 Essential Housing. 701 Essential Housing is a Washington State nonprofit corporation created on January 8, 2025. The articles of incorporation for 701 Essential Housing (Attachment B to the proposed ordinance) describe the purpose of the organization, which includes:

- To provide for relief of the poor and distressed by providing affordable housing facilities for residents of King County;

³ Id.

⁴ Grow America, Public-Private Partnerships Project Portfolio, 2015 [[LINK](#)].

- To undertake activities which lessen the burdens of government, including master-leasing affordable housing facilities to the County which will then be leased by the County to residents of the County satisfying specified income-restriction criteria, to address the County's housing affordability crisis and prevent displacement of essential workers and others from neighborhoods close to jobs; and
- To combat community deterioration and to carry out neighborhood revitalization.

701 Essential Housing was formed as a special purpose entity for this project. Executive staff state that the entity does not have staff, but the Board of Directors have experience with building and managing affordable housing.

701 South Jackson Street Project History. The property for the project is located at 701 South Jackson Street in Seattle's Chinatown-International District. Previously, the site was used for car repair and fueling and had underground tanks for the gasoline service station, which were removed in 2010. 701 South Jackson Partners (also known as 701 S Jackson QOZB) purchased the property and entered into a Prospective Purchaser Consent Decree with Washington State Department of Ecology in 2022 to clean up the site and prepare for a redevelopment project.⁵ According to Executive staff, all required remediation activities have been completed and the Department of Ecology has signed off on the site. 701 South Jackson Partners had planned to develop an eight-story building with congregate units, small efficiency dwelling units, and affordable one-bedroom units, but factors impacting traditional financing led the project to be infeasible.

ANALYSIS

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Overview. If the proposed ordinance is approved by the Council, 701 Essential Housing would issue bonds backed by County credit. 701 Essential Housing would enter into the Development Services Agreement (Attachment C to the proposed ordinance) with a developer, Housing Diversity Corporation, to develop and construct the affordable housing project, with the County participating as a party to the agreement. The County would execute the Master Lease Agreement (Attachment A to the proposed ordinance) with 701 Essential Housing.

Upon completion of construction, the Master Lease Agreement would be effective, allowing the County to lease the property from 701 Essential Housing. On behalf of the County, 701 Essential Housing would manage subleases for residential and retail tenants. The County would make payments to 701 Essential Housing to cover any remaining debt service and operations costs not covered by sublease revenue. At the end of the 30-year

⁵ Seventh Avenue Service, Department of Ecology [\[LINK\]](#)

lease term and full repayment of the bonds, the County would assume ownership of the property.

701 South Jackson Street Project Description. The project is planned to be an eight-story, mixed-use building with 111 affordable housing units. The affordability goal for the project is for 75% of the units to be restricted to households at or below 60% of the Area Median Income (AMI), in order to align with the state property tax exemption,⁶ and for all units to be restricted to households at or below 80% of the AMI. Council staff are continuing to analyze these goals in relation to applicable laws.

Materials transmitted with the proposed ordinance make the assumptions on the distribution of units and the associated income eligibility restrictions that rental rates would align with in order to estimate the rental income for the property, as shown in Table 1. Executive staff stated that the County would work with a selected property manager to ensure the units are occupied.

Table 1. Unit Mix and Income Eligibility Restrictions

Unit Type	Count of Units	Percent of Total Units	AMI Limits
1 Bedroom	1	1%	50%
2 Bedrooms	96	86%	60%
3 Bedroom	14	13%	67%
Total/Average	111	100%	61%

In addition to the residential space, there would be 3,230 square feet of commercial retail space on the ground floor of the building.

The project site is located within walking distance of the International District/Chinatown Light Rail Station. There is no parking planned as part of the project.

Proposed Ordinance (PO) 2026-0293. PO 2026-0293 would authorize the Executive to execute a Master Lease Agreement, approve the development and financing plan, agree to receive the title to the project after the bonds are paid off in full, and approve other provisions of the lease financing. Council staff and Council's legal counsel analysis is ongoing.

Below is a summary of the provisions of each section in the proposed ordinance.

⁶ RCW 84.36.560 [[LINK](#)].

- **Statement of Facts:** The proposed ordinance discusses the need for affordable housing, the project site history, an overview of the project proposal, and the Council's finding that the project is beneficial and that the Council supports the proposal. Statement 7 of the Statement of Facts notes that the proposal is to supply housing to households earning up to 80% of AMI and at least 40% of units will be for households at or below 60% of AMI.
- **Section 1. Master lease authorization:** The proposed ordinance would authorize the Executive to enter into the Master Lease Agreement in a form that would ultimately be confirmed by the Council by motion. A proposed draft Master Lease Agreement is Attachment A to the proposed ordinance. Executive staff state that they expect that a largely finalized version of the Master Lease Agreement will be ready by the end of November, subject to requested changes or additions from the Council. Executive staff note that requesting underlying bond approval by ordinance and final details of bond sale ratified by motion is a similar approach to how the County has previously authorized debt.

The Executive would be authorized to sign the Master Lease Agreement if:

- The term begins when the bonds are issued and expires after December 31, 2060, or terminated earlier based on the terms in the agreement;
- The Agreement will not require the County to pay until the project is ready for occupancy;
- The Agreement notes that the County will never be responsible for the cost of construction; and
- The project will comply with prevailing wage requirements.
- **Section 2. Pledge of County funds:** The proposed ordinance would pledge to pay the rent and associated costs for the Master Lease Agreement as a limited tax general obligation of the County. It would also pledge the full faith, credit, and resources of the County for prompt payment.
- **Section 3. Approval of 701 Essential Housing:** The proposed ordinance would approve 701 Essential Housing's purpose and activities, as described in its Articles of Incorporation (Attachment B to the proposed ordinance), for compliance with IRS Ruling 63-20, as long as 701 Essential Housing: remains a Washington nonprofit corporation, operates as a nonprofit, and transfers the title of the property to the County after the bonds are paid in full.

- **Section 4. Approval of plan for development and financing:** The proposed ordinance would acknowledge the intent and approve the plan for 701 Essential Housing to enter into a development services agreement with Housing Diversity Corporation (a draft of which is Attachment C to the proposed ordinance). It would also approve the issuance of bonds of up to \$90 million, backed by the pledge of rent from tenants. The proposed ordinance would also authorize the County's Finance Director to provide disclosure information for the bond underwriting process.
- **Section 5. General authorization:** The proposed ordinance would authorize County officials, agents, attorneys, and representatives to execute the plans for construction of the project, bond sale, and Master Lease Agreement, as outlined in the ordinance.
- **Section 6. Severability:** If any provisions of the ordinance are found unlawful, then the remainder of the ordinance would stay in effect.

Attachment A. Draft Master Lease Agreement. The draft Master Lease Agreement, Attachment A to the proposed ordinance, would set the terms and conditions for King County to lease the 701 South Jackson Street property from 701 Essential Housing. Key provisions are described below.

Commencement and Expiration. The commencement date of the draft Master Lease Agreement would be when the project reaches substantial completion. "Substantial Completion of the Development Project" is defined and relates to certifications from the architect, City of Seattle, the general contractor, and other provisions in contract documents.

The expiration date of the draft Master Lease Agreement would be either when the bonds are paid or December 31, 2060, whichever is sooner. There are also provisions for termination if the project does not reach substantial completion or other circumstances.

Property Acquisition. Currently, the property is owned by 701 South Jackson Partners. The transfer of the property to 701 Essential Housing would be completed through a purchase and sale agreement, which Executive staff state would be executed upon the completion of the bond sale. The draft Master Lease Agreement includes language that this purchase and sale agreement has been approved by the County. Additional details on the purchase and sale agreement are discussed in the Interim Financing section of this staff report.

Affordability. The draft Master Lease Agreement notes that the residential units are intended for workforce housing to households earning up to 80% of AMI at affordable rental

and utility rates. A table with the unit mix and income eligibility restrictions for rent, similar to Table 1, and utility allowances is provided as Exhibit E-2 attached to the draft Master Lease Agreement.

County Payments. Under the draft Master Lease Agreement, the County would be responsible for monthly rent, often referred to as debt service, beginning when the project is substantially complete. The County's monthly rent, along with rent from residential and commercial tenants, would be used by 701 Essential Housing to repay the bonds. The monthly rent hasn't yet been finalized because final bond pricing parameters are pending and will be determined upon completion of the bond sale. Details on the estimated monthly rent can be found in the Financial Implications for King County section of this staff report.

The County would also be responsible for other costs, referred to in the lease as "additional rent" including operating costs, taxes, and utilities. Operating costs include all costs and expenses associated with the following items:

- Repair, replacement, operation, and maintenance of the property;
- The asset management fee, which is 1.0% of the gross income of the property including rent from residential and retail space tenants;
- Property management fees;
- Auditing fees for preparing financial statements required by the Master Lease Agreement;
- All services furnished by 701 Essential Housing including janitorial, security, gardening, and landscaping costs, as well as licenses, permits, inspection fees, supplies, materials, equipment, and tools;
- Any material damage not covered by insurance;
- Costs of compliance with laws or the board of fire underwriters;
- Insurance premiums for insurance required under the Master Lease Agreement;
- Costs and liabilities incurred under the Development Services Agreement as a result of decisions, determinations, or change orders made by the County;
- Reasonable attorneys' fees after the final acceptance date of the project in order to enforce the Development Services Agreement or related to warranties;
- Trustee's fees for the Bonds;
- Costs associated with retention of a qualified contractor to assist with post-completion commission of the building;

- Costs associated with 701 Essential Housing's lease-up of residential and non-residential units;
- Taxes accrued after the commencement date (paid directly to the applicable governmental agency);
- Utilities beginning as soon as the Master Lease Agreement is effective; and
- All other costs associated with ownership, leasing, maintenance, and upkeep of the property.

The County would not be responsible for paying for the cost of the land and other items specifically excluded in the Master Lease Agreement. Estimates for the additional rent can be found in the Financial Implications for King County section of this staff report.

Asset Management Fee. Under the draft Master Lease Agreement, the County would be responsible for paying a monthly asset management fee to 701 Essential Housing equal to 1.0% of the total rental income for residential and retail tenants. Estimates for the asset management fee can be found in the Financial Implications for King County section of this staff report.

Residential Subleases. Under the draft Master Lease Agreement, the lease-up process would be completed by 701 Essential Housing, which may include identifying potential residential tenants, verifying eligibility, managing the leasing process, and addressing landlord-tenant issues. 701 Essential Housing would also be responsible for determining the rents charged to residential tenants. 701 Essential Housing would be able to contract with a property manager to support the work, and the County would have approval over the selection of a property manager.

A template for the sublease that would be used for residential tenants is provided as Exhibit E-1 attached to the draft Master Lease Agreement and the County would have approval authority over material deviations to the template.

Retail Space Subleases. 701 Essential Housing would also be responsible for the leasing, management, and maintenance of the retail space, located on the ground floor of the property. The County would be able to direct the use and operation, including vendor selection, of the retail space. The draft Master Lease Agreement notes that the retail space could include childcare facilities.

Maintenance and Capital Repairs. As previously noted, the County would be responsible for the costs associated with maintenance and repairs of the property. Under the draft Master Lease Agreement, 701 Essential Housing would be responsible for completing the work to maintain the property to keep it in good working condition.

The draft Master Lease Agreement includes provisions for a Capital Repairs Fund. The County would make an initial deposit of \$104,907 upon completion of the construction project. Going forward, the County would make monthly deposits, to have a sufficient reserve for anticipated capital repairs, replacements, and improvements. For the first five years, the payment would be \$100 per unit but the payment could be revised every five years based on an inspection report. 701 Essential Housing could request disbursements from the Capital Repairs Fund with approval from the County.

Attachment C. Development Services Agreement. The Development Services Agreement, Attachment C to the proposed ordinance, would set the terms and conditions between 701 Essential Housing and Housing Diversity Corporation for the development and management of the project. The County is listed as a third-party beneficiary of the agreement. The Development Services Agreement also includes, as Exhibit D, agreements with the contractor and architect.

Under the Development Services Agreement, the County would have a number of review and approval responsibilities through the design and construction of the project, including, but not limited to:

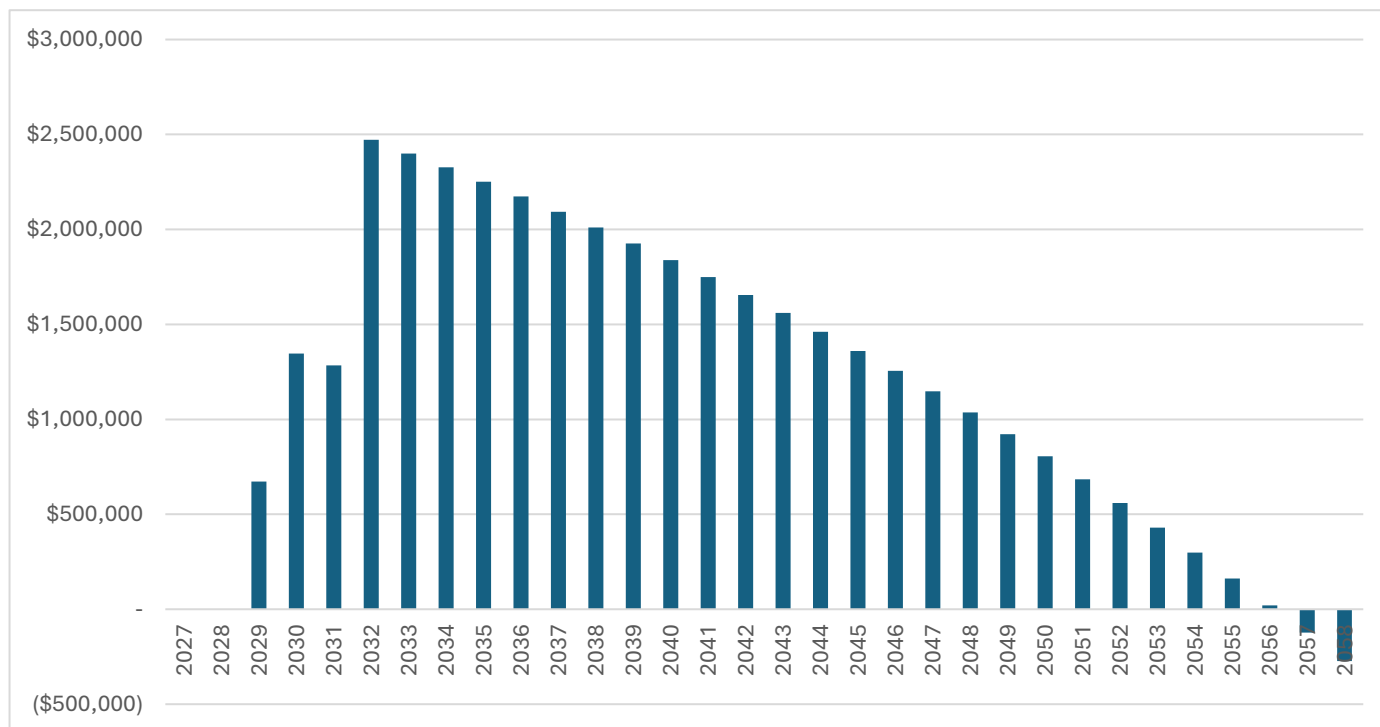
- Approval of the architects, engineers, and other professionals, in addition to those listed on the development team;
- Review and approval of construction drawings and detailed specifications;
- Participation in all meetings with the developer, general contractor, architect, and other professionals; and
- Reviewing, providing input, and make approval or disapproval decisions on submittals change orders, and the final acceptance process.

The Development Services Agreement includes the conditions and remedies if either Housing Diversity Corporation or 701 Essential Housing defaults.

Financial Implications for King County. The County's financial obligation for the project won't start until the building is substantially complete, which is expected to be in 2029. Executive staff have estimated that the total County contribution, which includes monthly rent (debt service) and expenses minus sublease revenue, to the project over 30 years would be \$37.5 million, depending on the final bond pricing parameters. Executive staff noted that the monthly rent schedule would be established based on the results of the bond pricing, and therefore will not be finalized at the time the Council approves the motion confirming and ratifying the substantially final version of the Master Lease. The ordinance and motion include final parameters for the nonprofit bonds, which constrain

the amount of monthly rent. Figure 2 shows how the estimated County contribution fluctuates over time due to changing sublease revenue projections and expenses.

Figure 2. Estimated County Contribution⁷ Throughout Life of Bond



As an example of how the County contributions are calculated, Table 2 below shows a breakdown of estimated revenue and expenses for 2032, when construction is complete, the bond repayments are in the amortization phase, and tenants are subleasing the building.

⁷ The County contribution is monthly rent that the County owes to pay off the bond, plus the operating expenses, minus the revenue from residential and retail subleases

Table 2. Estimated Expenses and Income for 2032

Category	Estimated Amount
Debt Service	\$ 4,694,405
Operating Expenses	
Utilities	\$455,728
Asset Management Fee	\$32,412
Repair and Maintenance	\$111,000
Vacancy	\$ 230,854
Other Expenses	\$ 337,555
Total Operating Expenses	\$1,167,549
Income	
Residential Rent	(\$3,241,195)
Retail and Other Income	(\$149,242)
Total Income	(\$3,390,437)
County Contribution	\$ 2,471,517

Executive staff estimate that the total bond proceeds would be \$73.8 million based on current estimates, though the proposed ordinance would authorize up to \$90 million. Currently, the County's fund source for the project, for costs not fulfilled by residential and retail lease revenue, is planned to be the General Fund.

2026-2027 2nd Omnibus. The 2026-2027 2nd Omnibus⁸ includes a proposed appropriation for approximately \$214,000 for 1.0 TLT to serve as an owner's representative for the County. According to Executive staff, the position would manage compliance with King County procurement and construction policies, reviewing and approving design and construction documents, tracking expenditures, and representing King County to external partners.

Interim Financing. The pro forma, which is Exhibit M to the draft Master Lease Agreement identifies the land acquisition as a \$9 million expense. Executive staff stated that the acquisition price includes the debt service for a loan that the property owner, 701 South Jackson Partners, has held since the purchase of the property. The County has an agreement with 701 Essential Housing to incorporate any additional interest costs incurred until the bond sale is completed into the total cost of the project, which is estimated at approximately \$65,000 per month. The pro forma estimates that this equates to approximately \$722,000 if the bond sale occurs in May 2027, as provided in the planning estimate from Executive staff.

⁸ Proposed Ordinance 2026-0282 [[LINK](#)].

Key Issue A. Income Eligibility Restrictions. The proposed ordinance and the draft Master Lease Agreement contain different language regarding the project's income eligibility and affordability objectives.

- The proposed ordinance states that the property will "serve households earning up to 80 percent of AMI, with not less than 40 percent of the units restricted to households at or below 60 percent of AMI."
- The Master Lease Agreement states that the property is "intended to supply needed wage workforce housing to households earning up to 80% of area median income (AMI) at affordable rental and utility rates."

The draft Master Lease Agreement's language does not specify a minimum percentage of units that must be affordable to households earning at or below 60% of AMI. The ordinance establishes a 40% minimum, while the Executive's property summary identifies a target of 75% of units at or below 60% of AMI.

The Council may wish to consider whether the proposed ordinance and the draft Master Lease Agreement should establish consistent, enforceable affordability requirements that reflect the intended policy objectives. The Council may also wish to clarify whether the Executive's 75% target should be incorporated into the binding project documents and how compliance will be monitored over the life of the project.

Staff analysis on this language and the governing terms is ongoing.

Key Issue B. County Financial Obligation Risk. As previously noted, the monthly rent the County would be responsible for has not yet been finalized because final bond pricing parameters are pending and will be determined upon completion of the bond sale. Executive staff have noted that "the market seems to be in an increasing interest rate environment." If interest rates rise above current estimates before the bond sale, the cost of the project would increase. Other factors during construction could also affect the total cost to the County.

The Council may wish to clarify what financial safeguards, reporting requirements, and decision points would apply before the County becomes obligated to pay rent under the final financing arrangement.

Other Potential Issues. Analysis is also underway on other potential issues, including the qualifications of the developer, 701 Essential Housing, which is a relatively new organization that does not currently have staff; the protections for King County during residential lease-up and management of the property for tenants; and the disposition of the property at the end of the term of the Master Lease Agreement.

Timing Concerns. Executive staff have requested that the proposed ordinance receive prompt consideration due to the potential impacts to bond prices and have noted that ongoing delays could be a risk to the project. If approval is delayed, the County would be responsible for additional interest payments for interim financing related to the property acquisition. Additionally, due to the changing interest rate environment, delays could result in higher interest rates on the bonds. According to Executive staff, an increase of 0.25% in the interest rate would result in approximately \$3.7 million in additional interest charges over the life of the bond.

The Council will have the opportunity to review a more finalized version of the Master Lease Agreement when it is transmitted with a motion. The timeline for transmittal of that version and the accompanying motion will be based on the scope of the Council's proposed changes. Executive staff have noted that the motion may need to be expedited, since the Council's approval will be needed to close on bond pricing.

INVITED

- Lisa Pearson, Division Director, Facilities Management Division
- Aaron Rubardt, Chief Budget Officer, Executive Office
- Christopher McGowan, Senior Executive Analyst, Executive Office

ATTACHMENTS

1. Proposed Ordinance 2026-0293 (and its attachments)
2. Transmittal Letter
3. Fiscal Note
4. Property Summary



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0293.1

Sponsors Mosqueda

1 AN ORDINANCE related to an affordable housing
2 development at 701 South Jackson Street, Seattle,
3 Washington; authorizing the county executive to execute a
4 master lease by 701 Essential Housing to the county,
5 subject to ratification and confirmation by motion of the
6 council; approving certain provisions of the development
7 and financing plan of 701 Essential Housing, including the
8 county's pledge of taxation and credit to pay rent as
9 required by the master lease; agreeing to take
10 unencumbered title to the facilities when bonds issued by
11 701 Essential Housing are discharged; and approving
12 certain other provisions of the lease financing transaction.

13 ..Body

14 STATEMENT OF FACTS:

15 1. King County lacks sufficient availability of permanently rent-restricted
16 homes available to all, including low-income households. The county has
17 a particular need for affordable housing that is either reasonably close to
18 regional and subregional job centers or easily accessible by public
19 transportation, or both.

20 2. Increasing the availability of housing supply in the county relieves
21 pressure on the larger housing market and improves housing affordability,
22 while preventing displacement of essential workers from neighborhoods
23 close to jobs and accessible by public transportation. Furthermore,
24 affordable housing reduces traffic congestion on county roads and adverse
25 climate impacts by increasing walkability and the use of public transit.

26 3. 701 South Jackson Street is a parcel within the city of Seattle that has
27 been identified as suitable for the development of affordable housing. The
28 site is located in the Chinatown-International District, in walking distance
29 to the ID/Chinatown Link Light Rail Station and other transit options, the
30 Pike Pine Retail Core, the historic Pioneer Square District, the Seattle
31 Waterfront, and various medical care facilities. The site previously served
32 as an automobile service and gas station from the 1940s through 2008, but
33 has sat vacant since that time.

34 4. In summer 2023, developers completed three months of work to
35 remediate environmental conditions pursuant to a Prospective Purchaser
36 Consent Decree entered into on November 23, 2022, and the Washington
37 Department of Ecology approved the Cleanup Action Report on March 18,
38 2024.

39 5. The county has received a proposal from 701 Essential Housing for a
40 lease-to-own plan for the permitting, design and construction on the 701
41 South Jackson Street site of an eight-story, mixed-used building with
42 approximately 111 affordable housing units, intended to supply housing to

households earning up to 80 percent of area median income ("AMI"), with not less than 40 percent of the units restricted to households at or below 60 percent of AMI, at affordable rental and utility rates, as well as approximately 3,230 square feet of commercial space ("the project"). The county has determined that this approach to the project has been established as an effective and efficient method for development of the project, and accordingly will lessen the county's burden of providing these affordable housing units, which satisfies the county's public interest, welfare and benefit burdens.

6. Terms of a master lease and development services agreement have been negotiated, and the county wishes to approve the master lease and to approve the plan of 701 Essential Housing, a nonprofit corporation, for developing and financing the project, including the issuance of bonds by 701 Essential Housing to be secured by rent to be paid by the county under the master lease, if necessary, taking into account rents received from residential tenants. The substantially final form of the master lease shall be ratified and confirmed by motion of the council as provided in this ordinance.

7. The council hereby finds that the public interest, welfare and environmental benefits support the construction of the project. The project will result in approximately 111 new units of affordable housing, priced to serve households earning up to 80 percent of AMI, with not less than 40 percent of the units restricted to households at or below 60 percent

66 of AMI, in walking distance to downtown Seattle's commercial core and
67 healthcare facilities, and various public transit options. Accordingly, the
68 project will help improve housing affordability in the county, prevent
69 displacement of essential workers from neighborhoods close to jobs and
70 public transportation, and reduce traffic congestion and related adverse
71 climate impacts.

72 8. The council further finds that a lease-to-own transaction is appropriate
73 for the development of the project and supports the county executive's
74 proposed plan for financing and managing construction of the project.

75 The council further finds that the proposal by 701 Essential Housing best
76 serves the county in connection with financing and managing construction
77 of the project.

78 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

79 **SECTION 1. Master lease authorization.**

80 A. The county expects to enter into a Master Lease Agreement by and between
81 701 Essential Housing, as landlord, and the county, as master tenant, a draft form of
82 which is set forth as Attachment A to this ordinance ("the master lease"). The county
83 executive is hereby authorized to sign the master lease in substantially the form ratified
84 and confirmed by motion of the council, subject to such changes, not inconsistent with
85 the material terms of this ordinance and approving motion, as may be required by the
86 county, underwriter, ratings agency or agencies or trustee for one or more series of lease
87 revenue bonds to be issued by 701 Essential Housing, as described in section 4 of this
88 ordinance ("the bonds"), and subject to those changes, not inconsistent with the material

terms of this ordinance and approving motion, that are approved by counsel to the county, but only if:

1. The term of the master lease shall commence no earlier than the date of issuance of the bonds and shall expire no later than December 31, 2060, unless earlier terminated pursuant to its own terms; and

2. The master lease shall not require payment of rent by the county until the project is ready for occupancy as provided therein; and

3. The master lease shall provide that no part of the cost of construction of the project shall ever become an obligation of the county; and

4. The project shall comply with prevailing wage requirements.

B. When fully executed, a copy of the master lease shall be filed with the clerk of the council.

SECTION 2. Pledge of taxation and credit; county funds designated for affordable housing. The county's obligation to pay rent under the master lease will constitute a limited tax general obligation of the county. [Amounts to be paid under the master lease are funds designated for affordable housing.] The county hereby irrevocably covenants and agrees that it will include in its annual budget and levy taxes annually on all taxable property within the county, within and as a part of the tax levy permitted to the county without a vote of the electors, in amounts sufficient, together with all other money legally available and to be used therefor, specifically including rent paid by project tenants, to pay the monthly rent and any additional rent due under the master lease as the same shall become due. Upon execution of the master lease, the full faith, credit and

resources of the county are irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such amounts.

SECTION 3. Approval of 701 Essential Housing.

A. For the sole purpose of complying with the requirements of Revenue Ruling 63-20 of the United States Department of Treasury, as compiled and supplemented by Revenue Procedure 82-26 of the United States Department of Treasury (together, "the ruling"), so that all or a portion of the bonds may be tax-exempt, the county hereby approves 701 Essential Housing and the purposes and activities of 701 Essential Housing as described in its articles of incorporation (which purposes are public in nature), a copy of which is Attachment B to this ordinance, subject to the following terms and conditions:

1. 701 Essential Housing shall remain a Washington nonprofit corporation and shall at all times operate on a nonprofit basis;

2. None of the income of 701 Essential Housing shall inure to the benefit of any private person; and

3. Upon discharge of the bonds, 701 Essential Housing shall convey legal and unencumbered title and exclusive possession and use of the project to the county.

B. The county requests that 701 Essential Housing undertake the development of the project and thereby lessen the burden to the county of providing affordable housing, which satisfies the county's public interest, welfare, and benefit burdens.

SECTION 4. Approval of plan for development and financing. The council

hereby acknowledges the intent of 701 Essential Housing to enter into a development services agreement for the project with Housing Diversity Corp. ("HDC") a draft of

134 which is set forth as Attachment C to this ordinance ("the development agreement"). For
135 the purpose of complying with requirements of the ruling, the county hereby
136 acknowledges and approves 701 Essential Housing's plan to develop the project by
137 entering into such development agreement with HDC and approves the bonds in one or
138 more series in the aggregate principal amount of not to exceed \$90,000,000 that 701
139 Essential Housing proposes to issue to finance the project. The county hereby
140 acknowledges and approves 701 Essential Housing's pledge of rent it will receive from
141 the county under the master lease to secure payment of the bonds in accordance with an
142 indenture of trust to be entered into by 701 Essential Housing with a trustee for the
143 bonds. The county agrees that upon discharge of the bonds, the county shall accept
144 delivery of full legal and unencumbered title to the project and exclusive possession and
145 use of the project for no additional consideration.

146 The county further acknowledges that, as master tenant under the master lease, it
147 will be an "obligated person" with respect to the bonds under Rule 15c2-12 of the
148 Securities and Exchange Commission ("the rule"). To permit the underwriter of the
149 bonds to comply with the rule, the council hereby directs and authorizes the manager of
150 the county's finance and business operations division ("the finance director") to enter into
151 an undertaking for ongoing disclosure relating to information about the county, the
152 master lease and the leased premises, in substantially the form set forth in the official
153 statement for the bonds, with such additions or deletions as are necessary or desirable to
154 sell the bonds ("the undertaking"). Pursuant to the rule, the finance director or the
155 finance director's designee is also hereby authorized to "deem final" information about
156 the county, the master lease and the leased premises included in any preliminary official

157 statement for the bonds, and approve such information included in any final official
158 statement for the bonds.

159 SECTION 5. General authorization. The appropriate county officials, agents,
160 attorneys, and representatives are hereby authorized and directed to do everything
161 necessary and desirable to accomplish the lease-to-own plan for construction of the
162 project as authorized by this ordinance, and to do all things necessary or desirable to
163 permit 701 Essential Housing to issue, sell and deliver the bonds, including but not
164 limited to the execution and delivery of an acknowledgement of 701 Essential Housing's
165 sale of the bonds to the underwriter thereof and such other certificates and opinions
166 relating thereto and to the master lease as may be approved by counsel to the county.

167 SECTION 6. Severability. If any one or more of the provisions of this ordinance
168 shall be declared by any court of competent jurisdiction to be contrary to law, then such
169 provision or provisions shall be null and void and shall be deemed separable from the

170 remaining provisions of this ordinance and shall in no way affect the validity of the other
171 provisions of this ordinance, the master lease or the undertaking.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: A. Draft Master Lease Agreement, B. 701 Essential Housing Articles of Incorporation, C. Draft Development Agreement

MASTER LEASE AGREEMENT

This Master Lease Agreement (the “**Master Lease**”) is dated for reference purposes [REDACTED], 202_ and is made by and between **701 ESSENTIAL HOUSING**, a Washington nonprofit corporation (the “**Master Landlord**”), and **KING COUNTY**, a political subdivision of the State of Washington (the “**Master Tenant**”). Master Landlord and Master Tenant agree as follows:

RECITALS

A. Master Landlord will acquire that certain land located at 701 South Jackson Street, in the City of Seattle, King County, Washington, and more particularly described on **EXHIBIT D** attached hereto (the “**Land**”).

B. Master Tenant desires to have Master Landlord develop and construct on the Land an eight-story building (the “**Building**”) that includes 111 residential units (the “**Residential Units**”) intended to supply needed wage workforce housing to households earning up to 80% of area median income (AMI) at affordable rental and utility rates. The Building will also include approximately 3,230 square feet of street-level commercial space, including potential childcare facilities (the “**Non-Residential Units**”). The Master Landlord’s development and construction of the Building is referred to herein as the “**Development Project**,” and the acquisition of the Land and the Development Project are collectively referred to as the “**Project**.”

C. Master Landlord and Master Tenant desire to enter into this Master Lease whereby Master Tenant shall lease and, as provided herein, have beneficial use of, the Premises at the Rent, and subject to all of the terms, covenants and conditions, set forth herein.

D. Master Landlord intends to engage Housing Diversity Corporation (“**HDC**” or “**Developer**”) to develop, oversee and manage the Development Project, including the design, permitting and construction phases, in accordance with the terms and conditions of a Development Services Agreement (the “**Development Agreement**”) to be entered into between Master Landlord and HDC, for a Fixed Price as defined and set forth herein. Subject to the terms and conditions of the Development Agreement, Developer will provide a financial warranty that the Development Project will be completed for the Fixed Price, as set forth in Section 9.11 hereof and Section 2.1 of the Development Agreement.

E. Following completion of the Development Project, Master Tenant will enter into rent and utility rate-restricted subleases for the Residential Units (the “**Subleases**”) with qualifying households (the “**Residential Tenants**”), in compliance with Revenue Procedure 96-32 of the U.S. Treasury, as described on EXHIBIT E-2 attached hereto. Although the Master Tenant will be the legal landlord under the Subleases, the Master Landlord (either directly or through HDC or another third party) will be responsible for identifying prospective tenants for Subleases, verifying eligibility, and otherwise managing the leasing process and landlord-tenant issues in accordance with the terms of this Master Lease.

F. Master Landlord intends to pay the Fixed Price with the proceeds of certain tax-exempt and taxable obligations that satisfy the requirements of Revenue Ruling 63-20 of the U.S. Treasury, as amended and supplemented by Revenue Procedure 82-26 and other regulations, interpretations and letter rulings issued by the U.S. Treasury with respect to such financings.

AGREEMENT

1. Definitions. As used in this Master Lease, including the Recitals above, the following capitalized terms shall have the following meanings. Capitalized terms used and not defined herein have the meanings set forth in the Development Agreement or, if not defined therein, in the Indenture (defined below):

“ADA” means the Americans With Disabilities Act of 1990, as amended from time to time.

“Additional Rent” means the Operating Costs, Taxes, and Utilities, each as defined herein, the costs of maintenance and repair of the Premises (as provided in Section 10.1 hereof), and any other monetary sum to be paid by Master Tenant to Master Landlord or to third parties under the provisions of this Master Lease (other than Monthly Rent).

“Architect” means Neiman Taber Architects, the architect for the Development Project selected by Master Landlord with Master Tenant’s approval.

“Architect’s Agreement” means that certain [] entered into between Master Landlord and the Architect for architectural design of the Building.

“Bond Closing” means the date the Bond proceeds are available to the Trustee.

“Bonds” means those tax-exempt and taxable obligations to be issued by Master Landlord on behalf of Master Tenant that satisfy the requirements of Revenue Ruling 63-20 of the U.S. Treasury, as amended and supplemented by Revenue Procedure 82-26 of the U.S. Treasury and other regulations, interpretations and letter rulings issued by the Internal Revenue Service with respect to such financings. Master Landlord intends to use the proceeds of the Bonds to pay, among other things, the Fixed Price.

“Building” means the eight-story building that will include 111 Residential Units intended to supply wage workforce housing and approximately 3,230 square feet of street-level commercial space comprising the Non-Residential Units. The Building is more particularly described in the Construction Documents attached hereto as **EXHIBIT B**.

“Calendar Year” means a calendar year commencing with January 1 and ending with December 31.

“Code” means the Internal Revenue Code of 1986, as amended, or any successor federal income tax statute or code. Any reference to a provision of the Code shall include the applicable U.S. Treasury regulations.

“Commencement Date” means the date of Substantial Completion of the Development Project, the date upon which Master Tenant’s obligation to pay Rent hereunder commences.

“Construction Contracts” means (i) the General Construction Contract and (ii) all other contracts for construction services entered into between Master Landlord and any Contractor recommended in writing by Developer, including the General Contractor, for construction of the Building or any other portion of the Development Project not covered by the General Construction Contract.

“Construction Documents” means the Construction Drawings and Detailed Specifications approved by Master Landlord and Master Tenant as of the Effective Date, for the development and construction of the Development Project, including technical drawings, schedules, diagrams, plans and specifications setting forth in detail the requirements for construction of the Development Project and providing information customarily required for the use of the building trades, a schedule of which is set forth on **EXHIBIT B** attached hereto.

“Construction Drawings” means drawings setting forth in detail the requirements for the development and construction of the Development Project. As used herein, “Construction Drawings” include all graphic and pictorial documents depicting the design, location and dimensions of the elements of the Development Project (including individual Residential and Non-Residential Units) and include plans, elevations, sections, details, schedules and diagrams for the Development Project.

“Contract Documents” means the Construction Documents, the Construction Contracts and the other documents identified as Contract Documents in the General Construction Contract.

“Contractors” means the General Contractor and any other construction contractors with whom Master Landlord enters into direct contracts for any portion of the Development Project not covered by the General Construction Contract upon the written recommendation of Developer.

“Costs Not To Be Reimbursed” means (a) except to the extent paid from the Developer’s Overhead Allowance, (i) salaries or other compensation of Developer’s personnel normally situated at the Developer’s principal office, (ii) salaries or other compensation of any of Contractor’s personnel normally situated at the Developer’s or Contractor’s principal office or branch offices, (iii) salaries or other compensation for any officer of Developer or Contractor, (iv) expenses of Developer’s or Contractor’s principal office; and (v) overhead or general expenses; and (b) Development Costs in excess of the Fixed Price; and (c) Land Pre-Acquisition Costs.

“Detailed Specifications” means all written detailed requirements for materials, equipment, construction systems, standards and workmanship for the construction of the Development Project.

“Developer” means Housing Diversity Corporation and its successors and permitted assigns under the Development Agreement.

“Developer Obligation Date” means the date that is thirty (30) months after the date of the Bond Closing. The Developer Obligation Date shall be extended to the extent of (i) Unavoidable Delays as defined herein, provided, however, that extensions due to Unavoidable Delays shall not exceed ninety (90) days; (ii) Owner-Caused Delays; and (iii) delays incurred as a result of the presence of any Hazardous Substances in, on or emanating from the Land as of the Effective Date in excess of the time specifically provided in the approved Development Project Schedule for remediation of any such Hazardous Substances.

“Development Agreement” means that certain Development Services Agreement of even date herewith, as it may be amended only in accordance with Section 9.19 below, between Developer and Master Landlord, which provides for the development, design, permitting and construction of the Development Project.

“Development Project” shall have the meaning set forth in the Recitals to this Master Lease.

“Development Savings” means the positive difference, if any, between the Fixed Price and actual Development Costs.

“Effective Date” means the date that this Master Lease is fully executed, acknowledged and delivered by Master Landlord and Master Tenant.

“Effective Gross Income” means, for any applicable period, the total of all rental income received from Residential Tenants and Retail Space Lessees, including base rent and other recurring rental charges, actually collected or reasonably projected to be collected during such period, less (i) vacancy and credit loss, (ii) concessions, abatements, and rent reductions, and (iii) any other amounts that are not collectible or are refunded to Residential Tenants and Retail Space Lessees. Effective Gross Income shall include, to the extent actually collected, for the applicable period, all recurring ancillary income derived from the Premises, including application fees, parking income, storage income, laundry income, utility reimbursements, and other customary recurring income from the rental of the Residential Units to Residential Tenants and of the Retail Spaces to Retail Space Lessees. Effective Gross Income shall exclude security deposits, proceeds of loans, sale or refinancing proceeds, insurance proceeds, and other non-recurring or extraordinary revenues.

“Environmental Laws” means, as amended from time to time, the Federal Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 *et seq.*, Federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. § 9601 *et seq.*, Federal Hazardous Materials Transportation Control Act, 42 U.S.C. § 1801 *et seq.*, Federal Clean Air Act, 42 U.S.C. § 7401 *et seq.*, Federal Water Pollution Control Act, Federal Water Act of 1977, 93 U.S.C. § 1251 *et seq.*, Federal Insecticide, Fungicide and Rodenticide Act, Federal Pesticide Act of 1978, 7 U.S.C. § 136 *et seq.*, Federal Toxic Substances Control Act, 15 U.S.C. § 2601 *et seq.*, Federal Safe Drinking Water Act, 42 U.S.C. § 300f *et seq.*, Washington Water Pollution Control Act, RCW ch. 90.48, Washington Clean Air Act, RCW ch. 70A.15, Washington Solid Waste Management Recovery and Recycling Act, RCW ch. 70A.205, Washington Hazardous Waste Management Act, RCW ch. 70A.300 Washington Hazardous Waste Fees Act, RCW ch. 70A.218, Washington Model Toxics Control Act, RCW ch. 70A.305,

Washington Nuclear Energy and Radiation Act, RCW ch. 70A.388, Washington Radioactive Waste Storage and Transportation Act of 1980, RCW ch. 70A.390, Washington Underground Petroleum Storage Tanks Act, RCW ch. 70A.355, and any other federal, state and local environmental, land use, zoning, health, chemical use, safety and sanitation laws, statutes, ordinances and codes relating to the protection of the environment or governing the use, storage, treatment, generation, transportation, processing, handling, production or disposal of Hazardous Substances and the rules, regulations, policies, guidelines, interpretations, decisions, orders and directives of federal, state and local governmental agencies and authorities with respect thereto.

“Event of Default” has the meaning set forth in Section 22 or Section 23, as the case may be, of this Master Lease.

“Excluded Project Costs” means (a) costs of personal property of Master Tenant, Residential Tenants and Retail Space Lessees and any taxes thereon, (b) financing costs in connection with the issuance of the Bonds, (c) costs for art or similar enhancements that are not included in the Project Requirements; (d) costs of removing or remediating any Pre-Existing Hazardous Substances in, on or emanating from the Land in excess of the amount available therefor (including Development Contingency) in the Development Budget for environmental remediation, subject to Section 9.20 hereof; (e) to the extent not reflected in the Construction Documents, costs of any off-site improvements required as a condition to or in connection with the development or construction of the Development Project; and (f) Costs Not To Be Reimbursed.

“Expiration Date” means the earlier of (i) the date that all of the Bonds have been paid and retired or defeased, or (ii) [December 31, 2060], unless sooner terminated pursuant to this Master Lease.

“Final Acceptance” means that the following events have occurred with respect to the Development Project prior to Final Payment being made:

- (a) The City of Seattle, Washington, has issued all certificates of occupancy for the Building.
- (b) Each Contractor shall have issued its “Certificate of Substantial Completion” together with its “Affidavit of Payment of Debts and Claims” (AIA Forms 706 and 706A), together with final waivers and releases of lien, in form satisfactory to Master Landlord, from such materialmen, laborers, contractors and subcontractors as Master Landlord may require.
- (c) All Punch List items shall have been completed.
- (d) Developer shall have submitted its application for Final Payment together with evidence reasonably satisfactory to Master Landlord and Master Tenant that all construction costs for the Development Project have been paid in full including evidence of full payment for any personal property installed on the Land as part of the Development Costs.

(e) The period for filing construction liens for the Development Project has expired or releases or discharges of construction liens have been obtained by Developer from all Contractors in accordance with all Construction Contracts.

(f) Architect shall have issued its “Certificate of Final Completion” for the Building and Master Landlord shall have received the certificate of any other architect or engineer requested by Master Landlord.

(g) General Contractor shall have issued a certificate that (i) the Building has been finally completed in substantial accordance with the Contract Documents, and (ii) no Hazardous Substances as defined in said certificate were incorporated into the structure of the Building.

(h) Developer shall have delivered to Master Landlord and Master Tenant a written report showing the allocation of Development Costs among the categories of the Development Budget and the remaining specified dollar amount of Development Contingency.

(i) Master Landlord shall have received an endorsement to its title policy dated as of and issued on the date of Final Acceptance, which shall insure Master Landlord and Trustee (i) against any liens for labor or materials, whether or not of record, which may have arisen in connection with the construction of the Development Project, and (ii) show no additional exceptions to the title policy other than those approved by or arising through Master Landlord.

(j) Developer shall have completed and delivered the matters set forth in Section 12 of the Development Agreement.

“Final Payment” means payment to the Developer, General Contractor and any other Contractors by Master Landlord following Final Acceptance of the Development Project.

“Fiscal Year” or **“fiscal year”** means the fiscal year of the Master Landlord, currently [_____].

“Fixed Price” means [\$54,941,469], the total not-to-exceed amount (including Development Contingency and Developer’s Overhead Allowance), subject to any Development Savings pursuant to Section 9.12 below, to be paid by Master Landlord for Development Costs for the design, development, permitting, construction and furnishing of the Development Project. A detailed description of Development Costs by line item and category is set forth in the Development Budget.

“General Construction Contract” means the agreement between Master Landlord and the General Contractor for construction of the Development Project.

“General Contractor” means STS Construction, LLC, or another general contractor for the Development Project selected by Master Landlord with Master Tenant’s approval.

“Hazardous Substance” means any material, waste, substance, industrial waste, toxic waste, chemical contaminant, petroleum, asbestos, polychlorinated biphenyls, radioactive

materials, or other substances regulated or classified by Environmental Laws as a pollutant or contaminant, or otherwise hazardous, toxic or lethal to persons, property or the environment.

“Indenture” means the trust indenture pursuant to which Master Landlord will cause the issuance of the Bonds, a copy of which shall be provided to Master Tenant by Master Landlord at Bond Closing.

“Land” means the real property located in the City of Seattle, King County, Washington, described in **EXHIBIT D** hereto, being acquired by Master Landlord as part of the Project pursuant to the Purchase and Sale Agreement, and with respect to which the seller has already performed pre-development work, including demolition of the previously existing structures, remediation of environmental conditions (including procurement of a Prospective Purchaser Consent Decree from the Washington State Department of Ecology), site preparation and grading, permitting, and design and architectural work.

“Land Purchase Costs” means the purchase price of the Land paid pursuant to the Purchase and Sale Agreement [and any real estate excise and other transfer taxes payable by Master Landlord].

“Land Pre-Acquisition Costs” means, only to the extent not already included in the Land Purchase Costs, pre-development costs for site preparation, environmental remediation, permitting, demolition, and design work incurred prior to Owner's acquisition of the Land.

“Laws” means any constitution, statute, ordinance, regulation, rule, resolution, judicial decision, administrative order or other requirement of any federal, state, county, municipal or other governmental agency or authority having jurisdiction over the parties or the Premises, or both, in effect either at the time of execution of this Master Lease or at any time during the Term, including without limitation, any regulation or order of a quasi-official entity or body (e.g., board of fire examiners or public utilities) and all rules, laws and regulations issued thereunder, as the same may be amended from time to time.

“Lease-Up” means, with respect to the Residential Units, identifying prospective Residential Tenants, verifying eligibility, and otherwise managing the leasing process and landlord-tenant issues relating to the Residential Tenants, and shall include the re-leasing of Residential Units upon expiration of their current term.

“Liens” means any lien, charge, security interest or encumbrance which may be attached to, upon or against the Premises or any portion thereof, except the Indenture and the Mortgage.

“Master Landlord” means 701 Essential Housing, a Washington nonprofit corporation, its successors and permitted assigns.

“Master Tenant” means King County, a political subdivision of the State of Washington, and its successors and permitted assigns, as the tenant under this Master Lease.

“Master Tenant’s Construction Representative” means the (i) designee of King County’s Facilities Management Division as named in a notice from Master Tenant to Master

Landlord given from time to time and (ii) Master Tenant's independent oversight consultant, if any, as named in a notice from Master Tenant to Master Landlord given from time to time.

"Monthly Rent" means the rent payable by Master Tenant under this Master Lease from the Commencement Date to and including the Expiration Date in the amounts set forth on the Schedule of Monthly Rent annexed hereto as EXHIBIT A and by this reference incorporated herein.

"Mortgage" means the (a) Deed of Trust, Security Agreement, Assignment of Leases and Rents, and Fixture Filing; (b) Assignment of Leases and Cash Collateral; (c) applicable Uniform Commercial Code financing statements; and (d) other security documents executed by Master Landlord in connection with or to secure the Bonds.

"Net Operating Income" means actual net operating income for the relevant period calculated in the manner set forth in the Pro Forma.

"Non-Residential Units" shall have the meaning set forth in the Recitals to this Master Lease.

"Notice Address" means, as to each of the Notice Parties, its respective address as specified in or pursuant to Section 32.7 of this Master Lease.

"Notice Parties" means each of Master Landlord, Master Tenant and Trustee.

"Operating Costs" has the meaning given to it in Section 5 of this Master Lease.

"Permitted Uses" has the meaning given to it in Section 7 of this Master Lease.

"Pre-Existing Hazardous Substances" means Hazardous Substances that were present in the soil, soil vapor, sediment, surface water or groundwater on or under the Land as of the Effective Date of the Master Lease and the effective date of the Development Agreement, the presence of which was not caused by Master Landlord, Developer or any of their employees, agents, officers, affiliates, contractors, guests or invitees. Notwithstanding the foregoing, Pre-Existing Hazardous Substances shall not include migration, exacerbation or other additional releases of Pre-Existing Hazardous Substances caused by or arising out of acts or omissions of Master Landlord or Developer or their contractors.

"Premises" means the entirety of the Real Property and personal property located thereon, as developed and constructed pursuant to the requirements of this Master Lease, but excluding the personal property of Residential Tenants and Retail Space Lessees.

"Pro Forma" means the pro forma attached hereto as EXHIBIT M.

"Project" means the acquisition of the Land pursuant to the Purchase and Sale Agreement and the Development Project. The Project shall include work which is consistent with and reasonably inferable from the approved Project Requirements as being necessary to produce the intended results.

“Project Costs” means, collectively, the Development Costs and the Land Purchase Costs. Project Costs excludes Excluded Project Costs.

“Project Requirements” means the Construction Documents and other requirements for the Development Project specifically agreed to by Master Landlord and Developer.

“Punch List” means a list of items required to be completed prior to Substantial Completion of the Development Project or Final Acceptance, as applicable, that are minor items which do not affect Master Landlord’s ability to lease the Premises to Master Tenant and do not affect Master Tenant’s ability to use the applicable portion of the Premises for its Permitted Uses.

“Purchase and Sale Agreement” means that certain Purchase and Sale Agreement, dated _____, 202_, between Master Landlord, as buyer, and 701 S Jackson QOZB LLC, as seller, for the sale of the Land to Master Landlord, which has been approved by Master Tenant as of the Effective Date.

“Real Property” means the Land together with the Building and any other improvements to be constructed on the Land.

“Rent” means the sum of Monthly Rent and Additional Rent, each as defined herein.

“Regulatory Agreement” means that certain Regulatory Agreement, executed by Master Landlord and approved by Master Tenant, and recorded against the Real Property, requiring that the Residential Units to be continuously leased to Residential Tenants in conformity with Revenue Procedure 96-32.

“Requirements of Law” means all applicable requirements relating to the Development Project construction (including those specifically applicable to Master Tenant’s contemplated use of the Building as, in the case of the Residential Units, wage workforce housing and, in the case of the Non-Residential Units, commercial uses including childcare), including, without limitation, planning, zoning, subdivision, environmental, air quality, flood hazard, fire safety, accessibility, and other governmental approvals, permits, licenses and/or certificates as may be necessary from time to time to comply with all the foregoing and other applicable statutes, rules, orders, regulations, laws, ordinances, and covenants, conditions and restrictions, which now apply to and/or affect the design, construction, existence, intended use, operation and/or occupancy of the Land, the Premises or any part thereof.

“Residential Tenants” shall have the meaning set forth in the Recitals to this Master Lease.

“Residential Units” shall have the meaning set forth in the Recitals to this Master Lease.

“Retail Space Lessees” shall have the meaning set forth in Section 7.6 hereof.

“State Nonprofit Corporation Act” means the Washington Nonprofit Corporation Act, Chapter 24.03A RCW, as amended from time to time.

“Subleases” shall have the meaning set forth in the Recitals to this Master Lease.

“Substantial Completion of the Development Project” means that each of the following events shall have occurred with respect to the Development Project:

(a) Developer shall have notified Master Landlord in writing that the Building is Substantially Complete in substantial accordance with the Contract Documents, subject only to the completion of normal Punch List items;

(b) Architect shall have issued its “Certificate of Substantial Completion” (AIA Document G704) stating that the work under the Construction Contracts is sufficiently complete in substantial accordance with the Contract Documents to permit Master Tenant to commence use of the Premises for its Permitted Uses;

(c) The City of Seattle has issued a temporary certificate of occupancy such that Master Tenant is permitted to and could, pursuant to such issued temporary certificate of occupancy, use the Premises for its Permitted Uses;

(d) Master Landlord has received satisfactory evidence from Developer that all real property taxes and assessments on the Premises payable as a Development Cost, if any, that were due and owing have been paid;

(e) General Contractor shall have issued its “Certificate of Substantial Completion” together with its “Affidavit of Payment of Debts and Claims” (AIA Forms 706 and 706A), together with partial waivers and releases of lien for work performed prior to the date of its “Certificate of Substantial Completion” in form satisfactory to Master Landlord, with Master Tenant’s concurrence, from such materialmen, laborers, contractors and subcontractors as Master Landlord, with Master Tenant’s concurrence, may require; and

(f) Master Landlord, with Master Tenant’s concurrence, shall have accepted the Development Project as Substantially Complete, subject to completion of the Punch List items agreed upon by Master Landlord, with Master Tenant’s concurrence.

“Substantially Complete” means that the Building has been constructed in substantial accordance with the Contract Documents and: (a) all elements required for the functioning of the Building shall be operational and in good working order and condition including satisfying applicable ADA building requirements, as well as regulations adopted thereunder, with no material defects or incomplete work that materially impair the Building’s intended use, safety, appearance, or operation, and the Building is capable of being occupied and used for its Permitted Uses without material interruption; (b) the Building shall be weather tight and waterproof; (c) the fire and life safety systems shall be operational and in good working order and condition and all required building, fire, elevator and other governmental inspections and approvals necessary for occupancy shall be in place; (d) the elevators shall operate and function in good working order and condition, but may still require touch up installation and cleaning; (e) the mechanical and electrical systems, including the HVAC system, shall be individually tested and in good working order able to support the Building and shall also be tested to assure that the systems operate on an integrated basis, but the HVAC system may still require final balancing work; (f) the finish work is substantially completed, including, but not limited to

public lobby, elevator, HVAC, plumbing, fire and life safety, sprinkler and electrical systems, doors, partitions, cabinetry, carpet and base, including removal of all construction debris; (g) all site utilities, sidewalks and landscaping are substantially completed and construction barricades and equipment have been removed; and (h) the access and security systems for the Building are installed and operational, except in each case minor Punch List items which do not materially affect use of the Building for its Permitted Uses.

“Taxes” means all real and personal property taxes and assessments (including assessments for special improvements), license and permit fees, charges for public utilities, leasehold excise taxes, other excise taxes, levies, sales, use and occupancy taxes, any tax or charge assessed against the Rent or fair market value of the Premises and any taxes levied or assessed in addition to or in lieu of, in whole or in part, such taxes, assessments or other charges and all other governmental impositions and charges of every kind and nature, general and special, ordinary and extraordinary, foreseen and unforeseen of every character (including interest and penalties thereon) which at any time from and after the Commencement Date may be imposed, levied upon or assessed against or which arise with respect to or constitute a lien upon the Land, the Premises (or any part thereof), the leasehold estate created by this Master Lease or any part thereof, or any estate, right or interest therein, or any occupancy, use or possession of or activity conducted on the Premises or any part thereof. Taxes shall not include any tax computed on the basis of Master Landlord’s net income.

“Term” means the period beginning on the Effective Date and ending on the Expiration Date.

“Trustee” means a national bank or other financial institution with trust powers selected by Master Landlord to serve as the bond trustee under the Indenture or any duly authorized successor thereto appointed pursuant to the Indenture.

“Unavoidable Delays” means any delay in the performance by Developer or General Contractor of its obligations with respect to construction of the Development Project, as applicable, caused by strikes (other than those directly caused by Developer’s acts, omissions or failures to bargain in good faith), acts of God, Unusually Severe Weather Conditions (as defined herein), delays caused by government restrictions or requirements that could not have been reasonably anticipated, or other casualty events, including fire, explosion, earthquake, flood, or other physical damage to the Development Project, in each case to the extent such event is beyond the reasonable control of, and could not reasonably have been prevented by, Developer or General Contractor through the exercise of commercially reasonable diligence and appropriate precautions which, after the exercise of due diligence to mitigate the effects thereof, delay construction of the Development Project, other than such delays resulting from (a) Developer’s or General Contractor’s failure to comply with the terms and provisions of the Development Agreement or the General Construction Contract, (b) increased Development Costs, or (c) unavailability of funds, provided the Fixed Price is paid in accordance with the Development Agreement. Unavoidable Delays will entitle Developer to request an extension of time within which to complete the Development Project but will in no way entitle Developer to additional compensation. In the event of any Unusually Severe Weather Conditions, the length of Unavoidable Delay to become effective under this Master Lease as a result of such condition shall be the period of time (not less than one day) by which Developer’s progress in constructing

the Development Project has reasonably been delayed as a result of such Unusually Severe Weather Conditions, all as more specifically set forth in the Development Agreement.

“Unusually Severe Weather Conditions” means the occurrence of certain scenarios of precipitation, low temperature, windstorms, or snow, but only if the building shell has not been sealed from weather and there remains substantial external work or other conditions that are affected by adverse weather and that will adversely affect the Developer’s ability to achieve Substantial Completion of the Development Project by the Developer Obligation Date.

“U.S. Treasury” means the United States Department of the Treasury.

“Utilities” means all utilities and services furnished to the Premises, including without limitation, gas, electricity, water, sewer, garbage collection, and telephone service.

2. Premises. Master Landlord leases to Master Tenant and Master Tenant leases from Master Landlord the Premises for the Term, and Master Tenant has the right to occupy the Premises for the Term. Master Tenant’s use of the Premises shall, however, be discontinued until Substantial Completion of the Development Project.

3. Term. The Term shall commence on the Effective Date and shall expire on the Expiration Date; provided, however, that the obligation of the Master Tenant to pay Rent shall not commence until the Commencement Date. Notwithstanding that the obligation of Master Tenant to pay Rent under this Master Lease shall not commence until the Commencement Date, all of the other terms and provisions of this Master Lease shall be effective from and after the Effective Date (except as otherwise provided herein).

4. Rent Obligations.

4.1 Obligation to Pay Monthly Rent. Commencing on the Commencement Date, Master Tenant shall pay without deduction, offset, prior notice or demand, in advance on the first day of each month during the Term an amount equal to Monthly Rent directly to the Trustee on behalf of Master Landlord; provided, that Master Tenant may elect to offset against its obligation to pay Monthly Rent amounts in the Bond Fund (as defined in the Indenture) held by Trustee under the Indenture that are available to pay the principal of or interest on the Bonds, to the extent permitted under the Indenture. Master Tenant acknowledges that time is of the essence in payment of Monthly Rent since Master Landlord intends to use Monthly Rent to make principal and interest payments on the Bonds.

4.2 Proration of Monthly Rent. Monthly Rent for any partial month shall be prorated on a daily basis at the rate of 1/30th of the Monthly Rent. All Monthly Rent shall be paid to Trustee unless otherwise directed in writing by Master Landlord.

4.3 Monthly Rent a General Obligation. Master Tenant’s obligation to pay Monthly Rent constitutes a limited tax general obligation of the Master Tenant. Master Tenant irrevocably covenants and agrees that it will include in its annual budget amounts sufficient to pay Monthly Rent as the same shall become due. The full faith, credit and resources of Master Tenant are irrevocably pledged for the prompt payment of such Monthly Rent.

4.4 Defeasance. In the event that money and/or “Government Obligations,” as such obligations are now or may hereafter be defined in Chapter 39.53 RCW, maturing at such time or times and bearing interest to be earned thereon in amounts sufficient to pay or prepay all Monthly Rent in accordance with the terms of this Master Lease, are irrevocably set aside and pledged in a special account created pursuant to Section _____ of the Indenture to effect such payment or prepayment and defeasance of the Bonds, then upon such pledge, this Master Lease shall automatically terminate, no further payments need be made of any Monthly Rent under this Master Lease and Master Landlord shall not be entitled to any lien, benefit or security in the Premises, except the right to receive the funds so set aside and pledged. Trustee shall apply such prepaid Monthly Rent to the defeasance or redemption of Bonds in accordance with the Indenture. Master Tenant shall not be relieved of its obligation to pay Additional Rent then due.

5. Additional Rent; Payment of Operating Costs, Taxes and Utilities.

5.1 Absolute Net Master Lease. From and after the Commencement Date through the Expiration Date, Master Tenant shall reimburse Master Landlord for all Operating Costs as set forth in Sections 5.2 and 5.7 hereof. Prior to the Commencement Date, all Operating Costs, if any, Taxes and Utilities shall (to the extent properly capitalizable) be paid as a Development Cost pursuant to the provisions of the Development Agreement.

5.2 Operating Costs. In accordance with Section 5.7 hereof, Master Tenant shall pay as Additional Rent amounts sufficient to reimburse Master Landlord for all Operating Costs incurred by Master Landlord and identified in this Section 5.2. Operating Costs means any and all costs and expenses directly related to ownership and operation of the Premises incurred and invoiced by Master Landlord from and after the Commencement Date in connection with:

(a) the repair, replacement, operation, and maintenance of the Premises, including, without limitation, interior and exterior maintenance, all exterior doors and windows, elevators, sidewalks, driveways, interior perimeter and interior partition walls and finishes (including periodic painting thereof), exterior wall finishes, broken glass in exterior and interior doors and windows, roof, floor covering, window frames, gutters and downspouts, HVAC system, landscaping and all other areas used in connection with the Premises, but subject to the exclusions set forth in Section 5.3;

(b) the asset management fee paid to Master Landlord pursuant to Section 10.2(c);

(c) the property management fees, if any, paid to the entity or entities managing the Premises under property management contracts entered into pursuant to Section 10.2(a) of this Master Lease;

(d) the auditing fees incurred by Master Landlord in connection with the preparation of the financial statements required under Section 10.2(b) of this Master Lease;

(e) all costs of services furnished by or through Master Landlord, if any, in connection with the Premises, including janitorial, security, gardening, landscaping, and

related costs and expenses, licenses, permits, and inspection fees, the cost of supplies, materials, equipment, and tools used in connection with the maintenance, operation, or repair of the Premises and all other reasonable, necessary and customary costs and expenses directly related to the operation, maintenance, and repair of the Premises (provided, however, that Master Landlord (or any property manager engaged by Master Landlord) shall be required to obtain such services at rates generally competitive in the marketplace);

(f) any material damage to the Premises not covered by insurance;

(g) all costs of compliance with Laws or the board of fire underwriters (or similar organization) now or hereafter constituted as applicable to the Premises;

(h) all insurance premiums for insurance required to be carried under this Master Lease (including loss of rent insurance);

(i) all costs and liabilities that Master Landlord may incur under the Development Agreement as a result of decisions, determinations, change orders, or other actions or omissions made by Master Tenant, but excluding any such costs and liabilities incurred as a result of Master Landlord's (i) decisions, determinations, change orders, or acts or omissions unless expressly approved or requested by Master Tenant (which approval or request, for the avoidance of doubt, must be express and not implied or deemed to have occurred by a failure to respond or otherwise), (ii) negligence, (iii) intentional misconduct, or (iv) breach of provisions of the Development Agreement;

(j) following Final Acceptance, all reasonable attorneys' fees and other costs incurred by Master Landlord in efforts to enforce (i) the provisions of the Development Agreement and/or the General Construction Contracts as a result of decisions, determinations or change orders made by Master Tenant or (ii) product or workmanship warranties given by Developer, General Contractor, or other Contractors or suppliers of equipment or materials (unless Master Tenant desires that Master Landlord instead assign such claims and/or warranties to Master Tenant in accordance with Section 5.8 hereof); provided, that Master Tenant is obligated under this subsection only to the extent that such attorneys' fees and costs have not been paid from the Development Contingency or are not recoverable from Developer, General Contractor, any other Contractor, or any other party who may be obligated to Master Landlord;

(k) Trustee's fees for the Bonds, any rebate payable with respect to the Bonds, costs payable in connection with any defeasance or prepayment of Monthly Rent and any defeasance or redemption of the Bonds;

(l) the commercially reasonable cost to retain a qualified contractor (other than Developer) to assist in the post-completion commissioning of the Building during the two years following the Substantial Completion of the Development Project;

(m) Master Landlord's costs of lease-up of the Residential and Non-Residential Units and other costs incurred by Master Landlord in connection with the Subleases and the leasing of the Non-Residential Units;

(n) all Taxes and Utilities (subject to Sections 5.4, 5.6 and 6 hereof);
and

(o) all other costs reasonably incurred by Master Landlord in connection with the ownership, leasing (under this Master Lease), maintenance, and upkeep of the Premises in order to: (i) prevent any dangerous or unsafe condition on the Premises that could result in liability to Master Landlord or Master Tenant or their officers, employees, directors, or other agents, or (ii) comply fully with and to avoid or to cure any default under the Indenture, Mortgage, and other documents relating to the Bonds and all Requirements of Law; provided, however, that prior to incurring any such costs, Master Landlord shall (except for costs advanced under emergency circumstances to protect the Premises from immediate risk of danger or destruction) have given Master Tenant and the property manager under any property management agreement reasonable notice (i.e., the lesser of 30 days or such shorter period as is permitted under the Indenture, Mortgage, or other Bond documents to avoid an imminent default or to cure a default for which notice has already been given) of Master Landlord's intention to take such action to remove such dangerous condition or to achieve such compliance with the Bond documents and shall have given Master Tenant the first opportunity to take such curative action, prior to Master Landlord taking such action itself.

Notwithstanding the foregoing list of Operating Costs, which Master Landlord may incur from time to time, as described in this Section 5.2, and which Master Tenant shall pay as Additional Rent, the listing of such items as Operating Costs is not intended to suggest that Master Landlord has a duty to maintain or repair the Premises or to take any other actions that Master Landlord is not expressly obligated to undertake under other provisions of this Master Lease.

5.3 Exclusions from Operating Costs. Operating Costs shall exclude:

(a) Land Purchase Costs, Land Pre-Acquisition Costs and Development Costs, including the cost of construction;

(b) costs arising from Master Landlord's political or charitable contributions;

(c) fines, penalties and interest penalties incurred as a result of Master Landlord's negligence or unwillingness to make payments when due or take such other actions as may be required;

(d) legal fees, accountant's fees and other expenses incurred in connection with (i) disputes with Master Tenant or associated with the interpretation of the terms of this Master Lease (unless Master Tenant is otherwise required to pay such fees and expenses pursuant to Section 29 of this Master Lease); or (ii) legal proceedings arising out of Master Landlord's violation of the terms of this Master Lease;

(e) costs of any service provided to Master Tenant for which Master Landlord is reimbursed, or any other expense for which Master Landlord is or will be reimbursed, by another source (i.e., expenses covered by insurance or warranties);

(f) fees to Master Landlord for goods or services in excess of the fees that would typically be charged by unrelated, independent persons or entities for similar goods and services;

(g) repairs or replacements made to rectify or correct any latent defect(s) in the original design, materials or workmanship of the Development Project, as originally constructed, to the extent of and in the amount that the cost of such repairs or replacements are paid to Master Landlord (i) from the Development Contingency or (ii) by reimbursement or other recovery from Developer, General Contractor, any other Contractor, or any other party who may be obligated to Master Landlord to pay or reimburse for such repairs, including, but not limited to, warranty claims;

(h) repairs and replacements necessitated by, or costs arising from, the negligence or willful misconduct of Master Landlord, Master Landlord's employees, contractors or agents;

(i) notwithstanding anything to the contrary in Section 5.2, any Utilities directly related to completion of the Development Project following Substantial Completion of the Development Project in an amount determined by Master Landlord in the exercise of its reasonable discretion if not otherwise metered, all of which shall be payable as part of the Development Costs; and

(j) any cost of repair, replacement, operation and/or maintenance of the Premises incurred as a direct result of the ongoing construction of the Development Project following the Commencement Date, all of which shall be payable as part of the Development Costs.

5.4 Payment of Taxes by Master Tenant. Master Tenant shall be liable only for Taxes that accrue from and after the Commencement Date. Master Tenant shall pay all Taxes directly to the applicable governmental agency prior to delinquency and shall provide proof of such payment promptly to Master Landlord and Trustee, except to the extent such Taxes are separately charged to Residential Tenants under the Subleases. To the extent Taxes or other charges can be paid in installments, Master Tenant may pay such Taxes in installments. With respect to any general or special assessments which may be levied against or upon the Premises, or which under the Laws then in force may be evidenced by improvement or other bonds or may be paid in annual installments, only the amount of such annual installment, and interest due thereon, shall be included within the computation of Taxes.

5.5 Real Property Tax Statements. Master Tenant shall make appropriate arrangements to receive directly from the applicable governmental agency assessment notices and real property tax statements for the current year, and Master Tenant shall provide a copy thereof promptly to Master Landlord and, only upon its request (which it has no duty to make), the Trustee.

5.6 Right to Contest Taxes. If Master Landlord receives prior notice that an appraisal of the Premises, or any portion thereof, will be conducted for real property tax purposes, Master Landlord shall so notify Master Tenant and permit Master Tenant to be present

during such appraisal if Master Tenant so elects. Master Tenant shall have the right in Master Landlord's name and stead, and at Master Tenant's sole expense, to contest the validity or amount of any real property taxes provided all such taxes are paid when and as due. Master Landlord shall cooperate with Master Tenant and provide reasonable assistance with respect to any such contest, including, without limitation, such information and supporting documents as may be reasonably requested by Master Tenant. Notwithstanding any provision of this Master Lease to the contrary, Master Tenant shall not be required, nor shall Master Landlord have the right, to pay, discharge or remove any such real property tax so long as no Event of Default by the Master Tenant has occurred and Master Tenant is contesting the existence, amount, applicability or validity thereof by appropriate proceedings conducted in good faith with due diligence. In the event Master Landlord shall obtain a tax refund as a result of any such tax appeal or other proceedings Master Tenant shall be entitled to, and Master Landlord shall promptly pay to Master Tenant all such tax refunds.

5.7 Timing of Payment of Operating Costs. From and after the Commencement Date, Master Tenant shall, in accordance with Section 5.2, reimburse Master Landlord for all Operating Costs payable hereunder within thirty (30) days after receiving an invoice therefor from Master Landlord. If Master Tenant fails to pay Taxes or Utilities, Master Landlord may advance funds to pay such items and demand reimbursement from Master Tenant within ten (10) days after making such advance.

5.8 Warranties. During the Term of this Master Lease, Master Landlord shall exert its good faith and diligent efforts to enforce any and all applicable warranties, express or implied, in connection with defects which may arise in the original design, materials or workmanship of the Development Project as originally constructed. Prior to Final Acceptance, costs incurred by Master Landlord in enforcing any such warranties shall be deemed a Development Project Cost and not payable by Master Tenant. Thereafter, costs incurred by Master Landlord to enforce any warranties shall be an Operating Expense, subject to the provisions of Section 5.2(j); provided, however, that Master Landlord shall incur no such Operating Expense without first obtaining the written approval of Master Tenant. Following Final Acceptance, at Master Tenant's request, Master Landlord shall assign to Master Tenant any warranty right held by Master Landlord with respect to the original design, materials or workmanship of the Premises, as originally constructed. After expiration of any applicable warranty period, Master Tenant acknowledges that it shall be fully responsible for the cost of the maintenance and repair of the Premises pursuant to the terms of this Master Lease.

6. Utilities. Master Landlord shall be responsible for the payment of all charges for Utilities used or consumed at the Premises from the Effective Date to and including the day immediately prior to the Commencement Date. From and after the Commencement Date, Master Tenant shall pay as Additional Rent all charges for Utilities used or consumed at the Premises, except to the extent such charges may be separately metered and charged to Residential Tenants under the Subleases in accordance with the affordability criteria set forth on **EXHIBIT E-2** hereto.

7. Use. Master Tenant intends to use the Building primarily for rental of the Residential Units to Residential Tenants for use as wage workforce housing and may use the Premises for any other lawful use consistent with the provisions of this Section 7, including the

possible provision of childcare in the Non-Residential Units (the “*Permitted Uses*”). Master Tenant has determined to its satisfaction that the Premises can be used for the Permitted Uses. Master Tenant’s use of the Premises shall be in accordance with the following:

7.1 No Insurance Cancellation. Master Tenant shall not do, bring, or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises.

7.2 Compliance with Laws. From and after the Commencement Date, Master Tenant shall comply with all Laws concerning the Premises and Master Tenant’s use of the Premises, including without limitation, Environmental Laws. Master Tenant shall not use the Premises for the transportation, storage or generation of any Hazardous Substances in violation of Environmental Laws. From and after the Commencement Date, and to the extent permitted by law, Master Tenant shall absolutely and unconditionally indemnify, defend and hold Master Landlord harmless from and against any and all debts, demands, obligations, liens, judgments, claims, liabilities, losses, damages, cleanup costs and expenses (including reasonable attorneys’ fees) arising from and after the Commencement Date in connection with the introduction, transportation, storage, disposal or handling of Hazardous Substances located in, on or about the Premises or Land caused by or resulting from the actions of Master Tenant, its agents or employees, excluding (a) any Hazardous Substances which migrates onto the Land from property not owned by Master Landlord through no act of Master Tenant; (b) any debt, demand, obligation, lien, judgment, claim, liability, loss, damage, cleanup cost or expense resulting from the actions or omissions of Master Landlord, Developer or Contractors and their respective agents, employees, contractors, subcontractors or invitees; or (c) any debt, demand, obligation, lien, judgment, claim, liability, loss, damage, cleanup cost or expense as a result of Master Landlord’s violation of any contractual obligation under this Master Lease, the Indenture, or any other document executed by Master Landlord in connection with a Mortgage incurred in connection with Section 11 of this Master Lease. This indemnification shall survive the Expiration Date of this Master Lease.

7.3 No Waste, Nuisance or Damage. Master Tenant shall not use or permit the use of the Premises in any manner that will constitute waste of the Premises or nuisance and Master Tenant shall not do or permit to be done anything on the Premises that will cause damage to the Premises.

7.4 Tax Covenants. At all times from and after the Effective Date, Master Landlord (a) shall maintain its purposes and engage only in activities which are in furtherance of its purposes and which are permitted by the State Nonprofit Corporation Act; (b) will maintain its status as a nonprofit corporation under the State Nonprofit Corporation Act and as an organization described in Section 501(c)(3) of the Code whose income does not inure to the benefit of any private person; (c) shall not encumber, pledge, hypothecate or grant a security interest in all or any part of the Premises (except for the Indenture and the Mortgage which comply with the provisions of Section 11 of this Master Lease) or except as consented to by Master Tenant in writing; (d) shall not engage in any activities related to the Premises or the Mortgage (except those specifically set forth in Sections 9 and 11 of this Master Lease) which would cause the transaction contemplated under this Master Lease to constitute an unrelated trade or business determined by applying Section 513(a) of the Code; and (e) will not take any

action or omit to take any action which, if taken or omitted, would adversely affect the tax-exempt status of interest payable on tax-exempt Bonds. At all times during the term of this Master Lease, Master Landlord shall not assign its rights under this Master Lease (except to the extent certain rights under this Master Lease are assigned to Trustee pursuant to the Indenture and the Mortgage) without the prior written consent of Master Tenant and the opinion of nationally recognized bond counsel to the effect that such assignment will not adversely affect the tax-exempt status of interest payable on the tax-exempt Bonds.

At all times from and after the Effective Date of this Master Lease, Master Tenant covenants that it will not take any action or omit to take any action which, if taken or omitted, would adversely affect (a) Master Landlord's status as a nonprofit corporation under the State Nonprofit Corporation Act and as an organization described in Section 501(c)(3) of the Code, or (b) the tax-exempt status of interest payable on the tax-exempt Bonds.

7.5 Residential Units; Subleases. As described herein, Master Tenant intends to use the Building primarily for rental of the Residential Units to Residential Tenants for use as wage workforce housing and shall cause the Residential Units to be continuously leased to Residential Tenants in conformity with Revenue Procedure 96-32 and, in furtherance thereof, Master Landlord shall execute and record the Regulatory Agreement. All Subleases shall be in substantially the form attached hereto as **EXHIBIT E-1**. Any material deviations from such form shall first be approved in writing by Master Landlord. Master Tenant shall be entitled to receive all rent payable under the Subleases, paid directly to it by Residential Tenants. The mix of Residential Units (by square footage and number of occupants), and the income eligibility restrictions and rent and utility allowance affordability requirements applicable to the Residential Units, are attached hereto as **EXHIBIT E-2**. Master Landlord shall be responsible for determining the rents charged from time to time for the Residential Units, within the requirements set forth on **EXHIBIT E-2**.

Master Landlord shall be responsible for the Lease-Up (including selecting and verifying eligibility of Residential Tenants) and for monitoring, after a Residential Tenant rents a Residential Unit, ongoing compliance with Revenue Procedure 96-32, including monitoring adherence to income restrictions. Master Landlord shall also be responsible for maintenance of the Residential Units, compliance by Residential Tenants with the terms of Subleases, enforcement of eviction or other remedies where necessary, and all other issues arising under the Subleases. In the event that Master Landlord fails to perform such duties in accordance with this Master Lease, including Section 10.3 hereof, Master Tenant shall have the right, following written notice of such failure to Master Landlord to take such action within the period specified therefor as provided in this Master Lease, to take such actions in its own name as landlord under the Subleases, and to exercise any other remedies to which it is entitled under Section 23 hereof. If no period is specified in this Master Lease for Master Landlord to take corrective action, Master Landlord shall have 30 days following receipt of notice from Master Tenant to take such corrective action, after which Master Tenant shall be entitled to take action as contemplated above in this Section 7.5.

7.6 Non-Residential Units. Upon Master Tenant's election, Master Landlord shall sublease from Master Tenant the portion of the Premises consisting of approximately 3,230 square feet located within the ground floor retail space of the Building, as

depicted in **EXHIBIT E-3** (the “**Retail Spaces**”), or a portion thereof, pursuant to one or more written lease agreements mutually acceptable to Master Landlord and Master Tenant (a “**Retail Space Lease**”), provided that the sole purpose of executing a Retail Space Lease shall be for Master Landlord to sub-lease the Retail Spaces or portions thereof to a Retail Space Lessee (as defined below) identified by Master Tenant. Subject to the requirements of this paragraph, Master Tenant shall have the right to direct the use and operation of the Retail Spaces, including but not limited to the selection, by written notice to Master Landlord, of the third-party user of all or any portion of the Retail Spaces (collectively, the “**Retail Space Lessees**”). Master Landlord shall be solely responsible for the leasing, management, and maintenance of the Retail Spaces. Master Landlord’s rent obligation under the Retail Space Lease shall be to pay to Master Tenant the balance remaining, if any, from the rent (base or additional), operating expense reimbursements or other amounts paid to Master Landlord by the Retail Space Lessee, after first deducting any leasehold excise or other similar tax payable by Master Landlord, and all third-party property management and leasing fees and commissions, operating expenses, utilities, repair costs, legal fees and similar costs and expenses incurred by Master Landlord in connection with the leasing, management, and maintenance of the Retail Spaces; provided, for clarity, Master Landlord may not deduct from its rent obligation to Master Tenant under the Retail Space Leases any amounts for which the Master Landlord has received or will receive payment from Master Tenant under Sections 5.2 and 5.7 hereof. Each sublease of the Retail Spaces and the permitted use thereunder shall be subject to (i) the provisions of this Section 7 regarding use of the Premises, (ii) Master Landlord and Master Tenant receiving a Favorable Opinion of Bond Counsel (as defined in the Indenture), which shall have been delivered to Trustee, and (iii) all applicable Laws. The terms of such subleases shall be subject to the approval of Master Tenant.

8. Liens.

8.1 Covenant Against Liens. Except for the Indenture and the Mortgage incurred by Master Landlord in compliance with the provisions of Sections 9 and 11 of this Master Lease to secure the Bonds, Master Landlord shall not during the Term of this Master Lease suffer or permit any Liens to be attached to, upon or against the Premises, or any portion thereof or any Rent payable under this Master Lease, including Liens arising out of the possession, use, occupancy, acquisition, construction, repair, or rebuilding of the Premises or by reason of the furnishing of labor, services, materials, or equipment to the Premises or to Master Landlord, except Liens arising as a result of Master Tenant’s or a Residential Tenant’s or a Retail Space Lessee’s own possession, use, occupancy, acquisition, maintenance, operation, repair, or rebuilding of the Premises or by reason of the furnishing of labor, services, materials, or equipment to the Premises or any portion thereof, including a Residential Unit or a Retail Space Lessee.

Master Landlord shall cause Developer to keep the Premises free and clear of all Liens constituting construction liens resulting from the initial construction of the Development Project (including the right to contest same by appropriate proceedings conducted in good faith with due diligence) under the terms of the Development Agreement.

From and after the Commencement Date, Master Tenant shall not during the Term of this Master Lease suffer or permit any Liens to be attached to, upon or against the Premises or any portion thereof for any reason, including without limitation, Liens arising out of

the possession, use, occupancy, acquisition, maintenance, operation, repair, or rebuilding of the Premises or by reason of the furnishing of labor, services, materials, or equipment to the Premises or to Master Tenant or a Residential Tenant or Retail Space Lessee.

8.2 Covenant to Remove Liens. Master Landlord will promptly, and in all events within thirty (30) days following the attachment of same, remove and discharge any and all Liens which attach to, upon or against the Premises or any portion thereof, or any leasehold interest of Master Tenant created under this Master Lease (other than Liens arising through the actions of Master Tenant or a Residential Tenant or Retail Space Lessee, as provided in Section 8.1 above). Master Landlord reserves the right to contest the validity or amount of any such Lien in good faith provided that, within thirty (30) days after the filing of such Lien, Master Landlord discharges said Lien of record or records a bond which complies with the requirements of RCW 60.04.161 eliminating said Lien as an encumbrance against the Premises. In the event Master Landlord shall fail to so remove any such Lien, Master Tenant may take such action as Master Tenant shall reasonably determine to remove such Lien and all costs and expenses incurred by Master Tenant including, without limitation, amounts paid in good faith settlement of such Lien, and attorneys' fees and costs shall be paid by Master Landlord to Master Tenant together with interest thereon at the rate of twelve percent (12%) interest per annum from the date advanced until paid. Master Landlord's obligations pursuant to this Section 8.2 shall survive the Expiration Date of this Master Lease and, unless properly incurred under other provisions of this Master Lease, the costs of such obligations shall not be included as Operating Costs hereunder.

8.3 Master Tenant's Disclaimer. Notwithstanding the consent or request of Master Tenant, express or implied, for the performance of any labor or services or for the furnishing of any materials or equipment for any construction, alteration, addition, repair or demolition of or to the Premises (or any part thereof), MASTER LANDLORD AND MASTER TENANT AGREE AND NOTICE IS HEREBY GIVEN THAT MASTER TENANT WILL NOT BE LIABLE FOR ANY LABOR, SERVICES, MATERIALS OR EQUIPMENT FURNISHED OR TO BE FURNISHED TO MASTER LANDLORD, DEVELOPER OR ANYONE HOLDING AN INTEREST IN THE PREMISES (OR ANY PART THEREOF) THROUGH OR UNDER MASTER LANDLORD OR DEVELOPER, AND THAT NO CONSTRUCTION OR OTHER LIENS FOR ANY SUCH LABOR, SERVICES, MATERIALS OR EQUIPMENT SHALL ATTACH TO OR AFFECT THE INTEREST OF MASTER TENANT IN THE PREMISES. Nothing in this Section 8.3 shall relieve Master Tenant of its obligations to pay Rent hereunder.

9. Construction of Development Project. Master Tenant would not have entered into this Master Lease but for the agreement by Master Landlord to undertake the Project, including without limitation (i) the obtaining of financing for the Project, (ii) the acquisition of the Land pursuant to the Purchase and Sale Agreement, and (iii) the construction and equipping of the Building for use by Master Tenant for the Permitted Uses, as defined in Section 7 above. Accordingly, with no part of the cost of construction becoming an obligation of Master Tenant, Master Landlord shall diligently cause the Development Project to be designed, constructed and prosecuted to completion in a good and workmanlike manner and in accordance with the provisions of this Section 9, free and clear of all Liens and otherwise in accordance with the requirements of this Master Lease. In order to assure timely communications between Master

Landlord and Master Tenant during the construction process, (a) any notice from Master Landlord to Master Tenant requiring or permitting a response by Master Tenant shall specify the outside date by which Master Tenant's response must be received to be effective and (b) any notice from Master Tenant to Master Landlord requiring or permitting a response by Master Landlord shall specify the outside date by which Master Tenant's response must be received to be effective. Unless a different outside date for response is specified in such notice relating to construction of the Development Project, such outside date shall be deemed to be fifteen (15) days following the effective date of such notice (as determined in accordance with Section 32.7).

9.1 Development Agreement. To meet the requirements of this Master Lease for completion of the Development Project, Master Landlord shall, simultaneously with the execution of this Master Lease by the parties, enter into the Development Agreement with Developer. As part of the Development Agreement, Master Landlord shall cause Developer to procure and maintain, at a minimum, for the duration of the Development Agreement, insurance as more particularly described in the attached **EXHIBIT J**, against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of work pursuant to the Development Agreement by Developer, its agents, representatives, employees and/or subcontractors. The cost of such insurance shall be paid by Developer or its subcontractors.

9.2 Schedule for Design and Construction. The dates set forth in the initial Development Project Schedule attached as **EXHIBIT C** to the Development Services Agreement, and as revised from time to time in accordance with the terms of the Development Agreement, shall serve as target dates for achieving the matters set forth therein. In order to ensure to the greatest extent practicable that the Development Project is designed, permitted and completed on or before the dates set forth in the Development Project Schedule, Master Landlord and Master Tenant shall each proceed with all necessary due diligence and in good faith to complete such matters as require action or approval on the part of Master Tenant and Master Landlord, within the time periods set forth herein and in the Development Agreement. Master Landlord shall, following consultation with Master Tenant, promptly and diligently respond to all questions and concerns raised by Developer or by the Architect, Contractors, engineers or other consultants.

(a) Notices from Developer to Master Landlord; Progress Reports. To ensure that Master Tenant is fully apprised of decisions required of Master Landlord pursuant to the Development Agreement, Master Landlord shall require Developer to simultaneously provide to Master Tenant a copy of all notices, plans and specifications, change orders, Applications for Payment, progress reports, invoices, cash flow reports, documents or other agreements required to be delivered by Developer to Master Landlord under the Development Agreement and Master Landlord shall also simultaneously provide to Master Tenant a copy of all notices, plans and specifications, change orders, invoices, cash flow reports, documents or other agreements required to be delivered by Master Landlord to Developer under the Development Agreement. In addition, Master Tenant shall have the right, but not the obligation, to attend all meetings, including without limitation, design meetings with Developer, Architect and all other design professionals as appropriate in the course of development of all Construction Documents. Master Landlord shall submit written monthly progress reports to Master Tenant, including

information from the General Contractor related to the construction work, showing percentages of completion.

(b) Notices by Master Tenant to Master Landlord and Developer. To ensure that Developer is fully apprised of Master Tenant's position on Development Project decisions to be made by Master Landlord, Master Tenant shall have the right to simultaneously provide to Developer a copy of any notice Master Tenant issues to Master Landlord hereunder. Such notice shall be sent to Developer at the following address by messenger, fax or email:

Housing Diversity Corporation
Attn: Bradley A. Padden
115 110th Ave SE
Bellevue, WA 98004
Email: brad@housingdiversity.com

(c) Master Tenant's Construction Representative. Master Landlord shall, and shall direct Developer to, direct all notices and submittals required to be sent to Master Tenant hereunder to the attention of Master Tenant's Construction Representative. Master Tenant's Construction Representative shall have authority to: (a) receive all notices and documentation required hereunder and under the Development Agreement; (b) approve or disapprove Material Changes under Section 8.4 of the Development Agreement; (c) participate in all progress meetings and milestone reviews; and (d) enforce the County's rights as third-party beneficiary under Section 26 of the Development Agreement. The County may change and/or designate an alternate Master Tenant's Construction Representative with written notice to Master Landlord and Developer.

9.3 Plans and Specifications.

(a) Project Requirements and Development Budget. As of the date of this Master Lease, Master Tenant has reviewed and accepted the Project Requirements for the Development Project to be constructed on the Land, including the Construction Drawings and Detailed Specifications, a schedule of which is attached to this Master Lease as EXHIBIT B. In addition, Master Tenant has reviewed and accepted the Development Budget which sets forth a detailed itemization by line item and category for all Development Costs, including the Development Contingency as set forth therein.

(b) Changes to Construction Documents. Master Landlord has directed that Developer provide Master Tenant a copy of all proposed changes in the Construction Documents, as and when such proposed changes are provided to Master Landlord. Master Tenant shall have the right to give notice to Master Landlord and Developer disapproving any such proposed change in the Construction Documents within the time period set forth in the notice of any such proposed change, but in no event more than fifteen (15) days following such notice. If Master Tenant fails to issue a notice of disapproval within such timeframe, the proposed change shall be deemed approved by Master Tenant. If Master Tenant timely disapproves any such proposed change, Master Tenant shall notify Master Landlord and Developer in writing specifying the reason for its disapproval. For the avoidance of doubt, if any change to the Construction Documents would have the effect of increasing Additional Rent

after the Commencement Date, Master Tenant's actual (not deemed) approval of the same shall be required

Master Tenant shall only have the right to disapprove changes which (i) are not consistent development of the Project Requirements in all material respects, (ii) do not comply with Requirements of Law, (iii) would violate the terms of any permits, (iv) would cause the Development Project Schedule to be adversely impacted as a result of such proposed changes, or (v) involve proposed changes in work or materials which would result in a material change in appearance or diminution in quality of the Project. Disputes regarding a proposed change in the Construction Documents shall be subject to the dispute resolution process set forth in Section 9.7 of this Master Lease.

(c) Master Tenant-Initiated Changes. Master Tenant shall have the right, at any time during construction, to propose changes to the Construction Documents or the Work, provided such proposed changes are consistent with the overall design of the Development Project as approved by Master Tenant and are permitted by the Permits. Within ten (10) business days of Master Tenant requesting a proposed change, Master Landlord shall notify Master Tenant of the date by which Developer will provide an estimate of the additional cost of such proposed change, the impact of such change on the proposed schedule, the feasibility of the proposed change, and any potential adverse effects of the change on the Development Project. Master Tenant shall have fifteen (15) business days following receipt of such information to determine whether to proceed with the change. If Master Tenant elects to proceed, it shall deposit an amount equal to the estimated additional cost in the Non-Bond Proceeds Account of the Project Fund, and the Developer Obligation Date shall be amended to reflect the impact of the change on the Development Project Schedule.

9.4 Intentionally Deleted.

9.5 Intentionally Deleted.

9.6 Intentionally Deleted.

9.7 Dispute Resolution Process. Master Tenant and Master Landlord agree to follow the independent resolution process set forth in this Section 9.7 to resolve disputes regarding preparation of the Construction Drawings and Detailed Specifications and changes to Construction Documents in an economic and time efficient manner so that such documents conform to the requirements of this Master Lease, the Development Project Schedule is not adversely impacted, and the Development Project as constructed will satisfy the Project Requirements. In the event that a dispute arises between Master Tenant and Master Landlord during the design or construction of the Development Project regarding the adequacy of any Construction Drawings or Detailed Specifications or the responsibility for any costs associated with any design development, addition or change (e.g., whether any design development is consistent with and reasonably inferable from the Project Requirements), the parties shall attempt to resolve such dispute as expeditiously as possible and shall cooperate so that the progress of the design and construction of the Development Project is not delayed. If, however, the parties are unable to resolve the dispute within three (3) business days, either party may, by

delivering written notice to the other, refer the matter to a dispute resolution mediator as set forth on the attached **EXHIBIT G**.

9.8 Permits; Costs; Compliance with Legal Requirements. Master Landlord shall cause Developer to secure all Permits. Master Tenant shall join in the application for such Permits whenever such joinder is required; *provided, however*, Master Tenant shall incur no expense or liability in connection therewith. Master Landlord shall cause all work on the Premises during the Term to be performed in accordance with the Development Agreement and all Requirements of Law and all directions and regulations of all governmental agencies and the representatives of such agencies having jurisdiction over the Development Project and/or the Premises.

9.9 Construction Contracts. Master Landlord intends to contract for the construction of the Development Project directly with the Contractors and to cause Developer to serve as construction manager in connection therewith pursuant to the provisions of the Development Agreement. Prior to its execution, Master Landlord shall provide Master Tenant with a copy of the General Construction Contract with the General Contractor for Master Tenant's review and approval. In addition, Master Tenant shall have the right to view, for its own information, all Construction Contracts and the bids submitted by potential Contractors and subcontractors.

(a) General Contractor's Insurance, Indemnification, and Hazardous Substance Remediation. By the date of the execution of the General Construction Contract by Master Landlord and General Contractor, Master Landlord shall cause the General Contractor to procure and maintain, at a minimum, for the duration of that General Construction Contract the insurance described in the attached **EXHIBIT K** against claims which may arise from, or in connection with the performance of work thereunder by the General Contractor, its agents, representatives, employees and/or subcontractors. The cost of such insurance shall be paid by the General Contractor or its subcontractor. Master Landlord shall include within the General Construction Contract the indemnification provisions and the Hazardous Substance remediation provisions included in the attached **EXHIBIT K**.

(b) Other Contractor's Insurance, Indemnification, and Hazardous Substance Remediation. If Master Landlord intends to enter into any Construction Contract, other than the General Construction Contract, Master Landlord shall (i) first consult with Master Tenant regarding the appropriate insurance, indemnification and Hazardous Substances remediation provisions for inclusion in any such Construction Contract, (ii) thereafter, include such provisions in the Construction Contract and (iii) cause the Contractor thereunder to procure and maintain the insurance so required. Master Landlord and Master Tenant agree that in determining the appropriate insurance, indemnification and Hazardous Substances remediation provisions for any such Construction Contract, the provisions of the attached **EXHIBIT K** will apply, unless they otherwise agree in writing.

(c) No Assumption of Risk. By requiring such minimum insurance, neither Master Tenant nor Master Landlord shall be deemed to, or construed to, have assessed the risks that may be applicable to the General Contractor in the General Construction Contract.

The General Contractor shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits or broader coverage.

9.10 Construction of Development Project. Master Landlord shall use its reasonable best efforts to commence initial construction of the Development Project following receipt of the building permits and other required Permits, and thereafter, Master Landlord shall cause construction of the Development Project to be diligently and continuously prosecuted. All work shall be performed in a first-class, good and workmanlike manner, shall be free of defects in the workmanship and materials, and shall be constructed in substantial accordance with the Contract Documents, the requirements of this Master Lease and Requirements of Law. Master Landlord shall use its reasonable best efforts to cause Substantial Completion to occur by the Developer Obligation Date. Master Tenant shall be an intended third-party beneficiary of the Development Agreement, with the ability in its own name to enforce the obligations of the Developer thereunder, as provided in Section 36.1 hereof.

9.11 Payment of Development Costs. Throughout the course of construction of the Development Project, Developer shall submit to Master Landlord on a monthly basis Applications for Payment in the manner, and with all supporting documentation described in, the Development Agreement. Pursuant to Section 9.2(a) above, Master Landlord shall require Developer to simultaneously provide Master Tenant with a copy of all such Applications for Payment and supporting documentation. Master Tenant shall have the right, but not the obligation, to give notice to Master Landlord objecting to any aspect of such submittals and Master Landlord shall notify Developer in the manner and within the time period set forth in the Development Agreement. If Master Tenant fails to give such notice so as to allow Master Landlord to make timely objection, Master Landlord shall be free to approve or to take such other action as it deems appropriate with respect to any such submittal. Any dispute with respect to Applications for Payment shall be subject to dispute resolution pursuant to Section 9.7.

The Development Agreement shall require the Developer to pay all Development Costs in excess of the Fixed Price, as adjusted for approved change orders, by depositing such amount into the Non-Bond Proceeds Account of the Project Fund under the Indenture for the Bonds, and shall further require the Developer to deposit into such Account such amounts as may be required from time to time to keep the Development Project “in balance.” For purposes of the preceding sentence, the Development Project shall be deemed in balance only when the undisbursed portion of Bond proceeds in the Project Fund, together with other funds deposited by the Developer and expected earnings on the Project Fund, shall equal or exceed the amount reasonably estimated by the Master Landlord to be necessary to pay all Development Costs not yet paid for to cause Final Acceptance of the Development Project, as further provided in Section 2.4 of the Development Agreement.

9.12 Development Savings. A portion of any Development Savings shall be paid to Developer as additional compensation in accordance with Section 2.3 of the Development Services Agreement, and the remainder shall be deposited into the Bond Fund (as defined in the Indenture) held by the Trustee under the Indenture and applied to pay the principal of or interest on the Bonds.

9.13 Substantial Completion of the Development Project. Substantial Completion of the Development Project shall have occurred when all of the events described in the definition thereof have occurred.

9.14 Final Acceptance. Final Acceptance of the Development Project shall have occurred when all of the events described in the definition thereof have occurred.

9.15 As-Built Plans and Specifications; Manuals; Warranties; Permits and Licenses; and Survey. On or before Final Acceptance of the Development Project, Master Landlord shall provide Master Tenant with a complete and detailed set of “as-built” plans and specifications for the Development Project, together with copies of all other materials received from Developer pursuant to the Development Agreement including manuals, warranties, permits and licenses and an as-built survey.

9.16 Inspection by Master Tenant. Master Tenant shall have the right to inspect the on-going construction of the Development Project and the Contract Documents upon reasonable prior notice to Master Landlord. In addition, Master Tenant shall have the right to have an independent consulting architect, engineer or other appropriate consultant inspect the Development Project and the Contract Documents. Master Landlord shall cause Developer to provide Master Tenant’s Construction Representative with all updates of the status of the construction of the Development Project issued to Master Landlord in accordance with the Development Agreement.

Notwithstanding any provision in this Master Lease to the contrary, Master Tenant is under no obligation to design, construct or supervise construction of the Development Project. Master Tenant’s right to inspect the Development Project is for the sole purpose of protecting its interest as tenant hereunder and its beneficial interest in the Building. Master Tenant’s approval of the Construction Documents, Construction Contract, or other contracts for the Development Project shall not be construed as a guaranty of the sufficiency of the work of Master Landlord or Developer. Master Tenant’s right of inspection as provided in this Master Lease shall not constitute a representation or warranty, express or implied, or any obligation of Master Tenant to ensure that work materials are in compliance with the Project Requirements or any building requirements imposed by any government agency.

9.17 Unavoidable Delays. The dates for obtaining Permits, commencing construction and achieving Substantial Completion of the Development Project, and Final Acceptance of the Development Project, shall be extended for Unavoidable Delays. In the event that Substantial Completion of the Development Project does not occur on or prior to the Developer Obligation Date, Master Landlord shall require (in the Development Agreement) that Developer pay to Trustee on the first day of each month an amount equal to the Monthly Rent prorated retroactively for any partial month until the earlier of Substantial Completion of the Development Project or termination of this Master Lease pursuant to Section 9.18 of this Master Lease.

9.18 Termination of Master Lease. Upon sixty (60) days’ prior written notice to Master Landlord and in the event that the Substantial Completion of the Development Project has not occurred for any reason whatsoever including, but not limited to Unavoidable

Delays described in Section 9.17 above, by [_____ 20__], Master Landlord shall be in default under this Master Lease and Master Tenant shall have the right to terminate this Master Lease, without liability to Master Landlord. Termination of this Master Lease shall not affect the right of Master Tenant to receive unencumbered title to the Premises upon full payment or defeasance of the Bonds pursuant to Section 35.2 hereof, which right shall survive termination of this Master Lease.

9.19 No Amendment of Documents. Notwithstanding the provisions set forth under Article 8 of the Development Agreement, Changes in the Work, in the event Master Landlord desires to enter into, approve, consent to, or permit any amendment, modification, or other alteration to the Architect's Agreement, the General Construction Contract, or the Development Agreement (a "**Material Amendment**") that would, directly or indirectly:

(a) result in a material change in the work, design, scope, quality, specifications, finishes, materials, systems, or equipment specified in the Project Requirements or the Construction Documents;

(b) result in a material change in the appearance, character, functionality, layout, utility, or intended use of the Development Project or any portion thereof

(c) result in any diminution in the quality, durability, performance, or useful life of the Building or any Building systems

(d) increase the cost of operating, maintaining, repairing (including capital repairs) the Building after Final Acceptance;

(e) adversely affect the rights, use, occupancy, access, visibility, utilities, or other rights or benefits of Master Tenant under this Master Lease;

(f) adversely affect the value, functionality, or suitability of the Development Project for Master Tenant's intended use; or

(g) materially and adversely affect Master Tenant or its business;

Master Landlord shall not enter into, approve, consent to, or permit such Material Amendment without the prior written approval of Master Tenant.

At least fifteen (15) Business Days prior to taking any action with respect to a Material Amendment, Master Landlord shall deliver to Master Tenant a complete copy of the Material Amendment and all reasonably available supporting documentation, including, as applicable, (i) a written description prepared by the Architect or other applicable consultant reasonably detailing the nature, scope, purpose, and anticipated effect of the Material Amendment, (ii) copies of the applicable Construction Documents, drawings, specifications, schedules, or other documents marked to identify the proposed changes, and (iii) an analysis of any reasonably anticipated effect of the Material Amendment on the cost of operating, maintaining, repairing, replacing, or capitalizing the Building.

Master Tenant shall have the right, in its sole and reasonable discretion, to approve or disapprove any Material Amendment subject to this Section. If Master Tenant disapproves a Material Amendment, Master Landlord shall not proceed with such Material Amendment unless and until Master Tenant subsequently approves the Material Amendment in writing. Master Tenant's disapproval shall not constitute a default by Master Tenant under this Master Lease.

Master Tenant shall not be deemed to have approved any Material Amendment by failing to respond within any specified period. If Master Tenant does not respond within fifteen (15) Business Days after receipt of a complete submission containing all information required under this Section, the Material Amendment shall be deemed not approved, and Master Landlord shall not implement such Material Amendment unless and until Master Tenant provides its written approval.

Master Landlord shall not circumvent the requirements of this Section by implementing a series of related amendments, change orders, substitutions, or modifications, none of which individually constitutes a material change but which, individually or in the aggregate, would have a material adverse effect on the Development Project or Master Tenant. In determining whether a Material Amendment requires Master Tenant's approval, the effect of all related amendments, modifications, substitutions, and change orders shall be considered in the aggregate.

Notwithstanding anything to the contrary contained herein, no amendment, modification, change order, waiver, substitution, or other alteration shall be made that materially and adversely affects Master Tenant's rights, obligations, costs, use, occupancy, access, operations, or benefits under this Master Lease without Master Tenant's prior written approval, which approval may be withheld in Master Tenant's reasonable discretion; provided, however, that where such change would materially and adversely affect Master Tenant's economic position, intended use, or material rights under this Master Lease, Master Tenant may withhold such approval in its sole discretion.

9.20 Environmental Conditions. As documented in the Purchase and Sale Agreement, the seller of the Land has obtained a finalized Ecology Cleanup Action Report and Prospective Purchaser Consent Decree from the Washington Department of Ecology, and has performed all required environmental remediation in connection therewith. The Development Budget contains a line item for any additional unexpected environmental remediation costs incurred in connection with construction of the Development Project. To the extent such costs exceed amounts available therefor in the Development Budget, including Development Contingency, such excess amount shall be borne by Master Landlord (to be paid by Developer under the Development Agreement).

10. Maintenance and Modification.

10.1 Maintenance and Repair. Except as otherwise expressly provided herein and except for warranty claims for which Developer is responsible as provided in the Development Agreement and except for damage caused by the negligent acts or omissions of Master Tenant, from and after the Commencement Date, Master Landlord shall maintain the Premises and appurtenances and every part thereof in good order, condition and repair and will

take all action and will perform all interior and exterior, structural and non-structural, foreseen and unforeseen, ordinary and extraordinary, maintenance and repairs required to keep all parts of the Premises in good repair and condition, subject only to ordinary wear and tear.

10.2 Management of Premises; Accounting.

(a) Lease-Up; Property Management. Master Landlord may at any time (and, following the Commencement Date, upon the request of Master Tenant, shall) enter into a property management or other service agreement, each in form and substance satisfactory to Master Landlord and Master Tenant, under which the appointed property manager may assume some or all of the obligations of a property manager for all or a portion of the Premises, including, without limitation, the Lease-Up of Residential Units and Non-Residential Units. The selection of any property manager shall be subject to the approval of Master Tenant.

Each property management agreement shall, unless otherwise agreed to by Master Tenant, provide for a monthly accounting of operating expenses of the Development Project and reports to Master Tenant.

Any such property management and service agreement(s) shall be subject to the approval of Master Tenant and shall comply with Revenue Procedure 2017-13 or any successor revenue procedure issued by the U.S. Treasury governing management, operation or other service contracts for facilities financed by the issuance of tax-exempt obligations. The appointed property manager shall at all times operate the Premises and otherwise conduct services to be performed in compliance with all Requirements of Law and in compliance with the terms and provisions of this Master Lease and the property management or services agreement. Such private property manager shall have the requisite prior experience conducting the services to be rendered, including, in the case of property management, managing buildings of comparable size, quality and use, and shall be paid a management fee not in excess of the management fee customarily charged by other property managers or service providers who manage similar buildings or provide other similar services. If a property management or services agreement is terminated in accordance with the provisions therein due to a material and uncured default by the property manager or service provider, Master Landlord shall have the ability to replace the property manager or service provider with a private professional property management or services company selected by Master Landlord and approved by Master Tenant. So long as Master Tenant is not in default with respect to any of its obligations under this Master Lease, Master Tenant at all times following the Commencement Date shall have the right to direct Master Landlord to remove the property manager, subject to the termination provisions of the property management agreement.

(b) Financial Statements. As soon as reasonably possible and in any event within three (3) calendar months after the close of each fiscal year of Master Landlord, Master Landlord shall deliver to Master Tenant and Trustee the (i) consolidated balance sheet of Master Landlord and the Premises as at the end of such fiscal year setting forth in comparable form the corresponding figures as at the end of the preceding fiscal year, certified as to accuracy by an officer of Master Landlord; (ii) statements of income, retained earnings and changes in financial position for such fiscal year of Master Landlord and the Premises setting forth in comparable form the corresponding figures for the previous fiscal year prepared in conformity

with generally accepted accounting principles applied on a basis consistent with that of the preceding year or containing disclosure of the effect on financial position or results of operations of any change in the application of accounting principles during the year certified as to accuracy by an officer of Master Landlord; (iii) operating statement for the Premises for the preceding fiscal year (including, for such fiscal year, a schedule of rents, concessions, abatements, delinquencies or rent arrears; a breakdown of taxes, insurance, utilities, repairs, maintenance, management and other fees, payroll, security and capital expenditures; and reconciliation of reserve and other accounts maintained by the Master Landlord) certified as to accuracy by an officer of Master Landlord; and (iv) certificate executed by an officer of Master Landlord certifying compliance by Master Landlord with the requirements of this Master Lease, the Mortgage, the Indenture and the Bonds. Such year-end balance sheet and income statements of the Premises shall be accompanied by an unqualified report and audit opinion of independent public accountants of recognized standing selected by Master Landlord and not objected to by Master Tenant, which report and opinion shall be in accordance with generally accepted auditing principles relating to reporting, or, if qualified, the opinion shall not be qualified due to any departure from any generally accepted accounting principles. The Trustee shall have no duty to review, verify or analyze any such statements, reports or information provided to it under this Section 10.2(b) and shall hold such statements, reports and information solely as a repository for the benefit of the holders of the Bonds. The Trustee shall not be deemed to have notice of any information contained therein or default or event of default which may be disclosed therein in any manner.

(c) Asset Management Fee. As compensation for its services in overseeing the management of the Premises and the preparation of financial statements, Master Tenant shall pay Master Landlord an asset management fee equal to 1.00% of the Effective Gross Income of the Premises for the applicable period. Such asset management fee shall be paid monthly in advance at the same time and in the same manner that Additional Rent is paid.

(d) Operating Budgets. Master Landlord, in consultation with Master Tenant, shall develop an annual operating budget for the Premises and shall submit a copy of such budget to Master Tenant no later than ninety (90) days prior to the commencement of each Fiscal Year for review and approval by Master Tenant for the purpose of determining the amount of estimated Operating Costs expected to be incurred in connection with the Premises for the upcoming Fiscal Year.

(e) Intentionally Omitted.

(f) Capital Repairs Fund; Work Plan.

(i) Monthly Reserve Payment. Following the Commencement Date, concurrent with each payment of Monthly Rent, Master Tenant shall pay to Trustee, as Additional Rent, one-twelfth (1/12) of the Annual Capital Repair Reserve Payment, for deposit to the Capital Repairs Fund under the Indenture. The “**Annual Capital Repair Reserve Payment**” is an amount, determined by Master Landlord, with the approval of the Master Tenant and in consultation with the property manager for the Premises, sufficient to fund a reserve for performance of anticipated capital repairs, replacements and improvements to the Premises (“**Capital Expenditures**”) during the term of the Master Lease. The Annual Capital Repair

Reserve Payment for the Premises for the first five (5) Fiscal Years following the Commencement Date is [\$11,100] per year (i.e., [\$100] per unit), but such amount is reviewable every fifth (5th) Fiscal Year following the Commencement Date and is subject to revision by mutual agreement of Master Landlord and Master Tenant. Master Landlord shall provide Trustee and Master Tenant with written notice of the amount of each Annual Capital Repair Reserve Payment, including any modification of the initial Annual Capital Repair Reserve Payment, as soon as practicable after each calculation thereof. The annual payment for the initial year and final year shall be prorated for any partial year. Such amount shall be transferred to the Capital Repairs Fund maintained by the Trustee under the terms of the Indenture. Amounts held in the Capital Repairs Fund shall be applied by Master Landlord at the direction of Master Tenant or as Master Tenant may otherwise approve to the costs of any necessary Capital Expenditures. Master Tenant shall not be required to fund payments into the Capital Repair Reserve for Capital Expenditures which do not need to be completed within the five (5) years unless Master Tenant agrees otherwise.

(ii) *Monthly Payment Recalculated Every Five Years Based on Inspection Report.* The amount of the Annual Capital Repair Reserve Payment shall be re-determined every fifth (5th) Fiscal Year following the Commencement Date based on the Inspection Report conducted by the Inspecting Engineer in accordance with the procedures set forth below. At least 90 days prior to the end of the fifth (5th) Fiscal Year following the Commencement Date, and every fifth (5th) Fiscal Year thereafter, Master Landlord shall select, in its sole discretion, an independent qualified structural engineering firm with at least five (5) years of experience inspecting buildings comparable to the Premises or other qualified construction professional acceptable to Master Tenant with comparable levels of expertise (***“Inspecting Engineer”***) to conduct a physical inspection of the condition of the Premises (including all major Building systems and components (roof, structure, facade, elevators, life safety, and waterproofing)). Any contract for such services must specifically be transferrable to Master Tenant upon conveyance of the Premises, and terminable by the Master Tenant by written notice within forty-five (45) days of conveyance of the Premises with or without cause. Within thirty (30) days following such inspection, the Inspecting Engineer shall deliver a copy of its report (***“Inspection Report”***) to Master Landlord and Master Tenant, including a description of what Capital Expenditures, if any, need to be made to the Premises through the stated maturity date of the Bonds in order to maintain the Premises in substantially its present condition and state of repair as of Final Acceptance, normal wear and tear excepted (which may include recommendation for periodic maintenance or other preventive measures which should be taken to minimize Capital Expenditures and otherwise maintain the Premises in an economic and cost-effective manner) (the ***“Required Building Condition”***), a recommended schedule of Capital Expenditures to be made during the next five (5) year period, and cost estimates to implement such schedule. The Inspection Report shall include a description of the remaining useful life of all Building systems and components, deferred maintenance, deficiencies, and projected replacement costs. Master Landlord and Master Tenant shall mutually determine the amount of the Annual Capital Repair Reserve Payment based on the Inspection Report and shall provide written notice to Trustee and Master Tenant of the updated amount of the Annual Capital Repair Reserve Payment as set forth above. Master Landlord shall inform Master Tenant of the anticipated cost of the Inspection Report at least six (6) months prior to the beginning of the Fiscal Year during which the Inspection Report will be prepared. If Master Landlord fails to

inform Master Tenant of the anticipated cost of the Inspection Report by that time, Master Tenant is not obligated to reimburse Master Landlord for the same.

(iii) Disbursements from the Capital Repairs Fund. Master Landlord or the property manager for the Premises shall from time to time as required to maintain the Premises in Required Building Condition prepare requests for disbursements from the Capital Repairs Fund for submission to the Trustee in accordance with the terms of the Indenture. Such requests shall be signed by both Master Landlord and Master Tenant. Disbursements made from the Capital Repairs Fund by Trustee pursuant to any such written request shall be presumed to be made properly and the Trustee shall not be required to verify (a) the propriety of any Capital Expenditure, (b) the application of any disbursement made from the Capital Repairs Fund, (c) the accuracy of any calculation of the Annual Capital Repair Reserve Payment or (d) the purpose of any disbursement from the Capital Repairs Fund.

(iv) Determination of Capital Expenditure Amount. The cost of a Capital Expenditure shall include construction and project management fees payable to Master Landlord and the property manager for the Premises as determined by Master Landlord and agreed to by Master Tenant in writing based upon the complexity of the Capital Expenditure project but not less than one percent (1%) and not to exceed a total of five percent (5%) of the hard construction costs associated with the Capital Expenditure. For reference, projects consisting of a purchase and installation by a single vendor, without separate design costs or other contractors may have a lower construction and project management fee; projects requiring several contractors, special inspections, round the clock access, coordination with existing service providers, other contractors, or design professionals may have a higher construction management fee. The Asset Management Fee shall not be assessed on payments into the Capital Repairs Fund.

(v) Balance of Capital Repairs Fund. On the Effective Date, there shall be deposited into the Capital Repairs Fund the amount of [\$104,907.00,] which is included in the Development Budget. Any balance remaining in the Capital Repairs Fund not specifically allocated to Capital Expenditures in progress or already completed at the time of conveyance of the Premises to Master Tenant pursuant to Section 30 will be, at the Master Tenant's option, and in accordance with the Indenture, returned to Master Tenant within forty-five (45) days following conveyance by either the Master Landlord or Trustee.

10.3 Master Tenant's Remedies. Master Landlord shall diligently pursue all necessary or appropriate maintenance and repairs in accordance with its obligations under Section 10.1 hereof, but failure to complete such maintenance and repairs shall not constitute an Event of Default so long as Master Landlord is diligently so proceeding. However, if Master Tenant becomes aware of needed maintenance or repairs, Master Tenant shall provide Master Landlord written notice of any maintenance or repair required to the Premises. Master Landlord shall have sixty (60) days after receipt of notice from Master Tenant detailing the need for maintenance or repair, to commence to perform such maintenance and repair, except that Master Landlord shall perform its obligations as soon as reasonably possible if the nature of the problem presents a hazard or emergency. If Master Landlord does not perform such maintenance and repair within the time limitations set forth in this Section 10.3, provided written notice has been given to Master Landlord as provided in this Section 10.3, Master Tenant may, with the prior

written consent of Master Landlord, perform such maintenance and repair and shall, in that event, have the right to be reimbursed by Master Landlord for the sum it actually expends in the performance of such work.

10.4 Intentionally Deleted.

11. Master Landlord Financing of Project. Master Landlord shall not mortgage, pledge, encumber or assign the Premises in whole or in part except in connection with its financing of the Project through Bonds issued by Master Landlord pursuant to the Indenture and secured by the Mortgage. Copies of the Indenture and the Mortgage securing the Bonds shall be provided to and shall be approved by Master Tenant, which approval shall not be unreasonably withheld provided Master Tenant receives an opinion from nationally recognized bond counsel acceptable to Master Tenant that the interest on the Bonds secured by such Mortgage is exempt from taxation under the provisions of the Code. The Mortgage shall expressly provide that so long as Master Tenant is not in default under any of the terms, covenants or conditions of this Master Lease, the beneficiary under the Mortgage shall not disturb Master Tenant's possessory rights in the Premises in the event such beneficiary should foreclose the Mortgage.

12. Construction Liens. From and after the Commencement Date, Master Tenant shall pay all costs for modifications, alterations and additions done by it or caused to be done by it on the Premises as permitted by this Master Lease (other than the construction of the Development Project) and Master Tenant shall keep the Premises free and clear of all Liens resulting from modifications, alterations and additions done by or for Master Tenant; *provided, however,* Master Tenant shall have the right to contest the correctness or validity of any such Lien by appropriate proceedings conducted in good faith with due diligence. Within thirty (30) days following written notice from Master Landlord, Master Tenant shall discharge said Lien of record or record a bond which complies with the requirements of RCW 60.04.161 eliminating said Lien as an encumbrance against the Premises if in the reasonable exercise of Master Landlord's judgment the protection of the Premises or Master Landlord's interest therein shall require such payment. In the event Master Tenant shall fail to so remove any such Lien, Master Landlord may take such action as Master Landlord shall reasonably determine to remove such Lien and all costs and expenses incurred by Master Landlord including, without limitation, amounts paid in good faith settlement of such Lien and attorneys' fees and costs shall be paid by Master Tenant to Master Landlord. Master Tenant's obligations pursuant to this Section 12 shall survive the Expiration Date of this Master Lease.

Master Landlord shall cause Developer to keep the Premises free and clear of all Liens resulting from the initial construction of the Development Project (subject to the right to contest same by appropriate proceedings conducted in good faith with due diligence) under the terms of the Development Agreement. If Developer shall fail to do so, Master Landlord shall protect, defend, indemnify and hold Master Tenant harmless against any such liens.

13. Indemnity and Hold Harmless. In any and all causes of action and/or claims or third-party claims arising out of or in connection with the terms, activities, use and/or operations of this Master Lease, including the Premises, Master Landlord and Master Tenant shall each be responsible to the other only to the extent of each other's comparative fault in causing the alleged damages or injuries to the extent permitted by law.

As to any and all causes of action and/or claims or third-party claims arising from the sole fault of a party to this Master Lease, the indemnifying party shall have the duty to defend, save and hold the other party harmless and upon failure to do so, the indemnifying party shall pay reasonable attorneys' fees, costs, and expenses incurred by the other party to this Master Lease in defense of said claims and/or actions to the extent permitted by law.

Nothing contained within this Section 13 shall affect and/or alter the application of any other provision contained within this Master Lease.

The foregoing indemnity shall be deemed to constitute a waiver of each party's immunity under the Washington Industrial Insurance Act, RCW Title 51, as respects the other party only, and with a full and complete defense of claims made by the indemnifying party's employees. Master Landlord and Master Tenant acknowledge that these provisions were mutually negotiated and agreed upon by both parties.

14. [Minimum Scope of Insurance Coverage for Master Landlord.]

14.1 Master Landlord's Coverages. During the Term of this Master Lease, Master Landlord shall at a minimum maintain: Commercial General Liability insurance (Insurance Services Office form number (CG00 01), covering Commercial General Liability with a limit of not less than \$5,000,000 combined single limit per occurrence; \$5,000,000 aggregate. In addition, Master Landlord shall maintain workers' compensation coverage as required by the Industrial Insurance Act of the State of Washington, statutory limits.

14.2 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the Master Tenant. The deductible and/or self-insured retention of the policies shall not limit or apply to the Master Tenant and shall be the sole responsibility of Master Landlord.

14.3 Other Insurance Provisions. The insurance policies required by this Master Lease are also to contain or be endorsed to contain the following provisions where applicable:

(a) *Liability Policies:*

(1) Trustee and Master Tenant, and their respective officers, officials, employees and agents are to be covered as additional insureds as respects liability arising out of activities performed by or on behalf of Master Landlord in connection with this Master Lease.

(2) Master Landlord's insurance coverage shall be primary insurance as respects Trustee and Master Tenant, their respective officers, officials, employees and agents. Any insurance (including self-insurance) maintained by Trustee or Master Tenant, or their respective officers, officials, employees and agents shall not contribute with the Master Landlord's insurance or benefit Master Landlord in any way.

(3) Master Landlord's insurance shall apply separately to each insured against whom a claim is made and/or lawsuit is brought, except with respect to the limits of the insurer's liability.

(b) All Policies. Coverage shall not be suspended, voided, canceled or reduced in coverage or in limits except by the reduction of the applicable aggregate limits by claims paid, until after forty-five (45) days' prior written notice has been given to Master Landlord, Master Tenant and Trustee.

(c) Acceptability of Insurers. Unless otherwise approved by Master Tenant:

(1) Insurance is to be placed with insurers with a Best's rating of no less than A:VIII, or, if not rated by Best's with a rating in one of the two highest categories maintained by Standard & Poor's Ratings Services and Moody's Investors Service.

(2) If at any time any of the foregoing policies shall fail to meet the above minimum standards, Master Landlord shall, upon notice to that effect from Master Tenant, promptly obtain a new policy and shall submit the same to Master Tenant with certificates and endorsements, for approvals.]

15. Minimum Scope of Insurance Coverage for Master Tenant.

15.1 General Liability. During the Term of this Master Lease, Master Tenant shall have the right to self-insure under Section 15.2 or, at its sole cost and expense, shall obtain and keep in force throughout the Term of this Master Lease a Commercial General Liability insurance policy on an occurrence basis insuring Master Tenant against claims for injuries to persons and property damage liability. "Commercial General Liability" insurance shall mean Insurance Services Office form number (CG00 01) with a limit of not less than \$5,000,000 combined single limit per occurrence, \$5,000,000 aggregate. Master Tenant shall add Master Landlord and Trustee as additional insureds to any Commercial General Liability insurance policy.

15.2 Self-Insurance by Master Tenant. Notwithstanding anything herein to the contrary, Master Tenant may self-insure for general liability coverage, provided that Master Tenant maintains at all times a program of self-insurance and provides Master Landlord and Trustee annually with a certified actuarial statement from an independent insurance consultant or actuary that such program is in full force and effect and is actuarially sound and consistent with industry standards and prudent risk management standards. Annual evidence of Master Tenant's program of self-insurance is and shall continue to be included in Master Tenant's annual auditor's report on the self-insurance fund and shall be provided to Master Landlord and Trustee. Master Tenant shall provide Master Landlord with at least thirty (30) days' prior written notice of any change in Master Tenant's self-insured status and will provide Master Landlord with a certificate of self-insurance as adequate proof of insurance. In the event Master Tenant fails to satisfy the condition set forth above, Master Tenant shall immediately procure the Commercial General Liability insurance coverage specified in Section 15.1. If Master Tenant elects to self-insure as set forth in this Section, Master Landlord shall have no

liability for such losses or damage which would otherwise have been covered by the general liability insurance which Master Tenant could have provided in accordance with Section 15.1 of this Master Lease, nor shall Master Tenant's failure to obtain commercial general liability insurance have any effect on Master Tenant's obligations under this Master Lease.

15.3 Workers' Compensation. Master Landlord acknowledges that Master Tenant is self-insured for all of its workers' compensation liability exposure. Master Tenant shall, at its own expense, maintain through its self-insurance program coverage for its workers' compensation liability exposure for the duration of the Term of this Master Lease. Master Tenant shall provide Master Landlord with at least thirty (30) days' prior written notice of any change in the Master Tenant's self-insured status and shall provide Master Landlord with a certificate of self-insurance as adequate proof of insurance.

15.4 Master Tenant's Obligations Unaffected. Without limiting the foregoing, Master Landlord shall not, under any circumstances, be liable for losses or damages except to the extent set forth in this Master Lease. Master Tenant's determinations as to how to satisfy its obligations with respect to insurance, including any determination to self-insure, and any inability of Master Tenant to obtain required or other insurance, shall not have the effect of increasing the obligations or liabilities of Master Landlord.

16. Property Insurance.

16.1 Builders Risk Insurance. Master Landlord shall maintain Insurance Services Office form number (CP 00 02 Ed. 10-90) Builders All Risk Coverage Form covering all work to be done on the Land for the full 100% replacement cost of the Building and other improvements constituting the Development Project. Coverage shall be provided for (i) the perils of earth movement and flood; (ii) resultant damage from errors in design, plans, specifications, faulty workmanship, materials and construction; (iii) "extra expense;" (iv) all materials to be stored offsite and while in transit to the jobsite; (v) "cold testing" of all building systems; (vi) loss of use of the Building and the Real Property due to delays in Development Project completion caused by covered peril losses to the Project, including loss of income and rents for up to twelve (12) months and soft costs such as interest on the Bonds, real estate taxes and insurance premiums; (vii) the increased cost of construction, debris removal and demolition due to the operation of building laws and code upgrades; and (viii) direct physical damage to the Development Project and loss of use caused by an off premises power interruption. Coverage shall not be provided for Master Tenant's Personal Property and public art not installed as part of the Development Project. The policy shall grant permission for partial occupancy of the Development Project without having a detrimental effect on the coverage provided, and shall contain a separate debris removal limit of liability which is separate from, in addition to, and not part of the overall policy limit of liability. Master Landlord shall have the required Builder's Risk Policy in place no later than commencement of construction of the Development Project. The Builder's Risk Policy shall include Developer, General Contractor and its subcontractors, other Contractors, Master Tenant and Master Landlord as insureds in an amount equal to their interest, with a loss payable clause in favor of Trustee. Master Landlord shall keep the Builder's Risk Policy in place from commencement of construction to the date of Substantial Completion of the Development Project.

16.2 Coverage for Premises. From and after the Commencement Date, Master Tenant shall cause the Premises to be insured at 100% of replacement value for fire and other perils currently covered by a special causes of loss commercial property insurance form. Master Tenant shall cause the Premises to be insured against the perils of earthquake and flood, either as part of the aforementioned commercial property policy, or under a separate policy or policies. Master Tenant shall cause coverage to be maintained against loss arising from earthquake and flood so long as such coverage is available at a commercially reasonable cost and in coverage amounts which are commercially available, but shall not be in default under this Master Lease if coverage is no longer written, is unavailable for properties comparable to the Premises or is not available at commercially reasonable premium amounts. Master Tenant shall provide Master Landlord and Trustee with thirty (30) days' prior written notification of material changes in coverage. Master Tenant will, upon request, furnish Master Landlord and Trustee with satisfactory evidence that such coverage is in effect.

16.3 Coverage for Master Tenant's Personal Property. Master Landlord shall have no obligation to insure any of Master Tenant's, Residential Tenants' or Retail Space Lessees' personal property.

17. Waiver of Subrogation. Master Landlord and Master Tenant release and relieve the other from any liability they might otherwise have and waive their entire right of recovery for loss or damage to real or personal property located within or constituting a part or all of the Real Property or the Premises to the extent that the loss or damage either (a) is actually covered by the injured party's property insurance, or (b) would have been covered by the property insurance the injured party is required to carry hereunder, whichever is greater. This waiver applies regardless of the cause or origin of the claim including without limitation loss due to the negligent acts or omissions of Master Landlord or Master Tenant, or their respective officers, directors, elected officials, employees, agents, contractors, invitees, assignees, or subtenants. Master Landlord and Master Tenant shall each have their property insurers endorse the applicable insurance policies to reflect the foregoing waiver of claims; *provided, however*, that the endorsement shall not be required if the applicable policy of insurance permits the named insured to waive rights of subrogation on a blanket basis, in which case the blanket waiver shall be acceptable.

18. Other Insurance Matters.

18.1 Insurance Requirements.

(a) At all times from and after the Effective Date of this Master Lease, Master Landlord and Master Tenant agree to procure and maintain in full force and effect for the duration of the Term of this Master Lease insurance, as specified in Sections 14, 15 and 16 against claims for injuries to persons or property damage which may arise from or in connection with this Master Lease.

(b) Each insurance policy shall be written on an "occurrence" form.

(c) By requiring such minimum insurance as specified herein, neither party shall be deemed to, or construed to, have assessed the risks that may be applicable to the

other party to this Master Lease. Each party shall assess its own risks and, if it deems appropriate and/or prudent, maintain greater limits or broader coverage.

(d) Nothing contained within these insurance requirements shall be deemed to limit the scope, application and/or limits of coverage afforded, which coverage will apply to each insured to the full extent provided by the terms and conditions of the policy(s). Nothing contained within this provision shall affect and/or alter the application of any other provision contained within this Master Lease.

(e) Each insurance policy required to be carried by Master Tenant hereunder shall comply with the provisions of Section 14.3 of this Master Lease.

(f) Each party shall furnish the other party with certificates of insurance and endorsements as required by this Master Lease. The certificates and endorsements for each policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements for Master Landlord's insurance are to be on forms approved by Master Tenant and are to be received and approved by the Master Tenant prior to the Effective Date of this Master Lease. The certificate and endorsements for Master Tenant's insurance are to be received and approved by the Master Landlord prior to the Effective Date or Commencement Date as appropriate. Master Tenant and Master Landlord each reserves the right to require complete certified copies of all required policies at any time.

18.2 Insurance Prior to the Substantial Completion Date. Prior to Substantial Completion of the Development Project, all liability and property insurance necessary in connection with the Premises (except for Master Tenant's commercial general liability insurance described in Section 15.1 of this Master Lease which can be self-insured by Master Tenant pursuant to Section 15.2 of this Master Lease) shall be obtained and thereafter maintained in full force and effect by Master Landlord or Developer with the cost thereof to be a Development Cost. Such insurance shall name Master Landlord, Master Tenant and Trustee as additional insureds and shall name the Trustee and Master Tenant, as their respective interests may appear, as loss payee, where appropriate, and shall be in form satisfactory to Master Tenant, with proof of coverage provided to Master Tenant on or before the Effective Date.

19. Destruction. In the event that the Premises are damaged or destroyed by fire or other casualty following the Commencement Date, this Master Lease shall not terminate nor shall there be any abatement of Monthly Rent or Additional Rent otherwise payable by Master Tenant hereunder; provided that costs to maintain and operate the Premises and paid as Additional Rent shall reflect any change in such costs due to such damage or destruction; and provided, that Master Tenant may elect to defease or prepay Monthly Rent in accordance with Section 4.4 and Section 35 hereof; and provided, further, that all insurance proceeds shall be applied to replace or repair the Project and, if the Project cannot be replaced or repaired, applied pursuant to the Indenture to defease or redeem Bonds.

20. Condemnation.

20.1 Total Condemnation. If there is a taking or damaging of all or substantially all of the Premises by the exercise of any governmental power, whether by legal

proceedings or otherwise, by a governmental agency with jurisdiction over the Premises or a transfer by Master Landlord either under threat of condemnation or while legal proceedings for condemnation are pending (a **“Condemnation”**) such that there can be no reasonable use of the Premises by Master Tenant, as reasonably determined by Master Tenant, this Master Lease shall terminate on the date the condemnor has the right to possession of the property being condemned. The entire award with respect to a taking of the Premises shall be paid to Trustee and applied at the direction of Master Landlord in accordance with the Indenture. Any Condemnation proceeds remaining after Bonds have been paid in full shall be promptly paid to Master Tenant.

20.2 Partial Condemnation. If, prior to Substantial Completion of the Development Project, there is a partial taking of the Premises by Condemnation and Master Landlord reasonably determines, subject to Master Tenant’s advanced written approval, which shall not be unreasonably withheld, conditioned or delayed, that the Development Project can be completed in accordance with Section 12 of the Development Agreement, such condemnation proceeds shall be paid to Trustee who shall deposit such condemnation proceeds into the Non-Bond Proceeds Account established under the Indenture. Such condemnation proceeds shall be applied by the Trustee, pro rata, based on the amount of Bond proceeds spent on the Land Acquisition and the amount of Bond proceeds spent or to be spent on the Development Project, (a) in the case of condemnation proceeds so allocated to Land Acquisition, to pay debt service on the Bonds, and (b) in the case of condemnation proceeds so allocated to the Development Project, for purposes of paying Development Costs. Following Substantial Completion of the Development Project, if there is a partial taking of the Premises by Condemnation, and Master Tenant determines that a reasonable use can be made of the Premises, then the condemnation proceeds shall be paid to Master Tenant and Master Landlord shall have no obligation to restore the Premises unless otherwise agreed by Master Landlord and Master Tenant. In no event shall this Master Lease terminate as a result of a partial taking nor shall there be any abatement of Monthly Rent or Additional Rent otherwise payable by Master Tenant hereunder; provided, however, that Master Tenant may elect to defease or prepay Monthly Rent in accordance with Section 35 hereof.

21. Assignment of Project; Subletting. Master Landlord shall not assign its interest in this Master Lease or in the Premises (except to Trustee) without the prior written consent of Master Tenant and receipt by the Trustee of a written opinion from nationally recognized bond counsel that any such sale, transfer, conveyance or assignment by Master Landlord of all or any portion of its interest in this Master Lease or the Premises will not have an adverse effect on the tax exempt status of interest payable on the Bonds and any attempted assignment in violation of the consent requirements under this Section 21 shall be null and void and shall constitute an event of default under the Indenture. Master Tenant shall not assign its interest in this Master Lease or in the Premises without the prior written consent of Master Landlord together with an opinion of nationally recognized bond counsel that any such assignment will not adversely affect the tax exempt status of interest payable on the Bonds.

Other than the Subleases, which Master Tenant shall enter into as contemplated in Section 7 above, Master Tenant may sublease the Premises or any portion thereof, so long as the execution of such subleases would not violate the provisions of Section 7 hereof; *provided, however,* that under no circumstances shall Master Tenant be released or relieved from any of its

obligations hereunder. Any such assignment or sublease as provided for in this Section shall be in writing and shall require such assignee or subtenant to comply fully with the terms of this Master Lease, including, without limitation, the provisions of Section 7 regarding use of the Premises. Master Tenant shall provide Master Landlord and Trustee with written notice of any such assignment or sublease and a copy of any such assignment or sublease documentation.

22. Default by Master Tenant. The occurrence of any of the following shall constitute an Event of Default by Master Tenant under this Master Lease:

22.1 Payment. Failure (a) to make any Monthly Rent payments due under this Master Lease if the failure to pay is not cured within seven (7) days after written notice of such failure has been given by Trustee or Master Landlord to Master Tenant, or (b) failure to make any other payment required if the failure to pay is not cured within ten (10) days after written notice of such failure has been given by Master Landlord to Master Tenant.

22.2 Other Failure to Perform. Failure to perform any other provision of this Master Lease if the failure to perform is not cured within thirty (30) days after written notice of such default has been given by Master Landlord to Master Tenant. If the default cannot reasonably be cured within thirty (30) days, then Master Tenant shall not be in default under this Master Lease if Master Tenant commences to cure the default within thirty (30) days and diligently and in good faith continues to cure the default; provided, however, that if such default is of a nature such that it cannot be cured within ninety (90) days Master Tenant shall obtain the written approval of Master Landlord to continue its efforts to cure such default following the ninety (90) day cure period, which approval by Master Landlord shall not be unreasonably withheld, conditioned or delayed.

22.3 Late Charges; Interest on Past Due Monthly Rent. Master Tenant acknowledges that a late payment of Monthly Rent hereunder will cause Master Landlord to incur costs not contemplated by this Master Lease, the exact amounts of which are difficult to ascertain. Therefore, in the event Master Tenant shall fail to pay any installment of Monthly Rent due hereunder for fifteen (15) days after the date such amount is due, Master Tenant shall also pay Master Landlord a late charge equal to five percent (5%) of the amount then owing and past due together with interest on such past due amount at an interest rate of twelve percent (12%) per annum commencing 30 days after the date such amount is due until paid. Payment of such late charges and/or default interest shall not excuse or cure any default by Master Tenant under this Master Lease.

22.4 Remedies for Master Tenant Default. If Master Tenant commits a default under Section 22.1(a) above and fails to cure such default within the time period provided therein, then Master Landlord, by providing Master Tenant with ten (10) days' advance written notice, may cancel and terminate this Master Lease, evict the Master Tenant and re-enter the Premises, but notwithstanding such re-entry by Master Landlord, Master Tenant covenants and agrees to make good to Master Landlord any deficiency arising from a re-entry and reletting of the Premises at a lesser Rent than the Rent agreed to through the Term of this Master Lease, provided Master Landlord has taken all reasonable measures to ensure that a maximum rental rate was obtained for reletting. Master Landlord shall provide notice to Master Tenant of any amount by which rentals from such reletting are less than the Rent and the due dates of such

Rent. The deficiency amount for each such Rent payment shall be paid by Master Tenant on or before the due date for such Rent payment. In addition to the remedy specified above for Master Tenant's failure to pay Monthly Rent, if Master Tenant commits any default and fails to cure such default within the time period provided under this Section 22, Master Landlord shall have the right to pursue any and all remedies available at law or in equity. Notwithstanding the foregoing, termination of this Master Lease shall not affect the right of Master Tenant to receive unencumbered title to the Premises upon full payment or defeasance of the Bonds pursuant to Section 35.2 hereof, which right shall survive termination of this Master Lease.

23. Default by Master Landlord. Master Landlord shall not be in default unless Master Landlord fails to perform its obligations (i) within ten (10) days after notice by Master Tenant specifying the obligation which Master Landlord has failed to perform if such failure occurs prior to the Commencement Date and (ii) within thirty (30) days after notice by Master Tenant specifying the obligation which Master Landlord has failed to perform if such failure occurs after the Commencement Date (each, an "Event of Default" of Master Landlord); *provided*, that if the nature of Master Landlord's obligation is such that more than five (5) business days or thirty (30) days, as applicable, are required for performance, Master Landlord shall not be in default if Master Landlord diligently prosecutes performance within such period following Master Tenant's notice and thereafter completes performance within ninety (90) days. If the nature of the obligation presents a hazard or emergency, Master Landlord shall commence performance as soon as possible. In the event that Master Landlord fails to cure any such default, Master Tenant shall have the right to pursue any and all remedies available at law or in equity; *provided*, however, that Master Tenant shall have no right to offset against Rent payable under this Master Lease, but Master Tenant may seek as part of its remedies a judgment, including attorneys' fees and costs, against any amounts held by Master Landlord under this Master Lease; and, *provided*, further, that until the Bonds have been defeased or paid in full, Master Tenant shall have no right to terminate this Master Lease except as otherwise provided in Section 9.18 above.

24. Intentionally Deleted.

25. Master Landlord's Right to Enter the Premises. Master Landlord shall have the right to enter the Premises at reasonable times during normal business hours for the below listed purposes; *provided, however*, Master Landlord shall comply with Master Tenant's requests regarding security and non-disturbance of Residential Tenants and Retail Space Lessees. Master Landlord shall conduct its activities on the Premises as allowed in this Section in a manner that will cause the least possible inconvenience, annoyance or disturbance to Master Tenant and Residential Tenants and Retail Space Lessees. Master Landlord shall not be liable in any manner for any inconvenience, annoyance, disturbance, loss of business, nuisance, or other damage arising out of Master Landlord's entry on the Premises as provided in this Section, except damage resulting from the negligent acts or omissions of Master Landlord. Master Tenant shall not be entitled to an abatement or reduction of Rent if Master Landlord exercises any right reserved in this Section. Master Landlord's rights reserved in this Section include:

25.1 Condition. To determine whether the Premises are in good condition, whether Master Tenant is complying with its obligations under this Master Lease and to perform

any maintenance, repair or replacement obligations of Master Landlord pursuant to Section 10 above.

25.2 Notices. To serve, post or keep posted any notices required or allowed under the provisions of this Master Lease.

26. No Encumbrances by Master Landlord. Except to the extent expressly authorized in Sections 11 and 21 of this Master Lease, Master Landlord shall not at any time during the Term of this Master Lease sell, transfer, lease (other than to Master Tenant or Retail Space Lessees pursuant to this Master Lease), convey, encumber (other than to Trustee pursuant to the Mortgage), pledge (other than to Trustee pursuant to the Indenture), hypothecate or otherwise grant a security interest in the Land, the Premises or any portion thereof.

27. Right to Estoppel Certificates. Each party, within fifteen (15) days after notice from the other party, shall execute and deliver to the other party, in recordable form, a certificate stating that this Master Lease is unmodified and in full force and effect, or in full force and effect as modified and stating the modifications. Failure to deliver the certificate within such fifteen (15) day period shall be conclusive upon the party failing to deliver the certificate for the benefit of the party requesting the certificate and any successor to the party requesting the certificate, that this Master Lease is in full force and effect and has not been modified except as may be represented by the party requesting the certificate in the certificate as submitted to the other party.

28. Limitation on Master Landlord's Liability. Notwithstanding any provision in this Master Lease to the contrary, Master Tenant shall look solely to the estate and property of Master Landlord in the Building and the Premises, any insurance proceeds or condemnation proceeds payable to Master Landlord under this Master Lease, the asset management fee provided for in Section 10.2(c), and any sums paid to Master Landlord under the Development Agreement for the collection of any judgment requiring the payment of money by Master Landlord or for the enforcement of any other judgment or remedy against Master Landlord, and no other assets of Master Landlord shall be subject to levy, execution or other procedure for the satisfaction of Master Tenant's remedies.

29. Attorneys' Fees. In any action brought by either party in connection with enforcing the terms of this Master Lease, or in the event that suit is brought for the recovery of any Rent due under this Master Lease or for the breach of any covenant or condition of this Master Lease, or for the restitution of said Premises to Master Landlord and/or eviction of Master Tenant during said Term or after the expiration thereof, the prevailing party will be entitled to a reasonable sum for attorneys' fees, witness fees, and court costs, including costs of appeal.

30. Surrender. Master Landlord shall, on the Expiration Date, surrender and deliver up the Premises, including all improvements then located thereon and the appurtenances thereto, into the possession of Master Tenant, in good order, condition and repair, free and clear of all lettings and occupancies, and free and clear of all liens and encumbrances other than those existing on the date of this Master Lease and those, if any, created by Master Tenant, without any payment or allowance whatsoever by Master Tenant. Master Landlord shall execute,

acknowledge and deliver to Master Tenant such instruments of further assurance as in the opinion of Master Tenant are necessary or desirable to confirm or perfect Master Tenant's right, title and interest in and to all of the Premises. The provisions of this Section shall survive the expiration or termination of this Master Lease.

31. Broker. Master Landlord and Master Tenant each represent to the other that neither is represented by any broker, agent or finder with respect to this Master Lease in any manner. Each party agrees to indemnify and hold the other party harmless from and against any and all liability, costs, damages, causes of action or other proceedings instituted by any other broker, agent or finder, licensed or otherwise, claiming through, under or by reason of the conduct of the indemnifying party in any manner whatsoever in connection with this Master Lease.

32. Miscellaneous Provisions.

32.1 Entire Agreement. This Master Lease sets forth the entire agreement of the parties as to the subject matter hereof and supersedes all prior discussions and understandings between them. This Master Lease may not be amended or rescinded in any manner except by an instrument in writing signed by a duly authorized officer or representative of each party hereto.

32.2 Governing Law. This Master Lease shall be governed by and construed and enforced in accordance with the laws of the State of Washington.

32.3 Severability. Should any of the provisions of this Master Lease be found to be invalid, illegal or unenforceable by any court of competent jurisdiction, such provision shall be stricken and the remainder of this Master Lease shall nonetheless remain in full force and effect unless striking such provision shall materially alter the intention of the parties.

32.4 Jurisdiction/Venue. In the event that any action is brought to enforce any of the provisions of this Master Lease, the parties agree to be subject to exclusive in personam jurisdiction in the King County Superior Court for the State of Washington and agree that in any such action venue shall lie exclusively in King County, Washington.

32.5 Waiver. No waiver of any right under this Master Lease shall be effective unless contained in writing signed by a duly authorized officer or representative of the party sought to be charged with the waiver and no waiver of any right arising from any breach or failure to perform shall be deemed to be a waiver of any future right or of any other right arising under this Master Lease.

32.6 Captions. Section captions contained in this Master Lease are included for convenience only and form no part of the agreement between the parties.

32.7 Notices. All notices or requests required or permitted under this Master Lease shall be in writing, shall be personally delivered or sent by certified mail, return receipt requested, postage prepaid, by nationally recognized overnight courier, by facsimile transmission or by email, and shall be deemed given when so delivered, received, faxed (provided the fax

machine has issued a printed confirmation of receipt) or, if emailed, upon the recipient's written confirmation of receipt (which written confirmation may be by emailed reply, but not by auto-reply). All notices or requests to any party shall be sent to all other parties as follows:

If to Master Landlord: 701 Essential Housing

[REDACTED]
Seattle, WA [REDACTED]
Facsimile: [REDACTED]
Email: [REDACTED]

If to Master Tenant: King County
Facilities Management Division
401 Fifth Avenue, Suite 900
Seattle, WA 98104
Facsimile: (206) 205-5070
Email: [REDACTED]

If to Trustee:

[REDACTED]
[REDACTED]
[REDACTED]
Email: [REDACTED]

Any party may change the address to which notices shall be sent by notice to the other party in the manner and with the effect set forth in this Section 32.7.

32.8 Binding Effect. Subject to the provisions of Sections 11 and 21 hereof, this Master Lease shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns. No permitted assignment of this Master Lease or Master Tenant's rights hereunder shall be effective against Master Landlord unless and until an executed counterpart of the instrument of assignment shall have been delivered to Master Landlord and Master Landlord shall have been furnished with the name and address of the assignee. The term "Master Tenant" shall be deemed to include the assignee under any such permitted assignment. The term "Master Landlord" shall include any successors to or assigns of the Master Landlord's interest in the Premises following any foreclosure of the Mortgage, including Trustee or any purchaser at a trustee's or sheriff's sale of the Premises.

32.9 Gender and Number. As used in this Master Lease, the masculine shall include the feminine and neuter, the feminine shall include the masculine and neuter, the neuter shall include the masculine and feminine, the singular shall include the plural and the plural shall include the singular, as the context may require.

32.10 Intentionally Omitted.

32.11 Recording; Memorandum of Master Lease. Neither Master Landlord nor Master Tenant shall record this Master Lease without the written consent of the other; provided, however, that a Memorandum of this Master Lease in the form attached hereto as **EXHIBIT F** and by this reference incorporated herein shall be recorded upon the Effective Date.

32.12 Time Is of the Essence. Time is of the essence in the performance of each party's obligations under this Master Lease. Each party will carry out its obligations under this Master Lease diligently and in good faith.

32.13 Master Tenant Approvals. Unless a different time period or method is expressly provided for in this Master Lease with respect to a particular matter or action, whenever in this Master Lease Master Tenant is required or entitled to approve, consent, concur with, or join in, any action or matter, such approval, consent, concurrence or joinder shall be in writing and shall be given or provided within 30 days of written request therefor; provided, that if Master Tenant fails to act within such 30-day period, it shall be deemed to have given or provided such approval, consent, concurrence or joinder.

32.14 Legal Relationships. No partnership, joint venture or joint undertaking shall be construed from this Master Lease and, except as may be specifically provided herein, neither party shall have the right to make any representation for, act on behalf of, or be liable for the debts of the other. Unless otherwise specifically provided herein, no third party shall be benefitted by this Master Lease.

32.15 Non-Discrimination. Master Landlord, for itself, its successors, and assigns as a part of the consideration hereof, does hereby covenant and agree to comply with all civil rights and anti-discrimination requirements of federal, state and local laws applicable to the Premises, including, without limitation, Chapter 49.60 RCW. Master Landlord shall not discriminate on the basis of sex, race, color, marital status, national origin, religious affiliation, disability, sexual orientation, gender identity or expression, status as a family caregiver, military status or status as a veteran who was honorably discharged or who was discharged solely as a result of the person's sexual orientation or gender identity or expression, or age except by minimum age and retirement provisions, unless based upon a bona fide occupational qualification, in the employment or application for employment or in the administration or delivery of services or any other benefits under King County Code Chapter 12.16, as now codified and as hereafter amended. Master Landlord shall comply fully with all applicable federal, state and local laws, ordinances, executive orders and regulations that prohibit such discrimination. These laws include, but are not limited to, King County Charter Section 840, Chapter 49.60 RCW, and Titles VI and VII of the Civil Rights Act of 1964. Any violation of this provision shall be considered a default of this Master Lease and shall be grounds for cancellation, termination, or suspension, in whole or in part, of this Master Lease and may result in ineligibility for further agreements between the parties.

33. Prevailing Wage. Master Landlord agrees and covenants with Master Tenant that the Development Agreement shall obligate Developer to require Contractors and subcontractors of such Contractors in connection with such contracts as may be let regarding the construction of the Development Project to pay prevailing wages to the workmen, laborers and mechanics as may then be determined by the Washington State Department of Labor and Industries for the particular craft in the particular geographic area in accordance with RCW ch. 39.12.

34. Authority. Master Landlord is a Washington nonprofit corporation, duly organized, validly existing and in good standing under the laws of the State of Washington.

Master Tenant is a political subdivision of the State of Washington. By execution of this Master Lease, Master Landlord and Master Tenant represent that they have authority to enter into this Master Lease.

35. Option to Prepay Master Lease; Payment or Defeasance of Bonds; Federal Tax Requirements

35.1 Option to Prepay Master Lease. Master Tenant shall have the option to prepay, in whole or in part, the principal component of Monthly Rent in \$5,000 increments for periods to be determined by Master Tenant (as represented by the principal portion of Monthly Rent due each year as set forth in **EXHIBIT A**). Notice of such intent to prepay shall be given to Master Landlord in writing not less than forty-five (45) days in advance of the intended prepayment date. Such prepayment may be at any time. The notice of prepayment shall be substantially in the form set forth on **EXHIBIT I** attached hereto. By 10:00 a.m. Seattle time on the date set for such prepayment, Master Tenant shall pay to Master Landlord in cash or same-day available funds, an amount equal to the principal portion of Monthly Rent to be prepaid, together with interest thereon to the earliest date the Bonds associated with such prepayment are to be redeemed. Upon such prepayment, the term of this Master Lease shall be modified such that this Master Lease terminates on the payment date for the last outstanding Monthly Rent not prepaid, and the parties shall execute an amendment to this Master Lease amending **EXHIBIT A** to reflect revised Monthly Rent not prepaid.

35.2 Bonds. Upon full payment or defeasance of the Bonds in accordance with the Indenture, this Master Lease shall terminate, and unencumbered fee simple title to the Premises will transfer to Master Tenant. In the event Master Landlord defaults in its payment of the Bonds, Master Tenant has the exclusive option to purchase the Premises and any additions to the Premises for the amount of the outstanding principal of and accrued interest on the Bonds to the date of default. The notice of such option to purchase shall be substantially in the form set forth on **EXHIBIT H** attached hereto. Master Tenant shall have (a) not less than ninety (90) days from the date it is notified by Master Landlord of the default in which to exercise such option, and (b) not less than ninety (90) days from the date it exercises such option to purchase the Premises.

36. Failure to Achieve Completion of Development Project. In the event that Substantial Completion of the Development Project is not achieved by the Developer Obligation Date, Master Tenant's obligation to pay Monthly Rent (but only commencing upon Substantial Completion) shall not be excused but the following provisions shall apply until such time as Substantial Completion of the Development Project is achieved:

36.1 Enforcement of Development Agreement. Master Landlord shall vigorously enforce the provisions of the Development Agreement, including, without limitation, Sections 7 and 12 thereof, with regard to the failure of the Developer to cause Substantial Completion of the Development Project to occur by the Developer Obligation Date. Amounts received from Developer thereunder for the payment of debt service on the Bonds shall be deposited with the Trustee as provided under the Indenture. In the event that Master Landlord fails to vigorously enforce such Developer obligations and provided that Master Tenant is not

then in default under this Master Lease, Master Tenant may undertake such enforcement pursuant to its third-party beneficiary rights under the Development Agreement.

36.2 Enforcement of General Construction Contract. Master Landlord shall vigorously enforce the provisions of the General Construction Contract including, without limitation, provisions requiring the payment of liquidated damages in the event General Contractor fails to achieve completion of construction of the Development Project by the date set forth therein. Amounts received from General Contractor and available for payment of debt service on the Bonds shall be deposited with the Trustee as provided under the Indenture. In the event that Master Landlord fails to vigorously enforce such General Contractor obligations and provided that Master Tenant is not then in default under this Master Lease, Master Tenant may undertake such enforcement pursuant to its third-party beneficiary rights under the General Construction Contract.

37. Right to Remove Board Members. Concurrently with the execution of this Master Lease, Master Landlord and Master Tenant shall enter into an agreement substantially in the form attached hereto as EXHIBIT L, pursuant to which Master Tenant shall have the right to replace the Board of Directors of Master Landlord, for cause prior to Substantial Completion of the Development Project and with or without cause thereafter, under the circumstances and in the manner set forth in such agreement.

DATED for reference the date first above written.

LANDLORD:

701 ESSENTIAL HOUSING,
a Washington nonprofit corporation

By _____

Name: _____

Title: _____

Date: _____, 202_

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

APPROVED AS TO FORM:

By _____
Senior Deputy Prosecuting Attorney

Date: _____, 202_

By _____
Name: _____
Title: _____
Division: _____

Date: _____, 202_

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he signed this
instrument, on oath stated that he was authorized to execute the instrument and acknowledged it
as the _____ of **701 ESSENTIAL HOUSING**, a Washington nonprofit
corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in
the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 202_.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that s/he signed this
instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged
it as the _____, _____ Division of **KING COUNTY**,
a political subdivision of the State of Washington, to be the free and voluntary act of such party
for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 202_.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

EXHIBIT A
MONTHLY RENT

Master Tenant shall be obligated to pay Monthly Rent as of the Commencement Date as set forth on the attached schedule.

[To come based on Bond Pricing]

EXHIBIT B
SCHEDULE OF CONSTRUCTION DOCUMENTS

[To come]

EXHIBIT C
INTENTIONALLY DELETED

EXHIBIT D

PREMISES

The Premises means the entirety of the Land described below and the Building and other improvements to be constructed thereon:

The land referred to is situated in the County of King, City of Seattle, State of Washington, and is described as follows:

Lots 1 and 2, Block 55, TOWN OF SEATTLE, KING COUNTY, WASHINGTON, TERRITORY LAID OFF BY D.S. MAYNARD, according to the plat thereof recorded in Volume 1 of Plats, page 23, records of King County, Washington;

TOGETHER WITH the West half of vacated alley abutting on said Lots;

EXCEPT the North 15 feet of said Lot 1 and of said portion of vacated alley heretofore appropriated by the City of Seattle for widening of Jackson Street.

SITUATED in the County of King, State of Washington

EXHIBIT E-1
FORM OF SUBLEASE

1. General Information and Term

1.1 INTRODUCTION

THIS LEASE AGREEMENT is made this date, <<Lease Start Date>>, between [REDACTED] (who shall be the Landlord as defined in law, hereinafter called "Owner") and <<Tenants (Financially Responsible)>> (regardless of number, who shall be the Tenant as defined in law, hereinafter called "Resident") for <<Unit Address>><<Unit Name>>.

(hereinafter called the "Premises"). Premises may be a portion of an apartment complex or other larger parcel of land and, if so, the larger parcel shall be referred to herein as the Property. Other authorized occupants consist of <<Other Occupant(s)>> and are not considered "rent responsible".

1.2 TERM

The term of this Agreement shall begin on <<Lease Date>> and will be a term lease ending on <<Lease End Date>>. Upon expiration of the stated term, this Agreement shall revert to a month-to-month tenancy on the same terms and conditions as this Agreement except as may be amended by Owner upon 30 days' written notice, except for rent increase which requires at least 60 days' notice. Some local governments require longer rent increase notice periods.

By initialing below, you acknowledge and agree to the terms in Section 1.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____
Initial Here

2. Rent, Deposit, Fees

2.1 RENT AMOUNT

Resident shall pay monthly rent and other charges in the following amounts:

Total monthly amount due: <<Monthly Charges>>

2.2 RENT TERMS

The total amount of monthly rent due, which includes the monthly Premises rent, monthly parking space rent, monthly storage locker rent, any other monthly, recurring charges, is considered "Rent" and is payable in advance by the day of each and every month (hereinafter called the "Rent Due Date") during said term to Owner at [REDACTED], or any such other place or payment method that the Owner may from time to time designate.

Application of payments: Any rent unpaid by the due date is termed delinquent. Regardless of any restrictive designation or instruction on or accompanying any payment, Owner shall apply funds

received from Resident as follows: to the oldest unpaid rent (which includes unpaid utilities), to current rent (which includes unpaid utilities), to late payment charges, to notice fees, to damages, to repairs, and finally to miscellaneous charges. At any time during month to month tenancy, rent may be increased with at least 60 days' written notice. Some local governments require longer rent increase notice periods.

Rent received more than five (5) days after the Rent Due Date shall result in assessment against Resident of a \$100 late payment charge plus \$10 each additional day thereafter that rent has not been paid in full. Some local governments limit the amount of late fees.[RW1]

Pursuant to RCW 59.18.170, if an Owner charges late fees and the Resident can demonstrate that his or her primary source of income is a regular, monthly source of governmental assistance that is not received until after the date rent is due in this Agreement, the Resident may request, in writing, that the Owner modify the due date up to 5 five days and the Owner shall agree to this proposal. Some local governments do not restrict the adjustment to 5 days.

Rent payments must be paid online through the resident portal. Any payment delivered to Owner by personal check, money order, or cashier's check will incur a \$50 administrative fee.[RW2]

Any payment which fails to clear the bank shall be treated as unpaid rent and shall be subject to the aforementioned late payment charge, plus a \$100 returned payment fee. Should Resident submit a payment that is dishonored or returned for non-sufficient funds, or should Resident offer payment to cure any default such as following receipt of a Notice to Pay Rent or Vacate, Resident shall make such payment made by cashier's check, money order, or other payment method designated by Owner. If Resident gives Owner a payment that is returned for non payment, all future payments by Resident shall be made by cashier's check, money order, or other payment method designated by Owner. Notwithstanding the foregoing, Owner may issue a Notice to Pay or Vacate immediately after the rental due date without waiting until late payment charges begin to accrue.

2.3 DEPOSIT

Resident agrees to pay the sum of <<Security Deposit Charges>> as a deposit for all purposes, including unpaid rent, damage, cleaning, late payment, utilities, keys and other charges. Some local governments regulate the deposit amount.

The deposit will be held in a trust account in a financial institution in accordance with RCW 59.18.270. The name and address of the financial institution where the deposit is held will be provided to Resident in the move-in documentation. Owner may use different accounts or institutions for different properties or units.

Resident's liability is not limited by the amount of the deposit. Resident is prohibited from applying any amount of the deposit to rental or other payments owed to Owner. Any refund will be by a single check payable to all individual Residents and they shall apportion any refund among themselves. Owner's itemized statement for retaining any of the deposit, together with any refund owing shall be sent to Resident's forwarding address in accordance with RCW 59.18.280 after termination of this Agreement and possession of the Premises is returned to the Owner, conditioned upon the following:

1. Resident shall have complied with all the conditions of this Agreement.
2. Except for charges imposed pursuant to Section 4 hereof, Resident shall clean and restore the Premises to its condition at the commencement of this tenancy as evidenced by the Property Condition Checklist, which is incorporated herein by reference, less wear resulting from ordinary use. Residents agree that soiling or staining is not wear resulting from ordinary use.
3. Resident shall surrender all keys and remote control devices to Owner.

4. Resident shall bear the cost to replace or repair any missing or damaged property or fixtures provided by the Owner.
5. Labor and administrative costs for cleaning and repairing the Premises shall be at the rate of \$50 per hour, excepting labor performed by parties other than Owner or agent, which shall be assessed at its actual cost.
6. Resident's payment of any fees or charges imposed pursuant to this Agreement, including early termination charges.
7. Resident shall clean the Premises so that it is in the same state of cleanliness it was in at the time of move-in and shall follow any particular instructions/requirements for move-out provided by Owner to Resident at commencement of the tenancy.
8. At the time of move-out, Owner may apply all or part of the security deposit to unpaid rent, utility charges, damages, cleaning costs, fees, or any other amounts owed under this Lease, including charges that are not yet due but have been incurred. This includes amounts for which billing may occur after termination, such as final RUBS utility invoices or administrative fees. Any such deductions will be itemized in the statement required under RCW 59.18.280. Resident acknowledges that use of the deposit for these purposes does not relieve Resident of liability for amounts in excess of the deposit.

2.4 PREPAYMENTS

Resident shall make a prepayment toward last month's rent of \$LAST MONTH RENT DEPOSIT

This amount is not a deposit but a non-refundable prepayment of rent, to be applied only to the final month of tenancy, provided the Resident lawfully completes the tenancy term or provides proper notice under a month-to-month agreement.

If the rent increases before the final month of tenancy, Resident agrees to pay the difference between the prepaid amount and the full rent due at that time. This provision does not create a refundable deposit; rather, it ensures that the full rent due in the final month is paid.

If tenancy is terminated early, the prepaid rent shall only be applied to the final month of occupancy with Owner's written approval. It may not be applied to earlier rent or fees unless authorized in writing by Owner. Any unused portion of the prepayment shall be forfeited and not refunded.

2.5 APPLICATIONS AND SCREENING FEES

Application and/or Screening fees paid prior to commencement of tenancy in the amount of \$50 are non-refundable. Resident authorizes Owner to obtain supplementary credit reports at any time during the Resident's occupancy of the Premises at Owner's expense. In some local government regulations, screening fees may be included in determining the amount of non-refundable fees permitted. Resident warrants the accuracy of all information contained on Resident's rental application. A subsequent determination that Resident provided false or inaccurate information on the rental application is a breach of the terms of this Agreement and Owner may take legal action to terminate this Agreement in such case.

By initialing below, you acknowledge and agree to the terms in Section 2.

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____
Initial Here

3. Policies

3.1 TERMINATION OF TENANCIES

Resident understands that this tenancy shall terminate at 12:00 pm on <<Lease End Date>>. It is Resident's obligation to have the Premises vacant and thoroughly clean by that hour. At any time where the tenancy is from month-to-month, notice of termination by either party shall be by written notice of at least twenty (20) days before the end of any monthly rental period unless a greater period is required by law (see applicable Local Law Disclosure addenda). Any notice of termination must provide for the vacation of the Premises by all occupants unless otherwise agreed to by Owner in writing. If Resident vacates the Premises prior to the expiration hereof or without notice as required by this paragraph, Resident shall be liable for additional rent as provided for in RCW 59.18.310 without notice or mutually signed written Early Termination Agreement of the Owner. Any items left behind in the unit by the Resident after termination of tenancy will be handled as required under RCW 59.18.310.

3.2 DAMAGE

Resident has inspected the Premises and acknowledges that they are in good condition at the commencement of this Agreement, except as otherwise indicated on the Property Condition Report (attach form as required by RCW 59.18.260). Resident shall keep the Premises in a clean and orderly condition, including but not limited to appliances, plumbing, floor coverings, and all personal property provided by Owner, throughout the term of this Agreement and upon surrendering the Premises to Owner. Resident will bear the cost of any cleaning or repair performed by Owner to restore the Premises to the condition indicated on the attached Property Condition Checklist, except for wear resulting from ordinary use of the Premises. Resident is responsible for rent lost by Owner while performing repairs and/or cleaning because of failure to comply with the foregoing. The Property Condition Checklist will be used to determine the refund of security and pet deposits at the end of the tenancy.

3.3 KEYS/PREMISES ACCESS

Upon signing this rental agreement, the Resident will receive the following keys or other access devices: The locking mechanisms have been re-keyed or re-set. Some local governments regulate the resetting of locks between tenants. Keys and other access devices for Premises shall not be copied nor given to anyone other than those listed as lease or occupant without the owner's prior written consent. In the event that Resident(s) request the Owner to unlock any exterior or interior door for any reason, a fee of \$150 will be assessed. If the Resident(s) are not in compliance with their Lease or if any amounts are owed by Resident(s) to Owner, then the Owner may require cash payment for the service of unlocking doors. If the Owner is not available to unlock the door for the Resident(s), the Resident must call a locksmith at their own expense.

3.4 SMOKE DETECTION DEVICES/FIRE SAFETY AND PROTECTION INFORMATION

Number of detection devices provided in Premises as required by law (several may be required): 1

Smoke detection device(s) are Battery operated, It is the responsibility of Resident to maintain all

smoke detection devices, including replacement of any batteries. Resident shall not tamper with, remove batteries, or otherwise disable any smoke detection devices. Any Resident failing to comply with the provisions of this paragraph can be fined up to \$200 in accordance with RCW 43.44.110/WAC 212.10.050. Resident's initials at the end of this paragraph indicate that all smoke detection devices in the Premises are in proper working order as of the date of this Agreement. If battery operated, or unit uses battery backup, resident(s) is responsible for replacing batteries as needed. Resident agrees to test the smoke detector for proper operation once a month and report any malfunctions to the owner/agent in writing. Failure to maintain the smoke detector is also grounds for termination of tenancy. Additionally, if liability or damages occur because of a Residents' failure to maintain the unit, you may leave yourself open to potential lawsuits and liability (see WAC 212-10-050).

1. The subject property does have a fire sprinkler system.
2. The subject property does have a fire alarm system.
3. The subject property does have a strict no-smoking policy.
4. The subject property does not have an emergency notification plan for its occupants.
5. The subject property does not have an emergency relocation plan. F. The subject property does not have an emergency evacuation plan.

3.5 CARBON MONOXIDE DETECTION DEVICES

In accordance with RCW 19.27.530 a minimum of one carbon monoxide detector is provided. The number of required devices is established by law, and in a given property, several may be necessary. Resident shall not tamper with, remove batteries, or otherwise disable or relocate any carbon monoxide detection devices. Resident's initials at the end of this paragraph indicate that all carbon monoxide detection devices in the Premises are in proper working order as of the date of this Agreement.

It is the responsibility of the Resident to maintain all carbon monoxide detection devices, including replacement of any batteries.

If battery operated, the unit(s) has been checked and is properly operating at the commencement of tenancy. It is the resident(s) responsibility to maintain the carbon monoxide detection device(s) in proper operating condition in accordance with the manufacturer's recommendations, including providing any needed replacement batteries. Failure to maintain the carbon monoxide detector is also grounds for termination of tenancy. Additionally, if liability or damages occur because of a Residents' failure to maintain the unit, you may leave yourself open to potential lawsuits and liability (see WAC 212-10-050). Resident also agrees to test the carbon monoxide detector for proper operation once a month and report any malfunctions to the Owner/agent in writing.

3.6 USE/ASSIGNMENTS OR SUB-LETTING

Resident shall not use the Premises for any business purpose regardless of whether such business may be authorized by local law as a legal home occupation, including, but not limited to, garage/yard sales and private lessons/tutoring, Airbnb and VRBO. Resident shall comply fully with all municipal, county, and state codes, statutes, ordinances and regulations pertaining to the use district in which the Premises are located. Resident shall not assign this Agreement, sub-let the Premises, give accommodations to any roomers or lodgers, or permit the Premises to be used for any purpose other than as the primary full time residence for the following named persons (include all minors):

Guests of Resident staying a maximum of 7 days are permitted within any given 52 week period and do not require authorization by Owner. All unauthorized occupants shall, in addition to any other remedy, result in imposition of a per day charge of \$100. Some local governments regulate policies on additional occupants. Changes in occupancy are not permitted without the prior written approval

of Owner at the Owner's sole discretion. Resident(s) unilateral change in marital status or member of their living group does not modify or amend this agreement unless Owner has approved the change in writing through a mutually executed written amendment to this Agreement. Should Owner agree to any sublet, assignment or change in occupancy, the vacating Resident recognizes that any prepayments or refundable deposits will be assigned to the successor Residents and any refund shall be made solely to the successor residents at the termination of tenancy.

3.7 DELIVERY OF PREMISES

If for any reason whatsoever Owner does not deliver possession of the Premises on the commencement of the term of this Agreement, rent shall be prorated until such time as Owner tenders possession. In all other respects this Agreement shall remain in full force and effect and the term shall not be extended. In no event shall Owner be liable to Resident for damages caused by failure to deliver possession of the Premises. If possession of the Premises is not tendered within 5 days of the commencement of the term of this Agreement, Resident may terminate this Agreement by giving written notice to Owner, and any monies paid by Resident to Owner shall be refunded to Resident.

3.8 PETS AND ANIMALS

Resident(s), visitors and guests are not allowed to maintain pets or animals on the Property or Premises, unless specifically allowed in a Pet Addendum to this Lease.

3.9 ATTORNEYS FEES/VENUE AND JURISDICTION

As provided by law and except as otherwise prohibited, the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs incurred in the event any action, suit or proceeding is commenced to enforce the terms of this Agreement.

In the event that Resident tenders full payment of rent and other amounts due after Owner has initiated an unlawful detainer action, thereby reinstating the tenancy under RCW 59.18.410 or any other applicable provision, the parties agree that Owner shall be deemed the prevailing party for the purposes of awarding attorney fees and costs.

This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any legal action shall be in the District or Superior Court with jurisdiction over the location of the Premises.

3.10 NON-WAIVER OF BREACH AND SEVERABILITY

The failure of Owner to insist upon the strict performance of any term of this Agreement, or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any of such term or Agreement, but the same shall remain in full force and effect. If any clause or provision of this Agreement is illegal, invalid, or unenforceable under present or future laws effective during the term hereof, then it is the intention of the parties hereto that the remainder of the Agreement shall not be effected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Agreement, a clause or provision as similar in terms to such illegal invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

3.11 WATER-HEATER

Pursuant to RCW 19.27A.060, the State of Washington requires that upon occupancy, the Temperature control in a domestic hot-water heater within a rental dwelling be set not higher than a 120 degrees

Fahrenheit.

Resident acknowledges that the water heater is inaccessible.

Resident has inspected the accessible hot-water heater and to the best of Resident's knowledge does not believe it to be set higher than 120 degrees Fahrenheit.

3.12 LEAD WARNING STATEMENT

Housing built before 1978 may contain lead-based paint. Lead-based paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords and Owners must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling Residents must also receive a federally approved pamphlet on lead poisoning prevention.

3.13 RENTAL PREMISES, STORAGE AND PARKING

The Premises consist of the interior of the apartment. Regardless of whether they are assigned for Resident's use, all exterior access ways, decks, planting areas, patios, parking and storage spaces are common areas of the Property and are not part of the Premises. Whenever Owner assigns such areas for Resident's use, said usage is a license to use in common with Owner. Resident is licensed to use parking spaces and storage lockers. All Resident's obligations pursuant to this Agreement shall extend to said storage locker and/or parking space(s). Regardless of whether the Premises are an apartment or single family home, Resident recognizes that his/her storage of any personal property on the Premises is at his/her own risk. Resident hereby recognizes that Owner and agent are not liable for claims for damages arising out of the loss or damage to goods in storage for whatever reason outside the Owners' control.

3.14 ACTIONS BY THIRD PARTIES/PERSONAL PROTECTION

Owner disclaims any warranties or representation that it will be liable to Resident, resident's family, agents, invitees, employees, or servants for any damages or losses to person or property caused by residents of the property or other persons. Resident understands that Owner and its legal representatives do not guarantee, warrant, or assure resident's personal security and are limited in their ability to provide protection. Resident acknowledges that security devices or measures may fail or be thwarted by criminals or by electrical or mechanical malfunction. Therefore, Resident acknowledges that they should not rely upon the presence of such devices or measures and should protect themselves and their property as if these devices or measures did not exist. Resident understands that any proactive steps owner has taken are neither a guarantee nor a warranty that there will be no criminal acts or that resident will be free from the violent tendencies of third persons. Resident has been informed and understands and agrees that personal safety and security are resident's own personal responsibility. Harassment or intimidation of a resident, guest, owner or owner's agent is prohibited. Resident is responsible for all damage caused to the Premises as a result of the negligence of resident, their guests and invitees, including but not limited to fire and glass breakage, and shall be responsible for repair and replacement of any damage caused thereby, regardless of whether the breakage or damage was caused voluntarily, involuntarily, or from vandalism.

3.15 LIENS AND SALES

Owner may mortgage the Premises or Property or grant deeds of trust with respect thereto. Resident agrees to execute such reasonable estoppels certificates as may be required by a mortgage or deed of trust beneficiary stating that the Lease is in full force and effect and certifying the dates to which Rent

and other charges have been paid. This Lease is subject and subordinate to any mortgage or deed of trust which is now a lien upon the Property or the Premises, as well as to any mortgages or deeds of trust that may hereafter be placed upon the Property or Premises and to any or all advances to be made or amounts owing thereunder, and all renewals, replacements, consolidations and extensions thereof. Resident shall execute and deliver, within 10 days after demand therefore, whatever instruments may be required from time to time by any mortgagee or deed of trust beneficiary for any of the foregoing purposes.

3.16 ATTRACTIVE NUISANCES

Residents agree to not use, install, allow or support any attractive features including but not limited to trampolines, skate ramps, pools, on the property or surrounding property areas due to potential injury. Any features or such other items in Resident's possession shall be stored in a safe condition in such a way that they cannot be used.

3.17 RENTERS INSURANCE

Resident is responsible for any damage caused to the Premises or Property due to their negligence, or that of their guests or invitees, including but not limited to fire, smoke, water, and breakage.

██████████ does not require renters insurance for those leases/properties covered by Tenant Benefit Package (additional addendum in lease if applicable) but instead offers a Property Damage Liability Waiver (PDLW) as part of the required Tenant Benefit Package (see Section 8). This waiver provides coverage for accidental damage caused by the Resident to the property owner's asset up to \$10,000 per occurrence. It is not an insurance policy and does not protect the Resident's personal property, nor does it cover damages to third parties.

While renters' insurance is optional, Residents who want coverage for their personal belongings, additional liability, or hotel stays in case of displacement are encouraged to obtain a separate renters insurance policy from a provider of their choice.

Resident agrees that they have been informed of the scope and limitations of the PDLW and waive any claim against Owner related to losses that would otherwise be covered by a traditional renters insurance policy.

3.18 SMOKING POLICY (NO-SMOKING ADDENDUM)

Smoking of any substance is **strictly prohibited** in or on the Premises, including interior units, balconies, patios, rooftops, hallways, stairwells, and all common areas. This applies to tenants, guests, and invitees. Smoking includes, but is not limited to: tobacco, marijuana, electronic cigarettes (vaping), hookahs, and any other combustion or vaporization products.

Smoking is only permitted **25 feet or more from all building entrances, exits, operable windows, and ventilation intakes**, in accordance with RCW 70.160.075 and local health regulations.

Residents are responsible for:

- Preventing smoke or smoke odor from entering the Premises or other units.
- Ensuring that their guests comply with the smoking restrictions.
- Cleaning up any smoking-related waste, including cigarette butts and packaging.

Violation of this policy is a **material breach of the Lease** and may result in:

- **A 10-Day Notice to Comply or Vacate**
- **Forfeiture of the security deposit** for smoke damage or odor remediation
- **Eviction** for continued or egregious violations

Owner is not required to provide designated smoking areas, and violation of this section will not be excused by the presence of smoking elsewhere on the property by others.

By initialing below, you acknowledge and agree to the terms in Section 3.

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____
Initial Here

4. Terms & Obligations

4.1 GENERAL TERMS

No oral agreements have been entered into with respect to this Agreement. This Agreement shall not be modified except by an instrument in writing signed by Resident and Owner. In the event of more than one resident, each resident is jointly and severally liable for each provision of this Agreement. Each resident states that he or she is of legal age to enter into this Agreement. All obligations hereunder are to be performed in the County and state where the Property is located. Time is of the essence of this Agreement. Neither this Agreement nor any memorandum thereof may be recorded without the express written consent of Owner.

4.2 RESIDENT'S OBLIGATIONS

Resident agrees as follows:

A. General

1. To pay all rent and other charges, including utilities and installment payments of last month's rent and security deposit, promptly when due or assessed, for which Resident is responsible and to provide proof of payment.
2. To execute all revised rental agreements upon request upon 30 days notice before a new rental period; except for rent increases which require at least 60 days' written notice. Some local governments require longer rent increase notice periods.
3. To notify and deliver to Owner any legal notice received from any person or governmental agency which relates to the Premises. Fines assessed to Owner by any governmental agency resulting from a Resident's negligent behavior, including but not limited to, a failure to observe burn bans, Resident's maintenance of a nuisance shall be the responsibility of the Resident to pay.
4. Provide the Owner with emergency contact information within (10) days of commencement of tenancy and to provide updated or new information whenever such information is available.
5. Not to do or keep anything in or about the Premises that will increase the present insurance rate thereon. Resident agrees to reimburse Owner for any increase that might occur for violation of this rule.
6. Resident shall maintain liability insurance and licenses upon all motor vehicles brought onto the Property and shall provide Owner proof upon request.
7. If the Premises should fail an inspection required by local jurisdiction due to the Resident(s), any fines or costs associated with reinspection shall be the responsibility of the Resident.
8. To permit Owner to display "for rent" or "for sale" signs at any time during a tenancy.
9. Not to permit any person to occupy the Premises other than authorized occupants or guests as defined in Section 12.WA MULTI-FAMILY AGREEMENT | REVIEWED: 4/2024 | REVISED 4/25/2024 10) Except in cases of emergency where no notice is required, to permit Owner, his or her agents, employees, or representatives to enter the Premises at reasonable times after notice is given in accordance with RCW 59.18.150(6). The parties agree that no notice is required to enter areas of the Premises generally accessible to the public, such as walkways and driveways.

B. Conduct, Behavior and Safety

1. Resident is responsible for their own proper conduct and that of all guests, including the responsibility for understanding and observing all policies and rules.
2. Keys for Premises should not be copied nor given to anyone other than those listed as lease or occupant without the owner's prior written consent.
3. To comply with all laws and ordinances and the directions of all proper officers in relation thereto; to refrain from use of the Premises or Property for prostitution, drug manufacture/use/possession/sale, any felony or misdemeanor or any other illegal use. Resident shall keep the Premises free of illegal drugs, nor use the same on the Premises. Residents agree not to abuse any drugs, whether legal or illegal, or alcohol in a manner that will either disturb the peace of quiet enjoyment of other residents or endanger the health, safety, or well-being of any resident, family member, guest or invitee resident at the Property or adjacent properties. Resident, family members or guests shall not engage in gang related activity on or about the Premises.
4. Resident shall not keep or maintain an attractive nuisance on the Property as described in section 22.
5. Resident is to follow all bans/laws, including, but not limited to, burn bans.
6. No smoking of any substance is allowed in or on the Property
7. To comply with any trespass admonishments issued by Owner. To ensure the safety of all residents and their authorized guests, Owner expressly reserves the right to exclude persons who are not authorized residents (as set forth in paragraph 12) from the Premises. A Resident (or guest of a Resident) who knowingly invites or allows a previously admonished person onto the Premises without the written authorization of the Owner or Owner's agent shall be deemed to have materially violated the terms of this Agreement. In addition to any other lawful basis, Owner may issue a trespass admonishment to exclude from the Premises or Property any person, whether a Resident, occupant, invitee or other third party, who refuses to promptly show photo identification upon request by Owner or an authorized representative of Owner, or who refuses to identify him or herself as a resident, occupant, or guest of a specific resident. Resident shall be personally liable for the acts of any guests who Resident invites onto the Premises or Property.
8. Resident, family and guests shall have at all times due regard for the peace and enjoyment of other residents in the Building. The level of noise created by any Resident, within or outside any unit, whether it originates from television, stereo, conversation or any other source must be such that it cannot be heard in any other resident's unit between the hours of 10pm and 7am.
9. Not to throw anything from windows and/or balconies.
10. Resident shall not block open or provide access through any security doors, nor shall Resident disable any security devices on the Premises.

C. Maintenance, Repairs and Alterations

1. Resident's dirt, destruction, damage of any nature, neglect or disrepair to carpet does not constitute wear resulting from ordinary use. If carpets are new or Owner had carpets professionally shampooed prior to Resident's occupancy as indicated on the Property Condition Checklist form, Resident shall also pay for professionally shampooing same. Resident shall obtain area rugs or other coverings to protect hardwood floors.
2. Resident agrees to provide written notice to Owner regarding any habitability issues and to give Owner the opportunity to cure the defective condition prior to exercising any other option granted to the Resident under law. Owner is under no obligation to correct or repair any defective conditions caused by the Resident.
3. Resident shall reimburse Owner promptly in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble caused by negligence or improper use by Resident, their invitees, family or guests. Residents shall be responsible for any damage resulting from windows or doors left open. Such reimbursement shall be due immediately upon demand by Owner. Owner's failure or delay in demanding damage reimbursements, late payment charges, returned check charges or other sums due from Resident is not a waiver thereof; and Owner may demand the same at any time.
4. Resident understands and agrees that any damage caused by or related to smoking of any substance or any tobacco product use, or use of candles, incense, oil lamps, or burning of any other product (except for proper use of Owner installed fireplaces), shall not constitute wear resulting from ordinary use of the Premises. The cost of such repair, which shall be borne by Resident, may include the following: deodorizing the Premises, cleaning of drapes and blinds, sealing and painting of walls and ceiling, and cleaning, repairing or replacing of carpeting or padding.
5. Residents shall be responsible for any damage resulting from windows or doors left open or unlocked.
6. To protect against freezing of water pipes and waste pipes and stoppage of same in and about the Premises. To maintain the temperature of the Premises at such a level to prevent breakage of pipes or other damage to the Premises. Resident shall relieve stoppage of drains, and to repair all damage caused thereby, whether through freezing or other obstruction, unless resulting from a condition existing at the commencement of this tenancy.
7. Not to intentionally or negligently destroy, deface, damage, change, repair or remove any part of the structure or dwelling, including the facilities, equipment, furniture, floor or window coverings, furnishings, locks and appliances, or permit any member of Resident's family, invitee, licensee, or any person under Resident's control to do so, and agrees to notify Owner of any such damage that occurs; To repair at Resident's expense any damage to the Premises caused by Resident's acts or neglect within the time period provided by written notice from Owner requiring such repairs.

8. Not to make any alterations, additions, painting or improvements to the Premises, nor to change or add additional locks, nor change or add telephone, network or cable TV jacks, nor to install any wires, cables or aerials for internet, radio or television purposes on the roof or other parts of the building without the prior written approval of Owner. In the event such consent is given, all such alterations or additions shall be made at the sole expense of Resident and shall become the property of Owner and remain in and be surrendered with the Premises upon vacancy, unless the consent given requires the removal of the improvement and restoration of the Premises and the Property. Resident is responsible for any damage caused by the use of tacks, nails, or adhesives on walls or woodwork.
9. Prior to the installation of a satellite dish, the Resident must first give notice to the Owner informing them that a satellite is to be installed. Installation must be performed by a licensed professional and within the approved guidelines for installation as provided by the Owner. All satellite equipment and cabling must be contained within space under the Resident's direct control per the lease agreement, not within or accessible from common areas.
10. Resident shall not disconnect or relocate within the dwelling any owner supplied appliance without owner's written consent.
11. Not to install a waterbed or aquarium without the prior written approval of Owner. If permission is granted to use a waterbed, Resident shall obtain an insurance policy to protect Owner from any damage that may be caused thereby. No aquariums or other unusually heavy objects are permitted on the Premises without Owner's written consent.
12. In the event that the Resident requests testing and/or service calls which prove to be unsubstantiated, or the condition is caused by the Resident, the Resident must pay for all actual service call charges.
13. To inspect and maintain in compliance with the information tag thereon all Owner in-unit supplied fire extinguishers. Any fire extinguishers supplied are without charge for convenience of Resident only and no warranty is made as to their sufficiency for the Premises.
14. Owner is not obligated to provide window or door screens. If any are presently installed, Owner has no obligation to maintain or replace them.

D. Appearance, Cleanliness and Trash

1. To take all reasonable precautions to prevent the presence of bed bugs.
2. To take all reasonable precautions to prevent the presence of mold or mildew in the Premises as per attached Mold Handout, such steps to include, generally, using exhaust fans where available in humid locations, removing condensation from windows and other surfaces, providing adequate ventilation to the Premises at all times, storing possessions and furniture so as to provide for air circulation, etc. Resident agrees to promptly notify Owner of the presence of mold or mildew.
3. The Premises must be kept clean, sanitary and free from objectionable odors. To properly dispose of all rubbish, garbage, and other waste at reasonable and regular intervals and to follow all recycling procedures. To assume all costs of extermination and fumigation for infestation caused by Resident.
4. Resident agrees not to store any hazardous material, including but not limited to unreasonable amounts of flammable materials, asbestos, petroleum and petroleum by-products, old batteries, or paint on the Premises or Property.
5. Except as otherwise permitted by law, to display no signs or placards on or about the Premises or Property that are visible to the public.
6. Not to store bicycles or other personal effects in common areas such as halls, stairways, elevators, laundry-rooms, public areas, or areas of the dwelling such as decks or hallways which are open to public view, unless such item has been specifically approved by Owner; to use common areas such as yards, play or garden areas in common with other residents and to have due regard for the joint use nature of such areas by removing all chairs, toys or other garden equipment after use and in all cases to remove such items by the end of each day.
7. To keep the Premises and common areas such as parking spaces, patio and/or lanai, and storage area, including furnishings, appliances, floor coverings, and draperies in good order, and in a clean and sanitary condition.
8. If applicable, the laundry room shall be cleaned by resident after each use. Laundry facilities shall not be used by non-Residents or for commercial purposes. The laundry and its facilities shall be used only for washing and drying of the usual personal and household articles..

4.3 DAMAGE OR DESTRUCTION OF PREMISES/PROPERTY

In the event of damage to the Premises or Property by fire, water or other hazard, and the damages are such that Resident's occupancy can be continued, Owner shall make such repairs as needed with reasonable promptness and rent shall NOT abate during the period of such repairs. If in Owner's opinion, the Premises or Property are so damaged as to be unfit for occupancy, and Owner elects to make such repairs, the rent provided for herein shall abate during the period of time the Premises are not occupied by Resident, but in all other respects the terms and provisions hereof shall continue in full force and effect. Should repair necessitate Resident vacates the Premises for a period of time, Resident is obligated to vacate as instructed by Owner and rent shall abate during this period. Under no circumstances, terms or condition shall rent abate if damages are caused by the Resident. In the event that the Premises or the Property are so damaged or destroyed as to be, in the sole opinion of Owner, incapable of being satisfactorily repaired within a reasonable period of time, then this Agreement shall terminate effective as of the date of the damage or destruction and Resident shall immediately vacate. In such case, Resident shall pay rent pro-rata through the day Resident vacates the Premises.

4.4 SUMMARY OF FUNDS RECEIVED AND DUE

ITEM	CHARGE	BALANCE AMOUNT	DUE DATE
First Month's Rent	\$<<Prorated Rent>>	\$<<Prorated Rent>>	<<Lease Start Date>>
One time payment - Refundable Security Deposit (Renewals -Paid sec. deposit on file)	<<Security Deposit Charges>>	<<Security Deposit Charges>>	<<Lease Start Date>>
Prepayment of Last Month's Rent (if applicable)	\$ LAST MONTH RENT DEPOSIT	\$LAST MONTH RENT DEPOSIT	<<Lease Start Date>>
TOTAL			\$<<Total Charges Due at Move in>>

By initialing below, you acknowledge and agree to the terms in Section 4.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____
Initial Here

5. Additional Documents

5.1 ADDITIONAL DOCUMENTS REQUIRED TO BE ATTACHED TO THIS AGREEMENT

This Agreement, together with the attachments identified below, constitute the entire agreement between the parties.

- ☐ Property Condition Report (Required whenever a refundable deposit is collected.)
- ☐ Mold Handout (Required in all Washington State residential rentals.)
- ☐ Local Law Disclosure Addendum (Required in some jurisdictions.)
- ☐ Lead-Based Paint Pamphlet (Required for pre-1978 properties.)
- ☐ Lead-Based Paint Disclosure Addendum (Required for pre-1978 properties.)
- ☐ Copy of Property Registration or License (Required in some jurisdictions.)
- ☐ Notary Form for Landlord Signature (Required by WA state law on any lease with term longer than one year. The Law of Real Estate Agency (required for transactions where either party is represented by a licensed real estate broker.)

Resident's initials acknowledge receipt of the attachments listed above which are incorporated as part of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written. Owner/Agent and Tenant are each advised to seek independent legal advice on matters arising from use of this form.

By initialing below, you acknowledge and agree to the terms in Section 6.

By initialing below, you acknowledge and agree to the terms in Section 5.

X _____
Initial Here

6. Addenda

6.1 CRIME FREE

It is agreed between Owner / Agent and Resident(s) as follows:

1. **ILLEGAL DRUGS:** Resident hereby agrees to keep the Premises free of illegal drugs during the term of the Resident's tenancy. Resident agrees that illegal drugs will not be used, stored, manufactured, or kept on the Premises by the Resident, any individual residing on the Premises, or any guest, or invitee during the term of the Agreement. Resident will keep the Premises "drug free" at all times.
2. **SUBSTANCE ABUSE:** Resident agrees that Resident, any individual residing on the Premises and any guest or invitee shall not use controlled substances (including alcohol and prescription medications) in a manner that will either: a) disturb the peace and quiet enjoyment of the other Residents or neighbors to the Premises; or b) endanger the health, safety, or well-being of Resident, any individual residing on the Premises, or any guest or invitee.
3. **ILLEGAL GANG ACTIVITY:** Resident agrees that Resident, any individual residing on the Premises, or any guest or invitee shall not be a member of an illegal gang, nor shall Resident, any individual, or any guest or invitee engage in any gang related activity on the Premises during tenancy. For the purposes of this Addendum, the term "illegal gang" refers to a group, or member of a group, of people involved in organizing illegal activity or anti-social behaviors.
4. **GRAFFITI:** Resident agrees that Resident, any individual residing on the Premises, or any guest or invitee shall not deface any property on the Premises or the Property.
5. **CRIMINAL ACTIVITY:** Resident, any individual residing on the Premises, or any guest or invitee shall not engage in criminal activity, including prostitution, threats, intimidation, possession of dangerous weapons, unlawful discharge of firearms, or any breach of the lease agreement that jeopardizes the health, safety and welfare of the Owner / Agent or other Resident or involving imminent or actual property damage.
6. **DOMESTIC VIOLENCE:** Resident agrees that any incident meeting the definition of domestic violence causing physical harm will result in Termination of Tenancy of the perpetrator according to RCW 59.18.575 of the Residential Landlord –Tenant Act of Washington State (59.18).
7. Resident is in violation of the terms of this Addendum if any authorized occupant of the Premises or guest of any Resident or authorized occupant of the Premises engages in prohibited conduct anywhere on the Property regardless of whether such activity was conducted with the knowledge or consent of Resident.

Acknowledgment Resident(s) agrees that violation of any of the above terms constitutes a nuisance and is grounds for eviction and/or other legal action by the Owner / Agent. I/We agree to the addition of the provisions identified herein to our WA State Lease/Rental Agreement & Security Deposit Receipt. IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

6.2 SMOKE FREE ADDENDUM

The rental property at the above address has been designated as a: "Smoke Free Residence" requiring all Residents/Occupants, guests and invitees to refrain from all types of smoking within the above mentioned dwelling. "Smoke Free Building" requiring all Residents/ Occupants, guests and invitees to refrain from all types of smoking within all units balcony / Off patio and the common areas of subject property. All types of smoking are prohibited in all public areas of residential properties in accordance with RCW 70.160.075. Smoking in public Off is allowed only if done in excess of 25 feet from an entrance/exit. Resident is responsible to clean up all cigarette garbage and not leave cigarette garbage behind. Off Other: ACKNOWLEDGMENT Resident(s) agree(s) to comply with this addendum and understand(s) that the enforcement upon its guests and invitees will be Resident's responsibility.

Non-compliance with the smoke free addendum may result in one or more of the following actions by Owner / Agent:

1. Service of a 10 Day Notice to Comply with Agreement or Vacate
2. Forfeiture of all or part of your security deposit due to any resulting smoke damage/odor
3. Eviction action in enforcement of the lease terms and this addendum.

I/We agree to the addition of the provisions identified herein to our WA State Lease/Rental Agreement & Security Deposit Receipt. IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

6.3 BED BUG ADDENDUM

Resident agrees to comply with the following responsibilities pertaining to the prevention and treatment of possible bed bug infestations:

1. Resident shall practice good house keeping and maintenance habits, including: a. Resident shall not use or bring second-hand furnishings, appliances, etc which have not first been inspected for the presence of bed bugs. If rented furnishings are to be used Resident is obligated to ensure the rental company has established procedures to prevent bed bug infestation and performs inspections of their inventory. b. Resident shall cover all mattresses and box springs with impermeable covers to prevent bed bug nesting. c. Resident shall check for bed bugs within their personal belongings prior to re-entering rental unit when returning from stays outside the unit.
2. Resident shall report any problems or suspicion of problems immediately, including: a. Report any suspected bed bug infestations immediately. b. Report any maintenance needs immediately to minimize the possibility of harboring bed bugs within cracks, holes or otherwise, or allowing bed bugs to travel from unit to unit.
3. Resident shall cooperate and comply with all pest control efforts and requirements, including, but not limited to: a. Allowing access to pest control company when proper notice is given, as requested by Owner/Agent, and comply with all requests related to pest control company treatments. b. Sealing all items prior to them being removed from the unit for cleaning and sterilization or to prevent spread/ further infestation. c. Removing all bedding, drapes, curtains, and non-fixed rugs. d. Checking and / or removing mattresses and box springs. e. Removing all items from dressers, nightstands, and closets. f. Vacuuming all floor areas, furniture, mattresses and box springs, and inside all storage furnishings. g. Wash all machine-washable items and dry items on high heat setting. Any other items necessitating cleaning which cannot be done by Resident must be taken to a professional dry cleaning company for cleaning and decontamination.
4. Resident agrees to reimburse landlord for all treatment costs if it is determined that a bed bug infestation began within Resident's unit.
5. Resident agrees to reimburse Owner/Agent for expenses arising from any action, claim, loss, damage and/or expenses, including attorney's fees, incurred by Owner/Agent as a result of Resident and/or their guests failure to comply with the terms of this Addendum and Lease/Rental Agreement.
6. Resident agrees that a failure to comply with the terms of this Addendum shall constitute a material breach of the Lease / Rental Agreement and may subject the Resident to court action, including unlawful detainer / eviction proceedings.

ACKNOWLEDGMENT I/We agree to the addition of the provisions identified herein to our WA State Lease/Rental Agreement & Security Deposit Receipt. IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

6.4 MOLD HANDOUT

What are molds?

With more than 100,000 species in the world, it is no wonder molds can be found everywhere. Neither animal or plant, molds are microscopic organisms that produce enzymes to digest organic matter and spores to reproduce. These organisms are part of the fungi kingdom, a realm shared with mushrooms, yeast, and mildews. In nature, mold plays a key role in the decomposition of leaves, wood, and other plant debris. Without mold, we would find ourselves wading neck-deep in dead plant matter. And we wouldn't have great foods and medicines, such as cheese and penicillin. However, problems arise when mold starts digesting organic materials we don't want them to, like our homes. How do molds grow in my home? Once mold spores settle in your home, they need moisture to begin growing and digesting whatever they are growing on. There are molds that can grow on wood, ceiling tiles, wallpaper, paints, carpet, sheet rock, and insulation. When excess moisture or water builds up in your home from say, a leaky roof, high humidity, or flooding, conditions are often ideal for molds. Longstanding moisture or high humidity conditions and mold growth go together. Realistically, there is no way to rid all mold and mold spores from your home; the way to control mold growth is to control moisture.

How can I be exposed to mold?

When molds are disturbed, their spores may be released into the air. You then can be exposed to the spores through the air you breath. Also, if you directly handle moldy materials, you can be exposed to mold and mold spores through contact with your skin. Eating moldy foods or hand-to-mouth contact after handling moldy materials is yet another way you may be exposed. How can molds affect my health? Generally, the majority of common molds are not a concern to someone who is healthy. However if you have allergies or asthma, you may be sensitive to molds. You may experience skin rash, running nose, eye irritation, cough, congestion, and aggravation of asthma. Also if you have an immune suppression or underlying lung disease, you may be at increased risk for infections from molds. When necessary, some resourceful molds produce toxins in defense against other molds and bacteria called mycotoxins. Depending on exposure level, these mycotoxins may cause toxic effects in people, also. Fatigue, nausea, headaches, and respiratory and eye irritation are some symptoms that may be experienced from exposure to mycotoxins. If you or your family members have health problems that you suspect are caused by exposure to mold, you should consult with your physician.

How do I know if I have a mold problem?

You may have seen white thread-like growths or clusters of small black specks along your damp bathroom or basement walls, or smelled a "musty" odor. Seeing and smelling mold is a good indication that you have a mold problem. However, you cannot always rely upon your senses to locate molds. Hidden mold can be growing behind wall coverings or ceiling tiles. Common places to find mold are in areas where water has damaged building materials and furnishings perhaps from flooding or plumbing leaks. Mold can also be found growing along walls where

warm moist air condenses on cooler wall surfaces, such as inside cold exterior walls, behind dressers, headboards, and in closets where articles are stored against walls. Rooms with both high water usage and humidity, such as kitchens, bathrooms, laundry rooms, and basements are often havens for mold. If you notice mold or know of water damaged areas in your home, it is time to take action to control its growth.

How can I control mold growth in my home? Fix any moisture problems in your home:

- Stop all water leaks first. Repair leaking roofs and plumbing fixtures. Move water away from concrete slabs and basement walls.
- Increase air circulation within your home, especially along the inside of exterior walls, and ventilate with fresh air from outside. Provide warm air to all areas of the home. Move large objects away from the inside of exterior walls just a few inches to provide good air circulation.
- Install and use exhaust fans in bathrooms, kitchens, and laundry rooms.
- Ventilate and insulate attic and crawl spaces. Cover earth floors in crawl spaces with heavy plastic.
- Clean and dry water damaged carpets, clothing, bedding, upholstered furniture within 24 to 48 hours, or consider removing and replacing damaged furnishings.
- Vacuum and clean your home regularly.

How do I clean up mold? The time you are most likely to stir up spores and be exposed is the very time you are trying to clean up your mold problem. That's when you need to be the most careful. First, try to determine the extent of the mold infestation. If the area is small and well defined, clean up can be done by you, as long as you are free of any health symptoms or allergies. However, if the mold problem is extensive, such as between the walls or under the floors, you should leave clean up to a professional.

Large areas 1. Consider having a professional cleanup the area. To find a professional, check under "Fire and Water Damage Restoration" in your Yellow Pages. If you decide to clean up on your own, follow the guidance below. 2. Protect yourself by using goggles, gloves, and breathing protection while working in the area. For large consolidated areas of mold growth, you should use an OSHA (Occupational Safety & Health Administration) approved particle mask. 3. Seal off area from the rest of your home. Cover heat registers or ventilation ducts/grills. Open a window before you start to clean up. 4. Remove all your furnishings to a neutral area to be cleaned later. Follow cleaning directions below. 5. Bag all moldy materials you will be discarding. 6. Scrub all affected hard surfaces: First with a mild detergent solution, such as laundry detergent and warm water. (optional step) Then use a solution 1/4 cup bleach to one quart of water. Wait 20 minutes and repeat. Wait another 20 minutes. Last, apply a borate-based detergent solution and do not rinse. This will help prevent mold from growing again. To find a borate-based detergent, read the ingredients listed on the package label for borates. 7. Give the entire area a good cleaning. Vacuum floors, and wash bedding and clothes if exposed.

Small areas 1. Protect yourself by using goggles, gloves, and breathing protection while working in the area. For small isolated areas of mold growth, a cotton dust mask should do. 2. Seal off area from the rest of your home. Cover heat registers or ventilation ducts/grills. Cover all your furniture. Open a window before you start clean up. 3. Bag all moldy materials, you will be discarding. 4. Scrub all affected hard surfaces: • First with a mild detergent solution, such as laundry detergent and warm water. • (optional step) Then use a solution of . cup bleach to one quart of water. Wait 20 minutes and repeat. Wait another 20 minutes. • Last apply a borate-based detergent solution and do not rinse. This will help prevent mold from growing again. To find a borate-based detergent, read the ingredients listed on the package label for borates. 5. Give the entire area a good cleaning, vacuum floors, and wash bedding and clothes if exposed.

Clean all furnishings exposed to mold. • Permeable and washable, such as clothing, bedding, and other washable articles: simply run through the laundry. • Non-permeable and washable, such as wood, metal, plastic, glass, and ceramics: mix a solution of lukewarm water and laundry detergent, and wipe down your articles. • Permeable, but not washable, such as beds and furniture: if these furnishings are moldy, you should consider discarding and replacing them. If you decide it is a keeper, take the furnishing outside. Give it a good vacuuming, and let it air out. When finished, if you do not notice an odor it should be okay. However, watch for any mold growth or health problems.

6.5 MOLD ADDENDUM

To minimize the occurrence and growth of mold in the Leased Premises, Resident hereby agrees to the following:

1. Moisture Accumulation – Resident shall remove any visible moisture accumulation in or on the Leased Premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.
2. Apartment Cleanliness – Resident shall clean and dust the Leased Premises regularly, and shall keep the Leased Premises, particularly kitchen and bath, clean.
3. Notification of Management – Resident shall promptly notify management in writing of the presence of the following: • A water leak, excessive moisture, or standing water inside the Leased Premises; • A water leak, excessive moisture, or standing water in any community common area; • Mold growth in or on the Leased Premises that persists after resident has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach; • A malfunction in any part of the heating, air conditioning, or ventilation system in the Leased Premises.
4. Liability – Resident shall be liable to Owner for damages sustained to the Leased Premises or to Resident's person or property as a result of Resident's failure to comply with the terms of this Addendum.
5. Violation of Addendum – Violation of the Addendum shall be deemed a material violation under the terms of the Lease, and Owner shall

be entitled to exercise all rights and remedies it possesses against Resident at law or in equity.

ACKNOWLEDGMENT In case of a conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern. This MOLD ADDENDUM is incorporated into the lease executed or renewed on the date below written. I/We agree to the addition of the provisions identified herein to our WA State Lease/Rental Agreement & Security Deposit Receipt. IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

By initialing below, you acknowledge and agree to the terms in Section 7.

By initialing below, you acknowledge and agree to the terms in Section 6.

X _____
Initial Here

7. Additional Items

7.1 POLICIES

The tenant acknowledges that they have read and understood the community policies document attached to the lease and available at

7.2 MICRO-HOUSING POLICIES

☐ Micro-housing

If "Yes" is entered in the Micro-housing box above, the tenant's apartment qualifies as micro-housing, which is suitable for occupancy by only one person. The tenant may not have overnight guests in their apartment at any time.

7.3 SHARED BATHROOM USAGE

If the building has a shared bathroom, the following rules apply: (1) It must be kept clean at all times. (2) The tenant is responsible for bringing their own supplies. (3) The tenant may not use it for more than 15 minutes at a time. (4) The tenant must report any damage or disorder promptly.

7.4 SHARED KITCHEN USAGE

If the building has a shared kitchen, the following rules apply: (1) It must be kept clean at all times. (2) The tenant is responsible for bringing their own supplies. (3) The tenant may not leave any items in the kitchen in any area other than in a cabinet. (4) The tenant accepts that if any items left anywhere in the kitchen are done so at their own risk entirely. (5) It is essential to uphold a respectful and hygienic environment in these shared spaces. Any misuse of these facilities is strictly against our apartment building's policy and may result in lease enforcement actions.

7.5 COMPLETION OF MOVE-IN CONDITION REPORT.

Upon move-in, the tenant will be given a move-in condition report, which they must fill in and return on the same day they receive it. Failure to submit the form is a material violation of the lease and subject to a 10 day notice to comply or vacate.

7.6 INTEREST CHARGES ON PAST DUE BALANCES

The tenant will pay interest at an annualized rate of 12% per year on any unpaid balance. This is not a late fee but rather is an interest on an unpaid debt which are specifically negotiated in this Lease contract. For the purposes of calculation of interest, your debt will arise on the date your recurring charges are due or any non recurring charges are entered into your ledger. The debt will be satisfied on the day you repay it. Interest is calculated on the daily outstanding balance.

7.7 EVICTION SERVICE FEE

In the event that we need to take legal action to end your tenancy due to your non-payment of rent or violation of Lease terms, we will charge you a fee of \$500 per month. This fee is not a late fee, not a fee for service of a notice, and not a legal expense. It is meant to compensate us for the

additional effort we must take to enforce the terms of the Lease to which you are agreeing.[RW1] This fee is intended to cover administrative and internal staffing costs incurred during the enforcement of lease terms, including coordination with legal counsel and internal processing, and is not a penalty.

7.8 COMMON AREA USAGE

Tenants may use common areas, including rooftops and communal kitchens, in compliance with all applicable laws and Landlord's rules. Rooftop access is permitted during designated hours, with noise kept to a minimum; personal items must not be left overnight, and all doors should be securely closed after use. The communal kitchen is available during specified hours, and tenants are required to clean up after themselves, including washing dishes and disposing of trash properly. Any items left for more than 24 hours may be discarded. Tenants must adhere to any and all signage and rules posted in these areas. By signing below tenant agrees to operate all common area appliances in accordance with manufacturing guidelines and always maintain a safe manner of use.

7.9 GRILLS

For safety and insurance reasons, **no grills, barbecues, hibachis, smokers, fire pits, or any other open flame cooking or heating devices** are permitted on balconies, patios, rooftops, or anywhere else on the Premises or Property, including common areas. Use or storage of such items is strictly prohibited and shall constitute a **material breach** of this Lease. Violation may result in immediate enforcement action, including lease termination.

By initialing below, you acknowledge and agree to the terms in Section 7.

X _____
Initial Here

8. Property Condition Checklist

8.1 MOVE-IN CONDITION CHECKLIST

Owner / Agent Name:	<<Company Name>>	
Resident Name(s):	<<Tenants (Financially Responsible)>>	
Premises Address:	<<Unit Address>>	
Building Name:	<<Property Name>>	

You are required by your lease and by local law to complete and sign a move in condition report. To fill out the form, please go through each item and check its condition in your apartment. If you see any damage to your apartment, please write in a description in the text box text to that item.

As a reminder, you will be charged a cleaning fee at move out, you will be charged for any damage to the apartment beyond normal wear and tear that is not marked on the checklist. For more information, please consult your lease and the Renting in Seattle website: <https://www.seattle.gov/rentinginseattle>

The Property Condition Checklist is used to detail the condition of your rental unit upon move in. It contains a list of the conditions of the property, including the fixtures, flooring, windows, and all appliances.

The checklist can be printed and filled out upon move in and sent back to the following email, along with any photos of the noted damage, within 48 hours of receiving the keys.

Email [REDACTED]

8.2 INSTRUCTIONS

Before Move-In: For each item, include date of installation if possible and other information like serial numbers for major appliances in the first column. In the second column, describe condition at move-in (e.g., "new", "freshly painted, professional cleaned", "minor wear with 5 inch scratch".) If Owner/Agent is collecting a security deposit or applies for WA State Landlord Mitigation Funds, the Resident must sign this form at the time of lease signing,

before taking occupancy (RCW 59.18.260). After Move-Out: Owner / Agent must describe the condition of each item (e.g., “no change”, “2 broken window panes” or “extensive damage - see attached photos”). Clean and make repairs then send completed Property Condition Checklist with Deposit Refund Statement to Resident within the period required by RCW 59.18.280.

8.3 CONDITION CHECKLIST

ENTRY / HALL / STAIRS

Item	Date New / Info	Detailed Move-In	Condition	atDetailed Move-Out	Condition	at
Ceiling						
Closet						
Entry Door/Locks						
Floor (specify type)						
Light Fixtures						
Walls (specify paint and wallpaper)						
Window Coverings (specify type)						
Windows / Tracks / Screens						
Other						

LIVING ROOM

Item	Date New / Info	Detailed Move-In	Condition	atDetailed Move-Out	Condition	at
Ceiling						
Door(s)						
Fireplace						
Floor (Type)						
Light Fixtures						
Walls (specify paint and wallpaper)						
Window Coverings (Type)						
Windows/Tracks Screens						

KITCHEN

Item	Date New / Info	Detailed Move-In	Condition	atDetailed Move-Out	Condition	at
Cabinets/Counters						
Ceiling						
Dishwasher (Make/Serial #)						

Disposal

Door(s)

Floor (Type)

Light Fixtures

Refrigerator (Make/Serial #)

Sink/Faucet

Stove (Make/Serial #)

Hood/Fan/Filter/
Microwave

Walls (specify paint and
wallpaper)

Window Coverings (Type)

Window/Tracks Screens

BATHROOM 1 (SPECIFY ROOM LOCATION)

Item	Date New / Info	Detailed Move-In	Condition	atDetailed Move-Out	Condition	at
------	-----------------	---------------------	-----------	------------------------	-----------	----

Cabinets/Counters

Ceiling

Doors(s)

Exhaust Fan/Heater

Floor (Type)

Light Fixtures

Sink/Faucet

Toilet

Towel Racks/Accessories

Tub/Shower/
Showerhead/Faucet

Walls (specify paint and
wallpaper)

Window Coverings (Type)

Windows/Tracks/Screens

BATHROOM 2 (SPECIFY ROOM LOCATION)

Item	Date New / Info	Detailed Move-In	Condition	atDetailed Move-Out	Condition	at
------	-----------------	---------------------	-----------	------------------------	-----------	----

Cabinets/Counters

Ceiling

Doors(s)

Exhaust Fan/Heater

Floor (Type)

Light Fixtures

Sink/Faucet

Toilet

Towel Racks/Accessories

Tub/Shower/
Showerhead/Faucet

Walls (specify paint and
wallpaper)

Window Coverings (Type)

Windows/Tracks/Screens

BEDROOM 1 (SPECIFY ROOM LOCATION)

Item	Date New / Info	Detailed Move-In	Condition	at	Detailed Move-Out	Condition	at
------	-----------------	---------------------	-----------	----	----------------------	-----------	----

Ceiling

Closets/Shelves

Door(s)

Floor (Type)

Light Fixtures

Walls (specify paint and
wallpaper)

Window Coverings (Type)

Windows/Tracks/Screens

Other

BEDROOM 2 (SPECIFY ROOM LOCATION)

Item	Date New / Info	Detailed Move-In	Condition	at	Detailed Move-Out	Condition	at
------	-----------------	---------------------	-----------	----	----------------------	-----------	----

Ceiling

Closets/Shelves

Door(s)

Floor (Type)

Light Fixtures

Walls (specify paint and
wallpaper)

Window Coverings (Type)

Windows/Tracks/Screens

Other

UTILITY ROOM

Item	Date New / Info	Detailed Move-In	Condition	at Detailed Move-Out	Condition	at
Ceiling						
Closets/Shelves						
Door(s)						
Floor (Type)						
Light Fixtures						
Walls (specify paint and wallpaper)						
Window Coverings (Type)						
Window/Tracks/Screens						

GENERAL

Item	Date New / Info	Detailed Move-In	Condition	at Detailed Move-Out	Condition	at
Storage Area						
Washer						
Dryer						
Water Heater						
Smoke Detector(s)						
CO Detector(s)						

INCLUDED FURNITURE, APPLIANCES, ETC. NOT LISTED ELSEWHERE

Item	Date New / Info	Detailed Move-In	Condition	at Detailed Move-Out	Condition	at
------	-----------------	------------------	-----------	----------------------	-----------	----

8.4 MOVE-IN CONDITION ACKNOWLEDGMENT AND SIGNATURES

I/We have inspected the above premises prior to occupancy and accept the unit as habitable with the conditions noted. I/We understand that upon vacating the above unit, charges will be assessed for cleaning required. Repair and replacement costs resulting from resident negligence will also be added. This checklist is pursuant to Washington State Landlord/Tenant Law, RCW 59.18.260. Both Resident and Owner/Agent should retain a signed copy of the completed Property Condition Checklist with your rental agreement.

By initialing below, you acknowledge and agree to the terms in Section 8.

X _____
Initial Here

9. Sign and Accept

9.1 SIGN

Sign and Accept

X _____
Lessee

Date Signed

X _____
Lessor

Date Signed

1. Loft and Roof Addendum

1.1 LOFT UNITS WAIVER

Use of the loft and loft ladder by Tenant or Tenant's guests shall be at Tenant's sole risk and expense. Tenant shall take special care to avoid any risk of personal injury or property damage arising from such use or from the relocation of the ladder. Any damage to the premises or to personal property and any claim for personal injury related to the use of the loft or the ladder shall be Tenant's sole responsibility.

1.2 NOTICE AND ACKNOWLEDGEMENT REGARDING ROOF OFF-LIMITS AND DECK AND PATIO WAIVER

I am a tenant at <<Unit Address>>

The landlord has notified me that the roof of the building is not a common area, is off limits, that tenants and their guests are not allowed on the roof at any time for any reason and that any tenant who goes onto the roof, or whose guests go onto the roof, will be in violation of the rules and regulations of the building. Because I am responsible for my guests, I will be held responsible for the acts of my guests in violation of the rules and regulations. Violation of the rule regarding not going onto the roof will be considered a nuisance and will subject me to immediate termination of my tenancy. Because the roof has not been constructed to be accessible to tenants, there are no railings or restraining devices, and people who go onto the roof could fall and become injured or die. The landlord has also notified me that I am responsible for my own as well as my guests' behavior on all patios and decks in the building and I agree that I will not climb up, down or over any deck or patio rails or act irresponsibly or out of control in any way in these areas. I will hold the landlord, [REDACTED], and the owner, <<Owner Name(s)>>, harmless from any damage or injury which I suffer or which I cause or that is caused by me or by my guests going upon the roof of the buildings or acting irresponsibly on the patios or decks located at the above address.

X

Date Signed

1. Tenant Benefit Package

1.1 MANDATORY TENANT BENEFIT PACKAGE

Resident agrees to participate in [REDACTED] **Tenant Benefit Package (TBP)** as a required condition of this Lease. The TBP is charged as a monthly fee in the amount specified in the Lease Summary and is considered part of the total monthly rent due. The TBP is non-optional and non-refundable and covers the bundled services outlined below.

The monthly charge for the TBP is Tenant Benefit Package Charge.

1.2 PROPERTY DAMAGE LIABILITY WAIVER (PDLW)

In lieu of requiring renters insurance, [REDACTED] provides a Property Damage Liability Waiver (PDLW), which releases Residents from liability for accidental damage they cause to the Premises or Property—such as fire, smoke, explosion, water discharge, or sewer backup—up to \$100,000 per occurrence.

- This waiver **does not cover intentional or criminal acts**, nor does it cover damage to third parties or personal belongings.
- This is **not an insurance policy**, and Residents are **not named insureds** under any owner policy.
- Residents may still obtain a separate renters insurance policy for personal coverage, which is **recommended but not required**.
- Any recovery is subject to verification and conditions established by [REDACTED] and no disbursements shall exceed the stated cap per event.

NOTICE TO RESIDENTS: This Property Damage Liability Waiver is not renter's insurance. It only waives your responsibility to indemnify the Owner for certain types of accidental property damage. It does not provide personal liability coverage, temporary relocation support, or personal property replacement. You are encouraged to consult an insurance professional if you desire those protections.

1.3 CREDIT BUILDING SERVICE

[REDACTED] partners with a third-party credit reporting service (the "Credit Reporting Provider") to help Residents build credit through rental payment history. All on-time monthly rent payments are reported to major credit bureaus (TransUnion and Equifax). Late or missed payments may also be reported, which could negatively affect credit scores.

- [REDACTED] is responsible for the accuracy of reported data and will correct any verified discrepancies.
- The Credit Reporting Provider is not responsible for validating the information independently and relies on Owner submissions.
- This service may positively impact credit scores by 50–100 points over time with consistent on-time payment.

1.4 AMENITY INTERNET ACCESS

Residents may receive internet access via Wi-Fi or ethernet in their unit as an amenity. This service is delivered by a third-party provider and is offered without any guarantee of speed, uptime, or compatibility. [REDACTED] is not responsible for outages, service quality, or damages arising from internet unavailability or malfunction. Service requests must be directed to the third-party internet provider.

1.5 PROGRAM LIMITATIONS

- The TBP is provided as a bundled amenity and may not be itemized or opted out of.
- [REDACTED] reserves the right to substitute, adjust, or update included services with at least 30 days' written notice, provided that the total value of services is maintained.
- Any disputes or questions about TBP services must be submitted in writing. Fee refunds or waivers will not be granted for service dissatisfaction.

X

Date Signed

1. Utilities

1.1 RUBS BILLING

RUBS Utilities: Electricity, Water, Sewer, Sewer Capacity, Garbage, Natural Gas.

These utilities are billed by Owner to Resident through a Ratio Utility Billing System (RUBS), using a proportional allocation based on unit size. Weightings are as follows:

- Studio: 1.00
- 1 Bedroom: 1.25
- 2 Bedroom: 1.50
- 3+ Bedroom: 1.75

Resident's share of utility charges will vary monthly based on actual building-wide utility costs and the RUBS formula. These charges are considered additional rent and are due in full each month with regular rent.

Owner shall itemize Resident's RUBS utility charges on the Tenant Ledger, available in the online portal at any time. Actual utility bills are kept in the Owner's online systems and are available for review at any time. A \$5 per month processing fee may be assessed for Owner's administrative costs associated with calculating and billing RUBS utilities. All utility charges are due with monthly rent and are subject to the same late fees and collection procedures as rent under this Lease.

Resident understands and agrees that utility bills are based on shared usage and not individual metering. No adjustment or refund will be given for periods of partial occupancy or for perceived differences in individual usage. Resident waives any claim for refund, reconciliation, or reduction in billed amounts based on comparative usage.

1.2 BILING NOTES

Non-payment of utility charges or additional rent may lead to eviction proceeding. Owner is entitled to use resident's security deposit to recover unpaid utility charges or additional rent upon move-out out even if those bills are not yet due. Owner/ Agent is not liable for failure to provide service or any losses or damages as a result of utility outages, interruptions, fluctuations, Resident's lack of payment or otherwise.

X

Date Signed

EXHIBIT E-2

RESIDENTIAL UNIT MIX, INCOME ELIGIBILITY RESTRICTIONS, AND RENT AND UTILITY ALLOWANCE AFFORDABILITY REQUIREMENTS

Unit Mix:

Unit	Count	Percent by Count	Percent by Area
1BR	1	1%	1%
2BR	96	86%	83%
3BR	14	13%	17%
Total	111	100%	100%

Current Income Eligibility & Rent Affordability:

AMI (2026 HUD):	164,400
80% AMI	131,520

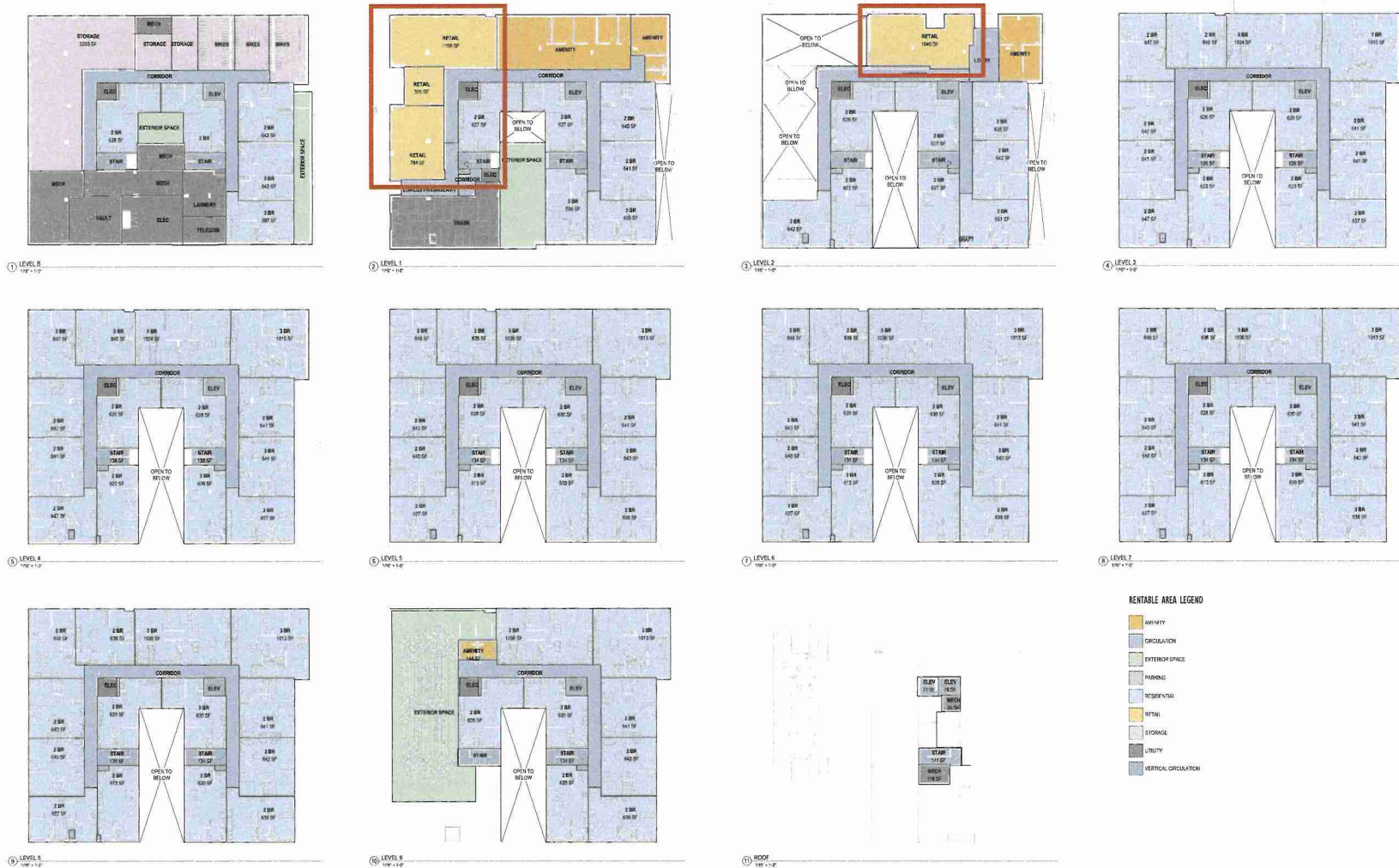
Unit Type	HH Factor	100% AMI Rent
1 Bdrm	0.70	2,877
2 Bdrm	0.90	3,699
3 Bdrm	1.04	4,274

Utility Allowance:

Utility Estimates	Count	Amount
1 Bdrm	1	\$185
2 Bdrm	96	\$285
3 Bdrm	14	\$435

Based on Seattle Housing Authority published utility estimates.

EXHIBIT E-3
RETAIL SPACES



PREDESIGN
709 S JACKSON ST
SEATTLE, WA 98104

Project Name: _____
Date: _____
Revision: _____

- RENTABLE AREA LEGEND
- AMENITY
 - CIRCULATION
 - EXTENSION SPACE
 - PARKING
 - RENTABLE
 - STORAGE
 - UTILITY
 - VERTICAL CIRCULATION

LEVEL	PARKING	UTILITY	VERTICAL CIRCULATION	STORAGE	CIRCULATION	AMENITY	RENTAL	RESIDENTIAL	TOTAL	BALCONY	EXT SPACE
LEVEL 0	0 SF	200 SF	100 SF	400 SF	100 SF	0 SF	0 SF	0 SF	1700 SF	0 SF	0 SF
LEVEL 1	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 2	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 3	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 4	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 5	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 6	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 7	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 8	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 9	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
LEVEL 10	0 SF	100 SF	100 SF	100 SF	100 SF	0 SF	0 SF	0 SF	400 SF	0 SF	0 SF
TOTAL	0 SF	1000 SF	1000 SF	1000 SF	1000 SF	0 SF	0 SF	0 SF	3600 SF	0 SF	0 SF

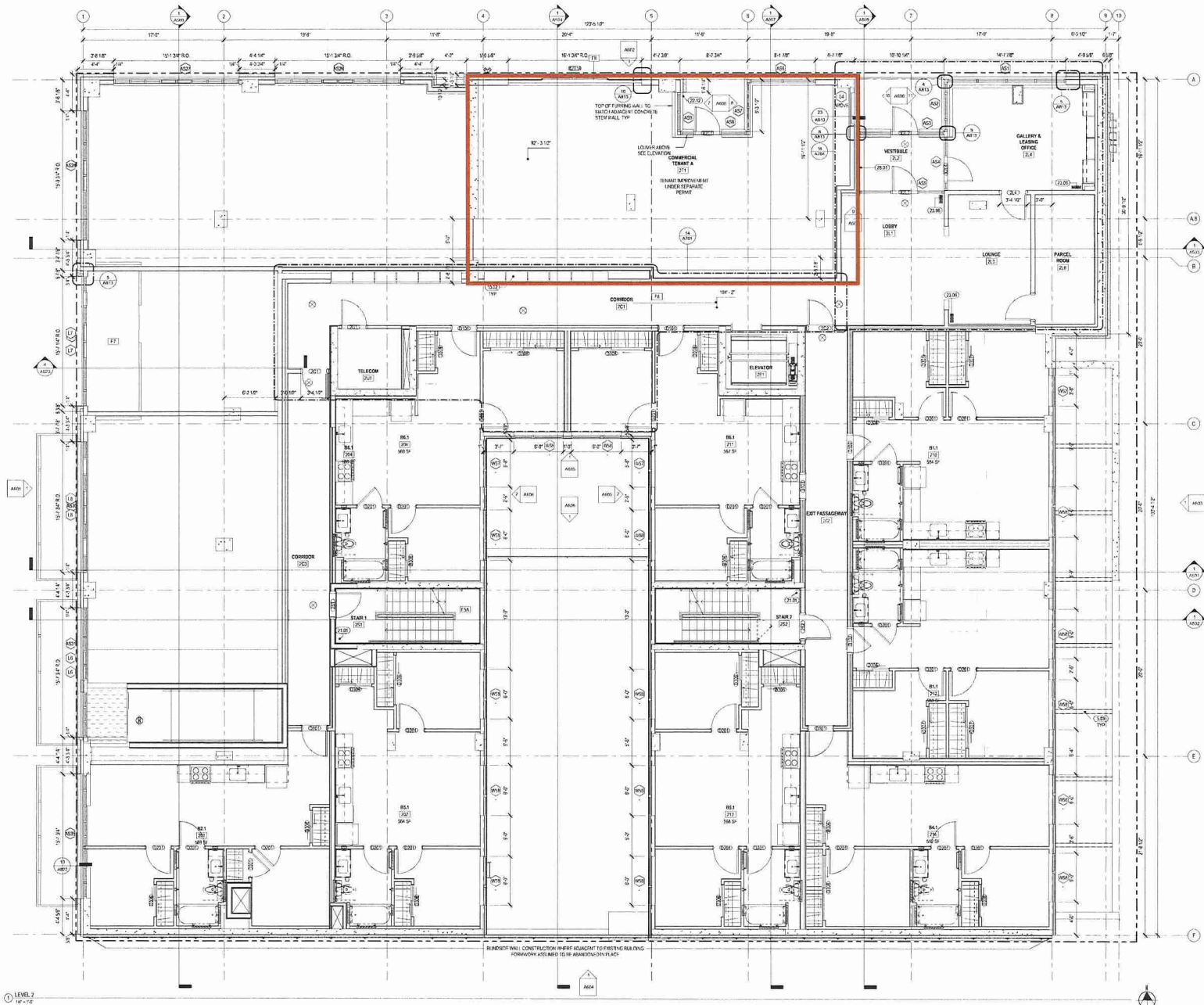
RENTABLE EFFICIENCY	NON-RENTABLE	TOTAL
RENTABLE	RENTABLE	RENTABLE
PERCENT	PERCENT	PERCENT
75%	25%	100%

UNIT	COUNT	PERCENT BY COUNT	PERCENT BY AREA
1 BR	10	10%	10%
2 BR	10	10%	10%
TOTAL	20	100%	100%

LEVEL	COUNT	AREA	UNIT	COUNT	AREA	TOTAL
LEVEL 0	10	1000 SF	1 BR	10	1000 SF	1000 SF
LEVEL 1	10	1000 SF	2 BR	10	1000 SF	1000 SF
LEVEL 2	10	1000 SF	1 BR	10	1000 SF	1000 SF
LEVEL 3	10	1000 SF	2 BR	10	1000 SF	1000 SF
LEVEL 4	10	1000 SF	1 BR	10	1000 SF	1000 SF
LEVEL 5	10	1000 SF	2 BR	10	1000 SF	1000 SF
LEVEL 6	10	1000 SF	1 BR	10	1000 SF	1000 SF
LEVEL 7	10	1000 SF	2 BR	10	1000 SF	1000 SF
LEVEL 8	10	1000 SF	1 BR	10	1000 SF	1000 SF
LEVEL 9	10	1000 SF	2 BR	10	1000 SF	1000 SF
LEVEL 10	10	1000 SF	1 BR	10	1000 SF	1000 SF
TOTAL	110	11000 SF	TOTAL	110	11000 SF	11000 SF

Unit (ft²) / Sqft Unit: _____
Total Area: _____
Total Units: _____
Total Count: _____
Total Area: _____
Total Units: _____
Total Count: _____

KEY	NOTE
10.01	100% IN EXISTENCE
10.02	WALL MOUNTED RECESSED NON-CONFORMANT HALOGENES
20.01	GLASS SIGNATURE SYSTEM
20.02	HDS BBS PULP LUMINOUS MOUNT AT 24" ABOVE
20.03	ADJUSTMENT AND SHIFTS UNLESS NOTED OTHERWISE (IN MOST CASES, ELEVATIONS)
20.04	LOOK UP FOR VERTICAL
20.05	THE ANCHORING POINT FOR EACH ELEVATION



1 LEVEL 2
10' x 12'

FLOOR PLAN GENERAL NOTES

- DO NOT SCALE DIMENSIONS. DIMENSIONS FOR NEW WORK ARE GIVEN TO FACE OF WALL FRAMING. CENTERLINE OF FUTURE OR EXISTING OPENINGS OF WINDOWS AND DOORS. FINISHING WALLS ARE SHOWN AS INDICATED BY THE FINISHING FRAMING.
- EXISTING WALLS TO BE REMOVED ARE INDICATED BY A DASHED LINE.
- EXISTING WALLS TO BE REMOVED ARE INDICATED BY A DASHED LINE.
- EXISTING WALLS TO BE REMOVED ARE INDICATED BY A DASHED LINE.
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- EXISTING WALLS TO BE REMOVED ARE INDICATED BY A DASHED LINE.

LIFE SAFETY LEGEND

- EXIT SIGNAGE: CEILING MOUNT
- EXIT SIGNAGE: WALL MOUNT
- FIRE EXTINGUISHER CABINET
- SMOKE DETECTOR: 100V
- SMOKE DETECTOR: 120V
- SMOKE DETECTOR: 120V
- SMOKE DETECTOR: 120V
- SMOKE DETECTOR: 120V
- SMOKE DETECTOR: 120V
- SMOKE DETECTOR: 120V

PANEL LEGEND

- ELECTRICAL PANEL
- WATER METER PANEL
- SMOKE PANEL

NEIMAN TABER
1425 5th Avenue
Seattle, WA 98107
www.neimantaber.com
206.468.5550

PREDESIGN

709 S JACKSON ST
SEATTLE, WA 98104

Rev	Date	By
1	10/28/20	ADH/ADH

Rev	Date	By
1	10/28/20	ADH/ADH

A302

October 28, 2026

Page 460

BFM Meeting Materials

EXHIBIT F
MEMORANDUM OF MASTER LEASE

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.
Attn: Christi Jacobsen
999 Third Ave #4600
Seattle, WA 98104

Grantor(s): <u>701 ESSENTIAL HOUSING</u>
Grantee(s): <u>KING COUNTY</u>
Legal Description (abbreviated): _____ Complete legal on <u>EXHIBIT A</u>
Assessor's Tax Parcel Identification No(s): _____
Reference No. of Related Documents: n/a

MEMORANDUM OF MASTER LEASE

THIS MEMORANDUM OF MASTER LEASE (this ***“Memorandum”***) is dated for reference purposes _____, 202_ and is made by and between 701 ESSENTIAL HOUSING, a Washington nonprofit corporation (“Master Landlord”), and KING COUNTY, a political subdivision of the State of Washington (“Master Tenant”).

1. **Master Lease.** Master Landlord has leased to Master Tenant the Premises described in Exhibit A attached hereto and by this reference incorporated herein (the ***“Premises”***) at a rent and on the terms and conditions set forth in that certain Master Lease Agreement dated _____, 202_ by and between Master Landlord and

Master Tenant (the “**Master Lease**”). The Master Lease is for a term expiring December 31, 20[] unless sooner terminated pursuant to the terms of the Master Lease; provided, however, that the Master Tenant’s duty to pay Monthly Rent shall not commence until the Commencement Date.

2. **Definition of Terms.** All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Master Lease.

3. **Tax Exemption.** [In accordance with RCW 35.42.090, as applied by RCW 36.34.205, the Master Lease shall be exempt from any taxes imposed under the authority of RCW ch. 82.45, RCW 82.04.040 or RCW 82.08.090.]

4. **Lien Notice.** Notice is hereby given that Master Tenant will not be liable for any labor, services, materials or equipment furnished or to be furnished to Master Landlord, Developer or anyone holding an interest in the Premises (or any part thereof) through or under Master Landlord or Developer, and that no construction or other liens for any such labor, services, materials or equipment shall attach to or affect the interest of Master Tenant in the Premises.

5. **Purpose of Memorandum.** This Memorandum is prepared for purposes of recordation only and does not set forth all of the terms and conditions set forth in the Master Lease. In the event there is any conflict between the terms and conditions of the Master Lease and this Memorandum, the Master Lease shall control.

DATED the date first above written.

MASTER LANDLORD:

701 ESSENTIAL HOUSING,
a Washington nonprofit corporation

By: _____
Name: _____
Title: _____

Date: _____, 202_

MASTER TENANT:

KING COUNTY,
a political subdivision of the State of
Washington

APPROVED AS TO FORM:

By: _____
Senior Deputy Prosecuting Attorney

Date: _____, 202_

By: _____
Name: _____
Title: _____
Division: _____

Date: _____, 202_

STATE OF WASHINGTON

COUNTY OF KING

} ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that a signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the _____ of **701 ESSENTIAL HOUSING**, a Washington nonprofit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 202_.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

STATE OF WASHINGTON

COUNTY OF KING

} ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the _____, _____ Division of **KING COUNTY**, a political subdivision of the State of Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 202_.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington,
residing at _____
My Commission Expires _____

EXHIBIT G
DISPUTE RESOLUTION PROCEDURE

[To come]

EXHIBIT H
FORM OF NOTICE OF ELECTION
OF OPTION TO PURCHASE

[date]

To: Master Landlord

You are hereby notified that King County has elected to exercise on [date of payment] its option to purchase the Premises currently leased by King County pursuant to the Master Lease Agreement ("***Master Lease***") by and between King County and Master Landlord dated _____, 202_. This purchase option is being exercised pursuant to Section 35.2 of the Master Lease. In accordance with Section 35.2 of the Master Lease, King County shall purchase the Premises for an amount equal to the principal amount of the Bonds outstanding plus accrued interest. On or prior to the date set forth above, King County shall also pay any Additional Rent then due and owing under the Master Lease.

APPROVED AS TO FORM:

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

By _____
Name: _____
Title: _____
Date: _____

By _____
Name: _____
Title: _____
Date: _____

EXHIBIT I
FORM OF NOTICE OF ELECTION
TO PREPAY MONTHLY RENT

[date]

To: Master Landlord

You are hereby notified that King County has elected to exercise its option to prepay all or a portion of the Monthly Rent due under that certain Master Lease Agreement ("**Master Lease**") by and between the County and Master Landlord dated _____, 202_. In accordance with Section 35.1 of the Master Lease, the date of prepayment shall be _____, and the principal portion of Monthly Rent to be prepaid on such date is _____, representing the maturities (or portions thereof) set forth below. By 10:00 a.m. Seattle time on such date, King County shall pay to Master Landlord in cash or same-day available funds, an amount equal to the principal portion of Monthly Rent to be prepaid, together with interest thereon accruing to the earliest date the Bonds associated with such prepayment are to be redeemed, together with any other amounts payable under the Master Lease on such date. In accordance with that certain Indenture of Trust dated _____, 202_, by Master Landlord and _____, as Trustee, Master Landlord shall direct Trustee to cause an optional redemption of the Bonds in principal amounts and maturities corresponding to the principal portion of Monthly Rent set forth below, to the extent subject to optional redemption.

TENANT:

KING COUNTY,
a political subdivision of the
State of Washington

APPROVED AS TO FORM:

By _____
Senior Deputy Prosecuting Attorney

By _____
Name: _____
Title: _____
Date: _____

**SCHEDULE OF PRINCIPAL COMPONENT OF MONTHLY RENT
TO BE PREPAID AND BONDS TO BE REDEEMED**

Date Principal Component (of Monthly Rent) Due	Amount of Principal Component to be Prepaid*

*Principal may be prepaid only in increments of \$5,000.

EXHIBIT J

MINIMUM INSURANCE REQUIREMENTS FOR DEVELOPER

Insurance During Development	
Coverage	Minimum Limit
Commercial General Liability	\$2,000,000 Each Occurrence
General Aggregate	\$4,000,000
Products & Completed Operations Aggregate	\$4,000,000
Automobile Liability	\$1,000,000 Combined Single Limit
Workers Compensation	Statutory Limits
Employers Liability	\$1,000,000 Each Accident / Disease
Umbrella / Excess Liability	\$10,000,000
Builder's Risk	100% of actual construction costs of the Project
Earthquake	\$5,000,000
Notice of Cancellation	30 Days' Notice (where permitted by law)

Insurance During Operations	
Coverage	Minimum Limit
Earthquake	\$5,000,000
Property	100% of replacement cost
Commercial General Liability	\$5,000,000

EXHIBIT K

MINIMUM INSURANCE, INDEMNIFICATION, AND HAZARDOUS SUBSTANCE REMEDATION REQUIREMENTS FOR GENERAL CONTRACTOR

[To come]

EXHIBIT L
ISSUER GOVERNANCE AGREEMENT

ISSUER GOVERNANCE AGREEMENT (701 ESSENTIAL HOUSING)

This Issuer Governance Agreement (this “**Agreement**”) is entered into as of the [REDACTED] day of [REDACTED], 2026, by and among King County, a political subdivision of the State of Washington (the “**County**”), and 701 Essential Housing, a Washington nonprofit corporation (the “**Issuer**”).

RECITALS

A. The County and Issuer are parties to a Master Lease Agreement dated as of [REDACTED], 2026 (the “**Master Lease**”), relating to certain real property (the “**Property**”) located at 701 South Jackson Street in the city of Seattle, Washington.

B. Pursuant to the Master Lease, the Issuer has undertaken to construct on the Property an eight story building with 111 residential units of affordable wage workforce housing and street-level retail (the “**Project**”), and to master lease the completed Project to the County, which will in turn enter into subleases with individual eligible residents. The Project is to be developed pursuant to a Development Services Agreement between the Issuer and Housing Diversity Corporation (“**Developer**”) dated as of [REDACTED], 2026 (the “**Development Agreement**”).

C. The Issuer will finance the construction of the Project with proceeds of tax-exempt bonds to be issued by it on behalf of the County pursuant to Revenue Ruling 63-20 and Revenue Procedure 82-26 of the U.S. Treasury (the “**Bonds**”). The Bonds will be issued under an Indenture of Trust (the “**Indenture**”) between the Issuer and U.S. Bank Trust Company, National Association, as bond trustee (the “**Trustee**”).

D. In connection with the development of the Project and the issuance of the Bonds, the parties hereto wish to provide for the ability of the County, under certain circumstances, to replace some or all of the members of the Board of Directors of the Issuer (the “**Board**”), as set forth below.

AGREEMENTS

For good and valuable consideration, the parties hereto agree as follows:

1. Replacement of the Board of the Issuer. The parties agree that the County shall have the right, under the circumstances described herein, to cause some or all of the members of the Board to be replaced with individuals appointed by the County.

1.1. *Right to Replace the Board Prior to Expiration of the Warranty Period.* Prior to expiration of the Warranty Period (as defined below), the County shall have the right, upon written notice to the Issuer, upon the occurrence of a For Cause Event (as defined below) to require that one or more members of the Board (in the County’s discretion, up to and including the entire Board) be removed and replaced with persons appointed by the County (subject to Section 1.6 below).

1.2. *Right to Replace the Board Following Expiration of the Warranty Period.* Following expiration of the Warranty Period, the County shall have the right, upon at least sixty (60) days' prior written notice to the Issuer, to require that one or more members of the Board (in the County's discretion, up to and including the entire Board) be removed and replaced with persons appointed by the County, regardless of whether or not a For Cause Event has occurred (subject to Section 1.6 below).

1.3. *Amendment of Articles and Bylaws.* The Issuer agrees that, upon receipt of a notice described in Sections 1.1 or 1.2, it shall, as soon as practicable, cause the Articles of Incorporation and Bylaws of the Issuer to be amended, as necessary, to provide that the County shall have the right, unless and until relinquished by the County, to appoint the members of the Board at each annual meeting of the Board, and remove and replace such individuals, and fill vacancies on the Board, as provided in the Bylaws. The Issuer agrees to take any further actions reasonably requested by the County to accomplish the purposes of this Section 1, so long as such actions do not require the Issuer to incur any unreasonable additional costs or liabilities.

1.4. *Definition of "Warranty Period."* For purposes of this Section 1, "**Warranty Period**" shall mean the period from the date of this Agreement to the date that is one (1) year following Substantial Completion of the Project (as defined in the Master Lease).

1.5. *Definition of "For Cause Event."* For purposes of this Section 1, "**For Cause Event**" shall mean any of the following:

(a) Any officer or director of the Issuer is convicted of, or pleads guilty or *nolo contendere* to, (i) a crime involving fraud, misappropriation or embezzlement, or (ii) a felony;

(b) The officers, collectively, of the Issuer are absent from, or do not substantially perform their usual duties for, the Issuer for any continuous thirty (30) day period or for more than sixty (60) total cumulative days in any 365-day period;

(c) The Issuer misappropriates Bond funds, otherwise acts fraudulently, commits willful misconduct, or is reckless or grossly negligent in the performance of its duties under the Master Lease, the Development Agreement, or the Construction Contracts (as defined in the Master Lease);

(d) (i) The Issuer materially breaches its obligations under the Master Lease, Development Agreement or Construction Contracts; (ii) such breach has a material adverse effect on the construction of the Project; *and* (iii) the Issuer either fails to cure such breach within thirty (30) days after its receipt of written notice thereof from the County or, if such breach is incapable of being cured within such thirty (30) day period, fails to continue to use its best efforts to cure such breach;

(e) The Issuer (i) files a petition under any federal or state law concerning bankruptcy, reorganization, insolvency, or relief from creditors, or, if such a petition is filed against the Issuer without its consent, it is not dismissed within sixty (60) days; or (ii) consents to the appointment of a receiver, trustee, liquidator, or custodian with respect to the Issuer, or a receiver, trustee, liquidator

or custodian is appointed with respect to the Issuer and such appointment is not terminated within sixty (60) days.

1.6. *Limitations.* Notwithstanding any provision hereof to the contrary, no replacement of the Board shall occur if the Issuer reasonably determines that such replacement will adversely affect the Issuer's status as a 501(c)(3) corporation or the tax-exempt status of interest on the Bonds. Furthermore, nothing herein shall limit the right of the Issuer to contest, by appropriate legal action, the County's determination that a For Cause Event has occurred.

2. Miscellaneous.

2.1. *Counterparts.* This Agreement may be executed in counterparts.

2.2. *Binding Effect.* This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective successors and assigns.

2.3. *Amendment.* This Agreement may be amended or modified only in writing, executed by the party or parties intended to be bound thereby.

2.4. *Entire Agreement.* This Agreement sets forth the entire agreement of the parties as to the subject matter hereof and supersedes all prior discussions and understandings between them.

2.5. *Governing Law.* This Agreement shall be governed by and construed in accordance with the laws of the state of Washington.

Executed as of the date first written.

701 ESSENTIAL HOUSING,
a Washington nonprofit corporation

By _____
Name: _____
Title: _____

KING COUNTY,
a political subdivision of the
State of Washington

By _____
Name: _____
Title: _____

EXHIBIT M PRO FORMA

701 S Jackson - Bond Proceeds Summary

Land	9,000,000	yellow highlights denote updates to budget
Soft Costs	7,859,646	
Hard Cost	44,283,213	
HC Contingency	4%	1,771,329
Total Development Cost	62,914,188	excludes \$7M of contributed cost from sponsors

Interest for PNC Loan to Carry till Bond Close (May 2027)	722,242	
King County Legal + Financial Advisor Budget	250,000	
Soft Costs	7,859,646	see above
Updated Total Soft Cost	8,831,888	soft cost breakdown below
Land	9,000,000	
Hard Cost	44,283,213	
HC Contingency	1,771,329	
Updated Total Development Cost	63,886,430	
Capitalized Interest Fund	8,592,541	calculated in table on the right
Cost of Issuance	1,320,643	calculated in table on the right
Total Bond Proceeds	73,799,613	

Bond Proceeds (par + premium)	
Bond Coupon	5.00%
Capitalized Interest (years)	2.5
Bond Premium (% of par)	7.36%
Cost of Issuance	1.89%
Par Amount	\$1,320,643
Par Amount	68,740,325
Bond Premium	5,059,288
Total Bond Proceeds	73,799,613

701 S Jackson - Soft Cost Breakdown

	Budget
ENTITLEMENT/PERMITS	
152101 Master Use Permit	\$10,000
152102 Building Permit	\$95,998
152105 Street Improvement Plan Permit	\$48,000
152111 Miscellaneous Permits	\$21,292
152112 Street Use Fees	\$402,062
152114 Certificate of Approval	\$15,000
152115 WA Dept. Ecology Fees	\$25,000
TOTAL ENTITLEMENTS/PERMITS	\$617,352
ARCHITECTURE & ENGINEERING & CONSULTANTS	
152201 Architect	\$611,080
152203 Structural Engineer	\$141,580
152301 Survey	\$253,000
152302 Civil Engineering	\$3,500
152303 Electrical Engineering	\$21,000
152304 Mechanical Engineering	\$20,000
152305 Plumbing Engineering	\$40,000
152308 Geotechnical Engineering	\$64,116
152311 Landscape Architect	\$25,000
152316 Envelope Consultant	\$45,000
152321 Signage Consultant/Signage	\$90,000
152323 Public Relations/Outreach Consultant	\$2,000
152325 Environmental Consultant	\$297,052
152326 Special Inspections	\$153,338
152328 3rd Party Commissioning	\$10,000
152330 HDC Project Management Staffing	\$1,226,951
152332 Community Events & Marketing Materials	\$15,639
152336 Air Barrier Testing	\$20,000
152337 Flow Test	\$500
TOTAL ARCHITECTURE & ENGINEERING & CONSULTANTS	\$3,039,755
UTILITIES & SITE	
152401 SCL Electrical Consulting	\$7,256
152402 Seattle City Light Design & Connection Fee	\$275,514
152403 SCL Temp Service Connection Fee	\$50,000
152404 Electrical Account Fees	\$40,000
152405 Water Meter & Installation Fee	\$75,000
152406 Water Account Fees	\$33,054
152407 Sewer Connection Fees	\$5,000
152409 Property Maintenance	\$50,000
152411 Site Security	\$280,000
TOTAL UTILITIES & SITE	\$815,824
RETAIL & LEASE-UP	
152501 Retail Tenant Improvements	\$0
152505 Lease-up Costs	\$250,000
152506 Capital Repairs Fund	\$104,907
TOTAL RETAIL & LEASE-UP	\$354,907
TAXES	
152601 Real Estate Taxes	\$379,897
TOTAL TAXES	\$379,897
PROFESSIONAL SERVICES	
152701 Builder's Risk Insurance	\$496,800
152702 Property and Casualty Insurance	\$15,000
152703 Commercial General Liability Insurance	\$709,550
152704 Legal	\$802,004
152705 Accounting	\$85,509
152706 Development Fees	\$0
152709 E&O and D&O Insurance for Entity	\$20,000
152708 Legal - Environmental	\$117,121
152710 Long Term Monitoring Bond	\$26,240
TOTAL PROFESSIONAL SERVICES	\$2,272,223
FINANCING	
152801 Appraisal	\$13,000
152804 Title + Recording	\$65,000
152811 Bank Fees	\$10,000
152822 Acquisition Loan Interest Reserve	\$722,242
TOTAL FINANCING	\$810,242
FURNITURE, FIXTURES + EQUIPMENT	
152999 FF&E	\$202,000
TOTAL FURNITURES, FIXTURES + EQUIPMENT	\$202,000
SOFT CONTINGENCY	
153101 Soft Cost Contingency	4%
TOTAL CONTINGENCY	\$339,688
TOTAL SOFT COSTS	\$8,831,888

\$8,492,200

Est. All In TIC 5.70% \$63,921,374.82

UNITED STATES OF AMERICA

The State of Washington



Secretary of State

I, **STEVE R. HOBBS**, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

ARTICLES OF INCORPORATION

to

701 ESSENTIAL HOUSING

A **WA NONPROFIT CORPORATION**, effective on the date indicated below.

Effective Date: 01/08/2025

UBI Number: 605 662 457



Given under my hand and the Seal of the State
of Washington at Olympia, the State Capital

Steve R. Hobbs, Secretary of State

Date Issued: 01/08/2025

ARTICLES OF INCORPORATION OF 701 ESSENTIAL HOUSING

The undersigned hereby adopts the following Articles of Incorporation under the provisions of the Washington Nonprofit Corporation Act (Chapter 24.03A of the Revised Code of Washington).

ARTICLE 1. NAME

The name of the corporation shall be 701 Essential Housing (the "Corporation").

ARTICLE 2. DURATION

The Corporation shall have perpetual existence.

ARTICLE 3. REGISTERED OFFICE AND AGENT

The name of the Registered Agent of the Corporation is Hillis Clark Martin & Peterson P.S. The street address of the Registered Office, which is also the address of the Registered Agent, is 999 Third Avenue, Suite 4600, Seattle, Washington 98104.

ARTICLE 4. PURPOSES, POWERS, AND LIMITATIONS

4.1. Purposes. The Corporation shall be organized and operated exclusively for such purposes and activities as are permitted by Section 501(c)(3) of the Internal Revenue Code (the "Code"), including, but not limited to, the following purposes:

(1) To provide for relief of the poor and distressed by providing affordable housing facilities for residents of King County, Washington (the "County"), satisfying specified income-restriction criteria;

(2) To undertake activities which lessen the burdens of government, including master-leasing affordable housing facilities to the County, which will then be leased by the County to residents of the County satisfying specified income-restriction criteria, which is intended to, among other things: address the County's housing affordability crisis and assist in preventing the worsening of such crisis; prevent displacement of essential workers and others from neighborhoods close to jobs by providing housing facilities that are close to regional and subregional job centers and are accessible by public transportation; relieve wage and other pressures on essential service providers in the County's jurisdiction, such as hospitals and public schools; and reduce traffic congestion on the County's roads and adverse climate impacts by increasing walkability and/or the use of public transit;

(3) To combat community deterioration and to carry out neighborhood revitalization, community economic development and preservation of historic character and cultural heritage of communities, including through, in economically depressed or underserved areas of communities, the remediation of blighted, environmentally-challenged and/or abandoned land and the construction thereon of quality multi-unit affordable housing facilities that may include ground-level retail; and

(4) To carry on other charitable activities associated with the foregoing purposes as allowed by law.

4.2. Powers. In furtherance of its purposes, the Corporation shall have full power and authority:

(1) To acquire or to receive from any individual, firm, association, corporation, trust, foundation or other governmental subdivision, unit or agency, by deed, gift, purchase, bequest, devise, appointment or otherwise, cash, securities and other property, tangible or intangible, real or personal, and to hold, administer, manage, invest, reinvest, and disburse the principal and income thereof solely for the purposes hereof;

(2) To distribute property for such purposes in accordance with the terms of gifts, bequests, or devises to the Corporation not inconsistent with its purposes, as set forth herein;

(3) To distribute property and to extend financial aid and support through grants, gifts, contributions, or other aid or assistance to qualified Section 501(c)(3) organizations and governmental entities, or for their purposes, in a manner consistent with the purposes set forth herein;

(4) To receive and maintain a fund or funds, to invest or reinvest such fund or funds, and to apply the income and principal of any funds received to promote the goals and purposes set out herein;

(5) To acquire, improve, own, hold, use, lease, develop, and otherwise deal in and dispose of any real or personal property, or any interest therein, situated in or out of this state, consistent with the purposes set forth herein;

(6) To borrow money and to issue evidences of indebtedness in the form of notes, bonds, mortgages, pledges or other instruments, consistent with the purposes set forth herein;

(7) To perform all other acts necessary or incidental to the above and to do whatever is deemed necessary, useful, advisable, or conducive, directly or indirectly, to carry out any of the purposes of the Corporation, as set forth in these Articles, including but not limited to the exercise of all other powers and authority enjoyed by nonprofit corporations generally under the Washington Nonprofit Corporation Act, within and subject to the limitations of Section 501(c)(3) of the Code.

4.3. Limitations.

4.3.1. Generally. This Corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Code or the corresponding provisions of any future United States internal revenue law. Despite any other provision in these Articles, the Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that do not further the charitable purposes of this Corporation, and the Corporation shall not carry on any other activities not permitted to be carried on by (a) a corporation exempt from federal income tax under Section 501(c)(3) of the Code or the corresponding provision of any future United States internal revenue law, or (b) a corporation, contributions to which are deductible under Section 170(c)(2) of the Code or the corresponding provision of any future United States internal revenue law.

4.3.2. Lobbying Restriction and Political Activities Prohibition. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in any political campaign (including the publishing or distribution of statements) on behalf of (or in opposition to) any candidate for public office.

4.3.3. No Distribution of Earnings. The Corporation shall have no capital stock. The property of the Corporation is irrevocably dedicated to charitable purposes and no part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its directors, officers, or other private persons, except that the Corporation is authorized and empowered to pay reasonable compensation for services rendered, to make reimbursement for reasonable expenses incurred on its behalf, and to make payments and distributions in furtherance of its purposes stated in Section 4.1.

ARTICLE 5. INCORPORATOR

The name of the incorporator is Bradley Padden, whose address is 115 110th Ave SE, Bellevue, Washington 98004.

ARTICLE 6. MEMBERS

The Corporation shall have no members.

ARTICLE 7. DIRECTORS

The Corporation shall have three (3) directors serving as the initial Board of Directors, whose names and addresses are as follows:

Name	Address
Gregory L. Russell	17236 SE 46th Street, Bellevue, Washington 98006
Daniel Watson	10045 NE 1st Street #324, Bellevue, Washington 98004
Michelle Linden	3417 E Spruce Street, Seattle, Washington 98122

The initial directors shall serve until the organizational meeting of the Board of Directors and until their successors are elected and qualified.

The powers and duties, number, qualifications, terms of office, manner of elections, and criteria for removal of directors of the Corporation shall be as set forth in the Bylaws of the Corporation, as they may be amended from time to time; provided, however, that such powers and duties may not be inconsistent with the status of the Corporation as a nonprofit corporation described in Section 501(c)(3) of the Code.

ARTICLE 8. DIRECTOR LIABILITY LIMITATIONS

To the full extent that the Washington Nonprofit Corporation Act permits the elimination or limitation of the liability of directors, a director of the Corporation shall not be liable to the Corporation for monetary damages for conduct as a director; provided that the liability of a director shall not be eliminated or limited for acts or omissions that involve intentional misconduct or a knowing violation of law, for approval of distributions or loans contrary to law, or for any transaction from which the director has personally received or will personally receive a benefit in money, property, or services to which the director is not legally entitled.

ARTICLE 9. INDEMNIFICATION

9.1. Indemnitee. The term “Indemnitee” as used in this Article 9 shall mean any person who was or is threatened to be made a party to or is otherwise involved (including, without limitation, as a witness) in any actual or threatened action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he or she is or was a director or officer of the Corporation or, being or having been a director or officer, he or she is or was serving at the request of the Corporation as a director, trustee, officer, employee, or agent of another corporation or a partnership, joint venture, trust, or other enterprise, including service with respect to employee benefit plans, whether the basis of such proceeding is alleged action in an official capacity as a director, trustee, officer, employee, or agent or in any other capacity while serving as a director, trustee, officer, employee, or agent.

9.2. Right to Indemnification.

9.2.1. Scope. Each Indemnitee shall be indemnified and held harmless by the Corporation, to the full extent permitted by applicable law as then in effect, against all expenses, liability, and loss (including attorneys' fees, judgments, fines, penalties, and amounts to be paid in settlement) actually and reasonably incurred or suffered by such person in connection therewith. Except as provided in Section 9.2.2(b) below, the determination otherwise required by RCW 23B.08.550 shall not be required in connection with indemnification pursuant to this Article 9.

9.2.2. Exceptions.

(a) Such right of indemnification shall not exist where the act or omission of the Indemnitee involves (i) intentional misconduct or a knowing violation of the law, (ii) a violation of RCW 23B.08.310 (as now in effect or as it may hereafter be amended), or (iii) any transaction in which the Indemnitee has received or will receive a benefit in money, property, or services to which he or she is not legally entitled.

(b) Such right of indemnification shall also not exist where the act or omission of the Indemnitee involves recklessness or gross negligence, unless the Corporation elects by resolution to provide such indemnification pursuant to RCW 23B.08.550(2) (as now in effect or as it may hereafter be amended).

9.2.3. Continuation After Separation. Such right of indemnification shall continue as to a person who has ceased to be a director, trustee, officer, employee, or agent and shall inure to the benefit of his or her heirs, executors, and administrators.

9.2.4. Proceeding by Indemnitee. Except as provided in Section 9.3, such right of indemnification shall not exist where the Indemnitee seeks indemnification in connection with a proceeding (or part thereof) initiated by such Indemnitee unless such proceeding (or part thereof) was authorized by the Board of Directors prior to its initiation.

9.2.5. Contract Right; Expenses. The right of indemnification conferred in this Section 9.2 shall be a contract right and shall include the right to have the Corporation pay the expenses incurred in defending any such proceeding in advance of its final disposition; provided, however, that the payment of such expenses in advance of the final disposition of a proceeding shall be made only upon delivery to the Corporation of an undertaking, by or on behalf of the Indemnitee, to repay all amounts so advanced if it shall ultimately be determined that the Indemnitee is not entitled to be indemnified under this Section 9.2 or otherwise.

9.3. Right of Claimant to Bring Suit. If a claim under Section 9.2 is not paid in full by the Corporation within sixty (60) days after a written claim has been received by the Corporation, except in the case of a claim for expenses incurred in defending a proceeding in advance of its final disposition, in which case the applicable period shall be twenty (20) days, the claimant may at any time thereafter bring suit against the Corporation to recover the unpaid amount of the claim and, to the extent successful in whole or in part, the claimant shall also be entitled to reimbursement for the expenses of prosecuting such

claim. The claimant shall be presumed to be entitled to indemnification under this Article 9 upon submission of a written claim (and, in an action brought to enforce a claim for expenses incurred in defending any proceeding in advance of its final disposition, where the required undertaking has been tendered to the Corporation), and thereafter the Corporation shall have the burden of proving by a preponderance of the evidence that the claimant is not so entitled. Neither the failure of the Corporation (including the Board of Directors or independent legal counsel) to have made a determination prior to the commencement of such action that indemnification of or reimbursement or advancement of expenses to the claimant is proper in the circumstances nor an actual determination by the Corporation (including the Board of Directors or independent legal counsel) that the claimant is not entitled to indemnification or to the reimbursement or advancement of expenses shall be a defense to the action or create a presumption that the claimant is not so entitled.

9.4. Nonexclusivity of Rights. The right to indemnification and the payment of expenses incurred in defending a proceeding in advance of its final disposition conferred in this Article 9 shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the Articles, Bylaws, agreement, vote or consent of disinterested directors, or otherwise.

9.5. Insurance, Contract, and Funding. The Corporation may maintain insurance at its own expense to protect itself and any Indemnitee against any expense, liability, or loss against which the Corporation has the power to indemnify pursuant to this Article 9. In addition, the Corporation may maintain insurance against such expense, liability, or loss whether or not the Corporation would have the power to provide indemnification under the Washington Nonprofit Corporation Act. The Corporation may enter into contracts with any director or officer of the Corporation in furtherance of the provisions of this Article 9 and may create trust funds, grant security interests in corporate assets, provide letters of credit, and use such other means as the Corporation deems necessary or appropriate to ensure that indemnification is provided under this Article 9.

9.6. Indemnification of Employees and Agents of the Corporation. The Corporation may, by action of the Board from time to time, provide indemnification and pay expenses in advance of the final disposition of a proceeding to or on behalf of employees and agents of the Corporation with the same scope and effect as the provisions of this Article 9 with respect to the indemnification and advancement of expenses of directors and officers of the Corporation or pursuant to rights granted pursuant to, or provided by, the Washington Nonprofit Corporation Act or otherwise.

ARTICLE 10. BYLAWS

Bylaws of the Corporation may be adopted by the Board of Directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of these Articles. The authority to make, alter, amend or repeal the Bylaws may be exercised at any regular or special meeting of the Board.

**ARTICLE 11.
DISSOLUTION**

Upon the winding up and dissolution of the Corporation, the assets of the Corporation remaining after payment of, or provision for payment of, all debts and liabilities of the Corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated for charitable purposes and is recognized as exempt under Section 501(c)(3) of the Internal Revenue Code, or to one or more governmental entities, and used exclusively in a manner consistent with the requirements of Section 501(c)(3) of the Internal Revenue Code.

**ARTICLE 12.
INTERNAL REVENUE CODE**

All references in these Articles of Incorporation to sections of the Internal Revenue Code shall be considered references to the Internal Revenue Code of 1986, as from time to time amended, and to the corresponding provisions of any applicable future United States Internal Revenue law, and to all regulations issued under such sections and provisions.

**ARTICLE 13.
AMENDMENTS**

These Articles of Incorporation may be amended at any time and from time to time by the affirmative vote of a majority of all of the Directors then in office.

EXECUTED this 8th day of January, 2025.

Signed by:

D4141DA03377445...
BRADLEY PADDEN, Incorporator

CONSENT TO SERVE AS REGISTERED AGENT

HILLIS CLARK MARTIN & PETERSON P.S. hereby consents to serve as Registered Agent, in the State of Washington, for 701 Essential Housing. The undersigned understands that, as agent for the Corporation, it will be the Registered Agent's responsibility to receive service of process in the name of the Corporation; to forward all mail to the Corporation; and to immediately notify the Office of the Secretary of State in the event of the Registered Agent's resignation, or of any changes in the registered office address of the Corporation for which it is agent.

EXECUTED this 8th day of January, 2025.

HILLIS CLARK MARTIN & PETERSON P.S.

Signed by:
By Christi Jacobsen
E22AC178F785467...
Christi Jacobsen, Vice President

NONPROFIT CORPORATION ARTICLES OF INCORPORATION ADDENDUM
RCW 24.03A

All fields **REQUIRED** unless otherwise specified

Reference Number: _____

(1) GROSS REVENUE CERTIFICATION:

Per RCW 24.03A.960 does the Nonprofit certify that its total gross revenue in the most recent fiscal year was less than \$500,000? (Check one) ☒ YES ☐ NO

If Yes, the filing fee is reduced to \$40.

If No, the default filing fee is \$80.

(2) CHARITABLE NONPROFIT CORPORATION:

Is the Nonprofit Corporation a Charitable Nonprofit as defined by RCW 24.03A.010(5)? (Check one) ☒ YES ☐ NO

(3) MEMBERS: RCW 24.03A.010(45)

Does the Nonprofit Corporation have members? (Check one) ☐ YES ☒ NO

(4) MEMBER NAME(S): *(optional)* attach additional pages if necessary. If names are provided section (6) will be considered as "yes"

Name: _____ Name: _____

Name: _____ Name: _____



WASHINGTON
Secretary of State
Corporations & Charities Division

Corporations and Charities Division

Mailing address:

PO Box 40234

Olympia, WA 98504-0234

Tel: 360.725.0377

www.sos.wa.gov/corporations

01/08/2025

HILLIS CLARK MARTIN & PETERSON P.S.
999 3RD AVE STE 4600
SEATTLE WA 98104-4084

Business Entity Name: 701 ESSENTIAL HOUSING
UBI Number: 605 662 457
Expiration Date: 01/31/2026

Congratulations!

You have completed the filing to create a new business entity.

NEXT STEPS IN OPENING YOUR NEW BUSINESS ENTITY:

- **Complete a Business License Application.** The Business License Application can be completed online or downloaded at: <https://www.dor.wa.gov/> if you have not already completed this step. If you have any questions about the Business License Application, contact information for Business License Services can be found at <https://www.dor.wa.gov/contact>
- **File a Beneficial Ownership Information Report** with the U.S. Treasury's Financial Crimes Enforcement Network (FinCEN) within 30 days of registering your business. Updates or corrections to reports must be submitted within 30 days of becoming aware of the change. For a current link to file the report and additional information, see our website at <https://www.sos.wa.gov/corporations> under the Business Entity tab.
- **Apply for an Employer Identification Number "EIN".** The IRS requires business entities to receive an "EIN". See the IRS website for additional details on how to apply for an EIN through their online portal at <https://www.irs.gov>

IMPORTANT

To keep your business entity status Active and avoid Administrative Dissolution, you must:

1. **File an Annual Report** and pay the annual fees each year before the expiration date for the business entity. A notice to file your Annual Report will be sent to your registered agent on file. It is the business entity's responsibility to file the report even if no notice is received.
2. **Maintain a Registered Agent** and registered office in Washington State. You must submit changes regarding your Registered Agent, agent's address, email, registered office, or principal office address to the Corporations Division. Failure to do so may result in administrative dissolution/termination.

If your business entity accepts or solicits donations from the public OR the business entity is a nonprofit holding \$250,000 or more in charitable assets, you may also be required to register with the Charities Program. You may review the self-assessment guides on our website at <https://www.sos.wa.gov/charities>

For a rapid response to questions, requests for assistance, or to provide feedback, please visit the Corporations and Charities website at <https://www.sos.wa.gov/corporations> to chat with a representative.

Sincerely,
Washington Secretary of State
Corporations and Charities Division
corps@sos.wa.gov

701 SOUTH JACKSON PROJECT
DEVELOPMENT SERVICES AGREEMENT

Between

701 ESSENTIAL HOUSING
a Washington nonprofit corporation
(“*Owner*”)

and

HOUSING DIVERSITY CORPORATION
a Washington corporation
("Developer")

[illegible]

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Exhibit A –Legal Description of Land
Exhibit B – Development Budget
Exhibit C – Development Project Schedule
Exhibit D – Construction Documents
Exhibit E – Intentionally Deleted
Exhibit F – Dispute Resolution Procedure
Exhibit G – Master Lease

This Development Services Agreement (this “**Agreement**”) is dated as of the [REDACTED] day of [REDACTED], 202_, and is entered into by and between 701 Essential Housing, a Washington nonprofit corporation (the “Owner”), and Housing Diversity Corporation, a Washington corporation (the “**Developer**”).

RECITALS

A. Owner is the Master Landlord under the Master Lease with King County, a political subdivision of the State of Washington (the "County"), as Master Tenant, pursuant to which County will lease the Premises as defined in the Master Lease.

B. Owner wishes to construct on the Land the Building (as defined in the Master Lease) containing approximately 111 residential units intended to supply wage workforce housing to households earning up to 80% of area median income, together with approximately 3,230 square feet of street-level commercial space.

C. Pursuant to the Master Lease, County has agreed to lease the Premises upon Substantial Completion of the Development Project, at the rent and subject to all of the terms, covenants, and conditions set forth in the Master Lease. The Master Lease requires that Owner shall cause Developer to design, develop, construct and complete the Development Project.

D. Owner hereby engages Developer to develop, oversee and manage the design, permitting and construction phases of the Development Project in accordance with the terms and conditions of this Agreement for a Fixed Price of [\$54,941,469] including Washington State Sales Tax at 10.55%. Developer agrees to perform development and construction management services in connection with the construction of the Development Project in accordance with the terms and conditions of this Agreement. Subject to the terms and conditions hereof, Developer agrees to provide a performance guarantee that the Development Project will be completed for the Fixed Price and by the Developer Obligation Date.

E. County is an express third-party beneficiary of this Agreement with the right to enforce provisions that directly affect County's rights or obligations under the Master Lease.

F. Owner intends to pay the Fixed Price with the proceeds of certain tax-exempt and taxable obligations which (with respect to the tax-exempt bonds) satisfy the requirements of Revenue Ruling 63-20, Revenue Procedure 82-26 and other regulations, interpretations and letter rulings issued by the U.S. Treasury with respect to such financings.

1. DEFINITIONS

As used herein, the following terms shall have the following meanings. Capitalized terms used and not defined herein have the meanings set forth in the Master Lease or, if not defined therein, in the Indenture.

“**Application for Payment**” means the procedures by which requests for payment for Development Costs and other costs shall be made by Developer in accordance with Section 9 of this Agreement.

“Change Order” means a written instrument prepared by the Developer and signed by the Owner, General Contractor, and Developer (with County approval or at County’s initiative, as provided in the Master Lease) stating their agreement upon: (1) the change in the Work; (2) the amount of the adjustment, if any, in the Contract Sum; and (3) the extent of the adjustment, if any, in the Contract Time.

“Commencement of Construction” means the date established in the General Construction Contract for issuance of a Notice to Proceed, which shall be the later of the Bond Closing and the date Permits required for the commencement of construction of the Development Project are issued, or such other date as may be established in accordance with the Development Project Schedule.

“Construction Change Directive” means a written order prepared by the Developer and signed by the Owner directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, consistent with AIA Document A201-2017, Section 7.3.

“Contract Sum” means the total amount payable by Owner to General Contractor under the General Construction Contract.

“Contract Time” means the period of time, including authorized adjustments, allotted in the General Construction Contract for Substantial Completion of the Work, which shall be thirty (30) months from the later of the Bond Closing and the date Permits required for the commencement of construction of the Development Project are issued, or such other date as established in the General Construction Contract.

“Developer’s Overhead Allowance” means the fee set forth in Section 11.2 below, payable to Developer for its services hereunder.

“Development Budget” means the budget for the Development Project as revised from time to time by Developer and Owner in accordance with this Agreement, subject to County consultation on Material Changes.

“Development Contingency” means the contingency by that name, in the amount of four percent (4%) of hard costs and soft costs included in Development Costs, as set forth in the Project Budget. The amounts of the various line items of the Project Budget are estimates only of the Project Costs to be incurred. To the extent the actual Project Costs in any line item of the Project Budget exceed the amount shown for such line item, Developer shall first allocate amounts in other line items, in which the actual known Development Costs will be less than the amount of the Development Budget, to the line item in which the excess Development Cost has been incurred. Following the allocation by Developer as set forth in the preceding sentence with respect to all line items, Developer is entitled to draw upon the Development Contingency for such excess Development Costs. Developer may draw upon the Development Contingency only as and to the extent provided in Section 2.1 of this Agreement.

“Development Costs” means all hard and soft construction costs, Permit costs, sales tax, and all other costs to complete the development, design, permitting and construction of the Development Project, including Development Contingency and Developer’s Overhead Allowance, but excluding Land Purchase Costs and Excluded Project Costs. “Development Costs”

includes all costs of the following: core and shell of the Building; HVAC; electrical and other building systems; the buildout of the Residential and Non-Residential Units and other interior spaces in the Building; all fixtures, furniture and equipment described in the Construction Documents; architectural services provided by the Architect and all other professional design and other services provided by Contractors or other professionals engaged by Developer or General Contractor; all amounts paid to General Contractor under the General Construction Contract including all labor, material, and equipment used or incorporated in such design and construction; all amounts paid to other Contractors and subcontractors, if any, under any other Construction Contract or subcontract entered into by Master Landlord upon the written approval of Developer; services provided by engineers, surveyors and other professionals and consultants retained by Developer in connection with the Project; and services provided by Master Tenant's Construction Representative. "Development Costs" shall also include capitalizable Operating Costs, Taxes and Utilities.

"Development Project" means the total design, construction and furnishing of the Building and all ancillary facilities, including infrastructure, necessary or appropriate in connection therewith in order to complete and ensure the functionality of the Building for its intended purpose as provided in the Master Lease, including all professional design services, and all labor, materials and equipment used or incorporated in such design and construction of the Building and such ancillary facilities, but excluding acquisition of the Land.

"Development Project Schedule" means the schedule for development and construction of the Development Project as revised from time to time by Developer and Master Landlord, with County's approval if required, in accordance with the terms of this Agreement; provided, however, that in no event shall the Development Project Schedule provide for Substantial Completion of the Development Project to occur later than the Developer Obligation Date without the written approval of the County. The initial Development Project Schedule is set forth in Exhibit C.

"Final Application for Payment" means the application for Final Payment submitted by Developer as part of Final Acceptance.

"Interior Architect" means Neiman Taber Architects, the interior architect for the Development Project selected by Master Landlord with Master Tenant's approval

"Interior Design Agreement" means that certain [] entered into between Owner and the Interior Architect for architectural design of the interior spaces in the Building.

"Material Changes" means changes to the Work that: (a) exceed 5% of any major line item in the Development Budget or 4% of the total Development Budget; (b) would extend a major Project milestone by more than 30 days; (c) would involve changes to the unit mix, unit count, or major building systems; (d) would materially impact the quality, durability, or operation of the Project; (e) would require amendment to Permits for the Project; (f) would result in an increase of Owner's operational costs over time; (g) would result in a substitution of any of the systems in the Project (including but not limited to HVAC, plumbing, electrical, elevators, roofing, fire and life safety, infrastructure components); (h) would cause the Fixed Price to be exceeded; or (i) would cause a change in the Developer Obligation Date.

“Owner-Caused Delays” means any delays in the performance by Developer of its obligations with respect to construction of the Development Project caused by: (a) Owner's failure to provide approvals or other items required to be provided by Owner under this Agreement within the time periods specified herein; (b) Owner's failure to make payments when due under this Agreement; (c) changes in the Work requested by Owner after approval of the Construction Documents; or (d) Owner's interference with Developer's performance under this Agreement. “Owner-Caused Delays” does not include delays for which a substantially contributing cause is Developer's failure to perform its obligations under this Agreement.

To facilitate timeliness in Owner's communications with Developer over matters relating to design or construction of the Development Project and to minimize the possibility of Owner-Caused Delay, Developer shall alert Owner to deadlines for approvals, decisions or other responses that Owner must provide hereunder or under the Master Lease, including, among other methods, attachment of "deadline cover sheets" on any submissions to Owner that require response by a particular deadline or distribution of weekly calendars that show deadlines imposed on Owner.

If Developer at any time believes that an instance of Owner-Caused Delay has occurred that has directly caused or will directly cause an increase in Development Costs or extension of the Developer Obligation Date, Developer shall send a written notification to Owner within five (5) days of the occurrence of such alleged Owner-Caused Delay explaining the alleged event that constituted such Owner-Caused Delay, specifying the period of alleged Owner-Caused Delay, describing how the alleged Owner-Caused Delay adversely impacted the Development Project Schedule and identifying any incremental increase in Development Costs that are identifiable or reasonably foreseeable as a direct result of such Owner-Caused Delay. Any disputes between Developer and Owner over Development Costs attributable to Owner-Caused Delay shall not be a reason to stop or delay construction of the Development Project and shall be resolved by the parties as expeditiously as possible, either by mutual agreement of the parties or in accordance with the dispute resolution mechanisms described in Section 24 hereof.

“Permits” means all permits, licenses, permissions, consents and approvals, including land use approvals and entitlements required to be obtained from governmental agencies or third parties for construction and commencement of operation of the Development Project.

“Retainage” means 5% of each Application for Payment withheld by Owner from Developer, consistent with the retainage provisions in the General Construction Contract.

“Warranty Period” shall mean that period commencing on the date of Substantial Completion of the Project and expiring 1 year thereafter.

“Work” means all labor, materials, equipment, and services required for completion of the Development Project in accordance with the Contract Documents.

2. DEVELOPER SERVICES AND OBLIGATIONS

2.1 Fixed Price

Owner hereby retains Developer to, and Developer hereby agrees that Developer shall, develop, oversee and manage the design, permitting and construction phases of the Development Project in accordance with the terms and conditions of this Agreement. Subject to the terms of this Agreement, and provided the Fixed Price is paid in accordance with Section 9 of this Agreement, Developer warrants the delivery of the Development Project for the Fixed Price, constructed in a good and workmanlike manner and in substantial accordance with the Contract Documents.

Upon compliance by Developer with its obligations under this Agreement, Owner shall cause the Trustee to disburse money from the Project Fund to Developer or any other party entitled to receive such disbursement as set forth in this Agreement to pay the Development Costs, until money in an amount equal to the Fixed Price has been disbursed.

The amounts of the various line items of the Development Budget are estimates only of the Development Costs to be incurred. To the extent the actual Development Costs in any line item of the Development Budget exceed the amount shown for such line item, Developer shall first allocate amounts in other line items, in which the actual known Development Costs will be less than the amount of the Development Budget, to the line item in which the excess Development Cost has been incurred. Following the allocation by Developer as set forth in the preceding sentence with respect to all line items, Developer is entitled to draw upon the Development Contingency for such excess Development Costs.

2.2 Performance Guarantee

Developer warrants that the Development Project will be completed for the Fixed Price on or before the Developer Obligation Date in accordance with the terms and conditions of this Agreement. Developer shall:

(a) Deliver the completed Development Project in accordance with the approved Construction Documents and achieve Final Acceptance within the Fixed Price and Substantial Completion by the Developer Obligation Date;

(b) Maintain the Development Project in balance and fund cost overruns above the Fixed Price, as provided in Section 2.4 below;

(c) In the event of a default by the General Contractor under the terms of the General Construction Contract, (i) within ten (10) business days notify Owner and County, (ii) immediately pursue all available contract remedies against General Contractor, and (iii) if appropriate, assist Owner in securing completion of the Work through alternative means; and

(d) If Substantial Completion of the Development Project fails to occur by the Developer Obligation Date, then Developer shall pay to Trustee on the first day of each month an amount equal to the Monthly Rent payable under the Master Lease, prorated retroactively for any partial month, until the earlier of Substantial Completion of the Development Project or termination of the Master Lease pursuant to Section 9.18 of the Master Lease.

2.3 Development Savings

Upon Final Completion, the amount of any Development Savings shall be calculated by Owner, subject to review and approval by the County. Developer shall be entitled to receive 49% of such Development Savings, up to a maximum of \$3,000,000. The balance of any Development Savings shall be transferred to the Bond Fund held by the Trustee under the Indenture and used to pay principal and interest on the Bonds in accordance with Section 9.12 of the Master Lease.

2.4 Project Balance Requirements

(a) Developer shall pay all Development Costs in excess of the Fixed Price by depositing such amount into the Non-Bond Proceeds Account of the Project Fund under the Indenture for the Bonds.

(b) Developer shall deposit into the Non-Bond Proceeds Account such additional amounts as may be required to keep the Project "in balance" as determined under subsection (c) below.

(c) Owner shall have no obligation to request any disbursement of money on deposit in the Project Fund as contemplated in Section 9 hereof unless and until the Development Project is in balance. The Development Project shall be deemed in balance when the sum of (i) undisbursed Bond proceeds in the Project Fund, (ii) funds deposited by Developer in the Non-Bond Proceeds Account, and (iii) projected earnings on the Project Fund to the date of their anticipated disbursement, equals or exceeds the amount reasonably estimated by Owner to be necessary to pay for all work done or to be done but not yet paid for by Developer and all other all remaining unpaid Development Costs required to achieve Final Acceptance of the Project.

(d) Owner shall provide Developer with monthly balance calculations. Such calculations shall take into account (i) the most recent Application for Payment, (ii) the current Development Project Schedule and Construction Budget, and (iii) reasonable contingencies for work not yet performed.

If Developer disputes any balance calculation, the matter shall be resolved pursuant to the dispute resolution procedures in Section 24; however, Developer's deposit obligation shall not be stayed pending resolution of the dispute.

(e) Developer shall make required deposits within ten (10) business days after receiving written notice from Owner, provided such notice includes supporting calculations; provided that no adjustment to the Development Obligation Date shall be made on account thereof.

(f) Failure to make required deposits within the time specified shall constitute an Event of Default under Section 23.1.

2.5 General Contractor Coordination

(a) Owner shall enter into the General Construction Contract with General Contractor substantially in the form of AIA Document A101-2017 with AIA Document A201-2017 General Conditions, on a stipulated sum basis.

(b) Developer shall ensure that all material terms, conditions, and performance standards set forth in this Agreement are complied with in its oversight of the execution of the General Construction Contract. All Contractors and subcontractors performing Work on the Development Project shall comply with prevailing wage requirements of Chapter 39.12 RCW, and Developer shall ensure such compliance through appropriate contract provisions and monitoring.

(c) The General Construction Contract shall include warranties, indemnification, and insurance requirements sufficient to support Developer's obligations under this Agreement.

(d) In the event of a default by the General Contractor under the terms of the General Construction Contract, Developer shall undertake its obligations under Section 2.2(c) hereof to minimize impact on Development Project delivery and cost.

2.6 Diligent Efforts: Relationship of the Parties

Developer shall use its diligent efforts and shall furnish its best skill and judgment consistent with industry standards and shall cooperate with, coordinate, manage, direct and oversee the General Contractor, Architect, all other Contractors, all other engineers, design consultants, managers and other persons retained in connection with the design, permitting, development and construction of the Development Project so as to cause Substantial Completion of the Development Project in an expeditious and economic manner consistent with the best interests of Owner, and otherwise in a good and workmanlike manner and in substantial accordance with the Contract Documents, and to cause Substantial Completion to occur on or before the Developer Obligation Date, free and clear of liens (provided the Fixed Price is paid in accordance with this Agreement).

Developer and Owner shall fully and in good faith cooperate with each other to accomplish each of the activities provided herein. Developer acknowledges and agrees that neither Owner nor the County shall have any liability or responsibility whatsoever with respect to the activities provided to be performed by Developer herein, except for Owner's obligation to pay the Fixed Price pursuant to the terms and conditions contained herein.

2.7 Term

The rights and obligations of the Developer and Owner hereunder shall commence on the date of execution of this Agreement and shall continue, subject to early termination pursuant to Section 23, until expiration of the Warranty Period, except with respect to those specific obligations of Developer which may survive the Warranty Period.

3. FINANCING OF THE DEVELOPMENT PROJECT

3.1 Issuance of Bonds

Owner intends to issue Bonds in a principal amount sufficient to pay the Development Costs (in an amount not to exceed the Fixed Price), the Land Purchase Costs and the financing costs payable pursuant to the terms of the Indenture. The Bonds shall comply with the requirements of Revenue Ruling 63-20 and Revenue Procedure 82-26 issued by the U.S. Treasury and other regulations, interpretations and letter rulings issued by the Internal Revenue Service with respect to such financings.

A portion of the proceeds from the sale of the Bonds shall be deposited into the Project Fund held by the Trustee and shall be used to pay Project Costs in accordance with the terms of the Indenture and this Agreement.

4. DESIGN OF THE DEVELOPMENT PROJECT

Developer shall cause design services to be performed by qualified architects, engineers and other professionals selected by Developer with Owner's approval, or by Owner, in each case with the County's approval. The costs of such design services constitute and shall be paid as part of the Development Costs.

4.1 Development Team

The following entities have been or are intended to be retained in connection with the Project:

- (a) Architect: Neiman Taber Architects
- (b) General Contractor: STS Construction Services
- (c) Structural Engineers: Quantum Consulting Engineers
- (d) Mechanical Design Build Engineers: Emerald Aire
- (e) Interior Architect: Neiman Taber Architects
- (f) Electrical Design/Build Engineers: Emerald City Engineers

In order to complete the Project, Developer shall have the right to select other professionals as necessary or desirable for the design, permitting, and development of the Project and shall have the obligation to recommend other Contractors for Owner's and the County's approval. All amounts paid to the entities outlined above and any others hereinafter engaged by Developer in connection with the performance of its duties and responsibilities under this Agreement, or as agent for Owner, shall be part of the Development Costs.

4.2 Design Contracts

Owner shall enter into the Architect's Agreement with the Architect and the Interior Design Contract with the Interior Architect.

Consistent with the terms and conditions of the respective General Construction Contract, Interior Design Contract and the Architect's Agreement, there shall be no amendment to those or any other design contract or Construction Contract without the prior written consent of Owner and the County. All rights of Owner and Developer, respectively, under the Architect's Agreement, the Interior Design Contract and the General Construction Contract and any other contract shall, if required by the terms of the financing for the Development Project, be assigned to the Trustee under assignment agreements in form and substance satisfactory to Trustee. Developer shall

obtain, at no cost to Owner, the consent of Architect, Interior Architect, General Contractor and other design professionals and Contractors as necessary for each such assignment.

4.3 Development Budget

The Development Budget sets forth a detailed itemization by line item and category of all Development Costs, including Development Contingency and the Developer's Overhead Allowance. The Development Budget is attached hereto as Exhibit B.

4.4 Construction Documents

Developer shall cause the Architect to prepare the Construction Drawings and Detailed Specifications for the Development Project, for Developer's review and Owner's and County's review and approval. The Construction Drawings and Detailed Specifications shall include all architectural services necessary to provide complete Construction Documents for the Development Project consistent with the Project Requirements.

No changes or amendments to the Construction Documents shall be made without Owner's prior approval in writing and, to the extent required by Section 8 hereof or Section 9.3(b) of the Master Lease, County's prior approval in writing

4.5 Owner and County Review and Meeting Participation

Owner and County may participate in all meetings with Developer, General Contractor, Architect and other professionals in the course of the development of all Construction Documents and during construction of the Development Project.

Owner shall promptly review the Development Budget and all Construction Drawings and Detailed Specifications submitted in accordance with this Agreement and shall give Developer written notice within ten (10) business days following its receipt of such submittals of its approval or disapproval thereof, and specifying, in the case of its disapproval, its reason therefor.

County shall have ten (10) business days from the same date that Owner receives such submittals to review and provide input on such submittals, and Owner shall give good faith consideration to County's input before making final approval or disapproval decisions.

County shall have the right, but not the obligation, to attend all meetings, including without limitation, meetings with Developer, Architect and all other professionals as appropriate during construction of the Development Project.

4.6 Intentionally Deleted

5. CONSTRUCTION MANAGEMENT SERVICES

Developer shall provide Owner with all construction administration and construction management services necessary to cause Substantial Completion of the Development Project to occur on or before the Developer Obligation Date, including without limitation the following:

5.1 Preconstruction Phase

- (a) Developer shall oversee all design work and provide recommendations on construction methods, materials, and costs;
- (b) Developer shall prepare and update, at least once per month, the Development Project Schedule for Owner's acceptance with County consultation;
- (c) Developer shall work with the General Contractor to expedite and coordinate the ordering and delivery of materials requiring long lead times.
- (d) Developer shall cause the General Contractor to provide an analysis of the types and quantities of labor required for the Development Project and shall review with the General Contractor the availability of appropriate categories of labor required for critical phases. Developer shall make recommendations for actions designed to minimize adverse effects of labor shortages.
- (e) Following Owner's approval of the Construction Documents, the Developer shall update and submit the latest estimate of Project Costs, Project Budget and the Development Project Schedule for Owner approval.
- (f) General Contractor shall receive bids, prepare bid analyses and award contracts or reject bids.
- (g) Developer shall otherwise coordinate the professional services required for the Development Project; and
- (h) Developer shall assist Owner in the procurement and execution of the General Construction Contract.

5.2 Construction Phase

- (a) Developer shall administer all Construction Contracts for the Development Project, acting as agent for Owner;
- (b) Developer shall coordinate scheduled activities and manage the Work substantially in accordance with the Development Project Schedule and Contract Documents;
- (c) Developer shall cause the General Contractor to schedule and coordinate the sequence of construction so as to cause Substantial Completion to occur on or before the Developer Obligation Date.
- (d) Developer shall dutifully administer and enforce the Architect's Agreement and the Interior Design Contract and Developer shall cause the General Contractor to dutifully administer and enforce all Construction Contracts with subcontractors and, provided that Owner authorizes Developer to do so and assigns to Developer any rights necessary in connection therewith, Developer shall fully enforce, administer and take such actions as are necessary to implement contracts with the Architect, Interior Architect, and General Contractor. Developer shall notify and consult with Owner regarding any material breaches or defaults by any party to a Construction

Contract relating to the Development Project. Developer shall, with respect to such breach or default by such contracting party, follow the instructions or directions of Owner so long as such instructions or directions do not, in the reasonable professional judgment of Developer, restrict, delay, impair or otherwise jeopardize the occurrence of Substantial Completion by the Developer Obligation Date.

(e) Developer shall develop cash flow reports and forecasts for the Development Project (including variances between actual and budgeted costs) and provide Owner and County with copies thereof monthly;

(f) In consultation with the Architect, Developer shall oversee the course of construction and shall conduct such inspections of the course of construction and testing of work to insure that the work of each Contractor is being performed in substantial accordance with the requirements of the Contract Documents in a good and workmanlike manner, free of defects and deficiencies in work, and free and clear of all liens. Developer shall reject all work which does not conform to the requirements of the Contract Documents and cause corrective action to be taken.

(g) Developer shall transmit to Architect requests for interpretations of the meaning and intent of Construction Drawings and Detailed Specifications and assist in the resolution of questions that arise.

(h) Developer shall coordinate with Owner and Master Tenant's Construction Representative (defined below) for all inspections, progress meetings, and major milestone reviews; and

(i) Developer shall record the progress of the Development Project. Developer shall provide or cause the General Contractor to provide written monthly progress reports simultaneously to Owner and County, including information on each Contractor and each Contractor's work, as well as the entire Development Project, showing percentages of completion, in accordance with Master Lease Sections 9.2(a) and 9.16. Developer shall maintain or cause the General Contractor to maintain a daily log, containing a record of weather, each Contractor's work on the site, number of workers, identification of equipment, work accomplished, problems encountered and such other information as Owner may require. Reports shall include construction milestones and identification of any potential delays or other issues.

(j) Developer shall maintain at the Development Project site or at Developer's offices in Seattle, Washington, for Owner one record copy of all Contract Documents, all drawings, specifications, addenda, change orders and other modifications, in good order and marked currently to record changes and selections made during construction together with approved shop drawings, product data, samples and similar required submittals. Developer shall maintain records, in duplicate, of principal building layout lines, elevations of the bottom of the footings, floor levels and key site elevations certified by a qualified surveyor or professional engineer. All such records shall be made available to Architect, Interior Architect and Owner upon request and, upon completion of the Development Project, duplicate originals shall be delivered to Owner.

(k) Although Developer shall not be responsible for the purchase of materials, systems and/or equipment, Developer shall assure that the General Contractor is responsible for the delivery and storage, protection and security of such materials, systems and equipment that are part of the Development Project until such items are incorporated into the Development Project.

(l) Developer shall develop and implement procedures for the review and processing of applications by Contractors for progress and final payments.

(m) Based on the Developer's observations and evaluations of each Contractor's Application for Payment, the Developer shall review and certify the amounts due the respective Contractors. The Developer shall prepare Applications for Payment based on the Contractors' Applications for Payment.

(n) Each Project Application for Payment and certification of the Contractor(s)' certificates for payment shall constitute a representation to Owner based on the Developer's overall supervision of the course of construction, inspections conducted at the site, and review of the data comprising the Contractors' Application for Payment that, to the best of Developer's knowledge, information and belief, the work has progressed to the point indicated and the quality of the work is in substantial accordance with the Contract Documents (subject to minor deviations from the Contract Documents correctable prior to completion and to specific qualifications expressed by Developer in Developer's Application for Payment).

(o) Developer shall supervise the final testing and start-up of utilities, operational systems and equipment.

(p) When Developer considers each Contractor's work or a designated portion thereof substantially complete, the Developer shall, jointly with the Architect, prepare for the Contractor a list of incomplete or unsatisfactory items (Punch List) and a schedule for their completion. The Developer shall assist Architect in conducting inspections to determine whether the work or designated portion thereof is substantially complete.

(q) Developer shall cause the General Contractor to coordinate the correction and completion of the work, including all Punch List items, and shall evaluate the completion of the work of the Contractors and make final recommendations to the Architect when the Development Project or any designated portion thereof has achieved Final Acceptance. Developer shall assist Architect in conducting final inspections of the Work.

(r) Developer shall take such other and further action as may be necessary or desirable to cause Substantial Completion to occur on or before the Developer Obligation Date, subject to other provisions of this Agreement.

6. PERMITS

Developer shall obtain all Permits required for the Development Project. For those Permits yet to be acquired as of the date of the execution of this Agreement, Owner shall have ten (10) business days to review any Permit application Developer intends to submit. Owner's failure to object to terms or conditions of a Permit application shall not be construed as approval of the same but shall constitute Owner's authorization for Developer to submit the Permit application. For

those Permit applications already submitted by Developer prior to the execution of this Agreement, Owner shall receive a copy upon request.

Owner shall join in any application for such permits whenever such joinder is required, provided Owner shall incur no expense or liability in connection therewith. County has agreed in the Master Lease to join in permit applications when required by law or regulation, provided County shall incur no expense or liability in connection therewith.

Developer shall pursue issuance of such Permits with all due diligence.

7. CONSTRUCTION

7.1 Commencement and Progress

Developer shall cause commencement of construction to timely occur in accordance with the General Construction Contract and shall diligently and continuously prosecute such work to Final Acceptance. Developer shall cause Substantial Completion of the Development Project to occur on or before the Developer Obligation Date.

7.2 Stipulated Sum Construction Price

As part of the Fixed Price, the Development Project shall be constructed pursuant to the General Construction Contract, containing the Stipulated Sum Construction Price, between Owner and the General Contractor.

7.3 Intentionally Omitted

7.4 Protection of Persons and Property

(a) Developer shall be responsible for initiating, maintaining and providing supervision of safety precautions and programs in connection with the construction of the Development Project.

(b) Developer shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: (1) all persons working on the construction site of the Development Project and all other persons who may be affected thereby; (2) the Project and materials and equipment to be incorporated therein; and (3) other property at or adjacent to the site.

(c) Developer shall or shall cause the General Contractor and all other Contractors to give notices and comply with all applicable laws, ordinances, rules, regulations, and orders of public authorities bearing on the safety of persons and property and their protection from damage, injury or loss.

7.5 Insurance During Construction

Insurance shall be provided by Developer, Owner, Architect and Contractors in accordance with the provisions of Section 16 of this Agreement.

7.6 Warranties; Correction of Work

Developer shall cause the General Contractor to secure for the benefit of Owner all warranties and guarantees of the work by Contractors, suppliers and manufacturers of components of the Development Project. Upon Final Acceptance, Developer shall cause the General Contractor to assign such warranties to Owner. After Final Acceptance of the Development Project and during the Warranty Period, Developer shall assist Owner to enforce any warranties or guarantees with respect to the Development Project upon request. The General Construction Contract shall provide a warranty of materials and workmanship for a period of two (2) years with respect to each major component of the work following Substantial Completion of the Project.

During the Warranty Period, Developer shall promptly correct or cause to be corrected work properly rejected by Owner or known by Developer to be defective or failing to conform to the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed, and shall correct or caused to be corrected work found to be defective or nonconforming within the Warranty Period. Such costs (to the extent not borne by insurance or Contractors) shall be Development Costs. However, if there are no funds left in the Project Fund (including the Development Contingency) to pay for the corrective action, such costs shall be paid by Developer from its own funds.

7.7 Developer Default; Owner Step-in

If Developer defaults or neglects to carry out the work in accordance with the Contract Documents and fails within seven (7) calendar days after receipt of written notice from Owner to commence and continue correction of such default or neglect with diligence and promptness, Owner may give a second written notice to Developer and, if Developer fails within such second seven (7) calendar day period to commence and continue correction of such default or neglect with diligence and promptness, then Owner may, without prejudice to other remedies Owner may have, act to correct such deficiencies. In such case an appropriate change order shall be issued deducting from the Fixed Price the costs of correcting such deficiencies. If the payments then or thereafter due to Developer are not sufficient to cover the amount of the deduction, Developer shall pay the difference to the Owner. Such action by the Owner shall be without prejudice to any other rights or remedies to which Owner may be entitled under this Agreement or applicable law.

8. CHANGES TO THE WORK

Following approval of the Construction Documents by Owner there shall be no changes in the Work except in accordance with this Section 8.

8.1 Change Order Procedures

Changes in the Work shall be accomplished by Change Order, consistent with the procedures set forth in the General Construction Contract and AIA Document A201-2017, Article 7.

8.2 Change Order Pricing

Change Orders shall be priced as provided in the General Construction Contract, but no Change Order shall increase the Fixed Price or extend the Developer Obligation Date unless approved in accordance with Section 8.4.

8.3 Non-Material Changes

This Section 8.3 shall apply to field orders and change orders other than those provided for in Section 8.4.

It is anticipated that there will be field orders and change orders which shall result in changes to the scope of work. Developer shall use its reasonable efforts to apprise Owner and County of proposed changes in the work and its recommendations regarding them prior to any action being taken. It is anticipated that it may not always be possible to receive Owner's and County's prior approval to these changes in a timely manner. Therefore, field orders and change orders may be approved by the Developer, without prior Owner approval, but only if the changes authorized by these field orders and change orders do not constitute Material Changes, which shall be handled in the manner provided in Section 8.4. As soon as practical, but no later than with the next Application for Payment, Developer shall provide Owner and County with all field orders and/or change orders approved by Developer.

8.4 Owner and County Approval Rights for Material Changes

Following approval of the Construction Documents by Owner and the County, there shall be no Material Changes without Owner and County approval as provided herein and in the Master Lease. The process shall be:

(a) Developer shall provide written notice of any proposed Material Change to Owner and County simultaneously, including description of the change, cost impact, schedule impact, and supporting documentation.

(b) Each of the Owner and the County shall have fifteen (15) business days from receipt of such notice to either approve or disapprove the Material Change in writing.

(c) If the Owner or the County fails to respond within the fifteen (15) business day period, the Material Change shall be deemed approved by the Owner or the County, respectively.

(d) Material Changes may only proceed if approved by both Owner and County. If County disapproves a Material Change, Developer may not proceed with such change unless the grounds for disapproval are resolved to County's satisfaction.

(e) This approval process is in addition to, and does not replace, the Change Order procedures in Section 8.1; provided that, to the extent of any inconsistency between the terms of this Section 8.4 and the terms of Section 8.1 or the Change Order procedures referenced therein, the terms of this Section 8.4 shall control.

(f) Notwithstanding the foregoing, in the event of any change or amendment contemplated by Section 9.3(b) or Section 9.19 of the Master Lease, the terms and provisions of such Section 9.3(b) or Section 9.19 of the Master Lease, as applicable, shall control.

8.5 Changes Initiated by Owner or County

As provided in the Master Lease, including Section 9.3(c) thereof, and elsewhere in this Agreement, Owner or County may initiate change proposals, which shall be processed in accordance with the General Construction Contract, this Agreement, and the Master Lease. To the extent of any inconsistency between the terms of the General Construction Contract and/or this Agreement, and the Master Lease, the terms of the Master Lease shall control.

8.6 Emergency Changes

Developer may authorize changes necessary to prevent imminent material damage to the Development Project and/or injury to persons or loss of life, provided that: (a) Developer provides immediate oral notice, followed by written notice within 24 hours, to Owner and County; (b) individual emergency changes may not exceed \$50,000 without Owner and County approval; and (c) emergency changes that would otherwise qualify as Material Changes under Section 8.4 require Owner and County approval within 10 business days of completion.

9. PAYMENT OF DEVELOPMENT COSTS

The Trustee will act as disbursing agent and hold and disburse money on deposit in the Project Fund to pay Development Costs and other costs in accordance with the Indenture and this Agreement. The parties intend that there occur monthly disbursements from the Project Fund to the Architect and Contractors with whom Owner has contracted and to Developer in order that Developer be able to pay other Development Costs. So long as there has not occurred an Event of Default by Developer under this Agreement, such disbursements of money from the Project Fund shall continue until the Fixed Price has been disbursed. Disbursements received by Developer from the Project Fund shall, except as otherwise expressly provided herein, be used solely to pay Development Costs.

9.1 Applications for Payment of Development Costs

Developer shall submit to Owner and simultaneously to Master Tenant's Construction Representative on or before the 20th day of each month an Application for Payment signed by Developer, which shall also include, and shall be in form consistent with, the General Contractor's application(s) for payment under the General Construction Contract for the same period. Each Application for Payment shall include documentation substantiating the amount set forth in the Application for Payment, including copies of the General Contractor's application for payment and supporting documentation.

Development Costs other than hard and soft construction costs that are incurred or paid on a schedule that is not related to percentage of completion (*e.g.*, property taxes payable twice per year, Developer's Contingency paid only as allocated by Developer to specific costs incurred, Developer's Overhead Allowance paid as described in Section 11.2, reserves for warranty work paid only after Substantial Completion, and payment of unutilized contingency accounts or savings to Owner and/or Developer, etc.) shall be included in the Application for Payment only when such items are to be paid in accordance with other provisions of this Agreement, without regard to the percentage completion of the Development Project.

Developer shall also provide a reconciliation between the total of all draw amounts requested to date (including such draw request) under an Application for Payment and the then current Development Budget and include all the information and documentation required to be provided by the General Contractor to the Owner pursuant to the General Construction Contract, as well as a conditional partial lien release from the General Contractor to become effective upon payment to the General Contractor of the amount of the payment specified in said Contractor's Application for Payment, and sufficient to obtain Endorsement No. [REDACTED] to the Lender's Title Policy and a similar endorsement to the Owner's Title Policy showing no liens or claims of lien; provided, that if a lien has been filed, Developer and/or General Contractor may resolve such lien in accordance with Section 19 below. Developer shall provide copies of all conditional partial lien releases to the title company issuing the Title Policies and shall execute an indemnity agreement with the title company in a form sufficient to enable the title company to issue the foregoing endorsements.

9.2 Payment Procedures

Developer shall submit one Application for Payment per month, covering all Development Costs for work done for the prior month. Each Application for Payment shall be submitted by Developer to Owner and County by not later than the 20th day of the month. Owner shall have 5 business days after receipt of an Application for Payment to either: (1) approve payment in the full amount of the Application for Payment; (2) approve payment for such amount as Owner determines is properly due and notify Developer and County of Owner's reasons for withholding payment in part; or (3) withhold payment of the entire Application for Payment and notify Developer and County of Owner's reasons for withholding payment in whole.

County shall have the same 5-business day period from the date Owner receives the Application for Payment to provide input or objections to any Application for Payment.

If Owner or County fails to receive the Application for Payment on or before the 20th day of the month, Owner and County shall have a period of at least 5 business days from its receipt of such Application for Payment to review, approve and pay the same.

If Owner or County objects to any portion of a Project Application for Payment, Owner or County, as applicable, shall provide detailed written comments explaining the nature of the disapproval, whereupon (i) Development Costs which are approved by Owner and County shall be paid in accordance with the next paragraph, and (ii) Developer and Owner and County shall meet within two (2) business days to determine mutually acceptable revisions to the Application for Payment. Failure of Developer, Owner and County to determine mutually acceptable revisions to the Application for Payment within the two-business day period shall entitle either Owner or Developer to commence the dispute resolution process described in Section 24 hereof and then, if necessary, litigation.

Owner shall execute and deliver a requisition to the Trustee for the amount of the Application for Payment, or such undisputed portion thereof under this Section 9.2, on or before expiration of the period specified in this Section 9.2 above. Owner shall take all reasonable steps to cause Trustee to disburse the amount shown on such requisition to Developer for disbursement

to applicable Contractors and others, or directly to such parties, no later than the 10th day of the month if the Application for Payment was received by the last business day of the previous month.

Owner shall have no obligation to request any disbursement of money on deposit in the Project Fund unless and until the Project is in balance as provided for in Section 2.4 above.

9.3 Retainage

Owner may withhold 5% as retainage from each Application for Payment, consistent with the retainage provisions in the General Construction Contract. Upon Substantial Completion of the Development Project, retainage may be released subject to the same conditions applicable to retainage release under the General Construction Contract.

9.4 Final Payment

Subject to satisfaction of all terms and provisions of this Agreement and the Master Lease, Final Payment, constituting the entire unpaid balance of amounts due to Developer not in excess of the Fixed Price, shall be made as provided for in Section 12 when: (1) the Development Project has achieved Final Acceptance as defined in the Master Lease; (2) Developer has submitted all documentation required under Section 14 hereof; and (3) all conditions set forth in Section 12 hereof have been satisfied.

10. Reserved.

11. DEVELOPER'S OVERHEAD ALLOWANCE

11.1 Reserved

11.2 Overhead Allowance

The Fixed Price includes an overhead allowance payable to Developer equal to [\$1,119,318.00], which is 2% of total Development Costs (the ***“Developer’s Overhead Allowance”***), payable in monthly installments as set forth in the Development Budget.

12. COMPLETION OF THE DEVELOPMENT PROJECT

12.1 Substantial Completion

(a) Substantial Completion of the Development Project shall have occurred when all events described in such definition in the Master Lease have occurred, including issuance of certificates of occupancy and all other requirements for County to occupy the Premises for its intended use.

(b) Developer shall give notice in writing to Owner at least thirty (30) days prior to the date upon which Developer anticipates the Development Project shall be Substantially Complete. During the fifteen (15) business day period after the delivery of the estimated completion notice, Owner, Developer, Architect, General Contractor and Master Tenant shall meet on one or more

occasions, as necessary or appropriate, and tour to inspect and review the Development Project to determine whether it is Substantially Complete.

(c) The parties shall prepare the Punch List to be completed prior to Final Acceptance. The completion of the Punch List shall not be required in order for the Development Project to be Substantially Complete. Following Substantial Completion of the Development Project, Developer shall cause all Punch List items to be completed promptly in accordance with the Contract Documents.

12.2 Final Acceptance

(a) Final Acceptance shall have occurred when all events described in such definition in the Master Lease have occurred, including Developer's delivery of all items required under Section 14 hereof.

(b) Upon delivery of Developer's Final Application for Payment and other materials as required in this Section 12 and in Section 14, Owner and County shall, acting reasonably and in good faith, review and approve the Final Application for Payment on or before that period expiring fourteen (14) business days after receipt of the Final Application for Payment, receipt of notice from Developer that the Punch List matters are complete, and Owner's receipt of the materials set forth in this Section 12 and in Section 14 of this Agreement. In the event no comments are received within said 14 business day period, each of Owner and County shall have waived its right to comment on the Final Application for Payment or to disapprove the completion of the Punch List. If Owner or County disapproves the Final Application for Payment or completion of the Punch List, or any portion thereof, Owner or County, as applicable, shall provide detailed written comments explaining the nature of the disapproval; whereupon Developer, Owner and County shall meet within two (2) business days to determine mutually acceptable revisions to the Final Application for Payment and the completion of the Punch List. Failure of Developer, Owner and County to determine mutually acceptable revisions to the Final Application for Payment and the completion of the Punch List within the five (5) business day period, shall entitle either Owner, Developer or County to commence the dispute resolution process described in Section 24. Failure to reach agreement on the amount of the Developer's Final Application for Payment which is approved for payment shall in no way release Developer from its duties and obligations under this Agreement.

(c) Owner shall execute and deliver the requisition for Final Payment to the Trustee within one (1) business day following expiration of said 14-business day period, or if Owner disapproves of the Final Application for Payment, then within one (1) business day after the date of approval of the mutually acceptable revisions to the Final Application for Payment or the determination of the disputes resolution process, if applicable. Owner shall take all steps to cause the Trustee to disburse the remaining money in the Project Fund, up to the Fixed Price, in the amount shown on such requisition within one (1) business day of Trustee's receipt of such requisition. In addition, Owner shall in such requisition direct payment of the unexpended Development Contingency in accordance with the provisions of Section 2.3 hereof.

12.3 Correction of Work

Developer shall be responsible for correction of any Work not in accordance with the Contract Documents for the Warranty Period, consistent with the correction obligations in AIA Document A201-2017, Section 12.2.2, and the County shall have the same rights as Owner thereunder.

13. DEVELOPER REPRESENTATIONS; WARRANTIES

Upon Substantial Completion of the Development Project, Developer shall represent and warrant that:

(a) The Development Project has been completed substantially in accordance with the Contract Documents and is, and at all times during the Warranty Period shall be, free from defects in workmanship and materials, except for minor Punch List items that do not materially affect the intended use of the Project;

(b) Developer has no knowledge of any structural defects, latent defects or building systems defects within the Development Project;

(c) The Development Project has been constructed in accordance with all Requirements of Law, all Permits and all insurance laws, regulations and requirements in effect at the time of construction of the Development Project applicable to the construction and intended use of the Development Project;

(d) All contractors, suppliers, and consultants have been paid in full (less amounts properly withheld as retainage) and there are no liens affecting the Development Project except as shall have been timely bonded or insured;

(e) The Development Project is served by water, storm and sanitary sewage facilities, telephone, electricity, fire protection and other required public utilities adequate to serve the Development Project at the time of Substantial Completion of the Development Project.

(f) Developer is not aware of any physical defect in the Land or the Development Project which would prevent Owner from leasing the Premises to Master Tenant for the Permitted Use.

(g) To the best of Developer's knowledge, the Development Project complies in all material respects with all laws and regulations necessary for its intended use, and there are no condemnation, environmental, zoning or other land use regulation proceedings currently instituted or threatened which could detrimentally affect the use and operation of the Development Project for its intended purpose.

(h) Developer has provided Owner with notice of any special assessment proceedings affecting the Land.

(i) The Development Project does not encroach onto adjoining land or onto any easements and there are no encroachments of improvements from adjoining land onto the Land. The location of the Development Project does not violate any applicable setback requirements. The Land is not located in a flood zone.

(j) Except as disclosed to Owner in writing, there is no litigation pending, or to the best knowledge of Developer, threatened, with respect to the Development Project for matters undertaken by Developer under this Agreement.

(k) To the best of Developer's knowledge and except as disclosed in writing, there are no Hazardous Substances located in, on, under or affecting the Land or the Development Project or any Hazardous Substances incorporated into the structure of the Development Project.

(l) To the best of Developer's knowledge, after due and diligent inquiry, all Permits necessary for the construction, use and occupancy of the Development Project have been obtained and are in full force and effect

(m) The Development Project meets all requirements set forth in the Master Lease for County's occupancy and use as contemplated by the Master Lease; and

(n) All warranties from General Contractor, subcontractors, and suppliers have been properly assigned to Owner and County as their interests may appear.

In the event Owner alleges a breach of any of the foregoing warranties, Owner shall give Developer written notice of any such allegation together with a detailed explanation of the alleged breach ("Owner's Warranty Claim"). Developer shall, within thirty (30) days of receipt of Owner's Warranty Claim, proceed to commence to cure the circumstances specified in Owner's Warranty Claim, or provide Owner with written notice of Developer's dispute of Owner's Warranty Claim. If Developer commences a cure or correction of the matter alleged in Owner's Warranty Claim, Developer shall proceed reasonably diligently and promptly to complete such cure or correction, and the Warranty Period for the particular matter shall be extended for the period necessary to complete cure or correction.

14. DEVELOPER DELIVERABLES

On or before Final Acceptance of the Development Project, Developer shall obtain and submit to Owner and County:

(a) Complete "as-built" Construction Drawings and Detailed Specifications (including CAD files);

(b) All operation and maintenance manuals for building systems, including all HVAC systems and other mechanical devices and equipment installed in the Development Project;

(c) An assignment and delivery of all warranties, guarantees, maintenance contracts, and machinery and equipment warranties received by Developer from the General Contractor or any subcontractor thereof, or any supplier, materialmen or manufacturer relating to the Development Project; provided, however, that so long as the Warranty Period remains in effect, and so long as Developer is not in default of its obligations under this Agreement, Developer reserves the right, notwithstanding the assignment and delivery of such warranties hereunder to Owner, to fully enforce all such warranties in the place and stead of Owner;

- (d) All Permits and certificates of occupancy, licenses and other approvals necessary for the occupation, use and operation of the Development Project;
- (e) Final accounting of all Development Costs with supporting documentation; and
- (f) All other items required for Final Acceptance under the Master Lease.

15. INDEMNIFICATION

15.1 Developer's Indemnification

To the fullest extent permitted by law, Developer shall indemnify and hold harmless Owner, County, Trustee, and their respective officers, officials, employees, and agents from and against all claims, demands, suits, penalties, damages, losses, judgments, costs and expenses, of any kind whatsoever, including but not limited to attorneys' fees (hereinafter, "claims"), arising out of or in any way resulting from the acts, omissions, performance or failure of performance of Developer or its officers, employees, agents, and/or subcontractors of all tiers, or anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, relating in any way to this Agreement or Developer's obligations or services hereunder, provided that such indemnification obligation shall not extend to claims arising from the negligence, intentional acts or breach of this Agreement by Owner or any other indemnitee. This Section 15.1 shall survive the termination or expiration of this Agreement.

15.2 Owner's Indemnification

If, prior to Final Acceptance, Owner exercises its rights to enter or allow Master Tenant to enter upon the Development Project and occupy any portion of the Development Project, Owner shall protect, defend, indemnify, and save harmless Developer and Trustee and their respective officers, officials, employees, and agents, from any and all claims, demands, suits, penalties, losses, damages, judgments, or costs and expenses of any kind whatsoever, including but not limited to attorneys' fees (hereinafter "claims"), arising out of or in any way resulting from Owner's negligence to the maximum extent permitted by law.

Notwithstanding the previous paragraph contained in this subsection above, Owner's obligation to indemnify Developer shall not extend to any claim, demand or cause of action arising or in connection with Developer's negligence, intentional acts or breach of this Agreement.

County's indemnification obligations shall be as set forth in the Master Lease and shall not be expanded by this Agreement.

15.3 Notice of Claim

Any party making a claim for indemnification pursuant to this Section 15 (an "Indemnified Party") must give the party from whom indemnification is sought (an "Indemnifying Party") written notice of such claim (an "Indemnification Claim Notice") promptly after the Indemnified Party receives any written notice of any action, lawsuit, proceeding, investigation or other claim (a "proceeding") against or involving the Indemnified Party by a government entity or other third party, or otherwise discovers the liability, obligation or facts giving rise to such claim for

indemnification; provided that the failure to notify or delay in notifying an Indemnifying Party will not relieve the Indemnifying Party of its obligations pursuant to this Section 15 except to the extent that the Indemnifying Party's ability to defend against such claim is actually prejudiced thereby. Such notice shall contain a description of the claim and the nature and amount of such loss (to the extent that the nature and amount of such loss is known at such time).

16. INSURANCE REQUIREMENTS

16.1 Developer's Insurance; General Contractor's Insurance

Developer shall procure and maintain the minimum insurance coverages set forth on Exhibit J attached to the Master Lease. Pursuant to Section 9.9(a) of the Master Lease, by the date of the execution of the General Construction Contract by Master Landlord and General Contractor, Developer shall cause the General Contractor to procure and maintain, at a minimum, for the duration of that General Construction Contract, the insurance described in Exhibit K to the Master Lease against claims which may arise from or in connection with the performance of work thereunder by the General Contractor, its agents, representatives, employees and/or subcontractors.

16.2 Additional insured requirements

Developer shall cause Owner, County, and Trustee to be named as additional insureds or loss payees, as applicable, on all insurance policies. Developer shall ensure that the General Construction Contract requires similar additional insured coverage for Owner, County, and Trustee.

16.3 Certificates and Notices

Developer shall provide certificates of insurance evidencing the required coverage prior to commencement of the Work and upon renewal. Developer shall provide thirty (30) days' advance notice of cancellation or material change in coverage.

17. REPRESENTATIVES

17.1 Owner's Representative

Owner's designated representative is [REDACTED], who shall have authority to bind Owner with respect to all matters under this Agreement requiring Owner's approval or authorization. Owner may change such designated representative and/or designate an alternate representative with written notice to Developer and County.

17.2 Master Tenant's Construction Representative

Master Tenant's Construction Representative is [REDACTED], or such other person as County may designate from time to time by written notice to Owner and Developer.

17.3 Developer's Representative

Developer's designated representative is [REDACTED], who shall have authority to bind Developer with respect to all matters under this Agreement. Developer may change such designated representative and/or designate an alternate representative with the prior approval of Owner. Written notice of the same shall be provided to the County.

17.4 Changes in Representatives and Emergency Authorization

(a) No party's designated representative shall be changed, and no alternative representative shall be designated, without ten (10) days' prior written notice to the other parties.

(b) For urgent matters requiring immediate decision (safety issues, permit deadlines, etc.), any party may designate a temporary representative by email notice. Such temporary authority expires within 5 business days unless confirmed in writing by the designating party.

(c) Each party shall maintain and provide current contact information (including after-hours contacts) for their representatives and provide updates within 24 hours of any changes.

18. ACCOUNTING, INSPECTION AND AUDIT

18.1 Records

Developer shall keep full and detailed accounts and records relating to the Development Project in accordance with generally accepted accounting principles and otherwise as may be necessary for proper financial management under this Agreement. Such records shall include all invoices, receipts, cancelled checks, and other documentation supporting Development Costs.

18.2 Inspection Rights

Each of Owner and County may, in its sole discretion, from time to time, whether before or after Final Acceptance or termination of this Agreement, inspect all books and records of Developer or any Contractor relating to the Development Project during normal business hours upon reasonable notice.

Each of Owner and/or County may elect to have audits conducted by qualified independent accountants or other qualified auditor selected by Owner or County, as the case may be, to verify Development Costs from time to time, whether before or after Final Acceptance or termination of this Agreement, upon notice to Developer. Developer agrees to cooperate with the auditor and make available for examination at its principal office all of its books, records, correspondence and other documents deemed necessary to conduct the audit by the auditor.

The cost of such audit shall be borne by the requesting party unless the audit reveals a variation of one percent (1%) or more of the then Development Costs, in which case the Developer shall pay the costs of the audit.

18.3 Retention of Records

Developer shall retain all Development Project records for a minimum of six (6) years after Final Acceptance; provided, however, if at any time prior to the expiration of seven (7) years after

Final Payment, Developer proposes to dispose of any Contract Documents related to the Development Project, Developer shall deliver the same to Owner for disposition by Owner.

19. CONSTRUCTION LIENS

19.1 Lien Prevention

Developer shall keep the Development Project free and clear of all liens resulting from the construction of the Development Project, except liens arising from Owner's or County's own actions. Developer shall require the General Contractor to provide lien waivers pertaining to General Contractor's and each subcontractor's work with every application for payment submitted by General Contractor.

Upon Final Acceptance and upon Owner's request during the progress of the Development Project, Developer shall submit evidence that all payrolls, material bills and other indebtedness relating to the work have been paid.

19.2 Lien Claims

If any lien claim is filed against the Development Project, Developer shall promptly notify Owner and County and shall take immediate action to discharge or furnish a bond in form and amount satisfactory to remove such lien from the public records. Developer shall indemnify Owner and County against all lien claims arising from Developer's performance under this Agreement.

20. PRIORITY AGREEMENTS

Developer shall require the General Contractor and all subcontractors to subordinate their lien rights, by agreement in form and substance satisfactory to Owner, to the lien of the Mortgage securing the Bonds, and shall coordinate with Owner's legal counsel regarding lien priority matters.

21. DAMAGE AND DESTRUCTION; CONDEMNATION

In the event of damage, destruction, or condemnation affecting the Development Project during construction, the provisions of the Master Lease shall control to the extent applicable, and Developer shall coordinate with Owner and County to address such events. Developer shall maintain or cause to be maintained builder's risk insurance as specified in the General Construction Contract to protect against such events.

22. PAYMENT OF TAXES/ASSESSMENTS

22.1 Real Property Taxes

Any and all real property taxes and assessments levied against the Land and the Project or any portion thereof shall be paid by Owner until the Commencement of Construction. Developer shall pay all such taxes and assessments from the Commencement of Construction until Substantial Completion as provided in the Development Budget.

22.2 Other State and Local Taxes

Until Substantial Completion, Developer shall pay any and all state and local taxes assessed in connection with the Development Project (other than real property taxes and assessments as provided in Section 22.1 above), including, but not limited to, state and local retail sales taxes as part of the Fixed Price. Developer shall complete all necessary tax returns relating to such taxes and file the same with the applicable state or local governmental agency and remit, on or before the date such tax payment is due, payment of such state and local taxes to the proper taxing authority

23. DEFAULT

23.1 Developer Default

Each of the following shall constitute an “Event of Default” by Developer:

- (a) Failure to achieve Substantial Completion by the Developer Obligation Date (subject to extensions for Unavoidable Delays and Owner-Caused Delays as contemplated herein and in the Master Lease);
- (b) Failure to make required deposits under Section 2.4 within the time specified;
- (c) Failure to maintain required insurance under Section 16;
- (d) Material breach by Developer of any representation or warranty of Developer in this Agreement;
- (e) Failure to pursue the Development Project with diligence, or abandonment of the Development Project;
- (f) Failure to perform any other material obligation under this Agreement that is not cured within thirty (30) days after written notice (or such longer period as may be reasonably required to cure such default if Developer is diligently pursuing cure and provides Owner with a written cure plan); or
- (g) Developer files a petition for bankruptcy or makes a general assignment for the benefit of creditors, or a receiver is appointed on account of Developer's insolvency and any such petition or appointment is not dismissed within sixty (60) days.

23.2 Owner Default

Each of the following shall constitute an “Event of Default” by Owner:

- (a) Owner fails to cause Trustee to make disbursements to Developer of any sum of money owed to Developer pursuant to this Agreement as and when due, including without limitation, all monies due and owing from the Project Fund, unless Developer shall have committed an Event of Default as set forth in Section 23.1 above;
- (b) Failure to perform any other material obligation under this Agreement that is not cured within thirty (30) days after written notice; or

- (c) Owner's insolvency, bankruptcy, or assignment for benefit of creditors.

23.3 Owner Remedies Upon Developer Event of Default

Upon an Event of Default by Developer, Owner may:

- (a) Withhold approval of further disbursements from the Project Fund;
- (b) Take over and complete the Development Project. Owner is hereby irrevocably appointed attorney-in-fact (the appointment being coupled with an interest) to incur obligations, enforce contracts or agreements heretofore made by Developer and to do any and all things that are necessary and proper to complete the Development Project and be entitled to use the undisbursed Project Fund proceeds to pay Development Costs;
- (c) Bring an action for damages;
- (d) Terminate this Agreement without liability upon ten (10) days written notice; or
- (e) Pursue any other remedy available at law or equity, including for specific performance.

County, as third-party beneficiary, may enforce this Agreement against Developer as provided in Section 26.3 below.

During any cure period, Developer shall continue performance of all non-defaulted obligations unless Owner provides written notice to suspend work.

23.4 Developer Remedies Upon Owner Event of Default

Upon any Event of Default by Owner, Developer shall give Owner written notice of the same. Upon receipt of such written notice Owner shall have thirty (30) days to cure any such Event of Default. In the event Owner fails to cure such Event of Default within said 30-day period, Developer shall be entitled to stop all work relating to the Development Project, if Developer so desires, and shall further be entitled to pursue its rights and remedies at law and in equity under this Agreement, including without limitation, specific performance of Owner's obligations hereunder.

23.5 Remedies Not Exclusive

No remedy conferred upon either party in this Agreement is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall

be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

24. DISPUTES

24.1 Direct Resolution

Owner, Developer, and County agree to follow the independent resolution process set forth in this Section 24 to resolve disputes in an economic and time efficient manner so that the Development Project Schedule is not adversely impacted and construction progress is not delayed. The parties shall attempt to resolve any dispute as expeditiously as possible and shall cooperate so that the progress of design and construction of the Development Project is not delayed.

24.2 Mediation

If the parties are unable to resolve any dispute within three (3) business days, any party may, by delivering written notice to the other parties, refer the matter to a dispute resolution mediator as set forth in Exhibit F attached hereto.

24.3 Intentionally Deleted

24.4 Continued Performance

Pending final resolution of any dispute, each of Developer and Owner shall continue to diligently perform its respective obligations under this Agreement in accordance with its terms, to the extent such performance of such obligations is not the subject of the dispute, subject to the right of any party to pursue binding dispute resolution.

24.5 County Participation

County, as third-party beneficiary, may initiate dispute resolution under this Section 24 for any matter that affects County's rights under the Master Lease, with the same notice and procedural requirements applicable to Owner and Developer.

25. MASTER LEASE

25.1 Integration with Master Lease

This Agreement is subject to and shall be interpreted consistently with the Master Lease between Owner (as Master Landlord) and County (as Master Tenant). Developer acknowledges that its performance under this Agreement directly affects County's rights and Owner's obligations under the Master Lease. In the event of any conflict between the provisions of this Agreement and the provisions of the Master Lease, the Master Lease shall control. Developer hereby accepts, acknowledges, approves and agrees to all of the terms and provisions of, and all of Developer's obligations under, the Master Lease, a copy of which is attached hereto as Exhibit G.

26. KING COUNTY THIRD-PARTY BENEFICIARY RIGHTS

26.1 Express Third-Party Beneficiary

The County is a third-party beneficiary of this Agreement with the right to enforce the provisions of this Agreement as provided in Section 26.3 below. Developer shall not take, or permit the General Contractor to take, any action or omit any action that would materially impair or defeat the County's third-party beneficiary rights under this Agreement. No amendment, modification, waiver or termination of the obligations set forth herein that adversely affects the rights of the County shall be made without the County's prior written consent.

26.2 Notice Requirements

Developer shall provide County with copies of all notices, reports, and communications under this Agreement simultaneously with delivery to Owner, including:

- (a) Applications for Payment and supporting documentation;
- (b) change orders and modifications;
- (c) progress reports and schedule updates;
- (d) notices of delay, defaults by Developer, General Contractor, Contractors or subcontractors, or other material issues;
- (e) submittals requiring Owner approval; and
- (f) any other items required to be delivered to Master Tenant under Section 9.2(a) of the Master Lease.

26.3 County Enforcement Rights

County, as third-party beneficiary, may enforce this Agreement against Developer if Owner fails to do so after thirty (30) days' written notice to Owner, provided County gives Developer the same notice and cure periods that would apply to Owner's enforcement as described herein.

26.4 County Participation Rights

In addition to, and not in limitation of, any of the other terms and provisions of this Agreement or of the Master Lease, County shall have the right to:

- (a) Receive copies of all documentation pertaining to the Development Project simultaneously with Owner;
- (b) Attend all meetings pertaining to the Development Project with reasonable advance notice;
- (c) Provide input on decisions affecting the Master Lease;

- (d) Approve or disapprove Material Changes in accordance with Section 8.4 hereof;
- (e) Inspect the Development Project construction progress upon reasonable notice and inspect books and records in accordance with the terms of Section 18.2 hereof;
- (f) Participate in all milestone inspections and Substantial Completion reviews;
- (g) Inspect the Contract Documents upon prior notice to Owner and Developer, including the right to have independent consulting architects, engineers, or other appropriate consultants inspect the Contract Documents; and
- (h) Initiate dispute resolution procedures under Section 24 for matters directly affecting County's Master Lease rights.

27. MISCELLANEOUS

27.1 Governing Law

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Washington.

27.2 Integration

This Agreement, together with the Master Lease and the Indenture and the exhibits referenced herein and therein, represent the entire agreement among the parties with respect to the subject matter hereof and supersede all prior negotiations, representations, or agreements, either written or oral.

27.3 Amendment

This Agreement may be amended only by written instrument signed by Owner and Developer and approved by the County.

27.4 Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, including County as third-party beneficiary.

27.5 Severability

Should any provision of this Agreement be found to be invalid, illegal or unenforceable, such provision shall be stricken and the remainder of this Agreement shall nonetheless remain in full force and effect unless striking such provision would materially alter the parties' intentions.

27.6 Time is of the Essence

Time is of the essence in the performance of each party's obligations under this Agreement.

27.7 Notices

All notices shall be in writing and delivered by personal delivery, certified mail (return receipt requested, postage prepaid), nationally-recognized overnight courier, or electronic transmission (confirmed in writing by the recipient, excluding auto-reply), and shall be deemed given when so delivered or received or, in case of email, upon the recipient's written confirmation of receipt (which written confirmation may be by emailed reply, but not by auto-reply). All notices or requests to any party shall be sent to:

Owner: 701 Essential Housing
 [REDACTED]
 Seattle, WA [REDACTED]
 Facsimile: [REDACTED]
 Email: [REDACTED]

Developer: Housing Diversity Corporation
 Attn: Bradley A. Padden
 115 110th Ave SE
 Bellevue, WA 98004
 Email: brad@housingdiversity.com

County: King County
 Facilities Management Division
 401 Fifth Avenue, Suite 900
 Seattle, WA 98104
 Email:

27.8 Waiver

No waiver of any right under this Agreement shall be effective unless contained in writing signed by a duly authorized officer or representative of the party sought to be charged with the waiver.

Any waiver by either of the parties of any breach of any covenant herein contained to be kept and performed by the other party shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent the damaged party from declaring a default for any succeeding breach, either of the same condition or covenant or otherwise.

27.8 Neutral Authorship

In connection with the execution and delivery hereof, each party has been represented by counsel. Each of the provisions of this Agreement has been reviewed and negotiated, and represents the combined work product of both parties hereto. No presumption or other rules of construction which would interpret the provisions of this Agreement in favor of or against the party preparing the same shall be applicable in connection with the construction or interpretation of any of the provisions of this Agreement.

27.9 Relationship of Parties

Developer and Owner shall not be construed as joint venturers or general partners, and neither shall have the power to bind or obligate the other party except as set forth in this Agreement. Nothing herein shall be construed as reserving to Owner the right to control Developer's business.

27.9 No Other Third-Party Beneficiaries

The provisions of this Agreement are intended solely for the benefit of, and may only be enforced: (i) by the parties hereto and their respective successors and assigns, and (ii) by the County as provided herein.

None of the rights or obligations of the parties herein set forth (or implied) is intended to confer any claim, cause of action, remedy, defense, legal justification, indemnity, contribution claim, set-off, or other right whatsoever upon or otherwise inure to the benefit of any Contractor, Architect, subcontractor, worker, supplier, mechanic, architect, insurer, surety, guest, member of the public, or other third parties having dealings with either of the parties hereto or involved, in any manner, in the Development Project.

27.10 Assignment, Encumbrance or Pledge

Neither this Agreement nor any rights or duties hereunder nor any benefits derived herefrom may be assigned, delegated, pledged or encumbered to any other person or entity by either party hereto without the express written consent of the other, which consent may be withheld by either party in the exercise of its absolute discretion, except that Owner may assign its rights under this Agreement to the Trustee pursuant to the Indenture as security in connection with the financing described in Section 3 above.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

OWNER:

701 ESSENTIAL HOUSING,
a Washington nonprofit corporation

By: _____
Name: _____
Title: _____

DEVELOPER:

HOUSING DIVERSITY CORPORATION,
a Washington corporation

By: _____
Bradley Padden, President

ACKNOWLEDGED AND APPROVED:

KING COUNTY,
a political subdivision of the State of Washington

By: _____
Name: _____
Title: _____

EXHIBITS

- Exhibit A – Legal Description of Land
- Exhibit B – Development Budget
- Exhibit C – Development Project Schedule
- Exhibit D – Construction Documents
- Exhibit E – Reserved
- Exhibit F – Dispute Resolution Procedure
- Exhibit G – Master Lease

EXHIBIT A

[See attached]

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN BLOCK 55 OF PLAT OF THE TOWN OF SEATTLE, TERRITORY LAID OFF BY D.S. MAYNARD, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 23, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST ONE HALF OF VACATED ALLEY ADJOINING, WHICH, UPON VACATION, ATTACHED TO SAID PROPERTY BY OPERATION OF LAW;

EXCEPT THE NORTH 15 FEET OF SAID LOT 1 AND OF SAID PORTION OF VACATED ALLEY HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 56407 FOR WIDENING OF JACKSON STREET, AS PROVIDED BY ORDINANCE NO. 15291 OF THE CITY OF SEATTLE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT B

[See attached]

701 S Jackson - Bond Proceeds Summary

Land	9,000,000	yellow highlights denote updates to budget
Soft Costs	7,859,646	
Hard Cost	44,283,213	
HC Contingency	4%	1,771,329
Total Development Cost	62,914,188	excludes \$7M of contributed cost from sponsors

Interest for PNC Loan to Carry till Bond Close (May 2027)	722,242	
King County Legal + Financial Advisor Budget	250,000	
Soft Costs	7,859,646	see above
Updated Total Soft Cost	8,831,888	soft cost breakdown below
Land	9,000,000	
Hard Cost	44,283,213	
HC Contingency	1,771,329	
Updated Total Development Cost	63,886,430	
Capitalized Interest Fund	8,592,541	calculated in table on the right
Cost of Issuance	1,320,643	calculated in table on the right
Total Bond Proceeds	73,799,613	

Bond Proceeds (par + premium)	
Bond Coupon	5.00%
Capitalized Interest (years)	2.5
Bond Premium (% of par)	7.36%
Cost of Issuance	1.89%
Par Amount	68,740,325
Bond Premium	5,059,288
Total Bond Proceeds	73,799,613

701 S Jackson - Soft Cost Breakdown

	Budget
ENTITLEMENT/PERMITS	
152101 Master Use Permit	\$10,000
152102 Building Permit	\$95,998
152105 Street Improvement Plan Permit	\$48,000
152111 Miscellaneous Permits	\$21,292
152112 Street Use Fees	\$402,062
152114 Certificate of Approval	\$15,000
152115 WA Dept. Ecology Fees	\$25,000
TOTAL ENTITLEMENTS/PERMITS	\$617,352
ARCHITECTURE & ENGINEERING & CONSULTANTS	
152201 Architect	\$611,080
152203 Structural Engineer	\$141,580
152301 Survey	\$253,000
152302 Civil Engineering	\$3,500
152303 Electrical Engineering	\$21,000
152304 Mechanical Engineering	\$20,000
152305 Plumbing Engineering	\$40,000
152308 Geotechnical Engineering	\$64,116
152311 Landscape Architect	\$25,000
152316 Envelope Consultant	\$45,000
152321 Signage Consultant/Signage	\$90,000
152323 Public Relations/Outreach Consultant	\$2,000
152325 Environmental Consultant	\$297,052
152326 Special Inspections	\$153,338
152328 3rd Party Commissioning	\$10,000
152330 HDC Project Management Staffing	\$1,226,951
152332 Community Events & Marketing Materials	\$15,639
152336 Air Barrier Testing	\$20,000
152337 Flow Test	\$500
TOTAL ARCHITECTURE & ENGINEERING & CONSULTANTS	\$3,039,755
UTILITIES & SITE	
152401 SCL Electrical Consulting	\$7,256
152402 Seattle City Light Design & Connection Fee	\$275,514
152403 SCL Temp Service Connection Fee	\$50,000
152404 Electrical Account Fees	\$40,000
152405 Water Meter & Installation Fee	\$75,000
152406 Water Account Fees	\$33,054
152407 Sewer Connection Fees	\$5,000
152409 Property Maintenance	\$50,000
152411 Site Security	\$280,000
TOTAL UTILITIES & SITE	\$815,824
RETAIL & LEASE-UP	
152501 Retail Tenant Improvements	\$0
152505 Lease-up Costs	\$250,000
152506 Capital Repairs Fund	\$104,907
TOTAL RETAIL & LEASE-UP	\$354,907
TAXES	
152601 Real Estate Taxes	\$379,897
TOTAL TAXES	\$379,897
PROFESSIONAL SERVICES	
152701 Builder's Risk Insurance	\$496,800
152702 Property and Casualty Insurance	\$15,000
152703 Commercial General Liability Insurance	\$709,550
152704 Legal	\$802,004
152705 Accounting	\$85,509
152706 Development Fees	\$0
152709 E&O and D&O Insurance for Entity	\$20,000
152708 Legal - Environmental	\$117,121
152710 Long Term Monitoring Bond	\$26,240
TOTAL PROFESSIONAL SERVICES	\$2,272,223
FINANCING	
152801 Appraisal	\$13,000
152804 Title + Recording	\$65,000
152811 Bank Fees	\$10,000
152822 Acquisition Loan Interest Reserve	\$722,242
TOTAL FINANCING	\$810,242
FURNITURE, FIXTURES + EQUIPMENT	
152999 FF&E	\$202,000
TOTAL FURNITURES, FIXTURES + EQUIPMENT	\$202,000
SOFT CONTINGENCY	
153101 Soft Cost Contingency	4%
TOTAL CONTINGENCY	\$339,688
TOTAL SOFT COSTS	\$8,831,888

\$8,492,200

Est. All In TIC 5.70% \$63,921,374.82

EXHIBIT C
[See attached]

709 S. Jackson – 24-Month Milestone Schedule

Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1 Preconstruction / Submittals / Procurement	•	•	•																					
2 Permits / Utility Coordination / AHJ	•	•	•																					
3 Mobilization / Site Logistics / Temp Facilities	•	•																						
4 Survey / Layout / Existing Conditions	•																							
6 Shoring / Excavation	•																							
7 Underground Utilities / Site Drainage	•	•	•																					
8 Foundations / Footings / Foundation Walls		•	•	•																				
9 Podium / Below-Grade Structure			•	•	•	•																		
10 Superstructure / Framing							•	•	•	•	•	•												
11 Roofing / Waterproofing										•	•	•	•											
12 Exterior Sheathing / WRB									•	•	•	•	•											
13 Windows / Exterior Doors										•	•	•	•	•										
14 Exterior Cladding / Siding / Brick											•	•	•	•	•	•	•							
15 Drywall / Metal Framing											•	•	•	•	•	•	•	•						
16 MEPF Rough-In									•	•	•	•	•	•	•	•	•	•						
17 Fire Sprinkler Rough-In										•	•	•	•	•	•	•	•	•						
18 Insulation / Air Sealing														•	•	•	•	•	•					
19 Drywall Finishing / Texture															•	•	•	•	•	•				
20 Interior Painting																•	•	•	•	•	•	•		
21 Flooring / Cabinets / Countertops																	•	•	•	•	•	•	•	
22 Doors / Hardware / Trim / Accessories																		•	•	•	•	•	•	
23 Plumbing / Electrical / HVAC Trim																			•	•	•	•	•	
24 Appliances / Fixtures / Unit Completion																				•	•	•	•	
25 Common Areas / Amenity Spaces																					•	•	•	
26 Sitework / Landscaping / Paving																						•	•	
27 Elevators / Testing / Inspection																							•	
28 MEP Testing / TAB / Life Safety / Commissioning																								•
29 Punch / Final Inspections / CO																								•

EXHIBIT D

[See attached]



AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

701 Essential Housing, a Washington Nonprofit Corporation
500 Broadway, #504
Seattle, WA 98122

and the Contractor:
(Name, legal status, address and other information)

STS Remodeling Corporation DBA STS Construction Services
9049 20th Ave SW, Suite A
Seattle, WA 98106

for the following Project:
(Name, location and detailed description)

709 S. Jackson Apartment Project
709 S. Jackson St
Seattle, WA 98104

The Architect:
(Name, legal status, address and other information)

Neiman Taber Architects, PLLC
1435 34th Ave
Seattle, WA 98122

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of this Agreement.

☒ A date set forth in a notice to proceed issued by the Owner.

☐ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ Not later than twenty-four (24) months from the date of commencement of the Work.

☐ By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be Forty-four Million Two Hundred Eighty-three Thousand Two Hundred Thirteen Dollars including Washington State Sales Tax (“WSST”) at 10.55% (\$ 44,283,213.00 including WSST at 10.55%), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
------	-------

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum:

(Identify each allowance.)

Item	Price
Contaminated Soil Allowance	\$140,414.00
Dewatering Allowance	\$130,000.00

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

Pricing is based on material, labor and equipment costs available as of the date of this proposal. Material and labor escalation, tariffs, duties, taxes, trade restrictions, supply-chain disruptions, labor strikes, lockouts, shortages, transportation disruptions, manufacturer price increases and other events beyond Contractor's reasonable control occurring after the proposal date are excluded.

Delays, suspension, acceleration, resequencing, remobilization, extended general conditions, extended supervision, storage, protection, temporary facilities and other costs resulting from Owner, design team, agency, labor, supply-chain, force majeure or other events beyond Contractor's reasonable control are excluded and subject to adjustment.

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the first day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 25th day of the month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than twenty-five (25) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Five percent (5%)

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

1 % per month

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☐ Arbitration pursuant to Section 15.4 of AIA Document A201–2017

☐ Litigation in a court of competent jurisdiction

[X] Other (*Specify*)

Mediation pursuant to Washington Uniform Mediation Act

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:

(Name, address, email address, and other information)

701 Essential Housing
500 Broadway. #504
Seattle, WA 98122

§ 8.3 The Contractor’s representative:

(Name, address, email address, and other information)

Craig Haveson
STS Construction Services
9049 20th Ave SW, Suite A
Seattle, WA 98106
craigh@stsconst.com

§ 8.4 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction

.5 Drawings

Number	Title	Date
Family Sized Concept V2 Plan		1/4/2023

.6 Specifications

Section	Title	Date	Pages
---------	-------	------	-------

.7 Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

- [] AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

- [] The Sustainability Plan:

Title	Date	Pages
-------	------	-------

- [] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

STS Stipulated Sum Proposal for the 709 S. Jackson Apartment Project dated 9/10/26

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

CONTRACTOR (Signature)

BY:

BY: Craig Haveson, President

(Printed name and title)

(Printed name and title)

Additions and Deletions Report for AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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PAGE 1:

701 Essential Housing, a Washington Nonprofit Corporation

500 Broadway, #504

Seattle, WA 98122

STS Remodeling Corporation DBA STS Construction Services

9049 20th Ave SW, Suite A

Seattle, WA 98106

709 S. Jackson Apartment Project

709 S. Jackson St

Seattle, WA 98104

Neiman Taber Architects, PLLC

1435 34th Ave

Seattle, WA 98122

PAGE 2:

[X] A date set forth in a notice to proceed issued by the Owner.

PAGE 3:

[x] Not later than twenty-four (~~calendar days~~ 24) months from the date of commencement of the Work.

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Forty-four Million Two Hundred Eighty-three Thousand Two Hundred Thirteen Dollars including Washington State Sales Tax ("WSST") at 10.55% (\$ 44,283,213.00 including WSST at 10.55%), subject to additions and deductions as provided in the Contract Documents.

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User Notes:

BFM Meeting Materials

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(6ab2eba6f56bbea2a80e62de)

October 28, 2026

Contaminated Soil Allowance
Dewatering Allowance

\$130,000.00

PAGE 4:

Pricing is based on material, labor and equipment costs available as of the date of this proposal. Material and labor escalation, tariffs, duties, taxes, trade restrictions, supply-chain disruptions, labor strikes, lockouts, shortages, transportation disruptions, manufacturer price increases and other events beyond Contractor's reasonable control occurring after the proposal date are excluded.

Delays, suspension, acceleration, resequencing, remobilization, extended general conditions, extended supervision, storage, protection, temporary facilities and other costs resulting from Owner, design team, agency, labor, supply-chain, force majeure or other events beyond Contractor's reasonable control are excluded and subject to adjustment.

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the first day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 25th day of the month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than twenty-five (25) days after the Architect receives the Application for Payment.

PAGE 5:

Five percent (5%)

PAGE 6:

1 % per month

[] _____ X _____ Other (Specify)

Mediation pursuant to Washington Uniform Mediation Act

PAGE 7:

701 Essential Housing

500 Broadway. #504

Seattle, WA 98122

Craig Haveson

STS Construction Services

9049 20th Ave SW, Suite A

Seattle, WA 98106

craigh@stsconst.com

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

.4 _____ Building information modeling exhibit, dated as indicated below:

PAGE 8:

(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

Family Sized Concept V2 Plan

1/4/2023

PAGE 9:

STS Stipulated Sum Proposal for the 709 S. Jackson Apartment Project dated 9/10/26

BY: Craig Haveson, President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Craig Haveson, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:58:44 PDT on 09/22/2026 under Order No. 20250107425 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ - 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)



AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

709 S. Jackson Apartment Project
709 S. Jackson St, Seattle, WA 98104

THE OWNER:

(Name, legal status and address)

701 Essential Housing, a Washington Nonprofit Corporation
500 Broadway, #504, Seattle, WA 98122

THE ARCHITECT:

(Name, legal status and address)

Neiman Taber Architects, PLLC
1435 34th Ave, Seattle, WA 98122

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This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™–2017, Guide for Supplementary Conditions.

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and

others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term “Contractor” means the Contractor or the Contractor’s authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect’s administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor’s review is made in the Contractor’s capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor’s notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor’s best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to

the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design

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professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or

death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to

the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
- .2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum

on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a Separate Contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and

Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents;
- .3 terms of special warranties required by the Contract Documents; or
- .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 **Notice of Cancellation or Expiration of Contractor's Required Insurance.** Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 **Failure to Purchase Required Property Insurance.** If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 **Notice of Cancellation or Expiration of Owner's Required Property Insurance.** Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement

coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.

§11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to

establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

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User Notes:

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final

and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

Additions and Deletions Report for **AIA® Document A201® – 2017**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

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PAGE 1:

709 S. Jackson Apartment Project

709 S. Jackson St, Seattle, WA 98104

701 Essential Housing, a Washington Nonprofit Corporation

500 Broadway, #504, Seattle, WA 98122

Neiman Taber Architects, PLLC

1435 34th Ave, Seattle, WA 98122

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Craig Haveson, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 14:01:59 PDT on 09/22/2026 under Order No. 20250107425 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A201™ - 2017, General Conditions of the Contract for Construction, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

Stipulated Sum Proposal for:

709 S. Jackson Apartment Project

709 S. Jackson St, Seattle Washington 98104

9/10/2026

Contact:

Mark Sexauer, Senior Estimator

Cell: 206-473-2382

Email: marks@stsconst.com

STS Construction Services

9049 20th Ave SW

Seattle Wa, 98106

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“Break all the stereotypes out there about contractors.”

-Craig Haveson, Owner

Craig (Charlie) Haveson was born in Pittsburgh, PA. Grandson of the founder of Havco Construction in Trenton, New Jersey (known for restoring historic landmarks at he time), Craig learned to swing a hammer at a young age.

“As a kid, I’d visit my grandpa in the summer and watch him tear down walls to find layers of history behind them,” he reflects. “I’d ride around with his employees to see the different construction sites and absolutely loved it.”

This experience sparked Craig’s interest in construction. Spending three summers in high school volunteering to build homes for Habitat for Humanity only solidified his desire to build. After two years at University of Pittsburgh, a move out West, a semester at sea, Haveson finished his degree at Seattle University’s Albers School of Business. In 2000, two days after graduation, he started STS Construction with one goal in mind: To set the standard (STS) by breaking stereotypes in the construction industry.

“In general, people have a poor perception of construction companies,” explains Haveson. “They believe contractors are unreliable, inconsistent and often fall short of expectations. More often than not they’re right! My goal was, and still is, to break those stereotypes.”

Haveson runs his business on a self-performance model: to perform what you promise, be there to get the job done on time, and get it done right. Keeping this practice as the company’s North Star has rocketed STS from its beginning as solely a remodeling and waterproofing company in 2000 to a condominium envelope remediation, new construction residential developments and apartments projects company 20 years later. In 2014 STS also opened a branch in L.A. that focuses on amenity space tenant Improvement, new construction apartments and development services. Currently Haveson manages well over \$100 million worth of projects annually.

“I’m motivated by growth. I’m a high-energy person who gets excited by what we do,” Haveson explains. “I love to see homes get transformed from awful to

great, and to build something from nothing.”

With 150 employees and very little turnover, STS is one of the region’s leading construction companies today. Haveson attributes STS’s accomplishments to the quality of his employees.

“The key to our success has been our people,” reflects Haveson. “Building a team that can meet clients’ expectations is number one. I leverage the experience of my peers, and a majority of what I’ve learned over the years is simply from listening to clients and people who work with or for me.”

A husband and father of two, Haveson is also an advocate for families. In fact, he employs multiple members of the same family in many cases. Creating a great place to work is one of the company’s core values.

“We spend most of our lives at work, so we make sure our people laugh and have a good time too. I know I don’t take myself too seriously,” he smiles. “One of

the favorite parts of my day is picking up my kids from school. I’m just a big kid myself, so we have a great time.”

Haveson’s vision for the future of STS is to continue to scale the company while holding tight to its values as a family-oriented company that continues to break stereotypes at every turn.

Schedule of Values

SCHEDULE OF VALUES: S. JACKSON APARTMENTS

		CSI CODE	SCOPE	AMOUNT
Project: 111 Unit Apartment Building				
		Division 1		
		010000	General Conditions, Temp Facilities & Controls	\$2,939,077
		010001	Preconstruction	\$250,000
		11000	General Requirments	\$1,433,339
		Division 3		
		33000	Cast in Place & Flat Work	\$166,929
		33101	Structual Concrete	\$5,016,722
		35413	Gypcrete	\$171,951
		Division 4		
		40000	Masonry	\$1,159,922
		Division 5		
		51200	Structual Steel, Railings and Aluminum	\$1,146,394
		Division 6		
		61000	Framing Complete	\$2,303,399
		Division 7		
		71000	Subgrade Waterproofing	\$393,605
		72100	Insulation	\$529,456
		74600	Siding	\$2,009,500
		75000	Roofing	\$354,088
		Division 8		
		81400	Interior Doors	\$925,154
		83600	Garage doors	\$42,791
		84100	Storefronts	\$250,000
		85000	Exterior Doors & Windows	\$457,196
		Division 9		
		92900	Drywall	\$3,465,464
		96000	Flooring	\$530,545
		99100	Painting Complete	\$1,050,750
		Division 10		
		102800	Toilet & Bath Accessories	\$80,456
		104400	FECs	\$12,400
		105500	Mailboxes & Postal	\$33,305
		105700	Closet Shelving	\$17,043
		Division 11		
		113013	Appliances	\$400,915
		Division 12		
		122100	Window Treatments/Blinds	\$72,885
		123000	Cabinets & Built-Ins	\$489,172
		123600	Countertops	\$160,000
		129313	Bicycle Racks & Storage	\$32,032
		Division 14		
		142000	Elevator	\$359,662
		148000	Scaffolding	\$497,162
		Division 21		
		211300	Fire Sprinkler	\$663,190
		Division 22		
		220000	Plumbing	\$2,952,986
		Division 23		
		230000	HVAC	\$1,250,000
		Division 26		
		26000	Electrical	\$2,839,945
		Division 28		
		280000	Low Voltage	\$900,835
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		312300	Excavation & Utilites	\$1,179,277
		312300	Contaminated Soil Allowance	\$140,414
		312300	Dewatering Allowance	\$130,000
		316200	Shoring & Piling	\$149,534
		329000	Landscaping	\$571,094
		Division 41		
		412200	Hoisting, Tower Crane & Rigging	\$1,361,878
			Overhead	\$1,166,714
			Profit	\$0
			Sub Total	\$40,057,180
			WSST @ 10.55%	\$4,226,032.5
			Total	\$44,283,213

Date: 9.10.2026

To: 701 Essential Housing
500 Broadway #504
Seattle, WA 981122

From: Mark Sexauer, STS Construction Services
Tel. (206)-473-2382 / (206)-439-6343
E-mail: Marks@stsconst.com

Site Address: 709 S. Jackson St.
Seattle, WA 98104

Dear Essential Housing,

STS Construction Services is pleased to submit a proposal for the 709 S. Jackson Apartments in Seattle. This proposal is intended for a lump sum contract with selected allowances. STS referenced 100% Construction Documents set dated 01.04.2023 and the Family Sized Concept V2 from Neiman Taber Architects. Allowances are shown in **BLUE** text. The total post tax cost for the project is \$44,283,213. Our scope of work that explains what is included in that cost is below.

INCLUSIONS, CLARIFICATIONS, AND EXCLUSIONS

STS split General Conditions (staffing costs) and General Requirements (rentals, materials, consumables purchased directly by STS) into two budget lines items.

000000 - GENERAL CONDITIONS (GCs)

Project staff directly related to building construction full-time. The project team includes:

- General Manager/Owner
- Safety Manager
- Project Manager
- Project Engineer
- Superintendent
- Assistant Superintendent
- Administration
- Labor Support

Exclusions

- Site security staff or monitoring services.

011000 - GENERAL REQUIREMENTS (GRs)

General requirements are materials, consumables, rentals, and services directly purchased by STS and are only temporarily associated with the building. GRs include the following: small tools, trailer supplies, internet service, temporary sanitary facilities, construction waste management, temporary scaffolding, rental equipment, safety supplies, temporary jobsite signage, fencing rental, consumables, and final cleaning.

Clarifications

- Final clean includes interior windows, units, elevators & common areas. Commercial areas to be swept clean only.
- Fencing does not include windscreen or branded scrim due to frequency of graffiti.

011000 – CONTAMINATED SOIL

Category 2 & 3 contaminated soils likely remain onsite. Some of which will need to be excavated to achieve footing depths. Assumes for removing 1,127 cubic yards of contaminated soil.

Clarifications

- See ‘Exhibit ‘A’ for map that informed the amount of material still contaminated.

Exclusions

- All testing and geotechnical scope is assumed to be paid by ownership.

033100 - STRUCTURAL CONCRETE

All cast-in-place structural concrete slabs, footings, walls for garage, and decks including post-tensioned decks.

Clarifications

- Includes vapor barrier per environmental report

Exclusions

- Specialty concrete finishes of any kind, such as sandblasting.

035413 - GYPCRETE

Gypcrete per plan.

040000 – MASONRY

Install all masonry per plans

051200 - STEEL

All structural steel per plan with the exception of the street level canopies which are assumed to be aluminum.

Exclusions

- Intumescent paint, assume any intumescent paint can be drywall wrapped as a substitute.
- High Performance Coatings. Specs call for high performance coatings however base bid is assuming for powder coatings and standard colors.

061000 - ROUGH CARPENTRY

Rough carpentry for all wood framing.

Exclusions

- Furring walls not shown on plans.

071000 - WATERPROOFING (SUBGRADE)

Subgrade waterproofing per plans and application of traffic coating. Assumes for a Vintegra Vapor Mitigating waterproofing system per Ecology requirements.

Clarifications

- Ecology has ask for a specific vertical waterproofing membrane that STS has included in our current pricing.

Exclusions

- Traffic coatings are assumed only in the trash area.

072100 - INSULATION

Insulation and firestopping per plan.

074600 - SIDING

Siding per plans.

075000 - ROOFING

Roofing system per plan.

081100 - DOORS, FRAMES & HARDWARE

Doors, frames, and hardware per door schedule in plans. Interior bedroom sliding doors are budgeted as an allowance to continue to allow for more budget options, if possible. All wood base, window sills and any other millwork/trim will be MDF material.

Clarifications

- Assumes all millwork to be MDF.
- Assumes unit entry doors are paint grade. Alternate can be offered for clear birch if interested.

083600 - GARAGE DOOR

Furnish and install one (1) Cornell/Cookson model EPD 300, face of wall mounted, motor operated, 22-gauge galvanized powder coated steel service door with 3 hp GFA direct drive motor and Apex smart controller.

Exclusions

- Anti-graffiti coating

Clarifications

- There is a lack of information in the drawings. Pricing is based on best practice and experience.

084100 - STOREFRONT

Storefront systems per plan.

Clarifications

- Assumes for standard black color.

085000 - WINDOWS

Install windows per plans and window schedule. STS has selected a different window supplier as a value engineering option for the contract.

Clarifications

- Plans call for VPI windows. STS has assumed for Intus windows as a VE item.

092900 – DRYWALL & METAL FRAMING

Drywall & metal stud framing per plans. Corners will be square. Bi-fold & Bi-pass closets will drywall and corners both sides. Finish will be level 3 light dash finish.

Clarifications

- Commercial tenant spaces to be fire taped only

Exclusions

- Furring walls not shown in plans

096000 - FLOORING

Install flooring per material specifications in plans.

Clarifications

- No tile is assumed
- All wallcoverings to be offered as a change order. No wall paper/coverings in base budget.

099100 - PAINTING

Paint interior and exterior of building. Exterior to be painted per DR pages. Interior to be one color/one sheen throughout in all areas.

Clarifications

- Painting budget does not follow material specification. Paint is assumed to be one color/sheen on walls, ceilings and millwork. Accent walls and other paint design suggestions can be priced as a change order for ownership to consider.

102800 - TOILET ACCESSORIES & CLOSET SHELVING

Install all accessories with ownership approval.

Clarifications

- Budget includes single wire closet shelf in each unit.
- Budget includes mirrors for unit bathrooms.

104400 - FIRE PROTECTION SPECIALTIES

Per code required and/or plans.

Clarifications

- Locations and types of FECs not specified on plans.

105500 - POSTAL SPECIALTIES

Install all mailboxes per plans and to meet city code requirements.

Exclusions

- Parcel lockers.
- Parcel surveillance system.

110000 - APPLIANCES

Install appliances per material spec.

Exclusions

- Washer and Dryers. Assumes ownership purchase or lease any washer and dryers.

122100 – WINDOW TREATMENTS

Install 1" aluminum mini blinds on all unit windows per window schedule. 1 ½" steel head rail with wand tilt and cord lift. 5 colors available.

123000 - CASEWORK

Install all casework per elevations as best as possible.

Clarifications

- Cabinet package may vary from specifications.

123600 - COUNTERTOPS

Install all countertops per plan. 2cm light colored Quartz.

Clarifications

- Includes a 4" countertop return as the backsplash

129313 – BIKE ACCESSORIES

Exterior and interior bike racks per plans.

142000 – ELEVATORS

Supply and install 1 passenger elevator. 200 fpm with powder coated entrance frames.

148000 - SCAFFOLDING

Install masons scaffolding, swing scaffolding, traditional scaffolding as necessary to complete mason install and siding per plans.

211300 - FIRE SPRINKLER

Complete interior wet & dry fire sprinkler system coverage per NFPA 13 and Seattle Fire Department. Design and permit costs with Seattle Fire Department are included.

Exclusions

- SPU flow test (est. \$2,500) if needed.
- Fire pump; verified to not be needed at time of bidding.

220000 - PLUMBING

Supply and install all plumbing per approved engineered plumbing drawings.

Clarifications

- Deviation from spec on the toilet, current pricing reflects a Gerber Maxwell. Spec calls for a Lowes toilet that is much more expensive which is not currently included.

Exclusions

- Water meter (SPU).
- Ice makers/shut offs.

230000 – HVAC

HVAC per approved engineered mechanical drawings

260000 – ELECTRICAL

Complete interior and exterior electrical systems per plan.

Clarifications

- Switch gear pricing can be erratic involve long lead times of over 20 months. STS would like to order the switch gear, at a cost of approximately 500k as soon as a contract is signed.

Exclusions

- SCL connection fee or other City Connection Fees

280000 – LOW VOLTAGE

Fire Alarm

- Install fire alarm system per city code to include all horns and strobes and a central fire alarm panel.
- Includes engineering and permits.

Elevator Intercom

- Phone line and power circuit to the unit.
- Elevator lobby emergency phone units.

CCTV

- Monitor elevator cabs, building entrances, corridors, amenity spaces, storage areas and garage entrances. Includes 15 cameras.

Integrated Entry System & Access Control

- Access control for elevators, building entrances, amenity spaces and parking garage including a call box directory at the main entrance. Assumes for 16 total doors to be access controlled.

DAS

- Per city code requirements.

Clarifications

- Low volt budgets are following VE direction and are design/build. Final scope to be confirmed with ownership.

312300 – EXCAVATION

Follow all TESC measures. Includes all mass excavation and export soils to achieve excavation depths per plans. Import cap break and fill per plans.

Dewatering Allowance \$130,000

Contaminated Soil Allowance \$140,414

Clarifications

- Wet/muddy material could see additional charges per yard.
- There is a fuel surcharge billed to the excavation company based on the Energy Information Administration for the West Coast Index. In budget is \$4,000 of fuel surcharge billing. Any additional billing above and beyond that will be change ordered to ownership. This is not possible to quantify at this time.

316200 - SHORING

The main shoring scope was completed in phase '1' of this project. The shoring contractor's current budget includes removal of the raker system and cutting out the shoring tops.

Clarifications

- There will likely be a structural engineer involved in removing the rakers. Additional costs in unforeseen design direction may come up during this process.

329000 - LANDSCAPING

Complete all landscaping scope per approved MUP landscaping plans.

Clarifications

- Water test will be required to understand if we need a booster pump or not for irrigation.

Exclusions

- Arborist, if needed.

330000 – UTILITIES & SITE CONCRETE/SIP

Complete all utility connections per civil plans. Budget includes all ROW improvements per civil plans.

Clarifications

- Assume routing SCL service ductbank under existing 30” water main.
- Assume moving storm and sewer laterals to +/-3’ apart and joint trenching.

412200 - TOWER CRANE, HOIST & OPERATOR

Furnish and install a tower crane, operator and rigger as needed to complete the project. A hoist will also be used once the tower crane is removed.

Exclusions

- Holiday lights or decorations.
- Signage of any kind for ownership or contractor is additional cost.

Exclusions, Clarifications & Bid Assumptions

Professional services

- Third-party testing, special inspections, materials testing, commissioning, laboratory testing, inspection agencies, and other third-party consultants are excluded unless specifically identified in the Contract Documents as a Contractor responsibility.
- Envelope and Acoustical testing is excluded

- Architectural, structural, civil, MEP, landscape, geotechnical, environmental, surveying, testing, commissioning, and other professional design or consulting services are excluded, except for normal subcontractor engineering, shop drawings, delegated design and coordination specifically required for the Contractor's means and methods.
- All professional surveying, boundary surveys, utility locating, monitoring, settlement monitoring, and surveyor services are excluded and assumed to be Owner-direct. Contractor's normal construction layout and field verification required for installation of the Work is included.
- Project-specific insurance such as builders risk is excluded. Contractor's standard insurance requirements are included.

Permits, utility and government fees

- Streetcar, trolley, bus, transit or utility service shutdowns, deactivation, relocation, flagging, protection, coordination fees or associated agency requirements are excluded.
- All utility connections, service, meter, transformer, vault, temporary service, permanent service, inspection and other utility provider fees by Seattle City Light, SPU, PSE, Comcast, CenturyLink/Lumen/etc. are assumed paid by ownership and are excluded unless specifically identified as included.
- Utility deposits, security deposits and account establishment fees are excluded.
- Repair, replacement or upgrading of existing utilities due to capacity, condition, code compliance or utility-company requirements not specifically shown in the Contract Documents is excluded.
- Permanent and temporary utility connection fees, deposits, meters and consumption charges are excluded and assumed paid by ownership.
- Trolley or bus line deactivation from Metro. Those costs, if incurred, are excluded and assumed paid by ownership.
- Retainage at 5% is included however RCW 60.28.011 (public) RCW 60.30.010 (private) states that contracts must reserve a contract retainage not to exceed five percent.

Owner-furnished / FF&E

- All Owner-furnished, Owner-purchased, FF&E, OFCI, NIC and decorative items are excluded unless specifically identified as Contractor-furnished in the proposal. Contractor installation of Owner-furnished items is also excluded unless specifically identified. Owner furnished would include: furniture, artwork, décor, televisions, fitness equipment, decorative lighting, artwork, signage/branding, unit numbers.
- Permanent building identification is assumed managed and installed by ownership. Code-required life-safety, accessibility and construction signage is included in STS's construction costs.
- Artwork, murals, photo walls, decorative installations, specialty graphics and associated mounting/support systems are excluded.
- Trash, recycling and garbage compactors, including purchase, lease, installation, maintenance and ongoing service, are Owner-furnished/Owner-contracted and excluded.
- 3rd party parcel lockers supply and installation is excluded.
- Washers and dryers. Assumed purchased or leased by ownership.

Existing conditions / hazardous materials

- Removal, remediation, treatment or disposal of underground storage tanks, contaminated soil, contaminated groundwater, hazardous materials, petroleum products, asbestos, lead, PCBs, mold or other regulated materials are excluded.
- Environmental investigation, testing, monitoring, remediation and environmental consultant services are excluded.
- STS is holding a \$100,000 allowance for none-hazmat dewatering. All other hazardous dewatering, groundwater control, well points, sump systems, treatment/discharge of groundwater, monitoring, discharge permits and related environmental requirements are excluded unless specifically identified in the Contract Documents.

Schedule / escalation / force majeure

- Pricing is based on material, labor and equipment costs available as of the date of this proposal. Material and labor escalation, tariffs, duties, taxes, trade restrictions, supply-chain disruptions, labor strikes, lockouts, shortages, transportation disruptions, manufacturer price increases and other events beyond Contractor's reasonable control occurring after the proposal date are excluded.
- Delays, suspension, acceleration, resequencing, remobilization, extended general conditions, extended supervision, storage, protection, temporary facilities and other costs resulting from Owner, design team, agency, labor, supply-chain, force majeure or other events beyond Contractor's reasonable control are excluded and subject to adjustment.
- Pricing assumes a Monday through Friday, single-shift work schedule during normal permitted construction hours. Overtime, premium time, second shift, swing shift, night work, weekend work, holiday work, compressed schedules and acceleration are excluded. Work required outside normal hours by the City, Owner, design team, utility providers or other third parties will be treated as additional cost.

Specialty architectural finishes

- Tile and tile installation are excluded.

Site / public right-of-way

- SDOT Street Improvement Permit (SIP), Street Use Permit and Right-of-Way work is limited to the scope specifically shown in the 100% Contract Documents. Any additional, revised or expanded work required by SDOT, including street restoration, sidewalk replacement, curb/gutter, ADA improvements, traffic control, signal modifications, utility relocation or other agency-directed work, is excluded and subject to additional cost.
- Security guards, security monitoring, off-site monitoring, video surveillance monitoring, patrol services and permanent security systems are excluded unless specifically identified. Contractor's normal jobsite security measures required for protection of the Work are included.

Other General Exclusions

- Solar photovoltaic systems, equipment, panels, inverters, batteries, installation, testing, interconnection and utility fees are excluded. Pricing includes only solar-readiness measures specifically identified in the Contract Documents.
- Trash Chutes
- LEED, Built Green, Living Building Challenge, ENERGY STAR certification or other third-party sustainability certification and associated documentation, testing, commissioning, registration and fees are excluded unless specifically identified.
- Intumescent coatings, fire-resistant specialty coatings, high-performance coatings and specialty coating systems are excluded and assumed they can be protected by drywall. Pricing assumes conventional powder coating systems in manufacturer's standard colors unless specifically identified otherwise. Any coating system required by the Contract Documents beyond standard powder coating is subject to additional cost.
- Payment and performance bonds or other bonds are excluded.
- Warranty: STS Construction Services provides a one-year warranty on workmanship performed by STS and materials supplied directly by STS, subject to the terms and limitations of the applicable warranty documentation. Manufacturer warranties remain the responsibility of the respective manufacturer.

Change Orders:

- When required, a written change order will be provided by STS Construction Services to Owner(s) for approval via signature. Written change orders will provide a description of changes required. Change orders will also document initially proposed pricing, proposed change order cost increases, and an updated final job cost. Owner(s) will be required to approve any provided change order via signature, additional work will not proceed without approval
- Any utilities such as electrical or plumbing other than described will be completed on a time and material basis at a rate of \$235 an hour for plumbing and \$265 an hour for electrical with a 25% markup on material
- Change orders may also be presented lump sum
- Change order work will add time to the schedule and may impact proposed completion date
- Deductive Change Orders. Deductive change orders shall be based on actual cost only and shall not include profit and overhead (P&O)
- Changes to approved selections, layouts, fixtures, finishes, colors, materials, or scope after procurement or commencement of work may result in additional material, labor, restocking, cancellation, delivery, and scheduling costs. Such costs will be handled through a written change order
- STS reserves the right to approach Owners regarding unusual circumstances or site conditions which alter or impact this contracted scope of work.

Documents Referenced

- The Issued for Construction Plan set dated 01.04.2023 and associated documents.
- ASI – 003
- Family Unit Concept V3

This Proposal is good for sixty days. If this offer is accepted, you must sign it and return a copy to STS Construction. All work is explained above, and STS Construction is not responsible for performing any action not specified above. We thank you very much for your consideration of our bid. We at STS Construction look forward to working with you. We are dedicated to excellence, which is provided to all our customers. We pride ourselves on our integrity including every member of our organization. If at any point during the project, you feel any of these goals are not being met please contact us immediately.

Thank You,

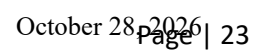
Mark Sexauer

X

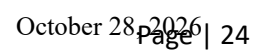
Accepted: _____ Date: _____

Print: _____

Remaining Contaminated Soil



Temp Power Plan



SCHEDULE OF VALUES: S. Jackson Apartments

	CSI CODE	SCOPE	AMOUNT
Project: 111 Unit Apartment Building	Division 1		
	010000	General Conditions, Temp Facilities & Controls	\$2,939,077
	010001	Preconstruction	\$250,000
	11000	General Requirments	\$1,433,339
	Division 3		
	33000	Cast in Place & Flat Work	\$166,929
	33101	Structual Concrete	\$5,016,722
	35413	Gypcrete	\$171,951
	Division 4		
	40000	Masonry	\$1,159,922
	Division 5		
	51200	Structual Steel, Railings and Aluminum	\$1,146,394
	Division 6		
	61000	Framing Complete	\$2,303,399
	Division 7		
	71000	Subgrade Waterproofing	\$393,605
	72100	Insulation	\$529,456
Ownership: 701 Essential Housing	74600	Siding	\$2,009,500
	75000	Roofing	\$354,088
Address: 709 S. Jackson St. Seattle, Wa 98104	Division 8		
	81400	Interior Doors	\$925,154
	83600	Garage doors	\$42,791
Architect: Neiman Taber	84100	Storefronts	\$250,000
	85000	Exterior Doors & Windows	\$457,196
	Division 9		
	92900	Drywall	\$3,465,464
	96000	Flooring	\$530,545
	99100	Painting Complete	\$1,050,750
	Division 10		
	102800	Toilet & Bath Accessories	\$80,456
	104400	FECs	\$12,400
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	105700	Closet Shelving	\$17,043
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	113013	Appliances	\$400,915
	Division 12		
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	123600	Countertops	\$160,000
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	Division 14		
	142000	Elevator	\$359,662
	148000	Scaffolding	\$497,162
Estimator: Mark Sexauer/STS Construction	Division 21		
	211300	Fire Sprinkler	\$663,190
Pricing Stage: Contract	Division 22		
	220000	Plumbing	\$2,952,986
	Division 23		
	230000	HVAC	\$1,250,000
	Division 26		
	26000	Electrical	\$2,839,945
	Division 28		
	280000	Low Voltage	\$900,835
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	316200	Shoring & Piling	\$149,534
	329000	Landscaping	\$571,094
	Division 41		
	412200	Hoisting, Tower Crane & Rigging	\$1,361,878
		Overhead Profit	\$1,166,714 \$0
	Sub Total		\$40,057,180
	WSST @ 10.55%		\$4,226,032.5
	Total		\$44,283,213

EXHIBIT E

[Reserved]

EXHIBIT F

[To come]

EXHIBIT G

[To come]

**Executive Girmay Zahilay**

Chinook Building, CNK-EX-0800
 401 Fifth Avenue, Suite 800
 Seattle, WA 98104-2391

September 24, 2026

The Honorable Sarah Perry
 Chair, King County Council
 Room 1200
 COURTHOUSE

Dear Councilmember Perry:

This letter transmits the proposed second omnibus supplemental budget Ordinance of the 2026-2027 biennium and accompanying proposed legislation for consideration by the King County Council. Details are provided in the narrative table included in this package.

The proposed budget supplemental totals approximately \$746 million and includes \$548 million in net operating appropriations and \$198 million in net capital appropriations. The proposed increase of General Fund expenditures is approximately \$15.6 million. The proposed budget re-establishes an 8 percent undesignated fund balance in the General Fund.

King County continues to face significant budget constraints, and the General Fund is facing a \$120 million shortfall in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, every Executive department was asked to identify savings. As a result, the proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions.

My proposed budget makes strides in key areas, including:

- \$19.5 million to fund over 600 new units of emergency shelter, permanent supportive housing, and workforce housing.
- \$4.6 million to build climate resilience through investments in healthy homes and buildings, resilience hubs, climate equity and workforce development, preparing for climate impacts, and clean transportation.
- \$5 million to hire new attorneys, supervisors and support staff in the Department of Public Defense to ensure clients receive high-quality legal representation.
- \$500,000 to create a new Office of Labor Standards within the Department of Local Services to strengthen labor standards and support an empowered workforce in unincorporated areas.
- \$19 million for tenant improvements to activate space in King County owned buildings, including the implementation of the County's hybrid work policy.

- \$68 million to invest in King County roads, bridges, drainage systems, safety, and customer service.
- \$64.4 million for the RapidRide R line to expedite delivery of the project and improve transit between Downtown Seattle and Rainier Beach.
- \$14.4 million for the continued expansion of Link Light Rail operations in Metro Transit.
- \$2.5 million to sustain the Regional Office of Gun Violence Prevention's work, supporting community partners who intervene in conflicts, prevent retaliation, and connect people at highest risk of gun violence with support.
- \$4.4 million to continue critical shelter services at the SoDo Shelter through the end of 2027.
- \$100 million in competitive grant funding for 57 conservation projects that would increase access to urban green space, restore salmon habitat, and protect farmland and forestland.
- \$95 million to reflect the latest Healthcare Authority premium rates and higher than anticipated behavioral health demand and costs.
- \$27.6 million in operational adjustments in Department of Natural Resources and Parks (DNRP) to implement the voter approved Parks Levy work and to implement the recently approved Wastewater and Solid Waste rates.
- \$198 million in major capital investments to expand access to critical healthcare, including building out the Broadway Crisis Care Center and new medical facilities and infrastructure at Harborview Medical Center.
- \$38.6 million in continued investments in projects that enhance the safety and health of employees in Solid Waste and at the Maleng Regional Justice Center, and continued maintenance of stormwater, wastewater, airport, and other County infrastructure.
- \$9.3 million in Americans with Disabilities Act (ADA) investments help King County become universally accessible to all.
- \$12 million in parks funds to support a regional public sports facility in Marymoor Park that is funded by a unique public-private partnership that includes \$12 million in private investment.

In addition, the proposed budget continues to strengthen financial management and improve accountability, transparency and accessibility in government operations by:

- Continuing the work to transfer contract administration responsibilities from the King County Regional Homelessness Authority to the Department of Community and Human Services (DCHS).
- Investing in full-time positions in DCHS to level up compliance, contracting, and procurement functions.
- Investing in staff in DNRP to manage grant activities.
- Building out the Treasury compliance team to enhance tracking and monitoring of the investment portfolio and implement the County's short-term debt program to reduce borrowing costs.
- Implementing the first phase of the County's base budget work by cleaning up multiple capital projects.

The proposed budget also reflects difficult choices for King County's General Fund. For more than 20 years, the cost to maintain programs and services has exceeded revenue growth because of the State Legislature's one percent limit on annual property tax revenue increases. As a result, King County is facing a General Fund deficit of about \$120 million in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, my proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions to General Fund programs and services and \$6.8 million in new revenues or savings from moving existing programs to other County revenues. Unfortunately, these reductions are only the first step toward balancing the General Fund. In September 2027, I will transmit a 2028-2029 proposed budget with much more challenging decisions.

The supplemental budget also responds to the challenging economic conditions that the local and national economy are facing. On the revenue side, the major County revenue tools authorized by the State are no longer seeing underlying growth. Countywide assessed value is expected to decrease by more than 1% from 2026 to 2027. Similarly, the County's taxable sales tax base is expected to grow by less than 2% in 2027 and less than 1% in 2028, followed by a further decrease of 2% in 2029 as a result of changes at the State level. The County is also seeing revenue declines due to historically low permitting volumes and reductions in the short-term lodging tax, which funds homelessness response, and gambling taxes which have declined by over 75% over the last decade. On the expenditure side, the County is seeing cost growth across the enterprise for fuel, utilities, information technology, and capital costs that exceed local inflation, which continues to hover between 3.5% and 4.0%.

Looking forward, the County faces a challenging 2028-2029 budget. In addition to cost and revenue pressures, the demand for legal, health, and human services is increasing and the cost to maintain and meet State and Federal requirements for the County's infrastructure (treatment plants, sewer pipes, buildings) is growing. In anticipation, all agencies have been asked to examine their base budgets in detail with the goal of reprioritizing resources to address the county's highest needs. The County continues to seek partnerships with labor, private industry, and philanthropy (as shown by the most recent housing investment) to find ways to improve service delivery, enhance productivity, and chart a sustainable path.

In addition to the proposed second omnibus Ordinance, this transmittal package includes the following separate legislative components and amendments:

Property Tax Ordinances – Included in this transmittal package are the proposed property tax ordinances necessary to collect the 2027 property tax revenue supporting the proposed budget. Executive Office staff will work with Council staff to ensure final numbers are included in these ordinances once the information is received from the Assessor, consistent with the previous year's practice.

District Court Postage Fee Increase Ordinance – This proposed Ordinance would authorize District Court to assess and collect a flat postage fee of \$3 for mailing out responses to records requests. Currently, postage fees are estimated in advance for each request, resulting in both overcharging and undercharging

of final requests based on actual response size and weight. Changing to a flat fee will streamline the records request process. This change has no financial impact to District Court.

Regional Animal Services of King County Pet Licensing Fees Increase Ordinance – This proposed Ordinance would authorize Regional Animal Services of King County to increase the pet license fee from \$60 annually to \$75 for unaltered pets and from \$30 annually to \$40 for altered pets. This fee has not been increased since 2008. Revenue derived from pet licensing helps offset the cost of animal care and control services and reduces the cost impact on the General Fund.

Public Health – Seattle & King County Plumbing Fees Increase Ordinance – This proposed Ordinance would authorize Environmental Health Services to implement a new fee model that would increase the time charged per permit from 30 minutes per permit to 45 minutes per permit to better reflect the amount of time spent on each permit.

Public Health – Seattle & King County Medical Examiner’s Office Disposition Authorization Fee Increase Ordinance – This proposed Ordinance would authorize the Medical Examiner’s Office (MEO) to increase the Disposition Authorization (DA) fee from \$100 to \$110. The Medical Examiner’s Office (MEO) charges a DA fee to review every death to determine whether the circumstances surrounding each death in King County would warrant further investigation or invocation of the Medical Examiner’s jurisdiction prior to authorizing cremation or burial. At the proposed \$110 fee, the DA fee is projected to realize \$160,310 in additional revenue, assuming 16,600 DA reviews per year. Revenue will help address increased costs of supplies and support the MEO’s operating budget.

Electric Vehicle Recharging Station Fee Ordinance – This proposed Ordinance would authorize Metro Transit, the Department of Natural Resources and Parks, the Facilities Management Division, and the King County International Airport to establish fees for the public use of electric vehicle charging stations to reimburse the county for per kWh rates charged by electric utilities.

King County Code Section 4A King County Transportation District Change – This proposed Ordinance would amend King County Code title 4A to add a new section creating the King County Transportation District Fund in the Department of Local Services. The fund would receive all proceeds of an additional one-tenth of one percent sales and use tax imposed by the King County Transportation District to raise revenue to pay for transportation improvements.

Master Lease Agreement – This proposed Ordinance would authorize the execution of a Master Lease Agreement with the nonprofit 701 Essential Housing for the development of 111 workforce housing apartments in Seattle’s Chinatown-International District.

SoDo Shelter Lease Renewal – This proposed Ordinance would authorize the execution of a renewal of two existing leases for the property located at 1000-1050 6th Ave S, 1101 Airport Way S, 831 Seattle Blvd and

The Honorable Sarah Perry
September 24, 2026
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831 Airport Way S in Seattle. This facility houses the SoDo Shelter, which provides enhanced 24/7 shelter for individuals experiencing homelessness.

Best Starts for Kids Levy Letter – Consistent with requirements of Ordinance 20086, Section 69, Expenditure Restriction 1 and the Best Starts for Kids Levy Implementation Plan, this letter serves to notify the King County Council of substantial changes to the funding allocation estimates provided in the Implementation Plan.

Crisis Care Centers Levy Letter – Consistent with requirements of the Crisis Care Centers Levy Implementation Plan, this letter serves to notify the King County Council of substantial changes to the funding allocation estimates provided in the Implementation Plan.

I certify that funds are available.

Thank you for your consideration of this legislation. If your staff have questions, please contact Aaron Rubardt, Chief Budget Officer, at 206-263-9715.

Sincerely,



Executive Girmay Zahilay
King County

Enclosure

cc: King County Councilmembers
ATTN: Stephanie Cirkovich, Chief of Staff
Melani Hay, Clerk of the Council
Karan Gill, Deputy Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Hyeok Kim, Chief Operating Officer, Office of the Executive
Sierra Howlett Browne, Director of Government Relations, Office of the Executive
Garrett Holbrook, Council Relations Manager, Office of the Executive
Aaron Rubardt, Chief Budget Officer, Office of the Executive

2026-2027 FISCAL NOTE**Ordinance/Motion:**

Title: Master Lease Agreement

Affected Agency and/or Agencies: Department of Executive Services / Facilities Management Division

Note Prepared By: Chris McGowan

Date Prepared: 9/22/2026

Note Reviewed By: Cristina Gonzalez

Date Reviewed: 9/22/2026

Description of request:

This proposed ordinance would authorize the County to enter into a Master Lease Agreement for the development of a mixed-use workforce housing building located at 701 South Jackson, Seattle.

**Revenue to:**

Agency	Fund Code	Revenue Source	2026-2027	2028-2029	2030-2031
FMD	TBD	TBD			
TOTAL			0	0	0

Expenditures from:

Agency	Fund Code	Department	2026-2027	2028-2029	2030-2031
FMD	TBD	DES			
TOTAL			0	0	0

Expenditures by Categories

	2026-2027	2028-2029	2030-2031
Lease Payments	0	673,102	2,629,441
TOTAL	0	673,102	2,629,441

Does this legislation require a budget supplemental? Yes**Notes and Assumptions:**

The non-profit 701 Essential Housing will issue bonds on behalf of the County.

No debt service or costs are anticipated until after the building is complete and residents begin to move in.

The County will make lease payments above the net operating income to fully fund the cost of the facility.

Lease Property Summary

Photo of Property



Property Owner:	701 Essential Housing, a Washington nonprofit corporation
Address:	701 South Jackson Street, Seattle, WA
Cost Per Sq. Ft.:	Approximately \$705 per rentable square foot
Operational Costs:	King County will reimburse the Master landlord for debt service, operating costs, maintenance, and other costs that exceed lease income.
Term:	30 Years
Square Footage:	79,354 rentable square feet, including 111 residential units with 76,124 square feet of residential space and 3,230 square feet of commercial space.
Template:	Other, Master Lease Agreement
Council District:	Council District 8
Funding Source:	General Fund
Previous Location:	N/A
Offer Expiration:	N/A

Lease Synopsis:

The 701 South Jackson Project is an eight-story mixed-use building with 111 affordable wage workforce housing units for households earning up to 80 percent of area median income and approximately 3,230 square feet of street-level commercial space.

The project is located in Seattle's Chinatown-International District, within walking distance of the ID/Chinatown Link Light Rail Station, other transit options. The residential unit mix includes 1 one-bedroom, 96 two-bedroom and 14 three-bedroom units. King County will enter into a Master Lease Agreement to authorize the financing of the facility, which will rely upon the County's credit rating to complete the completed project and enter into rent-restricted subleases with qualifying households of around 60% Area Median Income (AMI).

Context

Rationale for transaction: The project supports the County's need for permanently rent-restricted housing near job centers and public transportation, and is an important investment in the Chinatown International District as part of the Executive's commitment to creating 500 new housing units.

Policy considerations: In March, King County Executive Girmay Zahilay committed to advancing 500 units of shelter and housing in 500 days as part of his Breaking the Cycle initiative. 701 S. Jackson is a critical investment in affordable housing as part of the Executive's commitment.

Community considerations or partnerships: Community outreach is ongoing

Fiscal considerations: The total development cost of the facility is \$64M. The County will provide credit backing for the bonds issued by 701 Essential Housing, the 501c3 created to acquire and develop the development of mix-use. By 2030, it is anticipated the facility will generate approximately \$3M annually in lease and other income, which will be used to pay for operating costs and a portion of the debt service. The County will be responsible for the costs not covered by the net operating income.

Following the satisfaction of the bonds after 30 years, the facility will be remitted to the County for ownership and operations. It is anticipated that the County will contribute approximately \$37M over the 30 years. County funding is necessary to keep the lease costs affordable for residents seeking workforce housing.

CIP/operational impacts: There are no impacts to current CIP or Operational budgets.

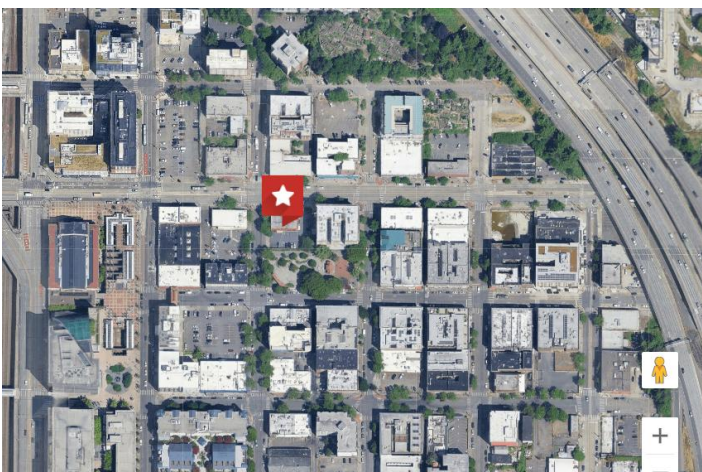
King County Strategic Plan impact: N/A

Equity and Social Justice impact: The project will support affordable housing in the CID with a target of 75% of the units being at or under 60% of the Area Medium Income (AMI).

Lease Alternatives Analysis

Summary: No alternative sites were considered.

Vicinity View Map





Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management Committee		
Agenda Item:	9	Analysts:	Liz Underwood-Bultmann Jenny Ngo
Proposed No.:	2026-0318	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: An ordinance to adopt development permit fees for 2027.

LEGISLATION SUMMARY

Proposed Ordinance 2026-0318 would modify development permit fees in Title 27 of the King County Code (K.C.C.), which governs fees charged by the Department of Local Services, Permitting and Road Services Divisions, and the Department of Natural Resources and Parks for development permits and approvals.

The Executive proposes a recalibrated fee model for permitting fees in 2027 to align the cost of different permits with the level of effort the permits require. This change would result in fee increases for some permits and decreases for others, depending on the estimated level of staff effort and costs for performing that service. The proposed ordinance would also consolidate and reorganize the fees for some permit types.

KEY ISSUES FROM THE ANALYSIS

- A. Reorganization of permits may be challenging for applicants to understand.** By disaggregating the cost of different reviews (e.g., building, engineering, planning) for a single permit, applicants may have less predictability about actual permit costs at the outset of the process.
- B. Costs are proposed to shift between permit types.** To account for actual staff time spent on permits while maintaining neutrality for permit revenues overall, some permit fees would be increased while others would be reduced.
- C. Fees for smaller projects appear to cost disproportionately more with proposed fee changes.** Existing fees and proposed fees of some types of permits or approvals, particularly those relating to land use, appear to cost disproportionately more for smaller projects.

D. Existing fees will expire without action. Existing adopted fees are scheduled to expire by January 1, 2027. If no action is taken, permit fees would revert to those in effect in 2025.

BACKGROUND & TIMING CONSIDERATIONS

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Permitting Fees. The Permitting Division of the Department of Local Services (DLS) is primarily funded through permitting fee revenues. Fees are established for each type of development permit, from preapplication through final inspection. Depending on the type of permit, fees may be charged at a flat rate, or charged based on project size, total number of fixtures, construction valuation, or project complexity.

The proposed ordinance seeks to respond, in part, to the 2026-2027 Biennial Budget Permitting Proviso P1, which required a report on the Permitting Division permit funding and staffing model and a proposed ordinance to implement permit fees for 2027. The proposed fee ordinance and report¹ were due and submitted to the Council by October 1, 2026.

Table 1 shows the history of permit fee increases since 2015. Permit fees have increased over time with inflation and other factors. The Council approved a 49% increase to permit fees that took effect January 1, 2025.² Permit fees were increased for 2026³ by 10.4%, along with a 3.5% temporary surcharge to pay for a new permitting software system.

Table 1. Percentage of Permanent and Temporary Fee Increases by Biennium

Budget	Permanent	Temporary ⁴
2026	10.4%	3.5%
2025	49.0%	0%
2023-2024	13.7%	2.5%
2021-2022	2.4%	0%
2019-2020	6.2%	0%
2017-2018	14.4%	1.7%
2015-2016	4.3%	4.8%

According to the Executive, permit fees are currently based on a model that has not been updated in over a decade, and fee increases have been incremental and uniform across all permit types since the last major revision to the permitting fee structure. The permit fee

¹ See [Proposed Motion 2026-0319](#) for the report

² Ordinance 19857

³ Ordinance 19857

³ Ordinance 20021

⁴ Limited duration fee to fund a specific purpose. The 2026-27 temporary fee, for example, is established to fund replacement or upgrade of permitting software and the department's undesignated fund balance.

structure was last significantly overhauled from 2010 – 2014 to transition from hourly rates for most services to a model largely based on fixed fees.

Permit fees are the primary source of revenue for the Permitting division, accounting for 94% of revenue in 2026. This fee-for-service model means that Permitting relies on applications and reviews for its funding, which are highly impacted by changes in economic conditions and application volumes.

Per Executive staff, the County has experienced all-time lows in permit volume since mid-2024, especially for single-detached residences. Based on current economic conditions and the quantity, timing, and progress of subdivisions in the approval and construction pipeline, Permitting anticipates lower permit demand in 2027 and forecasts flat application volumes into the future.

Beyond this updated fee ordinance, DLS plans to convene a Permit Advisory Panel to evaluate policy barriers and process improvements. DLS and Public Health – Seattle & King County will work with the panel to identify barriers and make recommendations on code, policy, and review process. The fee structure is not planned as a specific topic but will be open for discussion based on the barriers that are identified by the panel.

Timing considerations. As adopted, Ordinance 20021 is set to expire on January 1, 2027. If the proposed fees in this proposed ordinance are not in effect by January 1, 2027, permit fees would revert to those in effect in 2025 under Ordinance 19857. See [Key Issue D](#) in the Analysis section for a discussion.

ANALYSIS

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Overview and Organization. Proposed Ordinance 2026-0318 would revise the permitting fee structure and adjust permit fees to reflect the staff labor involved in reviewing permits, including application review, inspection, and related activities. The proposed ordinance would add separate fees for planning and break down critical area fees into two specialties, ecological and geological. The proposed ordinance would reorganize the current structure, which is generally organized by permit product type (such as single-detached dwelling construction, subdivisions, or preapplications), to a system based on the reviewing discipline. The proposed ordinance divides the fee structure into sections, with one section per each discipline that could review or inspect a permit, as follows:

- Building and mechanical codes compliance (Section 7 of the proposed ordinance)
- Fire code compliance (Section 8 of the proposed ordinance)
- Road design standards, drainage standards, erosion and sedimentation control standards (Section 9 of the proposed ordinance)

- Road engineering review (Section 10 of the proposed ordinance)
- Ecological elements of critical area codes (Section 11 of the proposed ordinance)
- Zoning, environmental, land use, and subdivision codes (Section 12 of the proposed ordinance)
- Work done without a required permit (Section 13 of the proposed ordinance)
- Financial guarantees (Section 14 of the proposed ordinance)
- Transfer of development rights applications, temporary certificates of occupancy, exempt wells, and historic preservation program review (Section 15 of the proposed ordinance)
- Geological elements of critical area codes (Section 16 of the proposed ordinance)
- Surcharges to support technology and undesignated fund balance working capital (Section 6 of the proposed ordinance)

Key Issue A: Reorganization of permit fees may be challenging for applicants to understand. As currently adopted, individual fees in K.C.C. Title 27 are shown as the total cost of review or inspection performed by all review disciplines (e.g., building, engineering, planning) involved in a single permit. There are some exceptions, such as the technology surcharge or resubmittals. It is likely that a knowledgeable applicant would generally have a sense of what the fees for a particular permit would be, and it is expected that there would be some predictability in permit costs early in the process. As proposed, some permit fees would be disaggregated across individual disciplines, meaning that applicants would have to know that there may be two or three separate fees for the same permit. Executive staff state that permit review requirements vary based on project and parcel-specific elements, and creating one set of fees for all would overcharge some applicants and undercharge others.

Executive staff provided an example of permits for commercial tenant improvements, which always requires review by a building plans examiner and a planner. Reviews by an engineer, ecologist, or geologist would depend on the site-specific conditions and design elements that vary from parcel to parcel. Table 2 illustrates examples of different types of permit review and costs for a commercial tenant improvement.

Table 2. Example of Permit Reviews and Costs for a Commercial Tenant Improvement

PO Section	Review	Identified Permit	Cost
Section 7	Building and mechanical codes	22. Commercial, building either interior remodel or tenant improvement	\$898.00 plus one percent of construction value
Section 12	Zoning, environmental,	5. Commercial tenant	\$1,252.00

PO Section	Review	Identified Permit	Cost
	land use, and subdivision codes, or related services	improvement or residential building permit	

Critical areas are another example where reviews are listed in multiple places in the ordinance. The proposed ordinance splits critical area reviews into "ecological elements" and "geological elements." Executive staff explain that, during the screening process, the specific necessary reviews (ecological, geological, or both) would be identified, and applicants would be assessed the fees for those reviews. According to Executive staff, although the fee is identified for both elements, the fee per site would only be charged once. The Critical Area Designation fee per site is the same under both sections at \$2,964. If the geologist is the lead reviewer, the site fee will be charged by the geologist per Section 16. If the ecologist is the lead reviewer, the site fee will be charged by the ecologist per Section 11.

Table 3 provides an example of review types and fees for a shoreline permit by section in the ordinance.

Table 3. Example of Permit Reviews and Costs for a Shoreline Permit

PO Section	Review	Identified Permit	Cost
Section 11	Ecological elements of critical areas	4. Shoreline permit or exemption	\$6,372.00
Section 12	Zoning, environmental, land use, and subdivision codes, or related services	14. Shoreline development, variance, or conditional use permit	\$16,971.00
Section 16	Geological elements of critical area codes	4. Shoreline permit or exemption	\$6,372.00

The Council may wish to consider whether restructuring of the proposed permit fees is warranted to provide additional clarity.

Revenue Neutral Fees. Executive staff state that the proposed ordinance is revenue neutral. To develop revenue projections based on the ordinance, DLS used the current fee schedule to forecast assumed revenue in 2027. The projections assume the 2026 fees were extended and not expired, and permit volumes are carried forward under the current (flat) projections. Then, using that as a revised basis, DLS spread those total fees across the recalibrated model, attempting to collect the same total revenue. Executive staff state

that fees were calculated using the industry standard activity-based costing method where the level of staff effort per review or inspection is costed by the fully-burdened labor rates for each job classification. Fully-burdened labor rates include central rates, and division and department support functions that support the permitting process.

The revised permit fee structure represents a notable change in structure and fees. Council staff are continuing to gather information on the methodology used to develop the revised fee model and revenue projections.

Key Issue B. Costs are proposed to shift between permit types. Within each reviewing discipline, the proposed ordinance would also modify the types of fees and the fee rates. According to Executive staff, fees were readjusted to reflect the staff time spent on processing specific permits. They indicate this type of adjustment is appropriate for a cost-recovery model to ensure that fees are proportionate to level of effort. However, this has substantially changed some fees.

A key change in the fee structure is a shift from valuation to square footage for commercial building permits. Currently, fees for building permits are charged based on the estimated value of construction, which is a widely used method for calculating fees. Construction valuation can be calculated based on square footage and the construction cost tables established in the International Building Code. The construction cost tables include a square-foot estimate based on the space's occupancy type and construction type. Occupancies such as Assembly⁵ have a higher cost than Utility, and construction types such as high-rises have a higher cost than a wood-framed building.

A construction permit fee rate is calculated as a base fee, plus a rate per \$1,000 of valuation, as shown in Table 4 below. The fee per \$1,000 is reduced incrementally the higher the total construction valuation is.

Table 4. Commercial Building Review Fee Structure for 2026 and Proposed for 2027

2026		2027	
Valuation	Fee	Type	Fee ⁶
\$1.00 - \$25,000.00	\$103 + \$27.40 per \$1,000 of valuation	Interior Remodel (Tenant Improvement), Mechanical,	\$898
\$25,000.01 - \$50,000.00	\$788 for the first \$25,000 + \$20.60 per additional \$1,000 of valuation		+
\$50,000.01 -	\$1,303 for the first \$50,000 +		1% of valuation
			+

⁵ Assembly occupancies include uses such as theaters, auditoriums, and other gathering spaces.

⁶ Building Review Fees shown in this table presume review by the building, fire, drainage and environmental disciplines. The fees could be lower than shown if review by some of those disciplines is not necessary.

2026		2027	
Valuation	Fee	Type	Fee ⁶
\$100,000.00	\$13.70 per additional \$1,000 of valuation	Non-habitable Structure	\$1,379 +
\$100,000.01 - \$500,000.00	\$1,988 for the first \$100,000 + \$11.40 per additional \$1,000 of valuation		\$1,252
\$500,000.01 - \$1,000,000.00	\$6,548 for the first \$500,000 + \$8.00 per additional \$1,000.00	New or Addition	\$2,246 +
\$1,000,000.01 - \$5,000,000.00	\$10,548 for the first \$1,000,000 + \$6.85 per additional \$1,000 of valuation		\$0.63/sf +
\$5,000,000.01 or more	\$37,948 for the first \$5,000,000 + \$5.70 per additional \$1,000 of valuation		\$1,379 +
			\$6,988

For commercial interior remodels, tenant improvements, mechanical, and non-habitable structures, the proposed ordinance would remove the incremental reduction of fees per \$1,000, and instead establish a flat rate of 1% of valuation, or \$10 per \$1,000 valuation. The base fee would increase substantially, meaning that smaller projects would be required to pay a permit fee that comprises a larger share of the work costs. Executive staff indicate that the current fees for smaller projects are less than the actual cost of time needed to review them. For instance, this has resulted in an under-recovery of review costs from about 14% of the smallest mechanical projects.

Fees for new commercial buildings or additions would be changed to a square footage approach, which could create a more streamlined method for calculation, as there are fewer fees to calculate. However, it is unclear what impact this would have on permit fees and how evenly this approach would affect new small and large projects.

The Executive provided a comparison of some permit types described in the proposed ordinance, as shown in Table 5. This table identifies several construction permits and incorporates the cost of plan review by different disciplines including building, fire, drainage, and environmental reviewers, as well as inspections.

Table 5. Executive-identified 2025, 2026, and Proposed 2027 Cost Comparison for Example Construction Permits

Example Permits	2025 Fee	2026 Fee	2027 Proposed Fee	2026 - 2027 Difference	2026-2027 Percent Change
Commercial Tenant Improvement (\$50k valuation)	\$2,950	\$3,498	\$4,964	\$1,466	42%
Commercial Interior Remodel (\$250k valuation)	\$8,250	\$9,556	\$13,900	\$4,344	45%
Commercial Mechanical	\$4,500	\$5,270	\$2,825	(\$2,445)	-46%
Residential New Custom Dwelling	\$17,653	\$20,303	\$22,050	\$1,747	9%
Residential New Basic Dwelling	\$8,174	\$9,469	\$3,407	(\$6,062)	-64%
Residential Addition	\$6,660	\$7,738	\$10,155	\$2,417	31%
Residential Large Accessory Structure	\$4,499	\$5,268	\$5,532	\$264	5%
Residential Small Remodel	\$1,773	\$2,153	\$2,055	(\$98)	-5%
Residential Sprinkler	\$2,727	\$3,243	\$1,965	(\$1,278)	-39%

Some permit types would increase more than 30% (e.g., residential additions and smaller commercial improvements with a \$50,000 valuation), whereas some other permit types would decrease in cost, such as a Residential New Basic Dwelling, which would be 64% lower than 2026 fees.

Key Issue C. Fees for smaller projects appear to cost disproportionately more with proposed fee changes. Existing fees and proposed fees of some types of permits or approvals, particularly those relating to land use, appear to cost disproportionately more for smaller projects. The following are examples for land use permits and approvals, including shoreline permits, conditional use permits, temporary use permits, and variances, and subdivisions.

The existing permit fees prescribe shoreline substantial development permits, shoreline conditional use permits, and shoreline variances based on the valuation of work, as shown in Table 6. The proposed ordinance would reduce the number of fee types to one fee. This

change is intended to reflect the amount of staff effort to complete these approvals. However, it should be noted that the permit fees for projects with a valuation of \$10,000 or less are greater than the work itself both in the existing fees and as proposed.

Table 6. Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variance Fees

Valuation	2026 Fee	2027 Proposed Fee	2026-2027 Difference	2026-2027 % Change
\$10,000.00 or less	\$12,779	\$16,971	\$4,192	33%
\$10,000.01 to \$100,000.00	\$13,266		\$3,705	28%
\$100,000.01 to \$500,000.00	\$14,721		\$2,250	15%
\$500,000.01 to \$1,000,000.00	\$16,171		\$800	5%
More than \$1,000,000.00	\$18,106		(\$1,135)	-6%

Conditional use permits for residential or home industries would increase from \$6,487 to \$27,153, while conditional use permits for commercial would increase from \$13,266 to \$27,153 (Table 7). The cost of conditional use permits, along with temporary use permits, would cost more than zoning variances, which are typically limited to circumstances where exceptions from the development codes are necessary, and shoreline conditional use permits and shoreline variances, which require Washington State Department of Ecology approval. The Council's policy priorities in the 2024 Comprehensive Plan update included allowing smaller commercial uses in residential areas, which required that some of these uses obtain conditional use permits. Councilmembers could choose to adjust permit fees if policy priorities differ from the proposal.

Table 7. Conditional Use Permits, Home Industry, Temporary Use, and Zoning Variance Fees

Example Permits	2026 Fee	2027 Proposed Fee	2026- 2027 Difference	2026-2027 % Change
Conditional Use Permit – Residential and Home Industry	\$6,487	\$27,153	\$20,666	319%
Conditional Use Permit – Commercial	\$13,266	\$27,153	\$13,887	105%
Temporary Use Permit	\$10,360	\$17,819	\$7,459	72%
Zoning Variance	\$13,266	\$15,800	\$2,534	19%

Council priorities in the 2024 Comprehensive Plan update included a focus on housing availability and affordability. Under the proposed ordinance, a 9-lot short plat would cost \$88,873, compared to \$57,948 for the most expensive short plat currently (see Table 8). The proposed ordinance would increase costs for a new residential custom 3,000 square foot dwelling by 9% (from \$20,303 to \$22,050), assuming building, fire, drainage, and environmental reviews and building inspection. Permit fees for a 3,000 square foot new basic dwelling would decrease 64% (from \$9,469 to \$3,407), assuming building and drainage reviews and building inspection. A "basic plan" applies to builders that build several single-family structures using the same registered set of plans.

Table 8. Micro, Short, and Preliminary Subdivision Fees

Example Permits	2026 Fee	2026 Per Lot Cost	2027 Proposed Fee	2027 Per Lot Cost
Microsubdivision (2 lot) – no engineering review	\$17,140	\$8,570	\$23,080	\$11,540
Microsubdivision (2 lot) – with engineering review	\$17,140	\$8,570	\$34,193	\$17,097
Short Subdivision (urban, complex, 4 lot)	\$45,840	\$11,460	\$68,468	\$17,117
Short Subdivision (urban, 9 lot)	\$57,948	\$6,439	\$88,873	\$9,875
Preliminary Subdivision (30 lots)	\$79,062	\$2,635	\$174,574	\$5,819

The cost shifts between project types are intended to accurately reflect actual staff cost, though total revenues are expected to be unchanged under the revised ordinance. These fee changes may be appropriate to capture actual staff effort, though it appears that the fee increases for some types of permits may not reflect the Council's policy priorities.

Other changes. Analysis of the ordinance is still ongoing, but staff have identified some other notable changes in the ordinance:

- The number of fee options would be consolidated for several permits. For instance, a single type of temporary noise variance review, rather than distinguishing between simple, medium, and complex.
- Certain fees and infrequently used permit types, such as no-show fee for pre-application conferences, would be removed. Fees for some infrequently used approvals, such as a condo conversion application, would be changed from a set fee to an hourly rate.

- Historical Preservation Program, State Department of Ecology, and other services under K.C.C. 27.10.580 would be exempt from the technology fee surcharge.
- A minimum fee would be established for applications that have been accepted as procedurally complete and up to two resubmittals. Each review not included in the minimum fee would be charged a supplemental fee.
- The quantity of inspections would be included in each inspection fee. Each inspection exceeding the inspection quantity would be charged a reinspection fee or additional fee per inspection.

Key Issue D. Existing fees will expire without action. As discussed in the Background and Timing Consideration section, Ordinance 20021, which adopted the fees for 2026, is set to expire on January 1, 2027. If the fees in this proposed ordinance are not in effect by January 1, 2027, permit fees would revert to those in effect in 2025 under Ordinance 19857. The 2026 adopted fees are 13.9% higher than those in 2025. Reverting to 2025 fees at the same projected permit volume would result in a reduction of revenue by an estimated \$2.6 million in 2027.

If Council wishes to preserve the budgeted fee revenues for 2027, the Council would need to take an action by the end of 2026. Action could include passing this ordinance in whole or in part, adopting legislation to maintain the 2026 fees into 2027, or similar actions.

INVITED

- Jillian Scheibeck, Chief Financial Officer, Department of Local Services
- Kristin Cline, Former Interim Division Director of Permitting, Department of Local Services
- Aaron Rubardt, Chief Budget Officer, Executive Office

ATTACHMENTS

1. Proposed Ordinance 2026-0318
2. Transmittal Letter
3. Fiscal Note



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0318.1

Sponsors Perry

1 AN ORDINANCE relating to development permitting fees;
2 amending Ordinance 13274, Section 7, as amended, and
3 K.C.C. 21A.37.070, Ordinance 10662, Section 46, as
4 amended, and K.C.C. 27.02.050, Ordinance 10662, Section
5 47, as amended, and K.C.C. 27.02.060, Ordinance 11141,
6 Section 40, as amended, and K.C.C. 27.02.100, Ordinance
7 20021, Section 4, and K.C.C. 27.02.202, Ordinance 20021,
8 Ordinance 17923, Section 45, as amended, and K.C.C.
9 27.10.035, Ordinance 13332, Section 20, as amended, and
10 K.C.C. 27.10.050, Ordinance 13332, Section 23, as
11 amended, and K.C.C. 27.10.080, Ordinance 17453, Section
12 18, as amended, and K.C.C. 27.10.084, Ordinance 13332,
13 Section 28, as amended, and K.C.C. 27.10.130, Ordinance
14 13332, Section 32, as amended, and K.C.C. 27.10.170,
15 Ordinance 17224, Section 43, as amended, and K.C.C.
16 27.10.425, Ordinance 17682, Section 47, as amended, and
17 K.C.C. 27.10.570, Ordinance 17682, Section 48, as
18 amended, and K.C.C. 27.10.580, and Ordinance 20021,
19 Section 36, adding a new section to K.C.C. chapter 27.10
20 and repealing Ordinance 13332, Section 3, as amended, and

K.C.C 27.06.005, Ordinance 13332, Section 4, as amended,
and K.C.C 27.06.010, Ordinance 13332, Section 17, as
amended, and K.C.C 27.10.020, Ordinance 17923, Section
46, as amended, and K.C.C 27.10.037, Ordinance 13332,
Section 22, as amended, and K.C.C 27.10.070, Ordinance
18000, Section 83, as amended, and K.C.C 27.10.075,
Ordinance 13332, Section 24, as amended, and K.C.C
27.10.090, Ordinance 13332, Section 30, as amended, and
K.C.C 27.10.150, Ordinance 13332, Section 31, as
amended, and K.C.C 27.10.160, Ordinance 13332, Section
33, as amended, and K.C.C 27.10.180, Ordinance 13332,
Section 34, as amended, and K.C.C 27.10.190, Ordinance
13332, Section 35, as amended, and K.C.C 27.10.200,
Ordinance 13332, Section 36, as amended, and K.C.C
27.10.210, Ordinance 13332, Section 37, as amended, and
K.C.C 27.10.220, Ordinance 13332, Section 39, as
amended, and K.C.C 27.10.310, Ordinance 13332, Section
40, as amended, and K.C.C 27.10.320, Ordinance 13332,
Section 42, as amended, and K.C.C 27.10.350, Ordinance
13332, Section 43, as amended, and K.C.C 27.10.360,
Ordinance 13332, Section 46, as amended, and K.C.C
27.10.380, Ordinance 13332, Section 53, as amended, and
K.C.C 27.10.510, Ordinance 13332, Section 54, as

amended, and K.C.C 27.10.550, Ordinance 17682, Section
46, as amended, and K.C.C 27.10.560, establishing an
effective date, and establishing an expiration date.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. A. Sections 2 through 18 of this ordinance update fees currently
charged related to the department of local services, permitting division and road services
division, and the department of natural resources and parks.

B. These fees are assessed under K.C.C. 2.99.030.G.1., and RCW 82.02.020 as
reasonable fees to process applications, inspect and review plans, or prepare detailed
statements required by chapter 43.21C RCW, including reasonable fees that are
consistent with RCW 35.91.020, 43.21C.420(6), and 43.21.428.

SECTION 2. Ordinance 13274, Section 7, as amended, and K.C.C. 21A.37.070 are
hereby amended to read as follows:

Responsibility for preparing a completed application rests exclusively with the
applicant. Application for sending site certification shall include:

- A. A legal description of the site;
- B. A title report;
- C. A brief description of the site resources and public benefit to be preserved;
- D. A site plan showing the existing and proposed dwelling units, nonresidential
structures, driveways, submerged lands, and any area already subject to a conservation;
- E. Assessors map or maps of the lot or lots;

65 F. A statement of intent indicating whether the property ownership, after TDR
66 certification, will be retained in private ownership or dedicated to King County or another
67 public or private nonprofit agency;

68 G. Any or all of the following written in conformance with criteria established
69 through a public rule consistent with K.C.C. chapter 2.98, if the site is qualifying as habitat
70 for a threatened or endangered species:

- 71 1. A wildlife habitat conservation plan;
- 72 2. A wildlife habitat restoration plan; or
- 73 3. A wildlife present conditions report;

74 H. If the site qualifies as an urban unincorporated area sending site meeting the
75 criteria in K.C.C. 21A.37.020.A.2.g.;

76 I. A forest stewardship plan, written in conformance with criteria established
77 through a public rule consistent with K.C.C. chapter 2.98, if required under K.C.C.
78 21A.37.060.B.3. and 6.;

79 J. An affidavit of compliance with the reforestation requirements of the Forest
80 Practices Act and any additional reforestation conditions of the forest practices permit for
81 the site, if required under K.C.C. 21A.37.020.D.;

82 K. A completed density calculation worksheet for estimating the number of
83 available development rights; and

84 L. The application fee (~~(consistent)~~) in accordance with K.C.C. Title
85 27((-10.170)).

86 SECTION 3. Ordinance 10662, Section 46, as amended, and K.C.C. 27.02.050 are
87 hereby amended to read as follows:

88 A. Unless otherwise required by this title, fees shall be assessed at the fee rate in
89 effect at the time the application for a permit or decision is deemed complete or the request
90 for other service is accepted by the department, but only if the application is approved or
91 permit is issued within twelve months of the date that the application is deemed complete
92 or otherwise accepted by the department. For services rendered after twelve months from
93 the date the application is deemed complete or otherwise accepted by the department, any
94 additional fees shall be assessed based on the rates in current effect.

95 B. Fees for application screening are due at the time of application submittal.

96 C. Fees for application review are due upon application acceptance.

97 ~~((C.))~~ D. Fees for expedited review are due when an expedited review request is
98 accepted by the department.

99 ~~((D.))~~ E. Fees owed for the resubmittal of plans or applications are due at the
100 time of resubmittal.

101 ~~((E.))~~ F. Fees for permits, inspection or monitoring are due upon permit issuance.
102 The director may grant exceptions in cases where the basis as prescribed in this title for
103 calculating fees for a permit, inspection or monitoring was amended after an application
104 was completed but before permit issuance.

105 ~~((F.))~~ G. Fees for reinspection of construction work or site conditions are due by
106 the date indicated on the department's invoice or before final construction approval,
107 whichever is earlier, and shall be assessed at the fee rate in effect at the time of
108 reinspection.

109 ~~((G.))~~ H. Unless otherwise allowed by this title, the department shall not accept
110 payment of fees before fees are due.

111 ~~((H.))~~ I. Changes in the ownership of an application or permit shall not revoke the
112 fees incurred by the application or permit, or the requirement to post financial guarantees
113 for permitted construction.

114 SECTION 4. Ordinance 10662, Section 47, as amended, and K.C.C. 27.02.060 are
115 hereby amended to read as follows:

116 A. Fees for preapplication service requests or application screening are not
117 refundable once paid by the applicant.

118 B. Fees for ~~((processing or))~~ review of an application are refundable in proportion
119 to the amount of work performed as of the date of application withdrawal or cancellation
120 if, within sixty days after the date that fees were paid, the applicant in writing withdraws,
121 cancels or otherwise terminates the application and requests a refund.

122 ~~((B.))~~ C. Fees for ~~((processing or))~~ inspection of a permit are refundable if, prior
123 to expiration of the permit, the permit holder in writing withdraws, cancels or otherwise
124 terminates the permit and requests a refund before commencing construction or land
125 disturbing activity authorized by the permit. Permit fees shall not be refunded after
126 construction or land disturbing activity has commenced.

127 ~~((C.))~~ D. The department shall refund a fee that has been paid but waived, or if
128 other fees are owed, apply the payment to outstanding fees.

129 ~~((D.))~~ E. Fees shall be refunded to the applicant of record.

130 ~~((E.))~~ F. The department shall waive and refund the fee for filing an appeal when
131 an applicant is the substantially prevailing party in an administrative appeal.

132 ~~((F.))~~ G. ~~((Development permit and environmental review fee))~~ Fees paid in
133 accordance with this Title shall not be refunded except as provided for in this title.

134 SECTION 5. Ordinance 11141, Section 40, as amended, and K.C.C. 27.02.100 are
135 hereby amended to read as follows:

136 A. For a service not listed in this title, the department may charge a fee for the most
137 comparable service listed in this title, or may charge a fee to recover the actual cost of
138 providing services for which fees are not otherwise listed in this title or for which the fees
139 listed in this title do not recover the actual cost.

140 B. The fee for expedited review of project permit applications for projects that are
141 consistent with adopted development regulations, in accordance with RCW
142 36.70B.160(1)(a), shall be one hundred fifty percent of the minimum review fee, and shall
143 be charged in lieu of the minimum review fee in this title.

144 SECTION 6. Ordinance 20021, Section 4, and K.C.C. 27.02.202 are hereby
145 amended to read as follows:

146 A. Except as otherwise provided in subsection B. of this section, this
147 ordinance has added a surcharge of three and five tenths percent on all fees established in
148 K.C.C. chapter((s-27.06 and)) 27.10. The surcharge shall only be used to fund:

149 1. Replacement or upgrade of the permitting software or information
150 systems used by the department.

151 2. The department's undesignated fund balance for working capital in order
152 to achieve an undesignated fund balance of forty-five days of operating and maintenance
153 expenses.

154 B. The following fees shall not be subject to the surcharge established in
155 subsection A. of this section:

156 1. ((Road variance review under K.C.C. 27.10.070.A.1.;

2-)) Stormwater engineering and document review under K.C.C. 27.10.082;
((3-)) 2. Road engineering review under K.C.C. 27.10.084;
((4-)) 3. Road constructability review under K.C.C. 27.10.085;
((5-)) 4. Stormwater facility constructability review under K.C.C.
27.10.087;
((6-)) 5. Floodplain permits established in K.C.C. 27.10.147;
((7-)) 6. Stormwater facility site inspection and pre-site work engineering
meetings under K.C.C. 27.10.385;
((8-)) 7. Road construction inspection and pre-site work engineering
meetings under K.C.C. 27.10.395;
((9-)) 8. Financial guarantee processing, monitoring, extension, and
administration under K.C.C. 27.10.570; and
((10-)) 9. ~~((Title elimination in))~~ Historical preservation program, state
department of ecology, and other services under K.C.C. 27.10.580.((D)).

C. The surcharge applies to fees charged between January 1, 2026, and
December 31, 2027. An ordinance will be required to remove the surcharge from the
fees to which it applies.

SECTION 7. Ordinance 17923, Section 45, as amended, and K.C.C.
27.10.035 are hereby amended to read as follows:

Fees shall be charged for reviewing applications and inspecting ~~((or
extending))~~ permits ~~((to construct new single family dwellings))~~ for compliance with
building and mechanical codes, or related services, as follows:

~~((A. — Building, zoning and site application review~~

180	1. Custom home	\$7,113.00
181	2. Modular home	\$2,117.00
182	3. Mobile or manufactured home	\$1,694.00
183	4. Accessory dwelling unit	\$3,987.00
184	5. Basic home permit	\$1,694.00
185	6. Registered basic home plan – building and	
186	mechanical plan review only	\$4,664.00
187	B. Drainage, right of way or critical area review	
188	1. Custom home	\$4,060.00
189	2. Modular home	\$4,060.00
190	3. Mobile or manufactured home	\$4,060.00
191	4. Accessory dwelling unit	\$3,166.00
192	5. Basic home	\$2,201.00
193	C. Permit inspection	
194	1. Custom home, per square foot	\$2.16
195	2. Modular home	\$1,874.00
196	3. Mobile or manufactured home	\$1,545.00
197	4. Accessory dwelling unit, per square foot	\$2.16
198	5. Basic home, per square foot	\$2.16
199	D. Sprinkler system	
200	1. Review	\$979.00
201	2. Inspection	\$1,748.00

E. — Each plan resubmittal or revision to an issued permit shall be charged a portion of the application review fee listed in subsection A. of this section, based on the plan changes as a portion of the entire project, as determined by the department.

F. — Additional inspection or reinspection

Minimum fee amount in K.C.C. 27.10.320.A.1.))

A. Applications that have been accepted as procedurally complete for review by the county shall be charged the minimum fee listed in this subsection for review of an initial submittal and up to two resubmittals. Each review not included in the minimum fee shall be charged the supplemental fee listed in this subsection.

<u>Review description</u>	<u>Minimum fee</u>	<u>Supplemental fee</u>
<u>1. Residential, remodel for mechanical system, either gas or electric</u>	<u>No fee</u>	<u>No fee</u>
<u>2. Residential, remodel for seismic retrofit</u>	<u>\$449.00</u>	<u>\$150.00</u>
<u>3. Residential, remodel for deck</u>	<u>\$449.00</u>	<u>\$150.00</u>
<u>4. Residential, remodel for in-kind or damage repair</u>	<u>\$853.00</u>	<u>\$284.00</u>
<u>5. Residential, remodel for single modification to building</u>	<u>\$1,527.00</u>	<u>\$509.00</u>
<u>6. Residential, remodel for multiple modifications to building</u>	<u>\$1,932.00</u>	<u>\$644.00</u>
<u>7. Residential, remodel for addition to living space or new garage</u>	<u>\$2,111.00</u>	<u>\$704.00</u>
<u>8. Residential, new accessory structure of five hundred</u>	<u>\$1,617.00</u>	<u>\$539.00</u>

<u>square feet or less</u>		
<u>9. Residential, new accessory structure of more than five hundred square feet</u>	<u>\$1,752.00</u>	<u>\$584.00</u>
<u>10. Residential, new accessory structure for carport</u>	<u>\$1,752.00</u>	<u>\$584.00</u>
<u>11. Residential, new accessory dwelling unit</u>	<u>\$3,279.00</u>	<u>\$1,093.00</u>
<u>12. Residential, new mobile or manufactured single detached home</u>	<u>\$1,797.00</u>	<u>\$599.00</u>
<u>13. Residential, new custom single detached home</u>	<u>\$4,043.00</u>	<u>\$1,348.00</u>
<u>14. Residential, new basic single detached home from registered plan</u>	<u>\$314.00</u>	<u>\$105.00</u>
<u>15. Residential, registered single detached home plan</u>	<u>\$6,154.00</u>	<u>\$2,051.00</u>
<u>16. Commercial, portable building, per unit</u>	<u>\$2,695.00</u>	<u>\$898.00</u>
<u>17. Commercial, telecom antenna</u>	<u>\$1,348.00</u>	<u>\$449.00</u>
<u>18. Commercial, telecom pole tower</u>	<u>\$2,920.00</u>	<u>\$973.00</u>
<u>19. Commercial, sign, either wall mounted or monument, each</u>	<u>\$449.00</u>	<u>\$150.00</u>
<u>20. Commercial, sign, pole mounted, each</u>	<u>\$898.00</u>	<u>\$299.00</u>
<u>21. Commercial, mechanical</u>	<u>\$898.00</u> <u>plus one</u> <u>percent of</u> <u>construction</u> <u>value</u>	<u>\$299.00</u>

<u>22. Commercial, building either interior remodel or tenant improvement</u>	<u>\$898.00</u> <u>plus one</u> <u>percent of</u> <u>construction</u> <u>value</u>	<u>\$299.00</u>
<u>23. Commercial, building, either new or addition</u>	<u>\$2,246.00</u> <u>plus \$0.63</u> <u>per square</u> <u>foot</u>	<u>\$749.00</u>
<u>24. Site Improvement, vault, each</u>	<u>\$2,920.00</u>	<u>\$973.00</u>
<u>25. Site Improvement, retaining wall or trail bridge, each</u>	<u>\$1,348.00</u>	<u>\$449.00</u>
<u>26. Site Improvement, other nonhabitable structure</u>	<u>\$898.00</u> <u>plus one</u> <u>percent of</u> <u>construction</u> <u>value</u>	<u>\$299.00</u>
<u>27. Flood permit</u>	<u>\$494.00</u>	<u>\$165.00</u>

211 B. Permits that have been issued by the county shall be charged the minimum fee
212 for up to the quantity of inspections listed in this subsection. Each inspection exceeding the
213 inspection quantity shall be charged a reinspection fee or additional fee per inspection as
214 listed in this subsection.

<u>Inspection description</u>	<u>Minimum</u>	<u>Inspection</u>
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	<u>fee</u>	<u>quantity</u>
<u>1. Residential, remodel for mechanical system, either gas or electric</u>	<u>\$100.00</u>	<u>1</u>
<u>2. Residential, remodel for seismic retrofit</u>	<u>\$201.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>2</u>
<u>3. Residential, remodel for deck</u>	<u>\$301.00</u>	<u>3</u>
<u>4. Residential, remodel for in-kind or damage repair</u>	<u>\$301.00</u>	<u>3</u>
<u>5. Residential, remodel for single modification to building</u>	<u>\$402.00</u>	<u>4</u>
<u>6. Residential, remodel for multiple modifications to building</u>	<u>\$502.00</u>	<u>5</u>
<u>7. Residential, remodel for addition to living space or new garage</u>	<u>\$703.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>7</u>
<u>8. Residential, new accessory structure of five hundred square feet or less</u>	<u>\$703.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>7</u>
<u>9. Residential, new accessory structure of more than five</u>	<u>\$703.00</u>	<u>7</u>

<u>hundred square feet</u>	<u>plus \$0.38</u> <u>per square</u> <u>foot</u>	
<u>10. Residential, new accessory structure for carport</u>	<u>\$703.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>7</u>
<u>11. Residential, new accessory dwelling unit</u>	<u>\$703.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>7</u>
<u>12. Residential, new mobile or manufactured single detached home</u>	<u>\$703.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>7</u>
<u>13. Residential, new custom or modular single detached home</u>	<u>\$1,105.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>11</u>
<u>14. Residential, new basic single detached home from registered plan</u>	<u>\$1,105.00</u> <u>plus \$0.38</u> <u>per square</u>	<u>11</u>

	<u>foot</u>	
<u>15. Commercial, portable building, per unit</u>	<u>\$301.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>3</u>
<u>16. Commercial, telecom antenna</u>	<u>\$100.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>1</u>
<u>17. Commercial, telecom pole tower</u>	<u>\$301.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>3</u>
<u>18. Commercial, sign, either wall mounted or monument,</u> <u>each</u>	<u>\$100.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>1</u>
<u>19. Commercial, sign, pole mounted, each</u>	<u>\$201.00</u> <u>plus 0.6%</u>	<u>2</u>

	<u>of</u> <u>construction</u> <u>value</u>	
<u>20. Commercial, mechanical</u>	<u>\$201.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>2</u>
<u>21. Commercial, building either interior remodel or tenant improvement</u>	<u>\$402.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>4</u>
<u>22. Commercial, building, either new or addition</u>	<u>\$1,607.00</u> <u>plus \$0.38</u> <u>per square</u> <u>foot</u>	<u>16</u>
<u>23. Site Improvement, vault, each</u>	<u>\$100.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>1</u>

<u>24. Site Improvement, retaining wall or trail bridge, each</u>	<u>\$100.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>1</u>
<u>25. Site Improvement, other nonhabitable structure</u>	<u>\$100.00</u> <u>plus 0.6%</u> <u>of</u> <u>construction</u> <u>value</u>	<u>1</u>
<u>26. Demolition or relocation</u>	<u>\$201.00</u>	<u>2</u>
<u>27. Inspection report</u>	<u>\$201.00</u>	<u>2</u>
<u>28. Reinspection, additional, or after-hours inspection of issued permit, each</u>	<u>\$100.00</u>	<u>1</u>

215 C. Fees shall be charged for other services as follows:

<u>Service description</u>	<u>Fee</u>
<u>1. Customer or community meeting, preapplication conference, conference, consultation, or hearing, per staff hour in one hour increments, one hour minimum</u>	<u>\$237.00</u>
<u>2. Site visit or on-site preconstruction conference, including travel time, per staff hour in one hour increments, two hour minimum</u>	<u>\$474.00</u>

216 SECTION 8. Ordinance 13332, Section 20, as amended, and K.C.C. 27.10.050

217 are hereby amended to read as follows:

218 ~~((A-f)) Fees shall be charged ((to cover the costs of the department to review fire~~
 219 ~~systems and tank systems)) for reviewing applications and inspecting permits for~~
 220 compliance with fire codes, or related services, as follows:

221 ~~((A. Automatic sprinkler or fire alarm systems new installation or alteration,~~
 222 ~~per riser or system with more than 10 heads or devices: \$849.00~~

223 ~~B. Monitoring transmitter, each system \$849.00~~

224 ~~C. Tank installation, removal or abandonment, each: \$849.00~~

225 ~~D. All other system construction or installation, each system \$1,389.00))~~

226 A. Applications that have been accepted as procedurally complete for review by
 227 the county shall be charged the minimum fee listed in this subsection for review of an
 228 initial submittal and up to two resubmittals. Each review not included in the minimum fee
 229 shall be charged the supplemental fee listed in this subsection.

<u>Review description</u>	<u>Minimum fee</u>	<u>Supplemental fee</u>
<u>1. Alarm or monitoring transmitter, per addressable panel with more than ten devices, installed or modified</u>	<u>\$460.00</u>	<u>\$230.00</u>
<u>2. Sprinkler, commercial, per riser with more than ten heads, installed or modified</u>	<u>\$1,379.00</u>	<u>\$690.00</u>
<u>3. Sprinkler, residential, per riser with more than ten heads, installed or modified</u>	<u>\$345.00</u>	<u>\$172.00</u>
<u>4. Other fire suppression system, installation or modification, each</u>	<u>\$690.00</u>	<u>\$345.00</u>

5. <u>Tank or underground fuel piping system, installation, removal, or abandonment, each</u>	<u>\$919.00</u>	<u>\$460.00</u>
6. <u>Electrical energy storage system or emergency generator, installation or modification, each</u>	<u>\$345.00</u>	<u>\$172.00</u>
7. <u>High-piled storage, installation or modification</u>	<u>\$690.00</u>	<u>\$345.00</u>
8. <u>Fireworks display</u>	<u>\$575.00</u>	<u>\$287.00</u>
9. <u>Special event</u>	<u>\$690.00</u>	<u>\$345.00</u>
10. <u>Fire flow, access, or other fire code item: single detached residential building permit</u>	<u>\$460.00</u>	<u>\$230.00</u>
11. <u>Fire flow, access, or other fire code item: other than single detached residential permit</u>	<u>\$1,379.00</u>	<u>\$690.00</u>

230 B. Permits that have been issued by the county shall be charged the minimum fee
231 for up to the quantity of inspections listed in this subsection. Each inspection exceeding the
232 inspection quantity shall be charged a reinspection fee or additional fee per inspection as
233 listed in this subsection.

<u>Inspection description</u>	<u>Minimum fee</u>	<u>Inspection quantity</u>
1. <u>Alarm or monitoring transmitter, per addressable panel, installed or modified</u>	<u>\$213.00</u> <u>plus \$32.00</u> <u>per device</u>	<u>2</u>
2. <u>Sprinkler, commercial, per riser, installed or modified</u>	<u>\$534.00</u> <u>plus \$32.00</u>	<u>5</u>

	<u>per head</u>	
<u>3. Sprinkler, residential, per riser, installed or modified</u>	<u>\$534.00</u>	
	<u>plus \$32.00</u>	<u>5</u>
	<u>per head</u>	
<u>4. Other fire suppression system, installation or modification, each</u>	<u>\$213.00</u>	<u>2</u>
<u>5. Tank or underground fuel piping system, installation, removal, or abandonment, each</u>	<u>\$213.00</u>	<u>2</u>
<u>6. Electrical energy storage system or emergency generator, installation or modification, each</u>	<u>\$107.00</u>	<u>1</u>
<u>7. High-piled storage, installation or modification</u>	<u>\$107.00</u>	<u>1</u>
<u>8. Fireworks display</u>	<u>\$213.00</u>	<u>2</u>
<u>9. Special event</u>	<u>\$107.00</u>	<u>1</u>
<u>10. Fire flow, access, or other fire code item: single detached residential building permit</u>	<u>\$107.00</u>	<u>1</u>
<u>11. Fire flow, access, or other fire code item: other than single detached residential permit</u>	<u>\$107.00</u>	<u>1</u>
<u>12. Operating permit, per inspection</u>	<u>\$107.00</u>	<u>1</u>
<u>13. Reinspection, additional, or after-hours inspection of issued permit, each</u>	<u>\$107.00</u>	<u>1</u>

234

C. Fees shall be charged for other services as follows:

<u>Service description</u>	<u>Fee</u>

1. <u>Customer or community meeting, preapplication conference, conference, consultation, or hearing, per staff hour in one hour increments, one hour minimum</u>	<u>\$243.00</u>
2. <u>Site visit or on-site preconstruction conference, including travel time, per staff hour in one hour increments, two hour minimum</u>	<u>\$485.00</u>

235 SECTION 9. Ordinance 13332, Section 23, as amended, and K.C.C. 27.10.080

236 are hereby amended to read as follows:

237 ~~((Site engineering review includes review))~~ Fees shall be charged for reviewing
238 applications and inspecting permits for ((eode)) compliance with road design standards,
239 drainage standards, erosion and sedimentation control standards, and ((right-of-way
240 improvements,)) other services, ((Review fees shall be charged)) as follows.

241 ~~((A. — Plan review — basic or standard:~~

242 1. ~~Minor repair, maintenance or drainage~~
243 ~~improvements not maintained by King County~~ ~~————— \$849.00~~

244 2. ~~Basic review with standardized conditions~~ ~~————— \$1,779.00~~

245 3. ~~Standard review~~ ~~————— \$3,166.00~~

246 ~~B. — Plan review — complex~~

247 1. ~~Nonengineered plans; minimal road improvements;~~
248 ~~minimal drainage review~~ ~~————— \$6,356.00~~

249 2. ~~Engineered plans; private or minor public road improvements;~~
250 ~~small project drainage, dispersion, flow control best~~
251 ~~management practices, conveyance only or detention only,~~
252 ~~or any combination thereof~~ ~~————— \$12,714.00~~

- 253 3. ~~Engineered plans; private or public road improvements;~~
254 ~~full drainage review with detention or water quality, or both~~ ~~_____~~ ~~\$19,071.00~~
- 255 4. ~~Engineered plans; private or public road improvements;~~
256 ~~full drainage review with detention, infiltration or water quality,~~
257 ~~or any combination thereof~~ ~~_____~~ ~~\$25,425.00~~
- 258 5. ~~Engineered plans; private or public road improvements;~~
259 ~~full drainage review with multiple basins~~ ~~_____~~ ~~\$38,138.00~~
- 260 6. ~~Engineered plans; large private or public road improvements;~~
261 ~~full drainage review with multiple basins~~ ~~_____~~ ~~\$50,849.00~~
- 262 7. ~~Engineered plans; large and complex private or public road~~
263 ~~improvements; full drainage review with multiple basins~~ ~~_____~~ ~~(\$63,562.00))~~
- 264 A. Applications that have been accepted as procedurally complete for review by
265 the county shall be charged the minimum fee listed in this subsection for review of an
266 initial submittal and up to two resubmittals. Each review not included in the minimum fee
267 shall be charged the supplemental fee listed in this subsection.

<u>Review description</u>	<u>Minimum fee</u>	<u>Supplemental fee</u>
<u>1. Address change request or temporary address assignment</u>	<u>\$120.00</u>	<u>\$120.00</u>
<u>2. Drainage adjustment, standard or criteria exception</u>	<u>\$4,445.00</u>	<u>\$4,445.00</u>
<u>3. Road variance</u>	<u>\$3,334.00</u>	<u>\$3,334.00</u>

<u>4. Preliminary subdivision or short subdivision</u>	<u>\$35,004.00 plus</u> <u>\$1,111.00 per lot</u>	<u>\$11,668.00</u>
<u>5. Preliminary microsubdivision</u>	<u>\$11,113.00</u>	<u>\$3,704.00</u>
<u>6. Final or alteration of plat or short plat</u>	<u>\$17,102.00</u>	<u>\$5,700.00</u>
<u>7. Final microplat or microplat alteration</u>	<u>\$5,713.00</u>	<u>\$800.00</u>
<u>8. Legal lot determination</u>	<u>\$5,001.00</u>	<u>\$1,667.00</u>
<u>9. Innocent purchaser</u>	<u>\$6,112.00</u>	<u>\$2,037.00</u>
<u>10. Miscellaneous lot exemption</u>	<u>\$6,112.00</u>	<u>\$2,037.00</u>
<u>11. Lot merger</u>	<u>\$4,167.00</u>	<u>\$1,389.00</u>
<u>12. Boundary line adjustment excluding lot merger</u>	<u>\$11,113.00</u>	<u>\$3,704.00</u>
<u>13. Forest practice act - class IV</u>	<u>\$2,223.00</u>	<u>\$741.00</u>
<u>14. Conversion option harvest plan</u>	<u>Actual cost</u>	<u>Actual cost</u>
<u>15. Clearing hazard trees only - up to ten, minimum fee charged for initial submittal only, additional submittals subject to supplemental fee.</u>	<u>\$741.00</u>	<u>\$741.00</u>
<u>16. Clearing or grading -, minimum fee charged for initial submittal only, additional submittals subject to supplemental fee.</u>	<u>\$1,482.00 plus</u> <u>\$1,111.00 per</u> <u>acre</u>	<u>\$1,482.00</u>
<u>17. Notice on title, easement, or legal description only</u>	<u>\$556.00</u>	<u>\$556.00</u>

<u>18. Drainage, temporary erosion and sedimentation control</u>	<u>\$722.00</u>	<u>\$722.00</u>
<u>19. Drainage, simplified</u>	<u>\$3,189.00</u>	<u>\$1,595.00</u>
<u>20. Drainage, targeted</u>	<u>\$7,390.00</u>	<u>\$2,463.00</u>
<u>21. Drainage, directed</u>	<u>\$11,990.00</u>	<u>\$3,997.00</u>
<u>22. Drainage, full</u>	<u>\$18,336.00</u>	<u>\$6,112.00</u>
<u>23. Drainage, large project over fifty acres</u>	<u>\$30,004.00</u>	<u>\$10,001.00</u>
<u>24. Drainage, flow control facility, each</u>	<u>\$2,223.00</u>	<u>\$2,223.00</u>
<u>25. Drainage, water quality facility, each</u>	<u>\$2,223.00</u>	<u>\$2,223.00</u>
<u>26. Drainage, water quality treatment enhancement, each</u>	<u>\$2,223.00</u>	<u>\$2,223.00</u>
<u>27. Drainage, mounding analysis</u>	<u>\$4,445.00</u>	<u>\$4,445.00</u>
<u>28. Roadway, minor repair</u>	<u>\$1,111.00</u>	<u>\$1,111.00</u>
<u>29. Roadway, frontage or off-site improvements of principal arterial, minor arterial, collector arterial, urban commercial access</u>	<u>\$10,612.00</u>	<u>\$3,537.00</u>
<u>30. Roadway, frontage or off-site improvements of local roadway, neighborhood collector, subcollector, subaccess, minor access, off-street parking</u>	<u>\$7,101.00</u>	<u>\$2,367.00</u>
<u>31. Flood hazard certification review</u>	<u>\$2,000.00</u>	<u>\$2,000.00</u>

<u>32. Flood floodway and channel migration zone verification</u>	<u>\$1,111.00</u>	<u>\$1,111.00</u>
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B. Inspection of issued permits shall be charged fees as follows:

<u>Inspection description</u>	<u>Fee</u>
<u>1. Forest practice act - class IV</u>	<u>\$517.00</u>
<u>2. Conversion option harvest plan</u>	<u>\$517.00</u>
<u>3. Clearing hazard trees only - up to ten</u>	<u>\$517.00</u>
<u>4. Clearing or grading – up to twenty acres</u>	<u>\$3,101.00 per site</u> <u>plus \$775.00 per</u> <u>acre</u>
<u>5. Clearing or grading – more than twenty acres</u>	<u>\$18,606.00</u>
<u>6. Drainage, temporary erosion and sedimentation control</u>	<u>\$517.00</u>
<u>7. Drainage, simplified</u>	<u>\$517.00</u>
<u>8. Drainage, targeted</u>	<u>\$517.00</u>
<u>9. Drainage, directed</u>	<u>\$517.00</u>
<u>10. Drainage, full</u>	<u>\$25,584.00</u>
<u>11. Drainage, large project over fifty acres</u>	<u>\$25,584.00</u>
<u>12. Drainage, flow control facility, each</u>	<u>\$1,551.00</u>
<u>13. Drainage, water quality facility, each</u>	<u>\$1,551.00</u>
<u>14. Drainage, water quality treatment enhancement, each</u>	<u>\$1,551.00</u>
<u>15. Drainage, mounding analysis</u>	<u>\$3,101.00</u>
<u>16. Roadway, minor repair</u>	<u>\$258.00</u>

<u>17. Roadway, frontage or off site improvements of principal arterial, minor arterial, collector arterial, urban commercial access</u>	<u>\$9,820.00</u>
<u>18. Roadway, frontage or off site improvements of local roadway, neighborhood collector, subcollector, subaccess, minor access, off-street parking</u>	<u>\$6,719.00</u>
<u>19. Reinspection, additional, or after-hours inspection of issued permit</u>	<u>\$258.00</u>

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270

C. Fees shall be charged for other services as follows:

<u>Service description</u>	<u>Fee</u>
<u>1. Customer or community meeting, preapplication conference, conference, consultation, or hearing, per staff hour in one hour increments, one hour minimum</u>	<u>\$239.00</u>
<u>2. Site visit or on-site preconstruction conference, including travel time, per staff hour in one hour increments, two hour minimum</u>	<u>\$478.00</u>
<u>3. Surface mining, material processing facility, or other long term industrial operation: annual fee for permit extension and routine semiannual inspection</u>	<u>\$5,855.00</u>
<u>4. Surface mining, material processing facility, or other long term industrial operation: investigation, additional review, corrective actions, or supplemental inspection, per staff hour in one hour increments, eight hour</u>	<u>\$1,952.00</u>

<u>minimum per incident</u>	
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271 SECTION 10. Ordinance 19195, Section 13, as amended, and K.C.C. 27.10.084

272 are hereby amended to read as follows:

273 Fees for road engineering review by the department of local services road services

274 division shall be charged as follows:

275 Fees for road engineering review shall be charged as follows:

A.	Nonengineered plans; minimal road improvements; minimal drainage review	\$396.00
B.	Engineered plans; private or minor public road improvements; small project drainage, dispersion, flow control best management practices, conveyance only or detention only, or any combination thereof	\$924.00
C.	Engineered plans; private or public road improvements; full drainage review with detention or water quality, or both	\$1,450.00
D.	Engineered plans; private or public road improvements; full drainage review with detention, infiltration or water quality, or any combination thereof	\$3,957.00
E.	Engineered plans; private or public road improvements; full drainage review with multiple basins	\$7,912.00
F.	Engineered plans; large private or public road improvements; full drainage review with multiple basins	\$13,847.00
G.	Engineered plans; large and complex private or public road	\$19,912.00

improvements; full drainage review with multiple basins	
H. <u>Road variance review</u>	<u>\$1,978.00</u>

276 SECTION 11. Ordinance 13332, Section 28 as amended, and K.C.C. 27.10.130

277 are hereby amended to read as follows:

278 Fees shall be charged for ~~((critical areas))~~ application review for compliance with
 279 ecological elements of ~~((critical area designation,))~~ critical area codes, ~~((alteration, flood~~
 280 ~~hazard certification and variances for floodplain development or sea level rise risk areas))~~
 281 and other services, ~~((shall be charged))~~ as follows:

282 ~~((A. Critical areas review~~

283 1. ~~Critical area notice on title only~~ \$423.00

284 2. ~~Nonresidential review, basic, per discipline~~ \$2,327.00

285 3. ~~Nonresidential review, complex, per discipline~~ \$3,813.00

286 4. ~~Stewardship planning~~ \$3,390.00

287 B. ~~Critical area designations~~

288 1. ~~Minimum fee per application~~ \$1,438.00

289 2. ~~Fee per discipline if the parcel or parcels for which designations~~
 290 ~~are requested have one or more critical area, excepting critical~~
 291 ~~aquifer recharge, seismic hazard, or erosion hazard area~~ \$1,061.00

292 3. ~~Fee for resubmittal of critical area study, per discipline~~ \$1,061.00

293 C. ~~Critical area alteration exception~~

294 1. ~~Review, per discipline~~ \$9,323.00

295 2. ~~Base fee~~ \$3,390.00

296 3. ~~Extension of approval~~ \$1,906.00

- 297 4. ~~If applications for a shoreline permit and critical area alteration~~
298 ~~exception are reviewed concurrently, the critical area alteration~~
299 ~~exception application shall be charged fifty percent of the fees~~
300 ~~required by this section.~~
- 301 D. ~~Floodplain development: flood hazard certificate review~~
- 302 1. ~~Section A~~ ~~_____~~ ~~\$423.00~~
- 303 2. ~~Section B.1, FEMA floodway~~ ~~_____~~ ~~\$284.00~~
- 304 3. ~~Section B.2~~ ~~_____~~ ~~\$853.00~~
- 305 E. ~~Floodplain development inspection~~ ~~_____~~ ~~\$635.00~~
- 306 F. ~~Floodplain development review: floodway and channel migration zone~~
- 307 1. ~~Screening and verification~~ ~~_____~~ ~~\$423.00~~
- 308 2. ~~Review of a request for FEMA floodway letter of map amendment~~
309 ~~shall be charged at actual cost to the department including~~
310 ~~consultant costs, administrative costs and cost of review by other~~
311 ~~county departments and governmental agencies.~~
- 312 G. ~~Floodplain development review: mapped floodplain~~ ~~_____~~ ~~\$212.00~~
- 313 H. ~~Floodplain development review: unmapped floodplain~~
- 314 1. ~~Qualitative floodplain study~~ ~~_____~~ ~~\$212.00~~
- 315 2. ~~Minor floodplain study~~ ~~_____~~ ~~\$284.00~~
- 316 3. ~~Major floodplain study~~ ~~_____~~ ~~\$853.00~~
- 317 I. ~~Review of variances for development in a floodplain or sea level rise risk area or~~
318 ~~for nonresidential elevation and dry floodproofing under K.C.C. 21A.24.228 shall be~~

319 charged at actual cost to the department including consultant costs, administrative costs and
 320 cost of review by other county departments and governmental agencies.))

321 A. Applications that have been accepted as procedurally complete for review by
 322 the county shall be charged the minimum fee listed in this subsection for review of an
 323 initial submittal and up to two resubmittals. Each review not included in the minimum fee
 324 shall be charged the supplemental fee listed in this subsection.

<u>Review description</u>	<u>Minimum fee</u>	<u>Supplemental fee</u>
<u>1. Critical area designation, per site</u>	<u>\$2,964.00</u>	<u>\$988.00</u>
<u>2. Critical area designation, per type of critical area</u>	<u>\$926.00</u>	<u>\$926.00</u>
<u>3. Critical area alteration exception or reasonable use exception</u>	<u>\$19,265.00</u>	<u>\$6,422.00</u>
<u>4. Shoreline permit or exemption</u>	<u>\$6,372.00</u>	<u>\$2,124.00</u>
<u>5. Critical area – notice on title or conditions</u>	<u>\$2,001.00</u>	<u>\$667.00</u>
<u>6. Critical area – report, inclusive of notice on title or conditions, if needed</u>	<u>\$3,186.00</u>	<u>\$1,062.00</u>
<u>7. Critical area - mitigation, buffer modification, or restoration plan, inclusive of notice on title, conditions, or report, if needed</u>	<u>\$4,890.00</u>	<u>\$1,630.00</u>
<u>8. Flood permit</u>	<u>\$2,001.00</u>	<u>\$667.00</u>

325 B. Other services shall be charged the fees listed in this subsection.

<u>Service description</u>	<u>Fee</u>

1. <u>Customer or community meeting, preapplication conference, conference, consultation, or hearing, per staff hour in one hour increments, one hour minimum</u>	<u>\$242.00</u>
2. <u>Site visit, on-site preconstruction conference, installation inspection, postconstruction monitoring, each, per staff hour including travel time in one hour increments, two hour minimum</u>	<u>\$484.00</u>
3. <u>Public agency permit for programmatic maintenance of public facilities, per project approval</u>	<u>\$484.00</u>

326 SECTION 12. Ordinance 13332,, Section 32, as amended, and K.C.C. 27.10.170

327 are hereby amended to read as follows:

328 Fees (~~for use permits~~) shall be charged for reviewing applications for compliance
329 with zoning, environmental , land use, and subdivision codes, or related services, as
330 follows:

331 (~~A. Conditional use permit~~

332 1. ~~Residential or home industry~~ _____ \$5,677.00

333 2. ~~Cell tower~~ _____ \$5,677.00

334 3. ~~Commercial~~ _____ \$11,610.00

335 4. ~~Industrial, institutional, or other~~ _____ \$15,846.00

336 B. ~~Transfer of development rights sending site certification~~ _____ \$1,015.00

337 C. ~~Special use permit~~ _____ \$15,846.00

338 D. ~~Temporary Use Permit~~

339 1. ~~Medical Hardship Mobile Home Placement~~ _____ \$212.00

340 2. ~~Homeless Encampment~~ _____ \$4,536.00

341 3. ~~Other~~ _____ \$9,067.00

342 4. ~~Annual permit extension~~ _____ (\$1,271.00))

343 A. Applications that have been accepted as procedurally complete for review by
 344 the county shall be charged the minimum fee listed in this subsection for review of an
 345 initial submittal and up to two resubmittals. Each review not included in the minimum
 346 fee shall be charged the supplemental fee listed in this subsection.

<u>Review description</u>	<u>Minimum fee</u>	<u>Supplemental fee</u>
<u>1. Commercial site development</u>	<u>\$20,365.00</u>	<u>\$10,182.00</u>
<u>2. Telecom antenna</u>	<u>\$1,315.00</u>	<u>\$1,315.00</u>
<u>3. Telecom pole tower</u>	<u>\$4,243.00</u>	<u>\$4,243.00</u>
<u>4. Sign, per application</u>	<u>\$1,443.00</u>	<u>\$1,443.00</u>
<u>5. Commercial tenant improvement or residential building permit</u>	<u>\$1,252.00</u>	<u>\$1,061.00</u>
<u>6. Commercial building permit not otherwise listed in this subsection</u>	<u>\$6,988.00</u>	<u>\$3,818.00</u>
<u>7. Preliminary, subdivision, short subdivision, or microsubdivision</u>	<u>\$17,140.00</u> <u>plus</u> <u>\$2,970.00</u> <u>per lot</u>	<u>\$2,057.00</u>
<u>8. Temporary use, new</u>	<u>\$17,819.00</u>	<u>\$5,940.00</u>
<u>9. Temporary use, homeless encampment</u>	<u>\$0.00</u>	<u>\$0.00</u>

<u>10. Temporary use, medical hardship mobile home placement</u>	<u>\$424.00</u>	<u>\$424.00</u>
<u>11. Temporary use, annual renewal</u>	<u>\$5,516.00</u>	<u>\$1,839.00</u>
<u>12. Conditional use permit</u>	<u>\$27,153.00</u>	<u>\$13,577.00</u>
<u>13. Critical area alteration exception or reasonable use exception</u>	<u>\$20,051.00</u>	<u>\$7,213.00</u>
<u>14. Shoreline development, variance, or conditional use permit</u>	<u>\$16,971.00</u>	<u>\$6,788.00</u>
<u>15. Shoreline exemption, bulkhead repair or replacement</u>	<u>\$7,637.00</u>	<u>\$2,546.00</u>
<u>16. Shoreline exemption, agricultural use, timber harvest, or moorage buoy</u>	<u>\$1,697.00</u>	<u>\$1,697.00</u>
<u>17. Shoreline exemption, all other</u>	<u>\$5,091.00</u>	<u>\$1,697.00</u>
<u>18. Site improvements for right-of-way, grading, landscaping, recreational facility, or parking</u>	<u>\$2,478.00</u>	<u>\$1,697.00</u>
<u>19. Variance excluding temporary noise</u>	<u>\$15,800.00</u>	<u>\$11,880.00</u>
<u>20. Variance for temporary noise</u>	<u>\$1,485.00</u>	<u>\$1,485.00</u>
<u>21. State environmental policy act, each checklist review</u>	<u>\$11,455.00</u>	<u>\$11,455.00</u>
<u>22. Rezone</u>	<u>Actual cost</u>	<u>Actual cost</u>
<u>23. Special use permit</u>	<u>Actual cost</u>	<u>Actual cost</u>
<u>24. Environmental impact statement</u>	<u>Actual cost</u>	<u>Actual cost</u>

347

B. Fees shall be charged for other services as follows:

<u>Service description</u>	<u>Fee</u>
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<u>1. Customer or community meeting, preapplication conference, conference, consultation, or hearing, per staff hour in one hour increments, one hour minimum</u>	<u>\$244.00</u>
<u>2. Site visit or on-site preconstruction conference, including travel time, per staff hour in one hour increments, two hour minimum</u>	<u>\$488.00</u>
<u>3. Certification of zoning</u>	<u>\$731.00</u>
<u>4. Historical certification of zoning, or legal and adequate water supply, per staff hour in one hour increments, three hour minimum</u>	<u>\$731.00, plus</u> <u>\$244.00 each</u> <u>hour more</u> <u>than three</u>
<u>5. Noticing service by county, per publication</u>	<u>\$3,900.00</u>

348 SECTION 13. Ordinance 17224, Section 43, as amended, and K.C.C. 27.10.425

349 are hereby amended to read as follows:

350 A. Whenever any work for which a permit or application approval required under
351 K.C.C. Titles 16, 19A, 20, or 21A has commenced without first obtaining the required
352 permit or application approval, or has proceeded without obtaining necessary inspections, a
353 fixed fee shall be charged for investigation of work done without a required permit or
354 approval whether or not a permit or application approval is subsequently issued. Fees in
355 this section are charged in addition to the other permitting fees charged in accordance
356 with this title.

357 B. Fees for residential buildings shall be charged as follows:

1. Interior alterations only	\$((697.00)) <u>796.00</u>
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2. Addition of deck or accessory structure 500 square feet or smaller	\$((676.00)) <u>772.00</u>
3. Addition of accessory structure larger than 500 square feet	\$((1,424.00)) <u>1,627.00</u>
4. Garage or living space addition or conversion	\$((2,721.00)) <u>3,109.00</u>
5. New accessory dwelling unit	\$((3,987.00)) <u>4,556.00</u>
6. New mobile or manufactured home	\$((1,694.00)) <u>1,936.00</u>
7. New custom home	\$((7,113.00)) <u>8,128.00</u>

358 C. Fees for commercial buildings shall be charged as follows:

1. Alterations to an existing structure	\$((1,694.00)) <u>1,936.00</u>
2. New structure	\$((7,113.00)) <u>8,128.00</u>

359 D. Fees for site development shall be charged as follows:

1. Minor drainage improvement not maintained by the county	\$((849.00)) <u>970.00</u>
2. ((Basic)) <u>Improvements</u> with standardized conditions	\$((1,779.00)) <u>2,033.00</u>
3. Other <u>improvements</u>	\$((3,166.00)) <u>3,618.00</u>

360 E. Fees for land disturbance shall be charged as follows:

1. Clearing less than 0.2 acre	\$((849.00)) <u>970.00</u>
2. Grading less than 2,000 square feet	\$((849.00)) <u>970.00</u>
3. Grading between 2,000 square feet and 0.2 acre	\$((1,484.00)) <u>1,696.00</u>
4. Grading or clearing more than 0.2 acre	\$((3,601.00)) <u>4,115.00</u>

361 F. Property owners not responsible for initiating work without a permit shall be
 362 exempted from the fees in this section.

G. The fee under this section shall be credited against any required application or permit fees for a subsequent permit application to address work commenced without permits, but only if the subsequent permit application is filed within one hundred eighty days of the preapplication conference or within sixty days of public health department or other agency approval required for a complete development permit application.

SECTION 14. Ordinance 19195, Section 36, as amended, and K.C.C. 27.10.570 are hereby amended to read as follows:

Fees shall be charged as follows for processing, monitoring, extending and administering the default of financial guarantees:

A. Standard monitoring of maintenance and defect guarantees for completed installation

1. Inspection of stormwater facilities – small	\$4,107.00
2. Inspection of stormwater facilities – medium	\$4,997.00
3. Inspection of stormwater facilities - large	\$7,649.00
4. Reinspection of stormwater facilities, each	\$770.00
5. Inspection of road improvements - small	\$4,107.00
6. Inspection of road improvements - medium	\$4,997.00
7. Inspection of road improvements - large	\$7,649.00
8. Reinspection of road improvements, each	\$770.00
((9. Inspection or reinspection of critical area mitigation, landscaping, street or significant trees, or recreation facilities per site visit))	(((\$375.00))

B. Extended monitoring of maintenance and defect guarantees -

375 additional year

1. Stormwater facilities	\$1,968.00
2. Road improvements	\$1,968.00

376 C. Administering default of financial guarantees - annual fee

1. Road improvements	\$4,424.00
2. Stormwater facilities	\$4,424.00

377 SECTION 15. Ordinance 17682, Section 48, and K.C.C. 27.10.580 are hereby
378 amended to read as follows:

379 Fees shall be charged for ~~((permit)) processing((, clerical services,))~~ contractor
380 certifications, title eliminations, permit extensions, ~~((review of resubmitted plans and~~
381 ~~permit revisions, expedited review and after hours inspection))~~ transfer of development
382 rights applications, temporary certificates of occupancy, exempt wells, and historic
383 preservation program reviews as follows:

384 A. ~~((The department may charge a fee for its actual cost of reissuing a public~~
385 ~~notice.~~

386 B. ~~The department may charge fees for clerical services unrelated to permits~~
387 ~~including, but not limited to, making copies, scanning documents, notarizing documents,~~
388 ~~gathering, preparing and publishing special request reports and providing publications. The~~
389 ~~fees shall be the actual cost to the department and shall be collected at the time services are~~
390 ~~requested. The department shall publish a schedule of these fees on the internet and in the~~
391 ~~public areas of its offices.~~

392 C. ~~The fee for annual certification of a tank removal contractor shall be the~~
393 ~~minimum fee amount in K.C.C 27.10.320.A.1.~~

394 D. ~~The fee for a title elimination is sixty dollars.~~

395 E. ~~The fee for extension of a permit shall be the minimum fee amount in K.C.C~~
396 ~~27.10.320.A.1., except that the fee for extension of a single family residential mechanical~~
397 ~~installation permit shall be twenty five percent of the minimum fee amount per K.C.C.~~
398 ~~27.10.320.A.1.~~

399 F. ~~The fee for the third or subsequent intake screening of an application submittal~~
400 ~~prior to acceptance is fifty dollars for each screening. Unless otherwise specified in this~~
401 ~~title, the review of resubmitted plans or revisions to an issued building, fire or grading~~
402 ~~permit shall be charged a fee of twenty five percent of the original application fee.~~

403 G. ~~The fee for expedited review of project permit applications for projects that are~~
404 ~~consistent with adopted development regulations, in accordance with RCW~~
405 ~~36.70B.160(1)(a), shall be one hundred fifty percent of the regular review fee, and shall be~~
406 ~~charged in lieu of the regular review fee in this title.~~

407 H. ~~When building or land use inspections outside regular business hours are~~
408 ~~required by the construction schedule or otherwise requested by a permit holder, excluding~~
409 ~~inspections for fireworks displays and other special events, the overtime labor cost of~~
410 ~~county personnel shall be charged in addition to the regular inspection fees.)) The~~
411 ~~department shall charge a fee of sixty dollars for processing each annual certification of a~~
412 ~~tank removal contractor, title elimination, transfer of development rights application, or~~
413 ~~permit extension.~~

414 B. The department shall charge a fee equal to twenty-five percent of the minimum
415 fee for the building, fire, and mechanical code compliance reviews of a permit for which a
416 temporary certificate of occupancy is requested.

417 C. Permits for a new single detached residence served by exempt domestic well
418 shall be charged the following fees in accordance with RCW 90.94.030:

<u>1. Washington state Department of Ecology</u>	<u>\$350.00</u>
<u>2. King County</u>	<u>\$150.00</u>

419 D. Development proposals on parcels with cultural resources shall be charged the
420 following fees for services provided by the King County historical preservation program:

<u>1. Screening for cultural resource</u>	<u>\$150.00</u>
<u>2. Archeological review</u>	<u>\$450.00</u>

421 NEW SECTION. SECTION 16. There is hereby added to K.C.C. chapter 27.10 a
422 new section to read as follows:

423 Fees shall be charged for application review for compliance with geological
424 elements of critical area codes, and other services, as follows:

425 A. Applications that have been accepted as procedurally complete for review by
426 the county shall be charged the minimum fee listed in this subsection for review of an
427 initial submittal and up to two resubmittals. Each review not included in the minimum fee
428 shall be charged the supplemental fee listed in this subsection.

Review description	Minimum fee	Supplemental fee
1. Critical area designation, per site	\$2,964.00	\$988.00
2. Critical area designation, per type of critical area	\$926.00	\$926.00
3. Critical area alteration exception or reasonable use exception	\$19,265.00	\$6,422.00

4. Shoreline permit or exemption	\$6,372.00	\$2,124.00
5. Critical area – notice on title or conditions	\$2,001.00	\$667.00
6. Critical area – report, inclusive of notice on title or conditions, if needed	\$3,186.00	\$1,062.00
7. Critical area - mitigation, buffer modification, or restoration plan, inclusive of notice on title, conditions, or report, if needed	\$4,890.00	\$1,630.00
8. Flood permit	\$2,001.00	\$667.00

429 B. Other services shall be charged the fees listed in this subsection.

Service description	Fee
1. Customer or community meeting, preapplication conference, conference, consultation, or hearing, per staff hour in one hour increments, one hour minimum	\$242.00
2. Site visit, on-site preconstruction conference, installation inspection, postconstruction monitoring, each, per staff hour including travel time in one hour increments, two hour minimum	\$484.00
3. Public agency permit for programmatic maintenance of public facilities, per project approval	\$484.00

430 SECTION 17. The following are hereby repealed:

- 431 A. Ordinance 13332, Section 3, as amended, and K.C.C 27.06.005;
- 432 B. Ordinance 13332, Section 4, as amended, and K.C.C 27.06.010;
- 433 C. Ordinance 13332, Section 17, as amended, and K.C.C 27.10.020;
- 434 D. Ordinance 17923, Section 46, as amended, and K.C.C 27.10.037;

- 435 E. Ordinance 13332, Section 22, as amended, and K.C.C 27.10.070;
436 F. Ordinance 18000, Section 83, as amended, and K.C.C 27.10.075;
437 G. Ordinance 13332, Section 24, as amended, and K.C.C 27.10.090;
438 H. Ordinance 13332, Section 30, as amended, and K.C.C 27.10.150;
439 I. Ordinance 13332, Section 31, as amended, and K.C.C 27.10.160;
440 J. Ordinance 13332, Section 33, as amended, and K.C.C 27.10.180;
441 K. Ordinance 13332, Section 34, as amended, and K.C.C 27.10.190;
442 L. Ordinance 13332, Section 35, as amended, and K.C.C 27.10.200;
443 M. Ordinance 13332, Section 36, as amended, and K.C.C 27.10.210;
444 N. Ordinance 13332, Section 37, as amended, and K.C.C 27.10.220;
445 O. Ordinance 13332, Section 39, as amended, and K.C.C 27.10.310;
446 P. Ordinance 13332, Section 40, as amended, and K.C.C 27.10.320;
447 Q. Ordinance 13332, Section 42, as amended, and K.C.C 27.10.350;
448 R. Ordinance 13332, Section 43, as amended, and K.C.C 27.10.360;
449 S. Ordinance 13332, Section 46, as amended, and K.C.C 27.10.380;
450 T. Ordinance 13332, Section 53, as amended, and K.C.C 27.10.510;
451 U. Ordinance 13332, Section 54, as amended, and K.C.C 27.10.550; and
452 V. Ordinance 17682, Section 46, as amended, and K.C.C 27.10.560.

453 SECTION 18. Ordinance 20021, Section 36, is amended to read as follows:
454 Ordinance 20021, ((S))sections 2, 3, 5, 7 through 15, and 17 through 33 ((of this
455 ordinance)) expire January 1, 2027.

456 SECTION 19. Severability. If any provision of this ordinance or its application
457 to any person or circumstance is held invalid, the remainder of the ordinance or the

458 application of the provision to other persons or circumstances is not affected.

459 SECTION 20. This ordinance takes effect January 1, 2027.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: None

**Executive Girmay Zahilay**

Chinook Building, CNK-EX-0800
 401 Fifth Avenue, Suite 800
 Seattle, WA 98104-2391

October 1, 2026

The Honorable Sarah Perry
 Chair, King County Council
 Room 1200
 COURTHOUSE

Dear Councilmember Perry:

I am pleased to transmit the Permitting Division Permit Funding and Staffing Model Report and proposed Title 27 Fee Ordinance Update, in response to King County Ordinance, 20023, Section 17, Proviso P1, as amended by Ordinance 20086, Section 3, P1, as well as a proposed Motion that would, if enacted, acknowledge receipt of the report.

As required, the Permit Funding and Staffing Model Report provides an overview of the Permitting Division of the Department of Local Services' permitting functions, including a description of the funding model, staffing model, and permit review process; a comparative analysis of other jurisdictions; and recommendations to stabilize the Permit Fund. The Permitting Division is experiencing significant financial pressure, and this report outlines changes that will put Permitting on a path to long-term financial sustainability, strengthen performance, and ensure Permitting can continue to meet the needs of Unincorporated King County residents and businesses.

One of the key changes is a new, recalibrated fee model for permitting fees in 2027, as described in the proposed Fee Ordinance Update. Permit fees are currently based on a model that has not been updated in over a decade, and fee increases have been incremental and uniform across all permit types. Permitting proposes to update its fees for 2027 to align the cost of different permits with the level of effort the permits require. This change will result in increases for some permit fees and decreases for others, depending on the level of effort and estimated costs for performing that service.

If your staff have questions, please contact Aaron Rubardt, Chief Budget Officer, at 206-263-9715.

The Honorable Sarah Perry

October 1, 2026

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Sincerely,

A handwritten signature in black ink, appearing to read "Girmay Zahilay".

for

Girmay Zahilay

King County Executive

Enclosure

cc: King County Councilmembers

ATTN: Stephanie Cirkovich, Chief of Staff, King County Council

Melani Hay, Clerk of the Council

Karan Gill, Deputy Executive, Office of the Executive

Jasmin Weaver, Chief of Staff, Office of the Executive

Hyeok Kim, Chief Operating Officer, Office of the Executive

Sierra Howlett Browne, Director of Government Relations, Office of the Executive

Garrett Holbrook, Council Relations Manager, Office of the Executive

Leon Richardson, Director, Department of Local Services

2026-2027 FISCAL NOTE

Ordinance/Motion: 2026-00XX
 Title: 2027 Title 27 Fee Update
 Affected Agency and/or Agencies: Permitting Division of the Department of Local Services
 Note Prepared By: Warren Cheney
 Date Prepared: September 6, 2026
 Note Reviewed By: Bonnie L. Fluckinger, Executive Budget Team
 Date Reviewed: September 06, 2026

Description of request:

A proposed Ordinance that comprehensively restructures and recalibrates all DLS Permitting Division permit fees to align with the 2027 budgeted cost of service, continues the previously adopted fee surcharge of 3.5% until 12/31/2027, and maintains permit fee revenue neutrality at the 2026 projected level. If not adopted, permit fees would revert to those adopted in 2025, which are 13.9% lower than current fees adopted for 2026.

Revenue to:

Agency	Fund Code	Revenue Source	2026-2027	2028-2029	2030-2031
DLS Permitting	1340	permit fees	2,600,000	4,000,000	4,000,000
TOTAL			2,600,000	4,000,000	4,000,000

Expenditures from:

Agency	Fund Code	Department	2026-2027	2028-2029	2030-2031
DLS Permitting	1340	DLS	0	0	0
TOTAL			0	0	0

Expenditures by Categories

	2026-2027	2028-2029	2030-2031
TOTAL	0	0	0

Does this legislation require a budget supplemental?

NO

Notes and Assumptions:

*2025 permit fee revenue was \$15 million, which reflects the 49% fee increase effective 1/1/2025. Accounting for a one-quarter lag in revenue collection due to vested permits, annual permit fee revenue in 2027 at 2025 rates assuming the same volume would be an estimated \$16.5 million.

*This fiscal note assumes reverting to 2025 fees at the same projected volume would result in a reduction of revenue of 13.9% (10.4% increase and a 2027 Surcharge of 3.5%) of the estimated base accounting for the lag plus the screening fee proceeds estimated to generate approximately \$300K annually.

*Actual revenue received will depend on volume and type of permit applications in 2027 and future period.



Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management Committee		
Agenda Item:	10	Analyst:	Jake Tracy
Proposed No.:	2026-0284	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: Proposed Ordinance 2026-0284 would update certain school capital facilities plans and implement the collection of impact fees for new residential development in unincorporated King County on behalf of the school districts, effective January 1, 2027.

LEGISLATION SUMMARY

The Washington State Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees as a method of financing public facilities that are necessary as a result of new growth and development. All public facilities that are financed with impact fees are required to be part of the capital facilities element of a jurisdiction's comprehensive land use plan.

Proposed Ordinance 2026-0284 would adopt updated capital facilities plans for the Tahoma, Federal Way, Riverview, Issaquah, Snoqualmie Valley, Highline, Lake Washington, Northshore, Enumclaw, Fife, Auburn, and Renton school districts as subelements of the King County Comprehensive Plan capital facilities element. It would also establish school impact fees to be collected by King County on behalf of these districts for new residential development in unincorporated King County, effective January 1, 2027.

If approved, the proposed impact fees would go into effect on January 1, 2027. School impact fees are updated biennially after School Technical Review Committee (STRC) review of the districts' capital facilities plans.

This is the first year that school impact fees will be calculated under a new formula that splits fees based on unit type and number of bedrooms. The associated report did not include the required district-by-district analysis of potential impacts to housing production.

AMENDMENTS

After transmittal of this proposed ordinance, the Fife School District adopted an updated Capital Facilities Plan. The updated plan does not affect proposed fees in King County. An amendment would be needed to replace the transmitted plan with the new version.

KEY ISSUES FROM THE ANALYSIS

- A. **Use of Blended Student Generation Rates.** King County Code requires separate fee calculations by housing type and bedroom count and provides formulas for doing so. Six of twelve districts relied on "blended" student generation rates – using an average calculation irrespective of bedroom count – because bedroom count information was not available for one or more unit types in the district. Each of these districts applied fees only to the larger units, with smaller units receiving a \$0 fee. While this approach is not expressly contemplated in the code, it is consistent with the intent and requirements for impact fees in RCW 82.02.060.
- B. **Housing Production Impact Analysis Requirement.** King County Code requires a district-by-district analysis of how proposed impact fees might impact housing production, and in 2025 the Council directed the Executive to develop and implement criteria as necessary to achieve a regional, rather than district-by-district, approach, and identify resources to implement the regional approach. The report includes a general discussion about impacts fees and housing production, but not a district-by-district or comprehensive regional analysis. Code updates and resources to implement the regional approach have not been proposed.

BACKGROUND & TIMING CONSIDERATIONS

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School Impact Fee Process and Criteria. The Washington State Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees as a method of financing public facilities that are necessary as a result of new growth and development. All public facilities that are financed with impact fees are required to be part of the capital facilities element of a jurisdiction's comprehensive land use plan.

King County administers the school impact fees by assessing and collecting fees from residential developers in unincorporated King County, on behalf of each school district that chooses to participate. The fees are calculated biennially based on a number of factors including student enrollment rates, changes in a district's building plans, new residential growth, and state reimbursement.

The capital facilities plans are reviewed by the School Technical Review Committee, and impact fees based on those plans are adopted by the King County Council. School impact

fees adopted by King County apply to developments that construct new dwelling units in unincorporated areas and do not apply to:

- Nonresidential development;
- Senior assisted living units;
- Reconstruction, remodeling, or replacement of existing dwelling units;
- Emergency housing uses and community residential facilities;
- Temporary dwellings for medical hardship;
- Accessory dwelling units; and
- Affordable Housing.¹

The underlying formula that establishes school impact fees is based on analysis that each school district completes based on providing enough capacity for elementary, middle, and high schools for the expected population growth. If there is not enough capacity, and capital improvements are needed to meet the growth, then the school districts are authorized to charge an impact fee using the adopted formula.

A major factor in the school impact fee formula is student generation rates. Student generation rates are based on actual or averaged counts of students generated from recent residential development for each type of school or grade span (elementary, middle, and high school). This generation rate is the basis for the fee, and is then multiplied by acquisition cost, construction costs (for permanent and temporary facilities), at each grade span. There are deductions for state credits and tax payment credits, and credits if a developer makes actual capital improvements. The resulting fee is divided in two, and the developer is responsible for their half.

Council should note that 2027 is the first year that the fees will be based on a new set of housing categories. On August 26, 2025, the Council adopted Ordinance 19965, which implements Engrossed Second Substitute Senate Bill (ESSSB) 5258 for the County's school impact fee program.

That ordinance updated King County Code (K.C.C.) 21A.43.030 to require that student generation rates be established based on the size of the dwelling units and type of dwelling unit. Prior to this, there were only two categories: single detached and multiunit. The code now includes six different categories for different sizes and types of dwelling units:

¹ Subject to the requirements of RCW 82.02.060.

- Single detached, two or fewer bedrooms;
- Single Detached, three or more bedrooms;
- Middle Housing,² two or fewer bedrooms;
- Middle Housing, three or more bedrooms;
- Apartment units, one or fewer bedrooms; and
- Apartment units, two or more bedrooms.

Ordinance 19965 also changed the school impact fee calculation and adoption schedule to biennial rather than annual. Therefore, there will be no update occurring in 2027.

Analysis of the Impact on Fees on Housing Production. Ordinance 19965 added a requirement to K.C.C. 21A.28.154 that each school district submit to the STRC an evaluation of potential impacts of the proposed impact fee on housing production, and that the STRC consider the potential impacts of proposed impact fees to housing production in their review and include each school district's evaluation in the report transmitted alongside each proposed school impact fee adoption ordinance.

Along with the code requirement, Ordinance 19965 added a noncodified section requiring that the STRC, in consultation with school districts, develop, implement, and modify as necessary, the criteria for evaluation of the impacts of school impact fees on housing production that was included in the ordinance. It directs the Executive to identify an individual, such as a county employee, school district employee or representative, or a contracted consultant, who will coordinate this evaluation on behalf of all of the school districts and King County, and a method to pay for that individual's time. It further states that "the intent is that the evaluation be done on a regional basis looking at all participating school districts, not on a district-by-district basis," and goes on to list the desired outcomes of a regional approach.

As the code has not been modified to switch to a regional approach, the noncodified section remains direction to the Executive for future work, with the district-by-district evaluation remaining the code standard.

Timing. This ordinance requires a 30-day hearing notice prior to Council action. It is anticipated that a Council hearing will occur on November 24. County code requires that the capital plans be adopted with the mid-biennial budget review.

² For the purposes of school impact fees, middle housing includes buildings with 2 or more non-stacked, attached units; and cottage housing units.

School Impact Fees and Capital Facilities Plans Adoption. The proposed ordinance would adopt updated capital facilities plans for twelve school districts – Tahoma, Federal Way, Riverview, Issaquah, Snoqualmie Valley, Highline, Lake Washington, Northshore, Enumclaw, Fife, Auburn, and Renton – and would strike the existing school impact fee table from K.C.C. 27.44.010 and replace it with new tables showing updated fees. The new tables would separate fees based on unit type and bedroom count, as is now required. The STRC's recommendations and analysis are discussed in [a report](#)³ transmitted alongside the proposed ordinance (Attachment 4 to this staff report).

Table 1 below shows the existing school impact fees for 2026, and proposed fees for 2027, for single detached dwelling units.⁴

Table 1. Fee Comparison – Single Detached Dwelling Units

School District	2026 Fee, all sizes	Proposed 2027 Fee, 3 or more bedrooms	Percent Change for 3 or more bedrooms	Proposed 2027 Fee, 2 or fewer bedrooms	Percent Change for 2 or fewer bedrooms
Auburn	\$8,003	\$8,003	0%	\$0	-100%
Enumclaw	\$12,619	\$16,559	31%	\$2,693	-79%
Federal Way	\$0	\$0	N/A	\$0	N/A
Fife	\$5,595	\$7,933	42%	\$0	-100%
Highline	\$0	\$0	N/A	\$0	N/A
Issaquah	\$0	\$0	N/A	\$0	N/A
Lake Washington	\$7,277	\$5,874	-19%	\$0	-100%
Northshore	\$16,550	\$11,395	-31%	\$8,400	-49%
Renton	\$0	\$0	N/A	\$0	N/A
Riverview	\$0	\$3,608	N/A	\$0	N/A
Snoqualmie Valley	\$13,126.84	\$17,251	31%	\$2,005	-85%
Tahoma	\$3,465	\$3,182	-8%	\$0	-100%

³ [2026-RPT0107, School District Capital Facilities Plans and Impact Fees Report](#)

⁴ Tables 1 through 3 show percent change from 2026 to 2027. Because 2026 fees did not differentiate by bedroom count, these are not fully like-for-like comparisons.

As Table 1 shows, fees are proposed to decrease in all cases where fees were charged in 2026 for single-detached units with two or fewer bedrooms. Proposed fees for three or more bedroom units vary in the amount of increase or decrease by school district, from a 31% decrease for Northshore to a 42% increase for the Fife School District. Riverview, which does not have fees for 2026, proposes to charge a fee on larger 3+ bedroom units for 2027.

Tables 2 and 3 show the proposed fees for middle housing and apartment units.

Table 2. Fee Comparison – Middle Housing Units

School District	2026 Fee, All Sizes	Proposed 2027 Fee, 3 or more bedrooms	Percent Change for 3 or more bedrooms	Proposed 2027 Fee, 2 or fewer bedrooms	Percent Change for 2 or fewer bedrooms
Auburn	\$5,000	\$0	-100%	\$0	-100%
Enumclaw	\$5,000	\$5,000	0%	\$5,000	0%
Federal Way	\$0	\$0	N/A	\$0	N/A
Fife	\$1,747	\$1,878	7%	\$0	-100%
Highline	\$0	\$0	N/A	\$0	N/A
Issaquah	\$0	\$0	N/A	\$0	N/A
Lake Washington	\$170	\$0	-100%	\$0	-100%
Northshore	\$5,000	\$3,577	-28%	\$0	-100%
Renton	\$0	\$0	N/A	\$0	N/A
Riverview	\$0	\$960	N/A	\$0	N/A
Snoqualmie Valley	\$5,000	\$5,000	0%	\$5,000	0%
Tahoma	\$1,568	\$157	-90%	\$0	-100%

Table 3. Fee Comparison – Apartment Units

School District	2026 Fee, All Sizes	Proposed 2027 Fee, 2 or more bedrooms	Percent Change for 2 or more bedrooms	Proposed 2027 Fee, 1 or fewer bedrooms	Percent Change for 1 or fewer bedrooms
Auburn	\$5,000	\$5,000	0%	\$0	-100%
Enumclaw	\$5,000	\$5,000	0%	\$0	-100%
Federal Way	\$0	\$0	N/A	\$0	N/A
Fife	\$1,747	\$744	-57%	\$0	-100%
Highline	\$0	\$0	N/A	\$0	N/A
Issaquah	\$0	\$0	N/A	\$0	N/A
Lake Washington	\$170	\$0	-100%	\$0	-100%
Northshore	\$5,000	\$255	-95%	\$0	-100%
Renton	\$0	\$0	N/A	\$0	N/A
Riverview	\$0	\$2,697	N/A	\$0	N/A
Snoqualmie Valley	\$5,000	\$5,000	0%	\$0	-100%
Tahoma	\$1,568	\$2,181	39%	\$0	-100%

Two districts, Enumclaw and Snoqualmie Valley, propose a fee on middle housing with two or fewer bedrooms. All other districts propose to eliminate fees for these smaller units in both middle housing and apartment developments. For larger units, most districts that currently have fees propose lowering or eliminating them for middle housing and apartments.

Note that for middle housing and apartment units, the code imposes a \$5,000 maximum fee. Three school districts – Enumclaw, Auburn, and Snoqualmie Valley – would be impacted by the \$5,000 cap. Table 4 below shows what the fees for the affected unit types would be if there were no cap.

Table 4. Hypothetical Fees Without \$5,000 Cap

School District	Middle Housing 3 or more Bedrooms	Middle Housing 2 or Fewer Bedrooms	Apartments 2 or more Bedrooms	Apartments 1 or Fewer Bedrooms
Enumclaw	\$5,949	\$5,634	\$9,537	Not subject to cap
Auburn	Not subject to cap	Not subject to cap	\$8,966	Not subject to cap
Snoqualmie Valley	\$5,326	\$5,109	\$9,583	Not subject to cap

The proposed ordinance would add both the hypothetical fees to the code as well as the actual fees. The Council could choose to only include the actual fees in the code.

Key Issue A. Use of Blended Student Generation Rates. The proposed fees for some districts rely on "blended" student generation rates, which average the number of students generated by newly constructed units within a housing type (e.g., middle housing) without distinguishing bedroom counts. The Executive's report states that Fife, Lake Washington, and Riverview use blended rates for all units because available permit data do not distinguish unit sizes. Snoqualmie Valley uses this approach for apartments, and Enumclaw and Tahoma borrow Snoqualmie Valley's apartment rates. In these cases, the blended rate is applied to larger units, while smaller units are assigned a \$0 fee.

Thus, although the proposed fee schedule separates units by housing type and bedroom count, the underlying student generation rates are not consistently specific to bedroom count. K.C.C. 21A.43.030.B requires separate fee calculations by housing type and bedroom count and allows substitute data from adjacent districts, districts with similar demographics, or countywide averages when district data are unavailable. However, it does not expressly authorize applying an all-bedroom blended rate only to larger units and assigning smaller units a \$0 fee because bedroom data is unavailable. While this approach is not expressly contemplated in the code, it is consistent with the intent and requirements for impact fees in RCW 82.02.060.

Councilmembers could choose to amend K.C.C. 21A.43.030 through a separate ordinance if it is the Council's intent to explicitly allow use of blended student generation rates.

Key Issue B. Housing Production Impact Analysis Requirement. As discussed in the background section of the staff report, Ordinance 19965 added a new requirement to K.C.C. 21A.28.154 that each school district submit to the STRC an evaluation of potential impacts of the proposed impact fee on housing production, and that the STRC consider the potential impacts of proposed impact fees to housing production in their review and include each school district's evaluation in the report transmitted alongside each proposed school impact fee adoption ordinance. An uncodified section of the ordinance states the Council's intent for a regional, rather than district-by-district, analysis, and directs the STRC, in consultation with school districts, develop, implement, and modify as necessary, the criteria for evaluation of the impacts of school impact fees on housing production currently in code.

Report contents. The transmitted report does not include district-specific evaluations. For each school district evaluated in Appendix B to the report, it is noted that a regional approach to analysis will be taken rather than a district-by-district approach, and to refer to the body of the report for more information.

The report does not include a full regional analysis for reasons discussed below, but includes "context and observations," stating that "Although no conclusions are offered here, the following discussion provides contextual information and outlines an approach for a future, comprehensive analysis when additional time and resources are available."

It states:

"While school impact fees are only one of many factors in development costs, it is important to recognize that unincorporated King County does not assess additional impact fees for fire, parks or transportation—fees that other jurisdictions commonly impose and that may cumulatively affect housing production. Exempting income-restricted affordable housing from impact fees—as King County already does—can lower development costs, and improve project feasibility. Improved project feasibility could lead to an increased production level. Impact fees also play a critical role in funding infrastructure needed to support new development. In some contexts, well-funded infrastructure has been associated with increased construction activity, economic growth, and higher property values. These dynamics underscore the complexity of isolating the specific impact that school impact fees may have on housing production."

Limitations and Resource Need. The report states that a complete analysis could not be performed due to data and timing challenges. Specifically, the challenges listed are:

1. Historically, half of school impact fees were collected at the time of plat approval rather than issuance of building permits, and these plat approvals may happen months or years before the units are built. As a result, the fees collected and the number of homes built in a given year do not necessarily correlate.⁵
2. School districts mostly serve incorporated cities, typically with only small portions of each district including unincorporated areas. The Executive states that because most new development occurs within incorporated areas, the limited data from unincorporated areas may not accurately represent how impact fees influence housing production at the broader district level.

The report notes that additional datasets would need to be created to overcome these challenges and recommends an analysis approach for "when more complete data is available." The recommended approach would:

- Compare annual school impact fee levels with yearly counts of development permits.
- Track the timing between plat approvals and building permit issuance.
- Link fee amounts to specific projects or plats.
- Evaluate fee trends alongside market conditions, zoning changes, infrastructure availability, and other regulatory factors.
- Identify the effect of impact fees, if any, either within individual districts or countywide.

The report states that additional resources would be needed to complete this approach. Executive staff state that there are not any resources currently appropriated to do this work, and estimate that it would cost \$250,000 to hire a consultant to develop a method for evaluation and the initial datasets, and to complete the evaluation. They further state that if money were appropriated in the 2028-2029 Biennial Budget, the work could potentially be completed by mid-2029. It would therefore not be complete before the next scheduled update to be transmitted in late 2028.

Executive staff anticipate that further resources would likely be required to carry out the work on a biennial basis after that initial work is completed, though it is not known at this time what resources would be required.

⁵ Fees are now collected at time of complete building permit application.

Policy Options. Ordinance 19965 directed the STRC, in consultation with school districts to develop, implement, and modify as necessary, the criteria for evaluation of the impacts of school impact fees on housing production currently in code in order to achieve a regional approach; and directs the Executive to identify an individual to do this work and a method to pay for that individual's time. Code changes have not been proposed, nor has funding for the resources needed to carry out the work.

The Council could update the code to align with a regional approach, as was the stated intent in Ordinance 19965, direct the Executive to transmit a code update, or provide alternative direction on future analysis.

The Executive's 2nd Omnibus supplemental budget does not include proposed resources that have been identified as needed to carry out the analysis going forward. As the Executive has identified that it would take at least 12 months from funding to completion of the initial work, the Council could choose to appropriate funding in the 2nd Omnibus, which would lay the groundwork for a full analysis to occur in the impact fee update transmitted in late 2028.

Fiscal Impact. As the County collects school impact fees and passes them through to the school districts, the fiscal note identifies no fiscal impact from adoption of this proposed ordinance. As discussed in the section above, implementation of the regional housing production impact evaluation, if pursued, would have a fiscal impact, which would be analyzed separately with the implementing legislation.

AMENDMENTS

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After transmittal of this proposed ordinance, the Fife School District adopted an updated Capital Facilities Plan. The updated plan does not affect proposed fees in King County. An amendment would be needed to replace the transmitted plan with the new version.

INVITED

- Aaron Rubardt, Chief Budget Officer, Executive Office
- Dan Cardwell, Principal Planner, Department of Local Services

ATTACHMENTS

1. Proposed Ordinance 2026-0284 (and its attachments)
2. Transmittal Letter
3. Fiscal Note
4. 2026 School District Capital Facilities Plans and Impact Fees Report

5. Plain Language Summary



Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management Committee		
Agenda Item:	11	Analyst:	Olivia Brey
Proposed No.:	2026-0294	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: Proposed Ordinance 2026-0294 would authorize the amendments on each of the two leases for the continued use of the South Downtown Enhanced Shelter.

LEGISLATION SUMMARY

Proposed Ordinance 2026-0294 would authorize the extension of two leases to allow for the continued operations of the Enhanced South Downtown (SoDo) Shelter. The Enhanced SoDo Shelter would continue to provide 269 shelter beds, operated by the Salvation Army. The current leases will expire on May 31, 2027, and the extended terms would continue the leases through December 31, 2033. Additionally, the base rent would be reduced from \$2.90 per square foot to \$1.99 per square foot. The City of Seattle has agreed to continue funding 65% of operations and lease expenses.

KEY ISSUES FROM THE ANALYSIS

A. Unspecified DCHS Occupancy Usage. The primary use of the site is the emergency shelter; however, additional space has been used by other agencies, as needed. Metro had been occupying the space but will be vacating the space and Department of Community and Human Services (DCHS) will be able to take occupancy. According to Executive staff, the County intends to evaluate and leverage additional warehouse space to meet agency storage needs and may consider subleasing underutilized space. The Council may wish to clarify the Executive's intentions regarding the space available for DCHS occupancy.

BACKGROUND & TIMING CONSIDERATIONS

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Current Ground Leases. The proposed ordinance contemplates the following properties owned by two companies in Seattle:

- S-QOZB, LLC owns 1000-1050 6th Ave S

- South Downtown Partners, LLC owns 831 Seattle Blvd and 831 Airport Way S.

The County entered into a ground lease with each property owner in 2022, as authorized by Ordinance 19432,¹ for a 60-month term expiring May 31, 2027. The leases supported a co-located network of enhanced shelter support services, in partnership with the City of Seattle. Under this arrangement, Seattle provided 65% of the lease and operations costs and King County provided 35%.

The base rent for both leases was \$2.90 per square foot month for a total of \$867,332 per month, with annual inflationary adjustments according to the Consumer Price Index (CPI) for the Seattle area.

For the S-QOZB, LLC lease, there was a requirement for the landlord to provide the tenant with a \$2 million tenant improvement allowance, which was to be paid back through additional rent over the course of the lease. According to Executive staff, over \$21 million in facility improvements have been made including HVAC, bathroom facilities, and fire alarm system improvements.

Ground Lease Addendum. The S-QOZB, LLC lease authorized in Ordinance 19432 allowed for the County to lease the additional property adjacent to the existing property, 1101 Airport Way S, if the landlord acquired it during the lease term. Beginning on September 1, 2023, the County gained access to the additional property through an addendum to the lease.² The additional property increased the base rent by \$46,714.36 per month.

In 2026, the total annual base rent, including the additional adjacent property and payments on the tenant improvement allowance, was approximately \$12.5 million.

ANALYSIS

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Property Utilization. Proposed Ordinance 2026-0294 would extend the leases' terms to allow for the continued operations of the Enhanced South Downtown (SoDo) Shelter. Executive staff noted that the SoDo Shelter would continue to have 266 beds with 24/7 operations operated by the Salvation Army. The pet clinic, Doney Coe, has requested an additional term at the site and the Facilities Management Division (FMD) is currently drafting a new lease contingent on the approval of the leases subject to this proposed ordinance.

¹ Ordinance 19432.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5533686&GUID=AF3C7381-26CD-4208-A480-ECCB3D3AC1CE&Options=Advanced&Search=>

² The addendum to the lease was not transmitted to the Council.

In addition to the shelter space occupancy, Executive staff noted that the King County Sheriff's Office will continue to use the space for storage of seized vehicles and vehicles used by the Criminal Investigations Division. The property summary notes that the "space formerly occupied by Metro will be taken over by DCHS, almost doubling DCHS's occupancy square footage."

Key Issue A. Unspecified DCHS Occupancy Usage. According to Executive staff, the primary use for the site is the emergency shelter, but since the landlord will only lease the entire site, the County intends to evaluate and leverage additional warehouse space to meet agency storage needs and may consider subleasing underutilized space. The Council may wish to clarify the Executive's intentions regarding the space available for DCHS occupancy.

Additionally, Executive staff stated due to Metro vacating the space in June 2027 and DCHS assuming the space, the Facilities Management Division cost share payments from the respective agencies will change commensurate to the changes in square footage. Council staff analysis on the impact of the payment changes is ongoing.

Lease Extension Terms. The leases' extended terms would begin June 1, 2027, and expire on December 31, 2033, totaling six years and seven months. The leases' extended terms would also reduce the base rent to \$1.99 per square foot per month, with annual inflationary adjustments according to the CPI for the Seattle area.

The other terms that would change in both lease extensions include a clarification of the condemnation language, as well as a replacement of the non-discrimination language.

The proposed leases' extensions have been reviewed by Council's legal counsel.

Fiscal Impact. The leases' extended terms would cost approximately \$4.2 million for the remainder of the biennium. The 2026-2027 2nd Omnibus³ includes a proposed appropriation for the lease and operations costs, as well as expenses from FMD, as shown in Table 1. Executive staff state that FMD provides facility management services, including security services, which are then reimbursed by DCHS. The costs were not included in FMD's budget in the adopted 2026-2027 Biennial Budget.

³ Proposed Ordinance 2026-0282.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8238191&GUID=5604CE18-F842-44AA-8485-7EE22E482AF7&Options=Advanced&Search=>

Table 1. Existing and Proposed Lease and Operations Expenses

	Existing Appropriations Jan 2026 – May 2027	Proposed Appropriations Jun – Dec 2027	Proposed Biennial Appropriation 2026-2027	Estimated Biennial Appropriation Proposal 2028-2029 ⁴	% Change
Leases	\$17,831,692	\$4,204,815	\$22,036,507	\$14,760,000	(33%)
Operations	\$5,563,000	\$2,346,017	\$7,909,017	\$8,200,000	4%
FMD Expenses	\$0 ⁵	\$5,300,000 ⁶	\$5,300,000	\$5,535,000	4%
TOTAL	\$23,394,692	\$11,850,832	\$35,245,524	\$28,495,000	(19%)

The City of Seattle has agreed to continue funding 65% of operations and lease expenses. Executive staff stated that the proposed appropriation for June through December 2027 will be funded by one-time VSHSL revenues (i.e., VSHSL revenues above original estimates in the levy's implementation plan), moneys from the City of Seattle, and the Consolidated Homeless Grant. Council staff analysis on the funding sources is ongoing.

Timing Considerations. Executive staff requested that the legislation be adopted in concurrence with the 2nd Omnibus to allow for the shelter to continue operations through the remainder of the biennium.

INVITED

- Lisa Pearson, Division Director, Facilities Management Division
- Julie Ockerman, Real Estate Section Manager, Facilities Management Division

ATTACHMENTS

1. Proposed Ordinance 2026-0294 (and its attachments)
2. Transmittal Letter
3. Fiscal Note
4. Property Summary

⁴ Council staff calculated based on annual values provided by Executive Budget and assumes a 5.0% rate of inflation for 2029.

⁵ FMD expenses were not previously budgeted.

⁶ FMD expenses include 2026 and 2027 costs that were not previously budgeted.



KING COUNTY

Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0284.1

Sponsors Dembowski

1 AN ORDINANCE relating to school impact fees and
2 comprehensive planning; adopting the capital facilities
3 plans of the Tahoma, Federal Way, Riverview, Issaquah,
4 Snoqualmie Valley, Highline, Lake Washington,
5 Northshore, Enumclaw, Fife, Auburn, and Renton school
6 districts as subelements of the King County Comprehensive
7 Plan capital facilities element to implement the school
8 impact fee program; establishing school impact fees to be
9 collected by King County on behalf of the districts; and
10 amending Ordinance 18619, Section 2, as amended, and
11 K.C.C. 20.12.473, and Ordinance 10122, Section 2, as
12 amended, and K.C.C. 27.44.010.

13 STATEMENT OF FACTS:

- 14 1. Chapter 36.70A RCW and chapter 82.02 RCW authorize the collection
15 of impact fees for new development to provide public school facilities to
16 serve the new development.
- 17 2. Chapter 82.02 RCW requires that impact fees may only be collected for
18 public facilities that are addressed in a capital facilities element of a
19 comprehensive land use plan.

20 3. King County adopted Ordinances 9785, 10162 and 19965 for the
21 purposes of implementing chapter 82.02 RCW.

22 4. The Tahoma School District, Federal Way School District, Riverview
23 School District, Issaquah School District, Snoqualmie Valley School
24 District, Highline School District, Lake Washington School District,
25 Northshore School District, Enumclaw School District, Fife School
26 District, Auburn School District, and Renton School District have
27 previously entered into interlocal agreements with King County for the
28 collection and distribution of school impact fees. Each of those school
29 districts, through this ordinance, seeks to renew its capital facilities plan
30 for adoption as a subelement of the King County Comprehensive Plan
31 capital facilities element.

32 5. Consistent with K.C.C. 21A.28.154, the school technical review
33 committee met on June 5, 2026, to review each school district's capital
34 facilities plan, enrollment projections, standard of service, and the
35 district's overall capacity for the next six years to ensure consistency with
36 the Growth Management Act, with the King County Comprehensive Plan,
37 and adopted community and subarea plans and with the district's
38 calculation and rationale for proposed impact fees. The committee
39 concluded that the plans attached to this ordinance accurately reflect the
40 status of the districts' facilities and concurred with the calculation and
41 rationale for the impact fees documented in each district's capital facilities
42 plan.

43 6. Ordinance 19965, enacted September 8, 2025, includes a new formula
44 for the calculation of impact fees based on dwelling unit type and number
45 of bedrooms, and establishes a maximum impact fee amount for middle
46 housing, and apartment units.

47 7. The 2026 capital facilities plans for the Auburn School District,
48 Enumclaw School District, and Snoqualmie Valley School District
49 substantiate middle housing or apartment unit impact fees greater than five
50 thousand dollars. The middle housing and apartment unit impact fees in
51 this ordinance for these districts reflect the application of the maximum
52 impact fee amount as imposed by Ordinance 19965.

53 8. Washington State Environmental Policy Act review of the capital
54 facilities plans was conducted by each district as lead agency on behalf of
55 King County, and each district issued a Determination of Nonsignificance.
56 The environmental review conducted by each district adequately
57 represents the environmental elements and supports the issuance of a
58 Determination of Nonsignificance for a nonproject action.

59 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

60 SECTION 1. This ordinance is adopted to implement King County

61 Comprehensive Plan policies, the Washington State Growth Management Act, and King
62 County Ordinance 19965, with respect to the Tahoma School District, Federal Way
63 School District, Riverview School District, Issaquah School District, Snoqualmie Valley
64 School District, Highline School District, Lake Washington School District, Northshore
65 School District, Enumclaw School District, Fife School District, Auburn School District,

66 and Renton School District. This ordinance is necessary to address identified impacts of
67 development on the districts to protect the public health, safety and welfare, and to
68 implement King County's authority to impose school impact fees under RCW 82.02.050
69 through 82.02.090.

70 SECTION 2. Ordinance 18619, Section 2, as amended, and K.C.C. 20.12.473 are
71 hereby amended to read as follows:

72 The following school district capital facilities plans are adopted as subelements of
73 the King County Comprehensive Plan capital facilities element and are incorporated in
74 this section by reference:

75 A. The Tahoma School District No. 409 Capital Facilities Plan (~~((2025 to 2030))~~
76 2026 to 2031, adopted (~~((June 10, 2025))~~) June 9, 2026, which is included in Attachment A
77 to (~~((Ordinance 20016))~~) this ordinance;

78 B. The Federal Way Public Schools Capital Facilities Plan (~~((2026))~~) 2027,
79 adopted (~~((June 10, 2025))~~) June 9, 2026, which is included in Attachment B to
80 (~~((Ordinance 20016))~~) this ordinance;

81 C. The Riverview School District No. 407 Capital Facilities Plan (~~((2025))~~) 2026,
82 adopted (~~((June 24, 2025))~~) June 23, 2026, which is included in Attachment C to
83 (~~((Ordinance 20016))~~) this ordinance;

84 D. The Issaquah School District No. 411 (~~((2025))~~) 2026 Capital Facilities Plan,
85 adopted (~~((June 10, 2025))~~) June 9, 2026, which is included in Attachment D to
86 (~~((Ordinance 20016))~~) this ordinance;

87 E. The Snoqualmie Valley School District No. 410 Capital Facilities Plan
88 ~~((2025))~~ 2026, adopted ~~((June 5, 2025))~~ June 4, 2026, which is included in Attachment E
89 to ~~((Ordinance 20016))~~ this ordinance;

90 F. The Highline School District No. 401 Capital Facilities Plan ~~((2025-2030))~~
91 2026-2031, adopted ~~((July 2, 2025))~~ July 1, 2026, which is included in Attachment F to
92 ~~((Ordinance 20016))~~ this ordinance;

93 G. The Lake Washington School District No. 414 Six-Year Capital Facilities
94 Plan ~~((2025-2030))~~ 2026-2031, adopted ~~((June 23, 2025))~~ June 22, 2026, which is
95 included in Attachment G to ~~((Ordinance 20016))~~ this ordinance;

96 H. ~~((The Kent School District No. 415 Six Year Capital Facilities Plan 2024-~~
97 ~~2025 through 2030-2031, adopted July 10, 2024, which is included in Attachment H to~~
98 ~~Ordinance 19859;~~

99 I.) The Northshore School District No. 417 Capital Facilities Plan ~~((2025-31))~~
100 2026-2032, adopted ~~((October 13, 2025))~~ June 22, 2026, which is included in Attachment
101 ~~((I))~~ H to ~~((Ordinance 20016))~~ this ordinance;

102 ~~((J.))~~ I. The Enumclaw School District No. 216 Capital Facilities Plan ~~((2025-~~
103 ~~2030))~~ 2026-2031, adopted ~~((June 30, 2025))~~ June 8, 2026, which is included in
104 Attachment ~~((J))~~ I to ~~((Ordinance 20016))~~ this ordinance;

105 ~~((K.))~~ J. The Fife School District No. 417 Capital Facilities Plan ~~((2025-2031))~~
106 2026-2032, adopted ~~((July 28, 2025))~~ July 27, 2026, which is included in Attachment
107 ~~((K))~~ J to ~~((Ordinance 20016))~~ this ordinance;

108 ~~((L.))~~ K. The Auburn School District No. 408 Capital Facilities Plan ~~((2025~~
109 ~~through 2031))~~ 2026 through 2032, adopted ~~((June 9, 2025))~~ June 8, 2026, which is
110 included in Attachment ~~((L.))~~ K to ~~((Ordinance 20016))~~ this ordinance; and

111 ~~((M.))~~ L. The Renton School District No. 403 ~~((2025))~~ 2026 Capital Facilities
112 Plan, adopted ~~((June 25, 2025))~~ June 24, 2026, which is included in Attachment ~~((M.))~~ L
113 to ~~((Ordinance 20016))~~ this ordinance.

114 SECTION 3. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010 are
115 hereby amended to read as follows:

116 A. The following school impact fees shall be assessed for the indicated types of
117 development:

((SCHOOL DISTRICT	SINGLE	MULTIUNIT
DETACHED	per dwelling unit	per dwelling unit
Auburn, No. 408	\$8,003	\$5,000
Enumelaw, No. 216	12,619	5,000
Federal Way, No. 210	0	0
Fife, No. 417	5,595	1,747
Highline, No. 401	0	0
Issaquah, No. 411	0	0
Kent, No. 415	0	0
Lake Washington, No. 414	7,277	170
Northshore, No. 417	16,550	5,000

Renton, No. 403	0	0
Riverview, No. 407	0	0
Snoqualmie Valley No. 410	13,126.84	5,000
Tahoma, No. 409	3,465	1,568))

Single Detached Dwelling Units¹

<u>School District</u>	<u>School District Fee Calculation</u>		<u>Impact Fee</u>	
			<u>(No Maximum Fee Obligation)</u>	
	<u>3 or More</u>	<u>2 or Fewer</u>	<u>3 or More</u>	<u>2 or Fewer</u>
	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Bedrooms</u>
<u>Auburn</u>	<u>\$8,003</u>	<u>\$0</u>	<u>\$8,003</u>	<u>\$0</u>
<u>Enumclaw</u>	<u>16,559</u>	<u>2,693</u>	<u>16,559</u>	<u>2,693</u>
<u>Federal Way</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Fife</u>	<u>7,933</u>	<u>0</u>	<u>7,933</u>	<u>0</u>
<u>Highline</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Issaquah</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Lake Washington</u>	<u>5,874</u>	<u>0</u>	<u>5,874</u>	<u>0</u>
<u>Northshore</u>	<u>11,395</u>	<u>8,400</u>	<u>11,395</u>	<u>8,400</u>
<u>Renton</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Riverview</u>	<u>3,608</u>	<u>0</u>	<u>3,608</u>	<u>0</u>
<u>Snoqualmie</u>	<u>17,251</u>	<u>2,005</u>	<u>17,251</u>	<u>2,005</u>
<u>Valley</u>				
<u>Tahoma</u>	<u>3,182</u>	<u>0</u>	<u>3,182</u>	<u>0</u>

¹ Means single detached residences, manufactured home, and mobile home units as each of these terms is defined individually in KCC

Middle Housing Units²

<u>School District</u>	<u>School District Fee Calculation</u>		<u>Impact Fee</u>	
	<u>3 or More</u>	<u>2 or Fewer</u>	<u>3 or More</u>	<u>2 or Fewer</u>
	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Bedrooms</u>
<u>Auburn</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Enumclaw</u>	<u>5,949</u>	<u>5,634</u>	<u>5,000</u>	<u>5,000</u>
<u>Federal Way</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Fife</u>	<u>1,878</u>	<u>0</u>	<u>1,878</u>	<u>0</u>
<u>Highline</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Issaquah</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Lake Washington</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Northshore</u>	<u>3,577</u>	<u>0</u>	<u>3,577</u>	<u>0</u>
<u>Renton</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Riverview</u>	<u>960</u>	<u>0</u>	<u>960</u>	<u>0</u>
<u>Snoqualmie</u>	<u>5,326</u>	<u>5,109</u>	<u>5,000</u>	<u>5,000</u>
<u>Valley</u>				
<u>Tahoma</u>	<u>157</u>	<u>0</u>	<u>157</u>	<u>0</u>

² Includes duplex, houseplex, townhouse, and cottage housing units, as each of these terms is defined individually in KCC Chapter 21A.06.

Maximum impact fee obligation = \$5,000)

Apartment Units³

<u>School District</u>	<u>School District Fee Calculation</u>		<u>Impact Fee</u>	
	<u>2 or More</u>	<u>1 or Fewer</u>	<u>2 or More</u>	<u>1 or Fewer</u>
	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Bedrooms</u>	<u>Bedrooms</u>
<u>Auburn</u>	<u>\$8,966</u>	<u>\$0</u>	<u>\$5,000</u>	<u>\$0</u>
<u>Enumclaw</u>	<u>9,537</u>	<u>0</u>	<u>5,000</u>	<u>0</u>

<u>Federal Way</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Fife</u>	<u>744</u>	<u>0</u>	<u>744</u>	<u>0</u>
<u>Highline</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Issaquah</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Lake Washington</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Northshore</u>	<u>255</u>	<u>0</u>	<u>255</u>	<u>0</u>
<u>Renton</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Riverview</u>	<u>2,697</u>	<u>0</u>	<u>2,697</u>	<u>0</u>
<u>Snoqualmie Valley</u>	<u>9,583</u>	<u>0</u>	<u>5,000</u>	<u>0</u>
<u>Tahoma</u>	<u>2,181</u>	<u>0</u>	<u>2,181</u>	<u>0</u>

³ Has the same meaning as that term is defined in KCC Chapter 21A.06, and it does not include a townhouse. Maximum impact fee obligation = \$5,000.

118 B. The school impact fees established in subsection A. of this section take effect
119 January 1, ((2026)) 2027.

120 SECTION 4. Severability. If any provision of this ordinance or its application to

- 121 any person or circumstance is held invalid, the remainder of the ordinance or the
- 122 application of the provision to other persons or circumstances is not affected.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: A. Tahoma School District No. 409 Capital Facilities Plan 2026 to 2031, B. Federal Way Public Schools Capital Facilities Plan 2027, C. Riverview School District No. 407 Capital Facilities Plan 2026, D. Issaquah School District No. 411 2026 Capital Facilities Plan, E. Snoqualmie Valley School District No. 410 Capital Facilities Plan 2026, F. Highline School District No. 401 Capital Facilities Plan 2026-2031, G. Lake Washington School District No. 414 Six-Year Capital Facilities Plan 2026-2031, H. Northshore School District No. 417 Capital Facilities Plan 2026-2032, I. Enumclaw School District No. 216 Capital Facilities Plan 2026-2031, J. Fife School District No. 417 Capital Facilities Plan 2026 -2032, K. Auburn School District No. 408 Capital Facilities Plan 2026 through 2032, L. Renton School District No. 403 2026 Capital Facilities Plan

Attachment A

TAHOMA SCHOOL DISTRICT NO. 409

Maple Valley, Washington

Resolution No. 2026-08 Capital Facilities Plan for 2026-2031

WHEREAS, the Tahoma School District No. 409 is required to adopt the Capital Facilities Plan for the 2026-2031 school years; and,

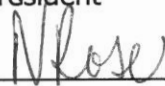
WHEREAS, the Board of Directors is satisfied with the plan;

THEREFORE, BE IT RESOLVED that the Board of Directors of the Tahoma School District No. 409, on this 9th day of June, 2026, approves the Capital Facilities Plan for the 2026-2031 school years.

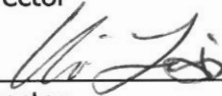
ADOPTED THIS 9th day of June, 2026.



President



Director



Director



Director



Director

ATTEST:



Secretary

CAPITAL FACILITIES PLAN

2026 to 2031

**Tahoma School District
No. 409**

Adopted: TBD - Anticipated June 9, 2026

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TAHOMA SCHOOL DISTRICT NO. 409
2026
CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the district.

The district has seen steady enrollment growth over the last thirty years, increasing by roughly 1,500 students every ten years from 1998 to 2018, with continuing K-12 enrollment growth through 2024. The district balances academic performance with operational efficiency by running schools that hold more students and staff than many neighboring districts in an effort to maximize taxpayer funds. As a result, the district is home to some of the largest secondary schools in the State in terms of student headcount, including the largest high school in the State, Tahoma High School.

Following a long period of modest growth, the district saw its year-over-year October enrollment decrease by 143 students in 2025 and anticipates its enrollment will decline by another 95 students in 2026. This trend is in alignment with most school districts in the Puget Sound region and is primarily attributed to lower birth rates and a difficult housing market. However, in Tahoma's case, nearly all the district's enrollment decline is derived from small kindergarten cohorts. The district anticipates that Tahoma High School will continue to grow for at least another five years until the current elementary cohorts reach the high school level. The district faces a challenging situation: overall enrollment is projected to decline, while its high school—already over capacity—will continue to grow.

To help navigate through this predicament, in the Fall of 2024, the district created a citizen advisory group titled the Capital Facility Committee with the purpose of identifying both immediate and long-term facility needs of the district. This committee is composed of staff and community members and has met at least monthly since its inception with the goal of providing a recommendation to the Board of Directors in June 2026.

Based on discussions from the Committee, there is a moderate likelihood that additional portable units will be added to Tahoma High School, an elementary school will be remodeled, and a new middle school will be constructed. These moves would open the possibility of converting an existing middle school into a new high school if capacity continues to be an issue in the future, thus creating additional high school capacity needed to serve growth.

SIX-YEAR ENROLLMENT PROJECTIONS

The district consulted with William L. (“Les”) Kendrick Ph.D., an independent demographer, to gain a better understanding of the current reality for Tahoma. The demographer uses a modified cohort-survival method to forecast future enrollment. The method considers a variety of factors to evaluate the potential student population growth for the years 2026 through 2035. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the district’s boundaries.

K-12 enrollment in the four-county Puget Sound area is still lower than it was before the pandemic. Over the past year, enrollment declined by 3,715 students across the four counties (King, Kitsap, Pierce, and Snohomish). In King County specifically, enrollment fell by 2,735 students.

Tahoma remains the most “family-friendly” district in King County, with more K-12 public students per household than any other district at 55 students for every 100 housing units. Additionally, according to a recent Demographic Report, the district has a high “student generation rate” from new single-family homes with 93 students per 100 homes built. These factors suggest that as the housing market recovers, Tahoma will continue to see net gains in enrollment.

Calculations based on the updated enrollment data indicate that enrollment will decline over the next six years. Current headcount enrollment of 8,794 (October 2025) is projected to decrease to 8,699 in the 2026-27 school year. However, as noted above, the district expects to continue to see growth at the high school level.

The district will continue to monitor new residential development given the direct relationship to enrollment increases. Appendix A-1 includes the district’s six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the district." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The district's standard of service is based on funded implementation of K-3 class size reduction. The district has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 19 and 4-5 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art, STEM, Music, FRS, and Physical Education in self-contained classrooms.
4. Gifted education is offered as either pullout or self-contained classes (average class size is 20).
5. Remedial services are offered as pull-out models and utilize space available in each school.
6. The district has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The district will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 32.
2. Self-contained special education classes are offered in all buildings.
3. Advanced vocational classes have less than average number of enrollees.
4. Classes are utilized during the day for planning and student consultation.
5. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not always conducive for scheduling general classes. The district utilizes these specialty areas to the greatest extent possible.

The district recently reviewed the utilization of its school facilities and has adjusted the total capacity numbers for each school to reflect actual building use.

At this time, enrollment figures show the district has facility capacity for the following schools:

Cedar River Elem	K-5	Is under capacity by 200 students in permanent facilities and is 302 students under capacity when considering relocatable facilities.
Glacier Park Elem	K-5	Is over capacity by 145 students in permanent facilities and 131 students under capacity when considering relocatable facilities.
Lake Wilderness Elem	K-5	Is under capacity by 51 students in permanent facilities and 143 students under capacity when considering relocatable facilities.
Rock Creek Elem	K-5	Is over capacity by 42 students in permanent facilities and 188 under capacity when considering relocatable facilities.
Shadow Lake Elem	K-5	Is under capacity by 69 students in permanent facilities and 161 students under capacity when considering relocatable facilities.
Tahoma Elem	K-5	Is over capacity by 25 students in permanent facilities and 113 students under capacity when considering relocatable facilities.
Maple View Middle *90% utilization based on a 6-period day	6-8	Is under capacity by 69 students in permanent facilities.
Summit Trail Middle *90% utilization based on a 6-period day	6-8	Is over capacity by 155 students in permanent facilities and under capacity by 2 students when considering relocatable facilities.
Tahoma High *80% utilization based on a 8-period day	9-12	Is over capacity by 417 students in permanent facilities and over capacity by 185 students when considering relocatable facilities.

INVENTORY OF PERMANENT FACILITIES

Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 2025 Head Count Enrollment
Cedar River Elementary	K-5	22516 Sweeney Road SE Maple Valley, 98038	782	92	582
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	598	276	743
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	759	92	708
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dia Rd SE Maple Valley, 98038	598	230	640
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	529	92	460
Tahoma Elementary	K-5	24425 S.E. 216 th Maple Valley, 98038	621	138	646
Maple View Middle School	6-8	18200 SE 240 th Kent, 98042	1,122	0	1053
Summit Trail Middle School	6-8	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	992	157	1147
Tahoma High School	9-12	23499 SE Tahoma Way Maple Valley, 98038	2,398	232	2815

Support Facilities

Central Services Center	25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038
Transportation	22050 SE Petrovsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038
Technology and Maintenance	18200 SE 240 th Kent, 98042

PROJECTED ENROLLMENT AND CAPACITY

The district continues to review its enrollment and related housing needs, as well as planned capacity improvements. Future updates to this CFP will include any adopted adjustments as well as updated information from the superintendent and school board related to planned construction and therefore additional capacity. At the present time, the district anticipates solutions to address the need for additional high school capacity to serve existing and future enrollment growth. Action would be needed by the board to place a bond before the voters, leading to the voter's approval of the construction bond. The district will continue to use relocatable facilities to address growth needs and deficiencies. In particular, the district plans to closely monitor capacity needs and add or adjust (for example, moving portables from one grade level to another, if possible based on site and facility conditions) relocatable capacity as necessary depending on actual enrollment growth. Note that the district uses relocatable capacity as a temporary remedy only.

The Projected Enrollment and Capacity chart on the following page includes proposed capacity additions over the six year planning period.

PROJECTED ENROLLMENT AND CAPACITY (2026 - 2031)

Elementary (K-5)	2026	2027	2028	2029	2030	2031
Permanent Program Capacity	3,887	3,887	3,887	4,037	4,037	4,037
Total Relocatable Capacity	920	920	920	920	920	920
Total Capacity	4,807	4,807	4,807	4,957	4,957	4,957
Projected Enrollment	3,497	3,273	3,127	3,031	3,044	3,113
Available Capacity (Temp. & Perm. Facilities)	900	1,534	1,680	1,926	1,913	1,844

Middle Schools (6-8)	2026	2027	2028	2029	2030	2031
Permanent Program Capacity*	2,114	2,114	2,114	2,114	2,114	2,114
Total Relocatable Capacity	157	157	157	157	157	157
Total Capacity	2,271	2,271	2,271	2,271	2,271	2,271
Projected Enrollment	2,222	2,270	2,181	2,089	1,880	1,696
Available Capacity (Temp. & Perm. Facilities)	49	1	90	182	391	575

*Assumes a 90% utilization factor

High School (9-12)	2026	2027	2028	2029	2030	2031
Permanent Program Capacity*	2,398	2,398	2,398	2,398	2,398	3,998^
Total Relocatable Capacity	232	296	296	296	296	296
Total Capacity	2,630	2,694	2,694	2,694	2,694	4,294
Projected Enrollment	2,980	2,931	3,032	3,009	3,058	3,032
Available Capacity (Temp. & Perm. Facilities)	-350	-237	-338	-315	-364	1,262

* Assumes an 80% utilization factor

^ Maple View Middle School is converted to a new 1,600 student capacity high school following the construction of a new middle school.

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

To meet expected enrollment increases and to address other facility needs, the district in recent years completed several bond projects and implemented grade reconfiguration. The district is now planning for additional capacity projects at all three grade levels. The middle and high school projects are growth related in that a new middle school will allow for the existing Maple View Middle School to be converted to a high school use to address continued growth at that level.

The district's voters funded a \$195M bond in 2013. The district's completion of the 2013 bond projects and associated grade reconfiguration help to address continuing enrollment growth. Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), completed in August 2017, resulting in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were completed in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increased K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center added nearly 1,450 net new seats at the 9-12 level when it opened in 2017. In the spring of 2022, the district opened a six-classroom permanent modular construction addition (204 new seats) at the Cedar River Elementary School campus (funded by school impact fee revenue).

The district qualified for SCAP funds for the listed projects initiated during the 2013 bond. The allocations for these projects were as follows: LWES with a budget of \$14,155,422 and TSHS with \$20,502,741. These projects met the eligibility criteria for SCAP funding, which included major new construction or modernization efforts. The district had secured local funding and demonstrated the necessary financial planning to support these initiatives, ensuring compliance with SCAP requirements. The State also provided a one-time capital budget allocation of \$4,258,000 to assist with the acquisition of the property to build TSHS. The State does not normally fund school district property acquisition.

The district is positioned to qualify for future SCAP funding for new projects. This preliminary estimate will be refined as planning progresses and following voter approval of bonds and/or levies. The district's commitment to meeting state eligibility criteria, including considerations for handicapped student counts, existing square footage, and enrollment data, ensures a strong potential for securing future SCAP funding.

ESTIMATE OF STATE ASSISTANCE - DRAFT - LONG RANGE PLANNING						
TAHOMA SCHOOL DISTRICT NO. 409						
EVALUATED:	January 26, 2023					
PROJECT	MULTIPLIED TOGETHER			ESTIMATE	12.5% SOFT COSTS	TOTAL ESTIMATED ELIGIBILITY
	SQ. FTG.	CCA	%			
DISTRICT-WIDE POOL OF ELIGIBILITY FOR NEW K-8 SQ FT FOR UNHOUSED STUDENTS (NEGATIVE NUMBER INDICATES OVERHOUSED)	(31,068)	\$246.83	62.36%	\$0	\$0	\$0
DISTRICT-WIDE POOL OF ELIGIBILITY FOR K-8 MODERNIZATION OR REPLACEMENT (NEW-IN-LIEU) SQ FT (NEGATIVE NUMBER INDICATES NO ELIGIBILITY)	157,976	\$246.83	62.36%	\$24,316,170	\$3,039,521	\$27,355,691
DISTRICT-WIDE POOL OF ELIGIBILITY FOR NEW 9-12 SQ FT FOR UNHOUSED STUDENTS (NEGATIVE NUMBER INDICATES OVERHOUSED)	91,475	\$246.83	62.36%	\$14,080,124	\$1,760,015	\$15,840,139
DISTRICT-WIDE POOL OF ELIGIBILITY FOR 9-12 MODERNIZATION OR REPLACEMENT (NEW-IN-LIEU) SQ FT (NEGATIVE NUMBER INDICATES NO ELIGIBILITY)	91,475	\$246.83	62.36%	\$14,080,124	\$1,760,015	\$15,840,139
NOTES						\$59,035,969
1	THIS IS A PRELIMINARY ESTIMATE ONLY. FUNDING ESTIMATES ARE REFINED AT D-4. FUNDING IS CONFIRMED ONLY AFTER JULY 15 OF RELEASE YEAR.					
2	ESTIMATES SHOWN HERE ARE CONSTRUCTION COSTS PLUS ASSUMED 12.5% ELIGIBLE SOFT COSTS.					
3	HANDICAPPED STUDENT COUNT IS PER 2014-2015 FORM 1066					
4	CCA: CONSTRUCTION COST ALLOWANCE FOR JULY 2022 RELEASE OF FUNDS.					
5	%: FUNDING ASSISTANCE PERCENTAGE FOR 2022 FOR TAHOMA SCHOOL DISTRICT					
6	INVENTORY AND RECENTLY IMPROVED SF INFO IS BASED ON 2016 S&S UPDATE, SCHOOL WEBSITE INFO REGARDING GRADE LEVEL RE-ALIGNMENTS, AND AREA ANALYSIS FOR NEW LWES AND NEW HS.					
7	IF SCAP-FUNDED MODERNIZATION PROJECTS ARE BEING CONSIDERED, CONTACT REGIONAL COORDINATOR TO REVIEW ISSUES UNIQUE TO MODERNIZATIONS					
8	CONTACT REGIONAL COORDINATOR TO REVIEW POTENTIAL PROJECT SCHEDULE IMPACTS ON ELIGIBILITY					
9	TOTALS IN CHART ABOVE REPRESENT "POOL" OF ELIGIBILITY TO DRAW FROM. HOWEVER, AGE-ELIGIBILITY AND OTHER FACTORS MAY GOVERN FOR INDIVIDUAL MOD/NEW-IN-LIEU PROJECT.					
10	ABOVE CALCULATION SEES NEW HS AND LAKE WILDERNESS ES AS COMPLETED, WITH SQ FT CHANGES ACCOUNTED FOR IN SQ FT AND IMPROVED SQ FT INVENTORIES					

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed / Actual End Date	Location	Capacity Change*	% of Facilities to Serve New Growth	Unsecured Local Funds**	Secured Funds***	Site Cost****	Estimated Construction Cost
THS (portable units)	2026	2027	23499 SE Tahoma Way, Maple Valley, WA 98038	64	100%	\$450,000	TBD	N/A	\$450,000
TES	2027	2029	24425 SE 216 TH St., Maple Valley, WA 98038	150	N/A	\$70,000,000	TBD	N/A	\$70,000,000
NEW MS	2027	2031	25600 SE Summit Landsburg Rd, Ravensdale, WA	1,150	N/A	\$140,000,000	TBD	N/A	\$140,000,000
MVMS converted to HS	2029	2031	18200 SE 240th St, Covington, WA 98042	1,600	100%	TBD	TBD	N/A	TBD
TOTAL									\$210,450,000

* At 100% utilization.

** Funding subject to future bond or capital levy proposal; future impact fee revenue may also be used to offset costs related to growth capacity.

*** Includes expected State School Construction Assistance Program funds.

**** Previously purchased property paid from earlier bond issues unless otherwise noted.

Historic Levels of Funding:

The November 2013 bond measure passed by 69.5% of Tahoma voters in the amount of \$195M. The funds from this measure were used to build the new Tahoma High School, replace the aging Lake Wilderness Elementary School, and perform a number of capital improvements throughout the district. The district has passed three of its four attempts to run Capital Projects (Technology) Levies over the last decade with the one failure occurring in February of 2018. The most recent Capital Levy was passed by 58.3% of Tahoma voters in February of 2026 in the amount of \$22.2M. The funds from this measure will be used to fund technology improvements, equipment, staffing, and training.

The district also received \$38,916,163 in SCAP funds toward the 2013 Bond projects. The district expects that it will qualify for SCAP funds for the Tahoma Elementary School and New Middle School projects identified in this CFP.

King County Appraised Value by School District

As of August 7, 2025

	District	No. of Properties	Total Appraised Value	Property Type			Total
				Residential	Commercial	Condos/Apts	
1	Skykomish	1,977	727,760,000	95%	5%	0%	100%
2	Riverview	10,187	8,394,360,000	94%	5%	1%	100%
3	Vashon Island	7,841	4,984,300,000	92%	7%	1%	100%
4	Tahoma	17,089	13,560,500,000	90%	8%	2%	100%
5	Auburn	25,349	22,310,000,000	89%	5%	6%	100%
6	Snoqualmie Valley	18,002	17,075,640,000	85%	11%	4%	100%
7	Enumclaw	14,133	9,192,450,000	84%	14%	2%	100%
8	Issaquah	42,127	56,120,000,000	78%	10%	12%	100%
9	Shoreline	24,463	24,630,000,000	75%	13%	12%	100%
10	Northshore	30,054	36,950,000,000	72%	15%	13%	100%
11	Lake Washington	69,791	111,750,000,000	67%	16%	17%	100%
12	Federal Way	40,754	29,790,000,000	66%	19%	15%	100%
13	Highline	39,595	35,670,000,000	59%	27%	13%	100%
14	Bellevue	44,340	114,940,000,000	57%	27%	16%	100%
15	Kent	52,152	48,260,000,000	56%	31%	13%	100%
16	Renton	39,372	42,950,000,000	56%	31%	14%	100%
17	Mercer Island	8,662	22,150,000,000	53%	37%	11%	100%
18	Seattle	227,561	367,940,000,000	45%	35%	20%	100%
19	Tukwila	5,096	6,350,000,000	30%	50%	20%	100%

Data courtesy of King County Assessor's Office

<https://localscape.property/#kingcountyassessor/Overview/Search/School%20District/409>

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 19965 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. This year's impact fee calculation aligns with the requirements in Engrossed Second Substitute Senate bill 5258 to calculate impact fees using bedroom count. The formula calculates fees for new single-family, middle housing (townhome/duplex/multi-plex), and apartments/condo units, all using bedroom count distinctions as required by State law and local ordinance.

Impact fees are calculated based on the district's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the district and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for each dwelling unit type in the Tahoma School District were provided by the King County Assessor in April 2026. See Appendix D for an explanation of the student generation rates used to determine the per dwelling unit impact.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need. The King County Ordinance also applies an arbitrary cap of \$5,000 to middle housing and multi-family units.

The district's impact fees are based on the new middle school project, which will allow conversion of the existing Maple View Middle School to new high school capacity..

Appendix B includes the district's fee calculation, which is summarized in the table below.

SCHOOL IMPACT FEESs

Housing Type	Impact Fee Per Dwelling Unit*
Single Family 3+ Bdrm	\$3,182
Single Family 2/less Bdrm	\$0
Middle Housing 3+ Bdrm	\$157
Middle Housing 2/less Bdrm	\$0
Apartment/Condo 2+ Bdrm	\$2,181
Apartment/Condo 1/less Bdrm	\$0

*Discounted by 50% per KCC 21A.43 KCC and Ordinance No. 19965.

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APPENDIX A – SIX-YEAR ENROLLMENT PROJECTION

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Grade	Headcount	Headcount	Headcount	Headcount	Headcount	Headcount
K	465	510	516	534	541	547
1	477	465	510	516	534	541
2	528	478	465	510	516	534
3	630	528	478	465	510	516
4	661	630	528	478	465	510
5	736	662	630	528	478	465
6	732	747	672	640	538	488
7	772	742	757	682	650	548
8	719	781	752	767	692	660
9	728	728	791	762	777	702
10	775	728	728	791	762	777
11	681	785	728	728	791	762
12	797	690	785	728	728	791
TOTAL	8,699	8,474	8,340	8,129	7,982	7,841

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

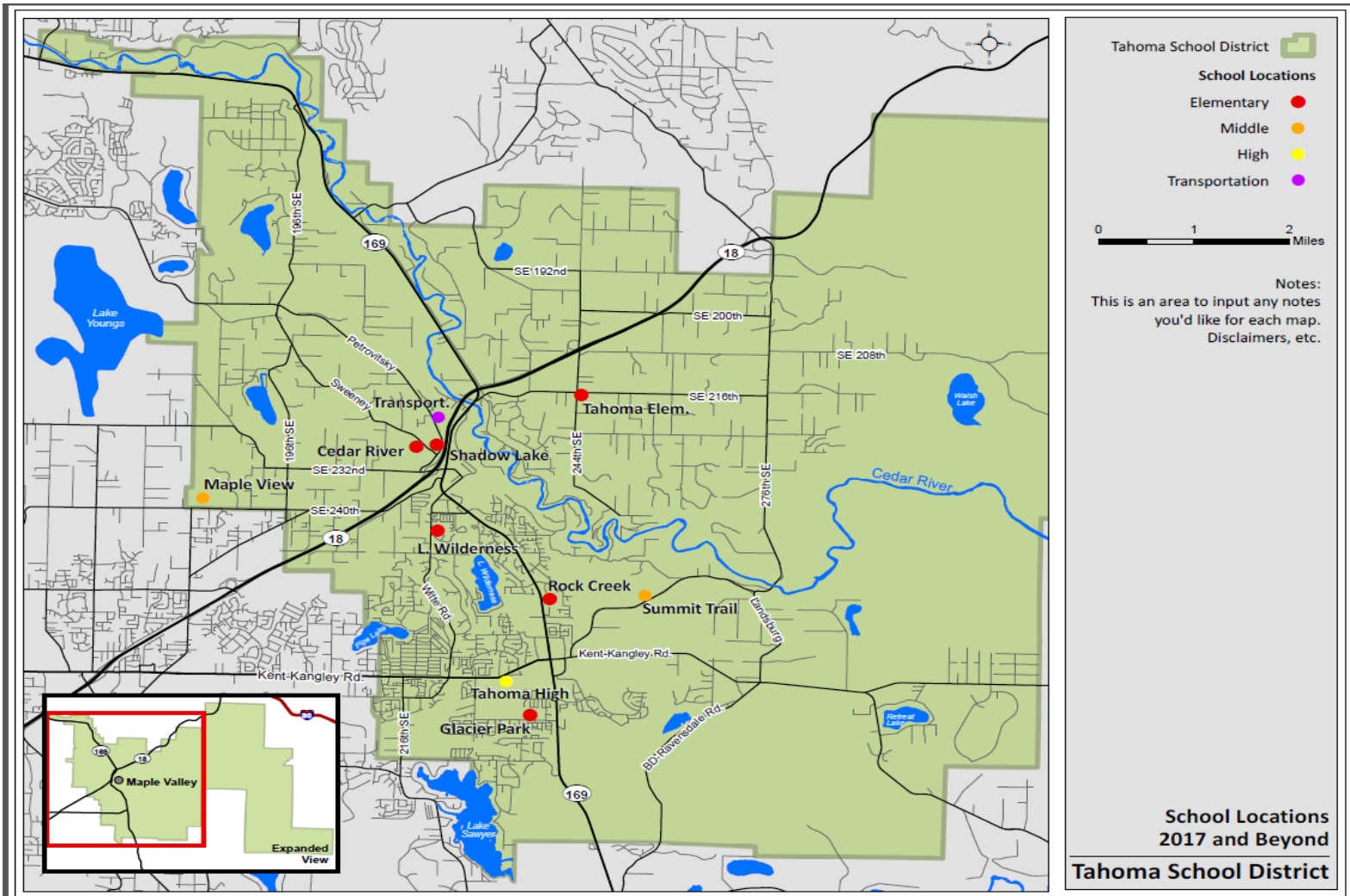
DISTRICT	Tahoma School District						
YEAR	2026						
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
				Student	Student		
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acreage	Acre	Capacity	SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	12.00	\$ -	600	0.332	0.077	\$0	\$0
Middle	20.00	\$ -	1150	0.165	0.038	\$0	\$0
High	40.00	\$ -	2,100	0.177	0.048	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	96.11%		600	0.322	0.077	\$0	\$0
Middle	96.11%	140,000,000	1150	0.165	0.038	\$19,306	\$4,446
High	96.11%	\$ -	2100	0.177	0.048	\$0	\$0
						\$19,306	\$4,446
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
				Student	Student	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	SFR 3+	SFR 2 or less
	Total Sq.Ft.	Cost	Size	SFR 3+	SFR 2 or less		
Elementary	3.89%	\$ -	25	0.322	0.077	\$0	\$0
Middle	3.89%	\$ -	30	0.165	0.038	\$0	\$0
High	3.89%	\$ 225,000.00	30	0.177	0.048	\$52	\$14
					TOTAL	\$52	\$14
State School Construction Funding Assistance Credit:							
CCA X SPI Square Footage X District Funding Assistance % X Student Factor							
				Student	Student		
	CCA	SPI	Funding	Factor	Factor	Cost/	Cost/
		Footage	Asst %	SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	\$ 399.38	90	0.00%	0.322	0.077	\$0	\$0
Middle	\$ 399.38	108	66.38%	0.165	0.038	\$4,724	\$1,088
High	\$ 399.38	130	0.00%	0.177	0.048	\$0	\$0
					TOTAL	\$4,724	\$1,088
Tax Payment Credit:						SFR 3+	SFR 2 or less
Average Assessed Value						\$864,477	\$666,513
Capital Bond Interest Rate						4.77%	4.77%
Net Present Value of Average Dwelling						\$6,750,454	\$5,204,610
Years Amortized						10	10
Property Tax Levy Rate						\$1.22	\$1.22
	Present Value of Revenue Stream					\$8,269	\$6,375
	Fee Summary:			SFR 3+	SFR 2 or less		
	Site Acquisition Costs			\$0	\$0		
	Permanent Facility Cost			\$19,306	\$4,446		
	Temporary Facility Cost			\$52	\$14		
	State SCFA Credit			(\$4,724)	(\$1,088)		
	Tax Payment Credit			(\$8,269)	(\$6,375)		
	FEE (AS CALCULATED)			\$6,364	(\$3,003)		
	Fee (AS DISCOUNTED)			\$3,182	(\$1,502)		
	Final Fee				\$0		

BFM Meeting Materials

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October 28, 2026

APPENDIX C – SCHOOL DISTRICT MAP



APPENDIX D – STUDENT GENERATION RATES

2026 Student Generation Rates

The district's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 19965 identifies that the "Student Factor" "shall be based on district records on average actual student generation rates for a statistically valid sample of newly constructed dwelling units over a period of between five years and ten years before the date of the fee calculation. If such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used; however, a district may use its calculated student factor for the apartment units category for the middle housing units if there is insufficient data in the district to calculate a student factor for middle housing units."

The district's borrows student generation factors from the Snoqualmie Valley School District, an adjacent district and one with similar demographics. The District will continue to monitor its own pool of development with the aim of preparing in the future district-specific student generation rates. In addition, the Snoqualmie Valley School District data is limited for apartments/condos in that, due to permit data limitations, separating units by bedroom is not possible. Therefore, the data uses the cumulative SGR data from all units in that category. For the units in that same category with lower bedroom counts (one bedrooms or less), the district assumes a \$0 school impact fee.

Table 1: K–12 Students by Grade Group per Housing Unit Built 2015–2024

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	1,223	379	189	203	771	0.310	0.155	0.166	0.630
Two Bedrooms or Less	104	8	4	5	17	0.077	0.038	0.048	0.163
Three Bedrooms or More	1,119	371	185	198	754	0.332	0.165	0.177	0.674
Middle Housing ^(a)	258	35	17	15	67	0.136	0.066	0.058	0.260
Two Bedrooms or Less	8	1	0	1	2	0.125	0.000	0.125	0.250
Three Bedrooms or More	250	34	17	14	65	0.136	0.068	0.056	0.260
Apartments ^(b)	472	85	48	59	192	0.180	0.102	0.125	0.407

Notes

Housing units built in 2025 are excluded, because they may not have been completed and occupied by October 2025.

Parcels with present use codes Condominium (Residential) and Condominium (Mixed Use) are classified as single-family detached, middle housing, or apartments based on dwelling unit type.

(a) The middle housing category includes parcels with present use codes: Duplex, Triplex, 4-Plex, and Townhouse Plat. As defined in King County Title 21A.43.003, "Middle housing units" includes duplex, houseplex, townhouse, and cottage housing units.

(b) The apartments category includes parcels with present use codes: Apartment, Apartment (Mixed Use), Apartment (Co-Op), Apartment (Subsidized), Vacant (Multi-Family).

As defined in King County Title 21A.43.003, "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. 21A.06.069 Apartment: a building consisting of ten or more dwelling units sharing a common roof, wall, or floor.

Sources

Snoqualmie Valley School District March 2026 headcount enrollment.

King County GIS Center parcels and Department of Assessments property data.

Attachment B



**FEDERAL WAY
PUBLIC SCHOOLS**

Each Scholar: A voice. A dream. A **BRIGHT** future.



Lake Grove Elementary



Mirror Lake Elementary



Wildwood Elementary



Thomas Jefferson High School



Star Lake Elementary/
Evergreen Middle School



Memorial Field Renovation



Olympic View K-8



Illlahee Middle School

CAPITAL FACILITIES PLAN 2027

FEDERAL WAY PUBLIC SCHOOLS
2027
CAPITAL FACILITIES PLAN
June 9, 2026

BOARD OF EDUCATION

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Dr. Dani Pfeiffer

Prepared by: Rob Bryant, Chief Finance & Operations Officer
Jennifer Thomas, Student & Demographic Forecaster

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INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No. 4278 effective June 2018, revised December 2021, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of June 2026.

This plan will be submitted for consideration to each of the jurisdictions located within the Federal Way Public Schools' service area: King County, the City of Kent, City of Federal Way, and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is requested to be included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school mitigation fees as part of the SEPA process. Discussions with the City of Milton to adopt an ordinance for school impact fees for parcels located within the Federal Way School District's service area is in process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by the voters in 2017. Prior to the passage of the Phase 2 Bond the District formed a 100-member Facilities Planning Committee consisting of parents, community members and staff. This Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. The voters passed this \$450M bond authorization with a 62% YES vote reflecting a commitment to invest in the modernization of our infrastructure. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, Wildwood Elementary, Olympic View K-8 and Memorial Field. Illahee Middle School is complete and occupied in its 1 year warranty period.

INTRODUCTION, continued

The rebuilding of the schools has and will continue to create additional capacity for students at the elementary and high school levels.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools, including new single-family and multi-family residential developments and any impacts due to the COVID-19. In accordance with the McCleary decision, the State has provided funding to reduce K-3 class size to 17 and 4-12 class size to 25. Beginning in 2019-20 the legislature expected compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. However, the District's 2022-23 enrollment was higher than projected. We have seen similar growth in the 2023-2024 and 2024-2025 school years, although we have not yet reached our Pre-Covid enrollment numbers. We are anticipating continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail project completion.

The District has increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections (even with projected growth at that level). The 2026 Capital Facilities Plan shows fairly flat enrollment; however, we will monitor and adjust accordingly our projections yearly based on new housing developments currently being proposed to open in 2027 and beyond.

The District is not requesting school impact fees as a part of this Capital Facilities Plan update as it anticipates having sufficient capacity to serve new students from growth over the six year planning period. As such, the CFP does not include a school impact fee calculation, and the District has not prepared updated the student generation rates that are used in that calculation. However, the District intends to monitor development activity and student enrollment closely in the event of any shift in expected student enrollment. In such case, the District will incorporate updated information in the next CFP update or, if necessary, an interim update.

SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)

Adelaide	1635 SW 304 th St	Federal Way	98023
Brigadoon	3601 SW 336 th St	Federal Way	98023
Camelot	4041 S 298 th St	Auburn	98001
Enterprise	35101 5 th Ave SW	Federal Way	98023
Green Gables	32607 47 th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308 th St	Auburn	98001
Lake Grove	303 SW 308 th St	Federal Way	98023
Lakeland	35827 32 nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300 th St	Auburn	98001
Mirror Lake	625 S 314 th St	Federal Way	98003
Nautilus (K-8)	1000 S 289 th St	Federal Way	98003
Olympic View (K-8)	2626 SW 327 th St	Federal Way	98023
Panther Lake	34424 1 st Ave S	Federal Way	98003
Rainier View	3015 S 368 th St	Federal Way	98003
Sherwood Forest	34600 12 th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325 th Pl	Federal Way	98023
Star Lake	26812 40 th Ave S, Bldg.B	Kent	98032
Sunnycrest	24629 42 nd Ave S	Kent	98032
Twin Lakes	4400 SW 320 th St	Federal Way	98023
Valhalla	27847 42 nd Ave S	Auburn	98001
Wildwood	2405 S 300 th St	Federal Way	98003
Woodmont (K-8)	26454 16 th Ave S	Des Moines	98198

MIDDLE SCHOOLS (6-8)

Federal Way Public Academy (6-10)	34620 9 th Ave S	Federal Way	98003
Illahee	36001 1 st Ave S	Federal Way	98003
Kilo	4400 S 308 th St	Auburn	98001
Lakota	1415 SW 314 th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360 th ST	Auburn	98001
Evergreen	26812 40 th Ave S, Bldg.A	Kent	98032
TAF @ Saghalie (6-12)	33914 19 th Ave SW	Federal Way	98023

HIGH SCHOOLS (9-12)

Decatur	2800 SW 320 th St	Federal Way	98023
Federal Way	30611 16 th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288 th St	Auburn	98001
Todd Beamer	35999 16 th Ave S	Federal Way	98003
Career Academy at Truman	31455 28 th Ave S	Federal Way	98003

ADDITIONAL SCHOOLS

Internet Academy (K-12)	31455 28 th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21 st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28 th Ave S	Federal Way	98003
ES24 (Former DeVry Property) (K-8)	3600 S 344 th Way	Federal Way	98001
ECEAP (Former Headstart Bldg)	31457 28 th Ave S	Federal Way	98003

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332 nd St	Federal Way	98003
Federal Way Memorial Field	1300 S 308 th St	Federal Way	98003
Educational Services Center	33330 8 th Ave S	Federal Way	98003
Support Services Center	1211 S 332 nd St	Federal Way	98003

Leased Property

Early Learning Center at Uptown Square	1066 S 320 th St	Federal Way	98003
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Undeveloped Property

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335 th Streets - 10.04 Acres
73	N of SW 320 th and east of 45 th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1 st Way S and S 342 nd St – Minimal acreage
96	S 308 th St and 14 th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

NEEDS FORECAST - EXISTING FACILITIES

PHASE	EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
As needed	Purchase and Relocate Portables	Interim Capacity	Available District Funds
II	Thomas Jefferson High School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Illahee Middle School	Replace Existing Building	Voter Approved Capital bond
II	Evergreen Middle School	Replaced Existing Building	Voter Approved Capital bond
II	Lake Grove Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Mirror Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Olympic View K-8 School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Star Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Wildwood Elementary	Replaced Existing Building, Increase Capacity	Voter Approved Capital bond
II	Memorial Stadium	Replaced Existing Facility	Voter Approved Capital bond
II	ES24 (DeVry Property)	Temp Swing School Increase Capacity	SCAP and K-3 Class size reduction funding
III	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD
III	Decatur High School	Replace Existing Building, Increase Capacity	TBD
III	Kilo Middle School	Replace Existing Building	TBD
III	Sacajawea Middle School	Replace Existing Building	TBD
III	Adelaide Elementary	Replace Existing Building, Increase Capacity	TBD
III	Brigadoon Elementary	Replace Existing Building, Increase Capacity	TBD
III	Camelot Elementary	Replace Existing Building, Increase Capacity	TBD
III	Lake Dolloff Elementary	Replace Existing Building, Increase Capacity	TBD
III	Nautilus K-8 School	Replace Existing Building, Increase Capacity	TBD
III	Twin Lakes Elementary	Replace Existing Building, Increase Capacity	TBD
III	Woodmont K-8 School	Replace Existing Building, Increase Capacity	TBD

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS
--------------	----------	-----------------------------

FWPS has leased a portion of the Truman Campus property to Region X and Puget Sound Education Service District. Region X and PSESD built a Head Start building on this property which has served Federal Way 3- and 4-year-olds for the last twenty years. In the recent re-competition, the federal funding for a Head Start program at this location was lost. Subsequently the District has been using this facility for a state-funded Early Childhood Education (ECEAP) program and has secured the title to the building. The building will only be available for preschool activities.

FEDERAL WAY PUBLIC SCHOOLS 2027 CAPITAL FACILITIES PLAN

SIX YEAR FINANCE PLAN

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	\$680
Land Sale Funds (2)	\$7,685,000
Bond or Levy Funds (3)	\$11,689,000
K3-Class Size Reduction (4)	\$4,269,000
School Construction Assistance Program (SCAP) (5)	\$17,171,440
TOTAL	\$40,815,120

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (6)	\$0
K-3 Class Size Reduction (7)	\$0
Bond Funds (8)	\$0
Land Fund Sales (9)	\$0
Impact Fees (10)	\$0
TOTAL	\$0

Actual and Planned Expenditures

Total Secured Funding and Projected Revenue	\$40,815,120
--	---------------------

NEW SCHOOLS	Estimated and Prior Years	Budget 2026-2027	2027 2027-2028	2028 2028-2029	2029 2029-2030	2030 2030-2031	2031 2031-2032	2032 2032-2033	Total 2025-2033	Total Cost
MODERNIZATION AND EXPANSION										
Lake Grove Elementary (11)	\$39,624,000								\$0	\$39,624,000
Mirror Lake Elementary (11)	\$41,963,000								\$0	\$41,963,000
Star Lake Elementary (11)	\$38,901,000								\$0	\$38,901,000
Wildwood Elementary (11)	\$40,970,000								\$0	\$40,970,000
Olympic View K-8 School (11)	\$46,140,000								\$0	\$46,140,000
Thomas Jefferson High School (11)	\$124,054,000								\$0	\$124,054,000
Evergreen Middle School (11)	\$64,516,000								\$0	\$64,516,000
Illahee Middle School (11)	\$89,713,000								\$0	\$89,713,000
Memorial Stadium (11)	\$29,780,000								\$0	\$29,780,000
Central Building Updates (11)		\$400,000							\$400,000	\$400,000
Memorial Field Track Updates (11)		\$500,000							\$500,000	\$500,000
Todd Beamer High School Track Updates (11)		\$360,000							\$360,000	\$360,000
Elementary School Field Updates (11)		\$1,000,000							\$1,000,000	\$1,000,000
Illahee Roof (11)		\$5,200,000							\$5,200,000	\$5,200,000
SITE ACQUISITION										
Former DeVry/ES 24 (12)	\$31,736,000	\$1,424,000	\$1,422,000	\$1,423,000					\$4,269,000	\$36,005,000
TEMPORARY FACILITIES										
Portables (13)	\$3,850,000	\$850,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,850,000	\$7,700,000
TOTAL	\$551,247,000	\$9,734,000	\$1,922,000	\$1,923,000	\$500,000	\$500,000	\$500,000	\$500,000	\$15,579,000	\$566,826,000

NOTES:

- These fees are currently being held in a King County, City of Federal Way, City of Auburn, and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/25.
- This is year end balance on 12/31/25.
- This is the 12/31/25 balance of bond funds and capital levy funds. This figure includes interest earnings.
- This represents the K3-CSR revenue received but not spent as of 12/31/2025.
- This represents the balance of SCAP funding but no spent as of 12/31/2025.
- This is anticipated SCAP for the future projects authorized by the voters in 2017.
- This is the remaining K-3 Class size reduction grant revenue.
- In November 2017, the District passed a \$450M bond measure. All bonds authorized have been issued.
- There are no projected sale of surplus properties.
- In this current plan, there are no projected impact fees.
- Project budgets are updated as of December 2025.
- A former private university campus located in Federal Way was purchased in 2019 to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capacity this location will be used as a temporary housing. These costs are excluded from impact fee calculations.
- These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

FEDERAL WAY PUBLIC SCHOOLS 2027 CAPITAL FACILITIES PLAN

TEN-YEAR BOND/CAPTIAL ACTIVITY SUMMARY

Year	Dollars Budgeted	Items Budgeted
2025	\$63,085,233.00	Illahee MS, Thomas Jefferson HS Fields, Wildwood ES Field, Federal Way HS CTE
2024	\$78,050,000.00	Illahee MS, Thomas Jefferson HS, Memorial Stadium, Former DeVry/ES24, Portables
2023	\$55,743,000.00	Illahee MS, Memorial Stadium, Former DeVry/ES24, Portables
2022	\$87,237,500.00	Olympic View K-8, Thomas Jefferson HS, Illahee MS, Former DeVry/ES 24, Portables
2021	\$69,823,750.00	Star Lake ES, Olympic View K-8, Thomas Jefferson HS, Evergreen MS, Illahee MS, Former DeVry ES/ES24, Portables
2020	\$132,038,500.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24
2019	\$116,740,000.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24, Norman Center, Portables
2018	\$11,935,000.00	Lake Grove ES, Mirror Lake ES, Wildwood ES, Thomas Jefferson HS, Norman Center, Portables
2017	\$75,625,000.00	Federal Way HS, Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Norman Center, Portables
2016	\$30,420,000.00	Federal Way HS, Norman Center, Portables
2015	\$47,815,000.00	Federal Way HS, Norman Center, Portables

SECTION 2 - MAPS

As of September 2024, Federal Way Public Schools has twenty elementary schools (grades K-5), three schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and four small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Open Doors and Career Academy at Truman High School serve students in grades 9-12. In addition to these programs, TAF@Saghalie serves students in grades 6-12 who reside within the service area and the Employment and Transition Program (ETP) at the Norman Center serves 18–21-year-old scholars.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new developments have major impacts on the facilities immediately adjacent to that development. School districts are different. If the district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

Adjusting boundaries requires careful consideration by the district and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

The final map included represents the city and county boundaries which overlap with the district's service areas.

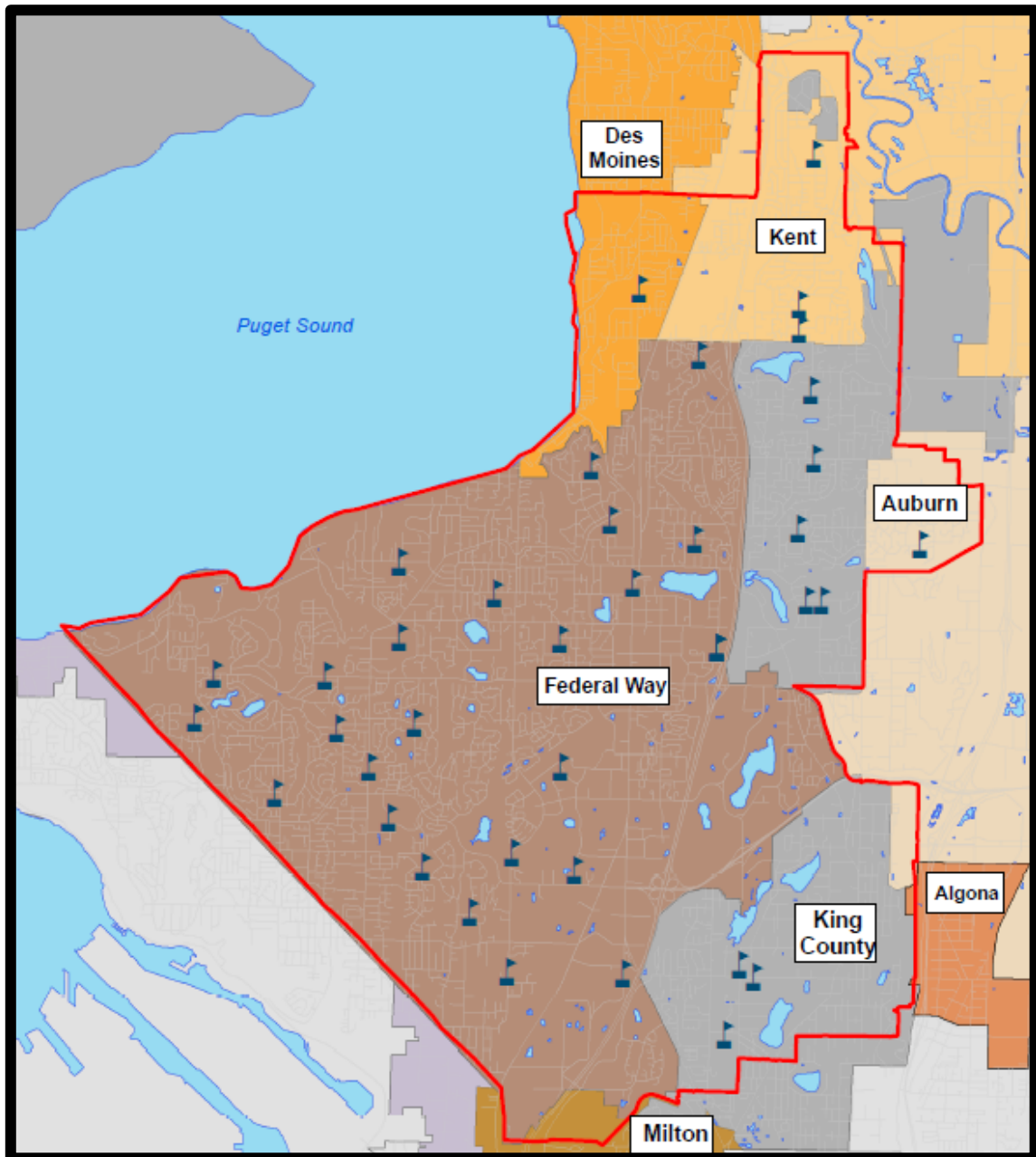
- City of Algona
- City of Auburn
- City of Des Moines
- City of Federal Way
- City of Kent
- City of Milton
- Unincorporated King County

MAP – CITY AND COUNTY JURISDICTIONS



**FEDERAL WAY
PUBLIC SCHOOLS**

Each Scholar: A voice. A dream. A **BRIGHT** future.



0 0.5 1 2 Miles

**City and County
Jurisdictions**

FWPS boundaries is 100% Urban Growth Area

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2027 through 2033

BUILDING CAPACITIES

This Capital Facilities Plan establishes the District’s “standard of service” in order to ascertain the District’s current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District’s current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with current legislation. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, for elementary school capacity will be calculated based on the number of classroom spaces and the number of students assigned to each classroom.

Class Size Guidelines	FWPS Historical “Standard of Service”	HB2661/SHB2776 Enacted Law	Square Footage Guideline
Kindergarten	18.9	17	25-28
Grades 1-2	18.9	17	25-28
Grade 3	18.9	17	28
Grades 4-5	25	25	28
Grades 6-12	26	26	28

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:

Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:

Each middle school and high school require the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:

Each middle school has computer labs, except Evergreen Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

BUILDING CAPACITIES, continued

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP program at 10 sites (6 elementary schools, 3 high schools, and 1 commercial site). These programs decrease capacity at those schools.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

1418 Youth Reengagement:

Federal Way offers students the opportunity to participate in 1418 Youth Reengagement Open Doors program. These students are housed at the Truman campus but are not currently included in the capacity calculation of unhoused students.

BUILDING CAPACITIES, continued

ELEMENTARY BUILDING PROGRAM CAPACITY

School Name	Headcount	¹ Preschool
Adelaide	392	30
Brigadoon	408	30
Camelot	378	30
Enterprise	524	15
Green Gables	439	
Lake Dolloff	535	
Lake Grove	558	30
Lakeland	455	
Mark Twain	515	
Meredith Hill	606	15
Mirror Lake	514	30
Nautilus (K-8)	512	
Olympic View (K-8)	429	
Panther Lake	501	15
Rainier View	607	30
Sherwood Forest	451	6
Silver Lake	476	
Star Lake	544	30
Sunnycrest	636	
Twin Lakes	413	30
Valhalla	598	
Wildwood	597	30
Woodmont (K-8)	474	
TOTAL	11,562	321

Elementary Average	503	
---------------------------	------------	--

MIDDLE SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Illahee	855
Kilo	779
Lakota	786
Sacajawea	694
Sequoyah	585
Evergreen	795
TAF @ Saghalie	598
Federal Way Public Academy	183
TOTAL	5,275

*Middle School Average	727
-------------------------------	------------

HIGH SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Decatur	1243
Federal Way	1684
Thomas Jefferson	1600
Todd Beamer	1085
TAF @ Saghalie	155
Career Academy at Truman	159
Federal Way Public Academy	116
Employment Transition Program	48
TOTAL	6,090

²High School Average	1,403
--	--------------

Notes:

¹Preschool enrollment reduces capacity for K-5 students. 15 preschool students in one classroom.

²Federal Way Public Academy, Career Academy at Truman High School, and Employment Transition Program

and TAF @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

PORTABLE LOCATIONS

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or childcare programs or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

With the school expansion projects funded through the 2017 Bond, new capacity has been created within the new schools and portables have been eliminated from these campuses.

The following page provides a list of the location of the portable facilities used for educational facilities by Federal Way Public Schools.

PORTABLE LOCATIONS, continued

**PORTABLES LOCATED
AT ELEMENTARY SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL*
Adelaide	1	2
Brigadoon	1	
Camelot	1	
Enterprise	3	
Green Gables	1	
Lake Dolloff	5	1
Lake Grove		
Lakeland		
Mark Twain	3	
Meredith Hill	3	
Mirror Lake		
Nautilus	3	
Olympic View		
Panther Lake	4	
Rainier View	5	
Sherwood Forest	2	2
Silver Lake	1	3
Star Lake		
Sunnycrest	6	
Twin Lakes	1	2
Valhalla	4	
Wildwood		
Woodmont	5	
TOTAL	49	10

**PORTABLES LOCATED
AT HIGH SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	8	
Federal Way		
Thomas Jefferson		
Todd Beamer	8	
TOTAL	16	

**PORTABLES LOCATED
AT SUPPORT FACILITIES**

MOT	
TDC	9
Former TAFA	
TOTAL	9

**DISTRICT PORTABLES IN USE FOR ECEAP
AND/OR HEADSTART**

Sherwood Forest	2
Evergreen	
Total	2

**PORTABLES LOCATED
AT MIDDLE SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		
Kilo	1	6
Lakota		
Sacajawea	5	
Sequoyah		2
Evergreen		
TAF@ Saghalie	4	
TOTAL	10	8

STUDENT FORECAST

Student enrollment projections are a basic component of budget development and facility need. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made based on projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

In February 2026, the District contracted a demographer to develop projections for the Federal Way School District. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County.

The difference between projected enrollment and actual for Fall 2025 was less than 1% in the positive with 20,970 projected and 21,006 actual.

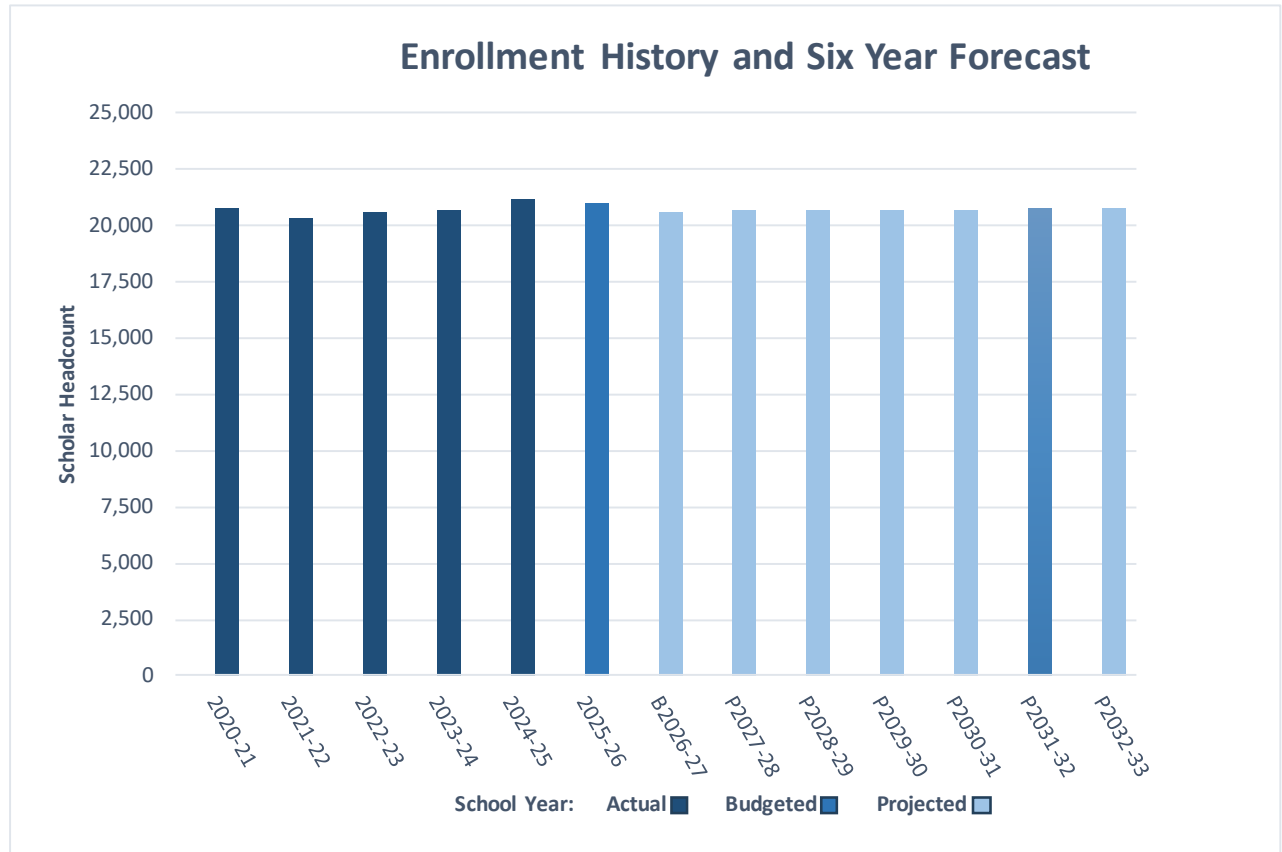
STUDENT FORECAST, CON'T

October 1 Head Count Enrollment History and Projections

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12	Percent Change
2020	2020-21	9,192	5,153	6,385	20,730	
2021	2021-22	9,062	4,850	6,390	20,302	-2.1%
2022	2022-23	9,317	4,716	6,532	20,565	1.3%
2023	2023-24	9,461	4,713	6,523	20,697	0.6%
2024	2024-25	9,612	4,893	6,643	21,148	2.2%
2025	2025-26	9,605	4,826	6,575	21,006	-0.7%
2026	B2026-27	9,447	4,816	6,355	20,618	-1.8%
2027	P2027-28	9,456	4,821	6,361	20,639	0.1%
2028	P2028-29	9,466	4,826	6,368	20,659	0.1%
2029	P2029-30	9,475	4,830	6,374	20,680	0.1%
2030	P2030-31	9,485	4,835	6,380	20,701	0.1%
2031	P2031-32	9,494	4,840	6,387	20,721	0.1%
2032	P2032-33	9,504	4,845	6,393	20,742	0.1%

Elementary K-5 Middle School 6-8 High School 9-12

Includes Open Doors and Internet Academy / Excludes Preschool and Full-time Running Start



STUDENT FORECAST, continued

Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2034. This model produces a projection that is between 20,933 to 23,730 when applied to the low, medium, and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. As we move farther away from the effects of COVID-19, we hope to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the down-town core in conjunction with Sound Transit's Link Light Rail development.

SECTION 4 – KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT
IMPACT FEE CALCULATIONS

Capacity Summaries

Site & Construction Costs Allocations

Student Generation Rates

Impact Fee Calculations

Reference to Impact Fee Calculations

CAPACITY SUMMARIES

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

CAPACITY		Actual	Budget	-- Projected --					
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033
	School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
BUILDING PROGRAM									
HEADCOUNT CAPACITY		22,927	22,927	22,927	22,927	22,927	22,927	23,539	23,539
Add Capacity		0	0	0	0	0	612	0	0
Adjusted Program Headcount Capacity		22,927	22,927	22,927	22,927	22,927	23,539	23,539	23,539

ENROLLMENT

Basic Headcount Enrollment	21,148	20,840	20,722	20,743	20,763	20,752	20,773	20,789
Internet Academy Headcount Enrollment ¹	(255)	(255)	(255)	(255)	(255)	(255)	(255)	(255)
Basic FTE Enrollment without Internet Academy	20,893	20,585	20,467	20,488	20,508	20,497	20,518	20,534

SURPLUS OR (UNHOUSED)								
PROGRAM FTE CAPACITY	2,034	2,342	2,460	2,439	2,419	3,042	3,021	3,005

RELOCATABLE CAPACITY

Current Portable Capacity	1,685	1,727	1,727	1,779	1,831	1,883	1,935	1,987
Add/Subtract Portable Capacity	42	0	52	52	52	52	52	0
Adjusted Portable Capacity	1,727	1,727	1,779	1,831	1,883	1,935	1,987	1,987

SURPLUS OR (UNHOUSED)								
PROGRAM AND RELOCATABLE								
CAPACITY	3,761	4,069	4,239	4,270	4,302	4,977	5,008	4,992

NOTES:

- ¹ Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

FEDERAL WAY PUBLIC SCHOOLS 2027 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

	Actual	Budget	-- Projected --					
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033
School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
CAPACITY								
BUILDING PROGRAM								
HEAD COUNT CAPACITY	11,562	11,562	11,562	11,562	11,562	11,562	12,174	12,174
Add/Subtract capacity total	0	0	0	0	0	612	0	0
Add capacity at ¹ : <i>De Vry</i>						612		
Adjusted Program Headcount Capacity	11,562	11,562	11,562	11,562	11,562	12,174	12,174	12,174

ENROLLMENT

Basic Headcount Enrollment	9,612	9,605	9,447	9,456	9,466	9,443	9,453	9,462
Internet Academy Headcount ²	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)
Basic Headcount Enrollment without Internet Academy	9,592	9,585	9,427	9,436	9,446	9,423	9,433	9,442

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	1,970	1,977	2,135	2,126	2,116	2,751	2,741	2,732
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RELOCATABLE CAPACITY³

Current Portable Capacity	931	973	973	973	973	973	973	973
Add/Subtract portable capacity	42	0	0	0	0	0	0	0
Add portable capacity at:								
Subtract portable capacity at:								
<i>Woodmont K-8</i>	42							
Adjusted Portable Capacity	973	973	973	973	973	973	973	973

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	2,943	2,950	3,108	3,099	3,089	3,724	3,714	3,705
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NOTES:

- Capacity increases are projected based on a design to accommodate 525 students. Increased capacity is currently stated as the difference between current calculated capacity and the projected design. In order to reduce elementary class size, Devry capacity is calculated at 17 scholars per classroom.
- Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.
- Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 21. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

CAPACITY		Actual	Budget	-- Projected --					
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033
	School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
BUILDING PROGRAM									
HEADCOUNT CAPACITY		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
Add/Subtract capacity		0	0	0	0	0	0	0	0
Add capacity at: <i>Illahee</i> ¹									
Adjusted Program Headcount Capacity		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275

ENROLLMENT

Basic Headcount Enrollment	4,893	4,714	4,749	4,754	4,759	4,763	4,768	4,768
Internet Academy ²	(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Basic Enrollment without Internet Academy	4,838	4,659	4,694	4,699	4,704	4,708	4,713	4,713

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	437	616	581	576	571	567	562	562
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RELOCATABLE CAPACITY³

Current Portable Capacity	338	338	338	338	338	338	338	338
Add/Subtract portable capacity <i>Illahee Middle School</i>	0	0	0	0	0	0	0	0
Adjusted Portable Capacity	338	338	338	338	338	338	338	338

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	775	954	919	914	909	905	900	900
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NOTES:

- 1 Illahee Middle Schools currently have capacity for 850 students, so no new capacity is anticipated with the rebuild of these older buildings.
- 2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.
- 3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

CAPACITY SUMMARY - HIGH SCHOOLS

CAPACITY		Actual	Budget	-- Projected --					
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033
	School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
BUILDING PROGRAM									
HEADCOUNT CAPACITY		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
Add/Subtract capacity		0	0	0	0	0	0	0	0
Thomas Jefferson High School									
Adjusted Program Headcount Capacity		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090

ENROLLMENT

Basic Headcount Enrollment	6,643	6,521	6,526	6,533	6,539	6,546	6,552	6,559
Internet Academy ¹	(180)	(180)	(180)	(180)	(180)	(180)	(180)	(180)
Basic Ed without Internet Academy	6,463	6,341	6,346	6,353	6,359	6,366	6,372	6,379

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	(373)	(251)	(256)	(263)	(269)	(276)	(282)	(289)
---	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

RELOCATABLE CAPACITY²

Current Portable Capacity	416	416	416	520	624	728	832	936
Add/Subtract portable capacity	0	0	52	52	52	52	52	0
As Needed on High School Campuses			52	52	52	52	52	
Adjusted Portable Capacity	416	416	520	624	728	832	936	936

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY³	43	165	264	361	459	556	654	647
---	-----------	------------	------------	------------	------------	------------	------------	------------

NOTES:

- ¹ Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.
- ² Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.
- ³ Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

IMPACT FEE CALCULATIONS

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.

To determine a proportionate share of the costs of growth-related facilities, the District uses a formula first adopted by King County. The formula uses growth related facilities costs, and provides credits for any anticipated State School Construction Assistance Program funds related to the project, and a credit for the anticipated property taxes that would be assessed against the unit for the costs of the same improvement. The final unfunded need is then discounted by 50% based on the code requirement. This formula can be found in King County Code 21A and was substantially adopted by the City of Auburn, Federal Way, and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Impact Fee Calculation

When applicable, the CFP includes variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act.

	<i>Plan Year 2026</i>	Plan Year 2027
Single Family Units	\$0	\$0
Multi-Family Units	\$0	\$0

IMPACT FEE CALCULATION, CON'T

SCHOOL CONSTRUCTION COST

FACILITIES CAPACITY

Permanent Facility Capacity:

Changes to the Building Program Capacities calculation are found on page 15.

Capacity Summaries:

The changes in the Capacity Summary reflect the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 22-26.

Student Generation Factor Analysis:

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2026 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years and can be found on the next page.

Temporary Facility Cost:

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on pages 16 and 17.

IMPACT FEE CALCULATION CHANGES FROM 2026 to 2027

<u>Item</u>	<u>From/To</u>	<u>Comment</u>
Percent of Permanent Facilities	97.68% to 97.62%	Report #3 OSPI
Percent Temporary Facilities	2.32% to 2.38%	Updated portable inventory
Average Cost of Portable Classrooms	\$400,000 to \$572,362	Cost of last portable purchased.
Construction Cost Allocation	\$375.00 to \$399.38	Change effective July 2026
State Match	63.86% to 67.34%	Change effective February 2024
Average Assessed Value		Per King County Assessor's Office
	\$207,985.89	Apt/Condo Units with 1 bedroom or less
	\$312,924.51	Apt/Condo Units with 2 bedrooms or more
	\$543,325.70	Single Family Units with 2 bedrooms or less
	\$621,005.54	Single Family Units with 3 bedrooms or more
	\$443,868.42	Townhome/Duplex/Triplex/Fourplex with 2 bedrooms or less
	\$528,609.65	Townhome/Duplex/Triplex/Fourplex with 3 bedrooms or more
Capital Bond Interest Rate	4.15% to 4.77%	Market Rate
Property Tax Levy Rate	\$1.53 to \$1.06	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		<i>Note: Student generation factors for our single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.</i>
Elementary	0.9649 to 0.9304	
Middle School	0.4035 to 0.3130	
High School	0.4211 to 0.3652	
Multi-Family		<i>Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.</i>
Elementary	0.3855 to 0.4299	
Middle School	0.1740 to 0.1616	
High School	0.2070 to 0.1875	
Impact Fee ¹		
	SFR- \$0 to \$0	Single-Family Residential based on the updated calculation
	MFR - \$0 to \$0	Multi-Family Residential based on the updated calculation

¹ Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.



RIVERVIEW SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2026

PREPARED BY:

MEISHA ROBERTSON

ASSISTANT SUPERINTENDENT OF BUSINESS & OPERATIONS

Superintendent

Dr. Susan Leach

Board of Directors

Danny L. Edwards, President

Sabrina Parnell, Vice President

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Emi Byrnes, Director

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For information about this plan call the Riverview School District Business Office
425.844.4505



RIVERVIEW SCHOOL DISTRICT NO. 407

2026-2032

SIX - YEAR CAPITAL FACILITIES PLAN

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Introduction

Purpose of the Capital Facilities Plan

In accordance with the Washington State Growth Management Act (GMA), as well as applicable county and municipal codes, the following document presents the Capital Facilities Plan (CFP) of the Riverview School District.

This CFP is intended to serve as a planning tool for the City of Carnation, the City of Duvall, King County, other relevant jurisdictions, and the Riverview community. It outlines the educational facilities required to accommodate projected student enrollment and maintain adequate levels of service over the six-year planning period from 2026 through 2032.

In alignment with the GMA, the plan also supports the periodic reassessment of the land use elements of local comprehensive plans, particularly in instances where projected funding is insufficient to meet identified facility needs. This ensures continued consistency and coordination between land use strategies, capital facility planning, and financial planning.

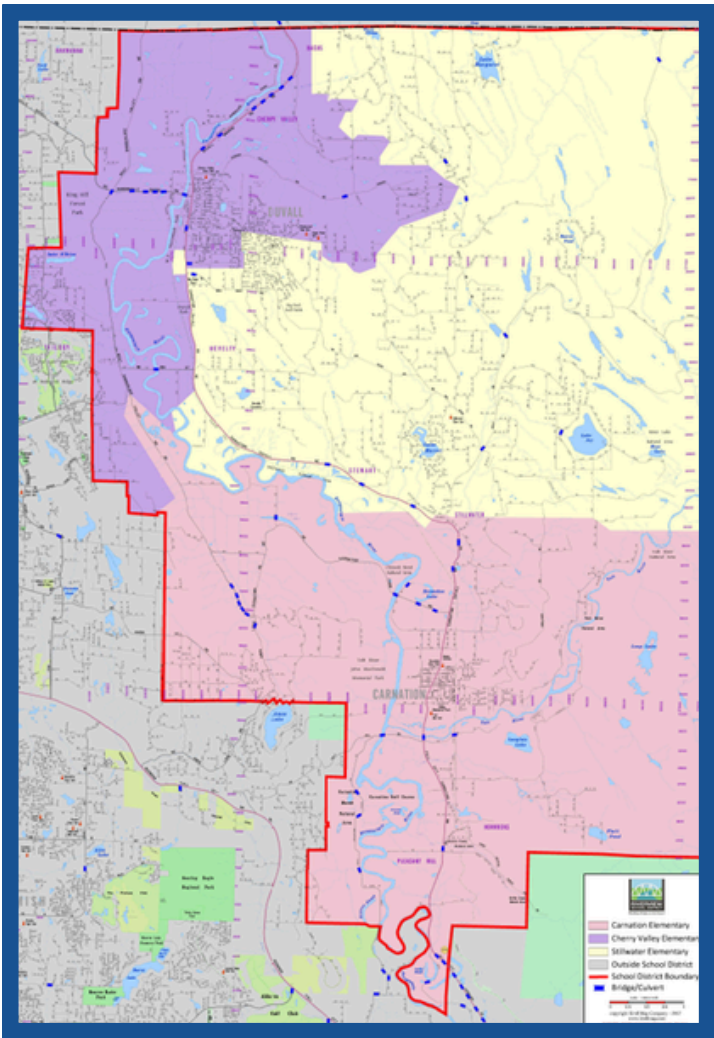
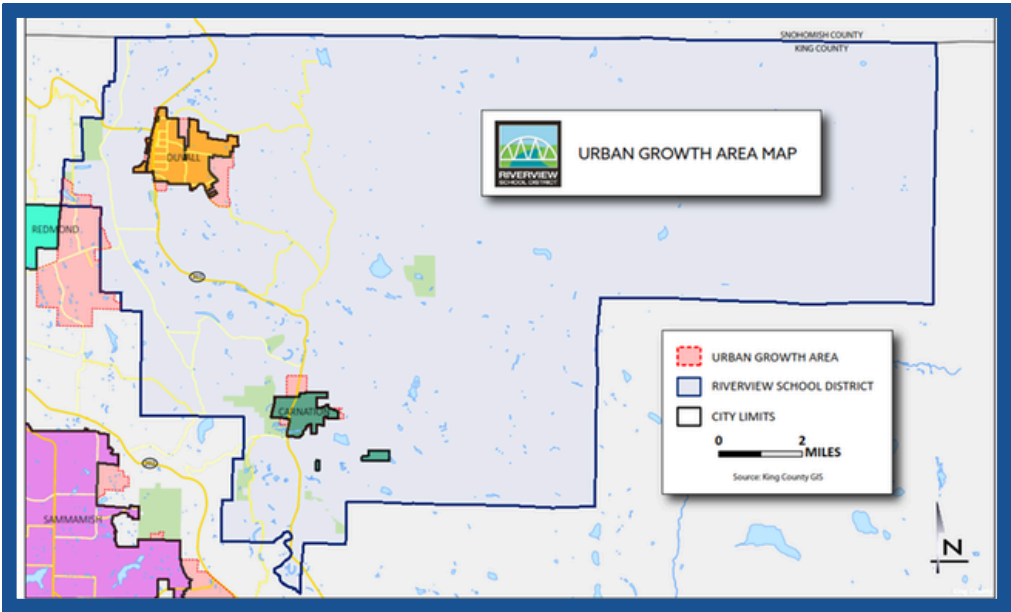
Furthermore, this plan provides local jurisdictions with a framework to evaluate the District's capacity to support anticipated population growth and student enrollment as projected under various comprehensive plan land use scenarios. The critical role of school impact fees in supporting future school construction and capacity improvements is discussed in detail in Section 8 of this document.

Overview of the Riverview School District

The Riverview School District serves three jurisdictions: King County, the City of Carnation, and the City of Duvall. Spanning approximately 250 square miles in northeast King County, the district encompasses the Lower Snoqualmie Valley—extending from the King/Snohomish County line south for roughly 16 miles, and from the western ridge of the Valley to the Cascade Foothills.

Currently, the district supports an enrollment just under 3,000 students across a range of educational settings, including three elementary schools, one middle school, one comprehensive high school, three alternative high school programs, and a K–12 alternative parent partnership program. The district follows a traditional grade configuration: kindergarten through fifth grade at the elementary level, sixth through eighth grade for middle school, and ninth through twelfth grade at the high school level. Four of the alternative education programs are located at the Riverview Learning Center in Carnation.

District Boundary and Urban Growth Area Maps



Student Enrollment Trends and Projections

Projected Student Enrollment 2026-2030

Enrollment projections are most accurate for the initial years of the forecast period. For later years, the review of enrollment patterns, birth rates, housing trends, and other demographic changes are useful yearly indicators in evaluating and adjusting projections. This year's plan anticipates a slight increase in student enrollment, reversing a trend from previous years but not near the rate of years past. Some of the trends are a result of: 1) transfers to private schools or other programs such as running start, 2) slow growth in kindergarten enrollment based on lower birth rates, and 3) lower student generation rates regardless of local growth in housing developments. The City of Carnation estimates that approximately 52 single-family residences and 79 multi-family residences will be constructed within the current planning period. Based on current development applications in the City of Duvall, the City anticipates at least 114 housing starts during the next six-year planning period, consisting of 90 single-family residences and 24 multi-family residences.

If enrollment growth slows, plans for new facilities can be deferred. However, it is significantly more challenging to initiate new projects or accelerate timelines if enrollment growth exceeds current projections.

The Riverview School District, like most school districts, projects enrollment using a modified "Cohort Survival" method combined with other enrollment factors, including local and surrounding housing growth. This method tracks groups of students through the K-12 system and notes and adjusts the projections to account for year-to-year changes, including local population growth. This year the Riverview School District contracted with FLO Analytics to forecast the district's enrollment projections.

Riverview School District Headcount Enrollment Projections
Table 2.1

Grade	2025-26 Actuals	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	196	230	242	223	232	237	240
1	195	222	237	250	230	239	245
2	214	199	229	244	257	237	246
3	220	221	203	233	248	262	241
4	248	230	226	208	238	254	268
5	232	255	234	229	211	242	258
K-5	1,305	1,357	1,371	1,387	1,416	1,471	1,498
6	238	240	258	237	232	214	245
7	243	251	244	262	240	235	217
8	203	243	253	246	264	242	237
6-8	684	734	755	745	736	691	699
9	235	212	253	264	256	275	252
10	225	249	215	256	268	260	279
11	229	192	211	183	217	228	221
12	205	201	184	202	175	208	218
9-12	894	854	863	905	916	971	970
Total	2,883	2,945	2,989	3,037	3,068	3,133	3,167

* October headcount

District Standard of Service

The need for school facilities and student capacity in Riverview School District is determined by the space requirements necessary to support the District's adopted educational program. Key educational program standards that influence facility planning include grade-level configurations, optimal facility and enrollment sizes, class-size targets, program offerings, classroom utilization rates, scheduling practices, and the extent to which portable classrooms are used.

Over the past year, these factors have been further impacted by a significant increase in the number of students qualifying for special education services and other specialized instructional supports, including multilingual services. In response, the District has converted a growing number of general education classrooms into specialist and special education classrooms to meet mandated service requirements and student needs. While these conversions are essential for providing appropriate instructional support, they have reduced the number of permanent classrooms available for basic education and have meaningfully lowered effective building capacity across multiple sites.

Beyond the total quantity of space required, additional factors—such as state mandates, labor agreements, and community expectations—also influence how classroom space is allocated and utilized. For example, the state-funded All-Day Kindergarten initiative and legislatively mandated class-size reductions for grades K–3 have significantly increased the demand for elementary classroom space. When combined with the growing need for specialized instructional environments, these requirements place additional pressure on already limited facilities.

Traditional instructional models are frequently supplemented by specialized or nontraditional programs, including special education services, expanded bilingual and multilingual instruction, remediation and intervention programs, migrant student support, substance abuse prevention education, preschool and daycare programs, home-school partnerships, and enrichment opportunities in the arts and physical education. These programs often require dedicated instructional spaces and staff, which can substantially reduce the effective student capacity of existing school facilities.

Within Riverview School District, several specialized teaching stations and instructional programs are offered at designated school sites. These include:

Elementary Programs:

- Art classrooms
- Classroom computer labs
- Group activity rooms
- Program for Academically Talented (PAT/Gifted)
- Special education (served through a combination of integrated and separate settings, with inclusion provided to the greatest extent possible)
- Learning Assistance Program (LAP)
- Multilingual Learners (ML)
- Home School Alternative (PARADE)
- Preschool Education Program (ECEAP)

Secondary Programs:

- Computer labs
- Alternative education programs (CLIP and CLEAR high school programs)
- Special education
- Learning Assistance Program (LAP)
- Multilingual Learners (ML)
- Career and Technical Education (CTE)
- School-to-Work programs

Variations in student capacity across District facilities are often attributable to the presence of these specialized programs at specific sites. Because many require permanent, dedicated instructional spaces, they reduce the number of classrooms available for general education use and lower the effective permanent capacity of the buildings in which they are housed. In many cases, students temporarily leave general education classrooms to receive services in specialized settings, necessitating additional rooms and further impacting overall space utilization.

The District's Standard of Service, as it relates to teaching station utilization and classroom loading, is outlined in Table 3.1. Average class sizes reflect actual utilization and are influenced by state funding requirements and collective bargaining agreements.

Riverview's Standard of Service also accounts for the full range of educational functions required to meet student needs when determining facility capacity, including:

Elementary Classrooms (Grades K–5):

- General education classrooms
- Self-contained learning centers (special education)
- Learning support classrooms (special education pull-out, LAP, multilingual learners, Title I)

Secondary Classrooms (Grades 6–12):

- General education classrooms (grades 6–8 and 9–12)
- Special education classrooms
- Learning support classrooms (special education pull-out, LAP, Title I)

Involuntary student transfers to schools with available capacity are implemented only as a measure of last resort and require formal authorization from the Board of Directors. These transfers are avoided whenever possible due to potential impacts on community cohesion, staffing stability, and transportation logistics.

Riverview School District Standard of Service

Table 3.1

CLASS SIZE		Average
<u>Elementary</u>	<u>Grade Level</u>	
Regular	K	17
Regular	1	17
Regular	2	17
Regular	3	17
Regular	4	24
Regular	5	24
	K-5	
Regular	Weighted	19.7
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
<hr/>		
<u>Middle School</u>	<u>Grade Level</u>	
Regular	6-8	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
<hr/>		
<u>High School</u>	<u>Grade Level</u>	
Regular	9 – 12	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
Vocational education		24

Note: The district has an additional 18 portable classrooms in its inventory that are used for special program purposes or district wide support and are not available for regular classroom needs.

Capital Facilities Inventory

In accordance with the requirements of the Growth Management Act, public entities must maintain an inventory of existing capital facilities. Capital facilities are defined as any structure, improvement, piece of equipment, or other major asset, including land, with a useful life of at least ten years. The primary purpose of this inventory is to establish a foundational baseline for identifying the facilities needed to accommodate future student enrollment based on established levels of service.

This section provides a comprehensive inventory of the Riverview School District's capital facilities, including site-built schools, portable classrooms, developed and undeveloped school sites, and support facilities. Facility capacity figures are based on an inventory of current assets and the District's adopted educational program standards, as outlined in the preceding section.

The Riverview School District currently operates:

- Three elementary schools serving grades K–5
- One middle school serving grades 6–8
- One high school serving grades 9–12

Additionally, the District supports several alternative programs located at the Riverview Learning Center, including:

- CLIP (alternative high school)
- CLEAR (alternative high school)
- PARADE (K–8 parent partnership program)

The ECEAP preschool program operates at the Riverview Ancillary Program Center.

School capacity is calculated based on the number of teaching stations within each building and the space requirements associated with the district's educational programming. This calculation provides a baseline for evaluating current capacity and assessing future facility needs in light of projected student enrollment.

Classroom capacities have been determined based on their functional use. For the purposes of this plan, classroom categories include:

- Regular education
- Self-contained special education
- Learning support

The school facility inventory is summarized in Table 4.1. The current inventory reflects a permanent capacity of 2610 students, with an additional 384 students accommodated through interim facilities (see Tables 4.1 and 5.1).

The Riverview School District Board of Directors is strongly committed to maintaining small school environments. Research and experience indicate that smaller schools significantly enhance student learning outcomes. Moreover, small school settings foster improved school culture and climate, contributing positively to the overall educational experience.

Inventory of Permanent School Facilities & Related Program Capacity 2025-2026 School Year

ELEMENTARY LEVEL

Facility	Address	Grade Span	Permanent Capacity*	2025-26 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CARNATION ELEMENTARY	4950 Tolt Avenue Carnation, WA 98014	K thru 5	378	358	1960	2011	50,567	10.85
CHERRY VALLEY ELEMENTARY	26701 NE Cherry Valley Rd Duvall, WA 98019	K thru 5	405	455	1953	2011	54,779	10.34
STILLWATER ELEMENTARY	11530 320th Ave NE Carnation, WA 98014	K thru 5	338	464	1988	N/A	49,588	18.81
Total Elementary School			1121	1277				

MIDDLE SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity*	2025-26 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
TOLT MIDDLE SCHOOL	Carnation, WA 98014	6, 7 & 8	660	660	1964	2009	84,113	40.2
Total Middle School			660	660				

HIGH SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity*	2025-26 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CEDARCREST HIGH SCHOOL	WA 98019	9 thru 12	678	821	1993	2009	108,755	42.85
Total High School			678	821				

ALTERNATIVE LEARNING CENTER

Facility	Address	Grade Span	Permanent Capacity*	2025-26 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
RIVERVIEW LEARNING CENTER	Carnation, WA 98014	K thru 12**	151	125	2011	N/A	14,545	2.08
Total Alternative School			151	125				

TOTAL DISTRICT

2610 2883

* Does not include capacity for special programs identified in Standards of Service Section

** This K-12 enrollment and capacity is proportionately spread across the 3 levels on table 4.1

SUPPORT FACILITIES

Facility	Address	Building Area
Educational Service Center	15510 1st Ave NE Duvall, WA 98019	20,886
Information Technology Center	26531 NE Stella Street Duvall, WA 98019	1,421
Maintenance and Operations Center	4010 Stossel Avenue Carnation, WA 98014	7,855
Transportation Center	3944 320th NE Carnation, WA 98014	14,750

LAND

Property	Address	Site Size
Big Rock Property	14110 268th Ave NE Duvall, WA 98019	5 Acres
150th Street Property 1	29131 NE 150th Street Duvall, WA 98019	47.62 Acres
150th Street Property 2	29201 NE 150th Street Duvall, WA 98019	10.19 Acres

Projected Facilities Needs

Near-term Facility Needs

This Capital Facilities Plan (CFP) is designed to ensure that the Riverview School District maintains adequate facility capacity through the construction and/or expansion of permanent facilities. Table 5.1 provides a summary of projected student enrollments, current facility capacities, and estimated additional capacity needs by school level.

As shown in the table, the District is currently experiencing permanent capacity deficits across all school levels. While there are temporary enrollment dips projected in some years at the middle school level, enrollment has begun to rebound and is expected to continue growing beyond the timeframe of this plan. To address near-term capacity shortfalls, the District will continue to rely on existing portable (relocatable) classrooms at the elementary level and will add portable classrooms at the high school level as needed. At the same time, the District will prioritize major capital investments at the middle school level to address long-term capacity needs.

Relocatable (Portable) Classrooms

Relocatable and permanent facility definitions are provided in Section 2 of King County Code 21A.06.

Relocatable classrooms offer the flexibility to respond quickly to enrollment fluctuations and provide interim housing solutions. All school sites within the District are planned to accommodate the addition of portable classrooms when necessary, allowing for timely responses to emerging capacity needs.

The deployment of portable classrooms is carefully evaluated in the context of programmatic requirements, with a commitment to minimizing reliance on portable infrastructure for long-term student housing. The District remains focused on reducing the percentage of students housed in portables and prioritizes permanent facility solutions whenever feasible.

It is important to note that the cost of portable classrooms can vary significantly based on several factors, including site location, jurisdictional permitting processes, and the specific educational use of the space. These variables are considered in all planning and budgeting efforts related to temporary facility solutions.

School Enrollment and Capacity Projections 2024-25 through 2030-31

Table 5.1

Elementary (K - 5)

Plan Years:	Actuals 2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Added Permanent Capacity							
Permanent Capacity Subtotal:	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Projected Enrollment	1,305	1,357	1,371	1,387	1,416	1,471	1,498
Surplus/(Deficit) of Permanent Capacity	-155	-207	-221	-237	-266	-321	-348
Relocatable Capacity*	96	96	96	96	96	96	96
Portable Capacity Change (+/-)	0	0	0	0	0	0	0
Net Surplus or (Deficit) in all Facilities	-59	-111	-125	-141	-170	-225	-252

Middle School (6-8)

Plan Years:	Actuals 2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	701	701	701	701	701	701	773
Added Permanent Capacity						72	
Permanent Capacity Subtotal:	701	701	701	701	701	773	773
Projected Enrollment	684	734	755	745	736	691	699
Surplus/(Deficit) of Permanent Capacity	17	-33	-54	-44	-35	82	74
Relocatable Capacity*	72	72	72	72	72	0	0
Portable Capacity Change (+/-)	0	0	0	0	0	0	0
Net Surplus or (Deficit) in all Facilities	89	39	18	28	37	82	74

High School (9-12)

Plan Years:	Actuals 2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	759	759	759	759	759	759	759
Added Permanent Capacity	0	0	0	0	0	0	0
Permanent Capacity Subtotal:	759	759	759	759	759	759	759
Projected Enrollment	894	854	863	905	916	971	970
Surplus/(Deficit) of Permanent Capacity	-135	-95	-104	-146	-157	-212	-211
Relocatable Capacity*	216	216	216	216	216	216	216
Portable Capacity Change (+/-)	0	0	0	0	0	0	0
Net Surplus or (Deficit) in all Facilities	81	121	112	70	59	4	5

K-12 Totals

Plan Years:	Actuals 2025	2026	2027	2028	2029	2030	2031
Total Permanent Capacity:	2,610	2,610	2,610	2,610	2,610	2,682	2,682
Total Projected Enrollment:	2,883	2,945	2,989	3,037	3,068	3,133	3,167
Surplus/(Deficit) of Permanent Capacity	-273	-335	-379	-427	-458	-451	-485
Total Relocatable Capacity*	384	384	384	384	384	312	312
Net Surplus or (Deficit) in all Facilities	111	49	5	-43	-74	-139	-173

* October 2026 Enrollment Head Count

**Relocatables (Portables) older Relocatables are single unit with capacity of 24, new Relocatables are double units with capacity of 48; calculations done in per unit increments

Note: Riverview Learning Center capacity is split K-12

		square feet
Elementary	28	22% 3199.90
Tot Middle School	24	19% 2763.55
Cedarcrest High	73	58% 8436.10
Total	125	100% 14545.00

Capital Facilities Financing Plan

Funding for school facilities is typically secured from multiple sources, including voter-approved bonds, voter-approved levies, state matching funds, impact fees, and mitigation payments. Each funding source plays a critical role in supporting the capital needs of school districts. The following provides an overview of each funding mechanism as it pertains to the Riverview School District.

General Obligation Bonds

General obligation (GO) bonds are a primary funding tool for the construction of new schools and major capital improvements. GO bonds require a supermajority approval of 60% of voters to pass. Once approved, bonds are sold to generate revenue, and repayment is made through the collection of property taxes.

The Riverview School District's most recent bond measure, submitted to voters in February 2026, did not pass. However, the School Board is actively researching and planning for a bond proposal, with the intention of placing it before voters as soon as February 2027.

Capital Projects Levies

Capital Projects Levies are used to fund smaller-scale construction projects, capital improvements, and certain asset acquisitions. These levies require a simple majority (50%) voter approval and are also funded through property tax collection.

In February 2026, the District successfully passed a four-year capital improvement levy, in the amount of \$4.8 M per year for four years, to enhance technology infrastructure and for making building improvements. Some areas this levy funded include:

- Acquisition of new computers
- Network infrastructure upgrades
- Software enhancements
- Acquisition of school sites and portable classrooms
- Other minor capital improvements

A replacement capital levy is anticipated to go before voters again in February 2030.

State Financial Assistance

The State School Construction Assistance Program (SCAP) provides financial aid for eligible school construction projects. Funding is derived from the Common School Construction Fund, which receives revenue primarily from the sale of renewable resources from state school lands—an arrangement established under the Enabling Act of 1889. If these revenues are insufficient, additional support may come from legislative appropriations of general obligation bond funds or prioritization of projects through the Office of the Superintendent of Public Instruction (OSPI).

Eligibility for state matching funds is determined through a prioritization process based on project type and need. These funds can be applied strictly to school construction activities, site acquisition and related improvements are not eligible.

Due to limited availability and high demand, state matching funds are often disbursed years after a project is completed. As a result, school districts frequently wait two to three years to receive reimbursement. In the meantime, districts must front the full cost of the project using local funds. The Riverview School District is closely monitoring whether the Tolt Middle School replacement project will qualify for state matching funds. While official confirmation is still pending, unofficial estimates from OSPI indicate the school is likely to be eligible for modernization or replacement funding. Because of this statement, the impact fee calculations should include a SCAP credit.

Impact Fees

Impact fees are used by many jurisdictions to supplement traditional funding sources and help finance public facilities necessary to serve new residential development. These fees are typically collected at the time of final plat approval or issuance of building permits by the permitting authority.

Impact fees offer an important means of ensuring that the cost of new development is partially offset by contributions to educational infrastructure, particularly in high-growth areas where enrollment increases create additional facility demands.

Budget and Financing Plan

The following Financing Plan outlines how the Riverview School District intends to fund capital improvements during the 2026–2032 planning period.

Funding for the acquisition and installation of additional portable classrooms is already secured through the currently approved capital levy. These funds will address immediate capacity needs in the near term. However, the district may need to add additional portable classrooms over the six-year planning period.

To support long-term facility improvements, the District anticipates placing a general obligation bond measure before voters in 2027, subject to School Board approval. If approved, this bond would provide funding for:

- A comprehensive rebuild of the middle school campus, with additional capacity;
- Additions and renovations to other school sites; and
- Security upgrades across all district facilities.

The District will continue to evaluate project timelines, costs, and funding strategies to ensure alignment with enrollment projections and community needs. The proposed bond measure is expected to be submitted to voters as early as February 2027, contingent upon feasibility assessments and Board authorization.

2026–2032 Financing Plan

Facility:	Estimated Cost:	Secured Sources of Funds			Unsecured Source of Funds		
		Bond/Local Levy	State Match*	Impact Fees	Bond/Local	State Match*	Impact Fees
Rebuild Tolt Middle School	\$132,000,000.00				\$ 110,400,829.00	\$ 16,599,171.00	\$5,000,000.00
Major Facility Maintenance	\$ 48,500,000.00	\$ 6,000,000.00			\$ 42,500,000.00		
Technology/Security Upgrades	\$ 20,500,000.00	\$ 13,200,000.00			\$ 7,300,000.00		
Portable Classrooms*	\$ 5,400,000.00			\$ 5,400,000.00			TBD

Estimated total project costs listed above have not been formally bid.

*Additional Permanent Capacity Related Projects

Impact Fees

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

In 2025, the King County Council adopted Ordinance 19965 to implement Engrossed Second Substitute Senate Bill 5258 (2023), requiring local jurisdictions to use bedroom count, square footage, or traffic count to “produce a proportionally lower impact fee for smaller housing units.” Under Ordinance 19965, school districts must calculate impact fees for single family detached, middle housing (townhome/duplex/multi-plex), and multi-family stacked units using bedroom count categories that distinguish between small and large units.

The calculation contained in this Plan yields impact fees to be collected during calendar year 2027.

Methodology and Variables Used to Calculate School Impact Fees

Where applicable, impact fees are calculated based on the district’s estimated cost per new dwelling unit to acquire land for school sites, make site improvements, construct new schools, and purchase or install temporary facilities (such as portables), as needed to address growth-related demands.

Student Factors

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type – single-family dwellings, middle housing, and multiple-family dwellings. For purposes of the 2026 CFP, the district’s school impact fees are calculated using a student generation rate based on all units in each dwelling unit category as current permit data is insufficient for purposes of distinguishing bedroom counts by unit. This “blended” student generation rate is applied to the “large” units in each dwelling unit category to produce a cost per dwelling unit. The District is assuming a \$0 fee for the smaller units. The District intends, as permit data allows, to calculate fees for both large and small units in future updates to this Capital Facilities Plan.

Table 7.1 and 7.2 set forth those student factors and the Impact fee schedule. The district modified Table 7.1 using the raw data to create separate student generation rates for middle housing (townhomes) and multi-family stacked (apartments/condos).

The impact fee calculations in accordance with the formulas applicable to each jurisdiction are shown in Table 7.2 below:

Student Generation Rates

Table 7.1

K–12 Students per Housing Unit Built 2019–2023

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family	344	75	25	31	131	0.218	0.073	0.090	0.381
Multifamily ^(a)	257	33	10	18	61	0.128	0.039	0.070	0.237
Apartment	24	4	1	1	6	0.167	0.042	0.042	0.250
Condominium	76	11	4	3	18	0.145	0.053	0.039	0.237
Townhome	157	18	5	14	37	0.115	0.032	0.089	0.236

Notes

Units built in 2024 are excluded, because they may not have been completed and occupied by October 2024.

(a) King County code Title 21A.43 defines the housing types as such, “single family units shall mean single detached dwelling units, and multi-family units shall mean townhouses and apartments.” The multifamily category includes all structures with five or more housing units and the following structure types: condominium, townhome, and plex (i.e., duplex, triplex, and fourplex).

Indentation signifies the nesting of variables (e.g., apartments are a subset of all multifamily housing).

Sources

Riverview School District October 2024–25 headcount enrollment, King County GIS parcels, and King County Department of Assessments.

Impact Fee Schedules

Table 7.2

Impact Fee Schedule - City of Carnation and Duvall

Housing Type	Impact Fee per Unit
Single-family 3+ Bdrm	\$5,412
Single Family 2/less Bdrm	\$0
Apartment/Condo 2+ Bdrm	\$4,045
Apartment/Condo 1/less Bdrm	\$0
Middle Housing 3+ Bdrm	\$1,429
Middle Housing 2/less Bdrm	\$0

Impact Fee Schedule - King County

Housing Type	Impact Fee per Unit
Single-family 3+ Bdrm	\$3,608
Single Family 2/less Bdrm	\$0
Apartment/Condo 2+ Bdrm	\$2,697
Apartment/Condo 1/less Bdrm	\$0
Middle Housing 3+ Bdrm	\$960
Middle Housing 2/less Bdrm	\$0

School Impact Fee Calculations

Table 7.3 Single Family Residence Impact Fee Calculation

Site Acquisition Cost Per Residence

Formula: ((Acres x Cost per Acre)/Facility Size) x Student Factor

	Site Size	Cost/Acre	Facility Size	Student Factor	
Elementary	n/a	\$ -	n/a		\$ -
Middle	n/a	\$ -	n/a		\$ -
High School	n/a	\$ -	n/a		\$ -
				A ----->	\$ -

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$ -	0	0.218	97.65%	\$ -
Middle	\$132,000,000.00	750	0.073	96.96%	\$ 12,457.42
High School	\$ -	0	0.090	93.58%	\$ -
				B ----->	\$ 12,457.42

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$ -	0	0.218	2.35%	\$ -
Middle	\$ -	0	0.073	3.04%	\$ -
High School	\$ 5,400,000.00	72	0.090	6.42%	\$ 433.35
				C ----->	\$ 433.35

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$ 399.38	0	0.00%	0.218	\$ -
Middle	\$ 399.38	108	41.20%	0.073	\$ 1,297.27
High School	\$ 399.38	0	0.00%	0.090	\$ -
				D ----->	\$ 1,297.27

Tax Credit Per Residence

Average Assessed Value	\$ 1,045,871.00
Capital Bond Interest Rate (Bond Payer's Index)	4.77%
Years Amortized	10
Property Tax Bond Rate	0.6949
	TC ----->
	\$ 5,675.18

Fee Per Residence Recap

Site Acquisition Cost	\$ -
Permanent Facility Cost	\$ 12,457.42
Temporary Facility Cost	\$ 433.35
Subtotal	\$ 12,890.77
State Match Credit	\$ 1,297.27
Tax Payment Credit (TC)	\$ 5,675.18
Subtotal	\$ 7,215.59
Final King County Fee Discount 50%	\$ 3,607.80
Final City Fee Discount 25%	\$ 5,411.69

Table 7.3 Apartment/Condo Family Residence Impact Fee Calculation

Site Acquisition Cost Per Residence

Formula: ((Acres x Cost per Acre)/Facility Size) x Student Factor

	Site Size	Cost/Acre	Facility Size	Student Factor	
Elementary	n/a	\$ -	n/a		\$ -
Middle	n/a	\$ -	n/a		\$ -
High School	n/a	\$ -	n/a		\$ -
				A ----->	\$ -

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$ -	0	0.150	97.65%	\$ -
Middle	\$ 132,000,000.00	750	0.050	96.96%	\$ 8,532.48
High School	\$ -	0	0.040	93.58%	\$ -
				B ----->	\$ 8,532.48

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$ -	0	0.150	2.35%	\$ -
Middle	\$ -	0	0.050	3.04%	\$ -
High School	\$ 5,400,000.00	72	0.040	6.42%	\$ 192.60
				C ----->	\$ 192.60

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$ 399.38	0	0.00%	0.150	\$ -
Middle	\$ 399.38	108	41.20%	0.050	\$ 888.54
High School	\$ 399.38	0	0.00%	0.040	\$ -
				D ----->	\$ 888.54

Tax Credit Per Residence

Average Assessed Value	\$ 613,930.00
Capital Bond Interest Rate (Bond Payer's Index)	4.77%
Years Amortized	10
Property Tax Bond Rate	0.6949
	TC ----->
	\$ 3,331.35

Fee Per Residence Recap

Site Acquisition Cost	\$ -
Permanent Facility Cost	\$ 8,532.48
Temporary Facility Cost	\$ 192.60
Subtotal	\$ 8,725.08
State Match Credit	\$ 888.54
Tax Payment Credit (TC)	\$ 3,331.35
Subtotal	\$ 5,393.73
50% Local Share	\$ 2,696.87
25% City Discount	\$ 4,045.30

Table 7.3 Townhome Family Residence Impact Fee Calculation

Site Acquisition Cost Per Residence

Formula: ((Acres x Cost per Acre)/Facility Size) x Student Factor

	Site Size	Cost/Acre	Facility Size	Student Factor	
Elementary	n/a	\$ -	n/a		\$ -
Middle	n/a	\$ -	n/a		\$ -
High School	n/a	\$ -	n/a		\$ -
				A ----->	\$ -

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$ -	0	0.115	97.65%	\$ -
Middle	\$ 132,000,000.00	750	0.032	96.96%	\$ 5,460.79
High School	\$ -	0	0.089	93.58%	\$ -
				B ----->	\$ 5,460.79

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$ -	0	0.115	2.35%	\$ -
Middle	\$ -	0	0.032	3.04%	\$ -
High School	\$ 5,400,000.00	72	0.089	6.42%	\$ 428.54
				C ----->	\$ 428.54

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$ 399.38	0	0.00%	0.115	\$ -
Middle	\$ 399.38	108	41.20%	0.032	\$ 568.67
High School	\$ 399.38	0	0.00%	0.089	\$ -
				D ----->	\$ 568.67

Tax Credit Per Residence

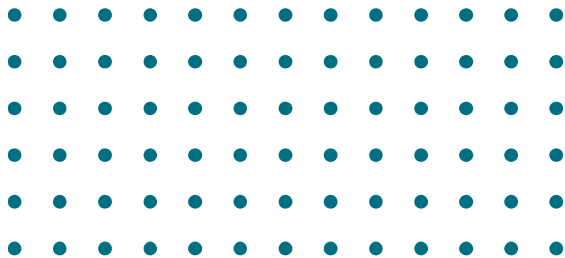
Average Assessed Value	\$ 731,648.00
Capital Bond Interest Rate (Bond Payer's Index)	4.77%
Years Amortized	10
Property Tax Bond Rate	0.6949
	TC ----->
	\$ 3,970.12

Fee Per Residence Recap

Site Acquisition Cost	\$ -
Permanent Facility Cost	\$ 5,460.79
Temporary Facility Cost	\$ 428.54
Subtotal	\$ 5,889.33
State Match Credit	\$ 568.67
Tax Payment Credit (TC)	\$ 3,970.12
Subtotal	\$ 1,919.21
50% Local Share	\$ 959.61
25% City Discount	\$ 1,439.41



2026 CAPITAL FACILITIES PLAN



ADOPTED: 6/9/26
RESOLUTION NO: 1267

The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.

RESOLUTION NO. 1267
2026 CAPITAL FACILITIES PLAN

A Resolution of the Issaquah School District No. 411, King County, Washington, adopting the District's 2026 Capital Facilities Plan.

WHEREAS, Issaquah School District No. 411 (the "District") desires to cooperate with King County, the City of Bellevue, the City of Issaquah, the City of Newcastle, the City of Sammamish, and the City of Renton in implementing the Growth Management Act; and

WHEREAS, the District shall submit the District's 2026 Capital Facilities Plan to King County, the City of Bellevue, the City of Issaquah, the City of Renton, the City of Sammamish, and the City of Newcastle for adoption and incorporation into each jurisdiction's comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ISSAQUAH SCHOOL DISTRICT NO. 411, KING COUNTY, WASHINGTON, as follows:

The Issaquah School District No. 411 has prepared and adopted the District's 2026 Capital Facilities Plan and has provided all the documentation required by King County, and shall submit this Plan to King County, the City of Bellevue, the City of Issaquah, the City of Renton, City of Sammamish and the City of Newcastle, for inclusion in each jurisdiction's comprehensive plan.

The previously submitted 2025 Capital Facilities Plan is valid until such time the District's 2026 Capital Facilities Plan is reviewed and adopted by the affected jurisdictions, and incorporated into each jurisdiction's comprehensive plan.

ADOPTED by the Board of Directors of Issaquah School District No. 411, King County, Washington, at a regular open public meeting thereof, notice of which was given as required by law, held on the 9th day of June 2026, the following Directors being present and voting therefore.

ATTEST


Secretary, Board of Directors


President


Director


Director


Director


Director

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Nondiscrimination Statement and Requesting Special Assistance

The Issaquah School District does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression, gender identity, disability, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. If you require special assistance, language access services or accessibility accommodations related to information contained in this plan, please contact the Issaquah School District by phone, email or mail.

Issaquah School District
Capital Projects Department
5150 220th Ave. SE
Issaquah, WA 98029
Phone: 425-837-7040
Email: mullinst@issaquah.wednet.edu

EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "District") as the District's primary facility planning document for the period 2026–2032. The Plan is prepared in compliance with the Washington State Growth Management Act (GMA) and King County Council Code Title 21A. The GMA, enacted in 1990, requires fast-growing counties and cities to develop comprehensive plans to manage population growth, protect natural resources, and coordinate land use with public infrastructure, including schools. Under the GMA, school districts are required to plan for future facility needs and demonstrate that adequate capacity exists to support projected development. This Plan incorporates enrollment projections, facility capacities, and known development trends using the most current data available as of April 2026.

This Plan represents an update to the previously adopted long-term Capital Facilities Plan. While it serves as the District's primary planning document for the six-year period, it is not intended to provide a static or exhaustive response to all facility needs. The District actively monitors enrollment trends, development activity, facility utilization, and educational program changes, and adjusts planning efforts to respond to evolving conditions. As necessary, the District may develop interim or supplemental long-range Capital Facilities Plans consistent with Board policy and informed by updated data and forecasts. All such plans will align with the overall direction and framework provided in this Six-Year Capital Facilities Plan.

In June 1992, the District first requested that King County impose and collect school impact fees on new developments in unincorporated areas. The King County Council adopted the District's initial plan and implementing ordinance on November 16, 1992. This Plan represents the District's annual update to the Six-Year Capital Facilities Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle, and Sammamish collect school impact fees on behalf of the District when it is eligible to request them. Most jurisdictions provide exemptions for senior housing and certain types of low-income housing.

In accordance with the requirements of the Growth Management Act, the District will continue to update this Plan on an annual basis, with adjustments to the fee schedule(s) as needed to reflect current data and conditions.

STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include State-mandated requirements and locally adopted programming decisions relevant to grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization, scheduling requirements and use of re-locatable classroom facilities (portables).

Class sizes vary by grade level and program to reflect the differing instructional needs of students, including those in special education and highly capable programs. The Issaquah School Board has established local class size standards, which are maintained through the use of local levy funds. For core subjects, the District uses an average class size of 20 students for grades K–5, 26 students for grades 6–8, and 28 students for grades 9–12 when calculating building capacities. Special education class sizes are based on an average of 12 students per classroom. The District has offered Full-Day Kindergarten since the 2016–2017 school year. For the purposes of capacity analysis, rooms designated for special use, consistent with King County Council Code Title 21A, are excluded from classroom counts.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Historically, the District has used a conservative 95% utilization rate and will continue that in the current 2026 plan. However, as demand for modern career-oriented classroom spaces at the secondary level increases, the district anticipates a necessary adjustment to the utilization rate in future years. Likely, that will mean a shift to a utilization rate closer to 85%, which is more closely aligned to other school districts.

Portables used as classrooms accommodate enrollment increases for interim purposes until permanent classrooms are available. In addition to serving temporary capacity needs, portables also provide flexible instructional space that can be adapted to changing programmatic or scheduling requirements. When permanent facilities become available, portables may be relocated to other school sites to address emerging needs or removed from service, depending on long-term facility planning.

The State does not provide funding for property purchases. The District's voters approved the 2016 Bond to provide funding for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools. All of these projects have been completed except for the new high school and one new elementary school. The District recently started construction of the new high school on its last undeveloped site. The new elementary school is on indefinite hold until capacity at the elementary level is needed.

In 2022, voters approved a \$44 million capital levy to help fund construction of the new high school. Due to significant construction cost escalation related to pandemic-era conditions, the approved levy and other available capital funds were not sufficient to construct the full high school as originally planned. As a result, the District is currently building an 86,000-square-foot high school using the levy proceeds and other dedicated capital funds. While this project will help reduce overcrowding at the high school level, it will not fully resolve capacity constraints.

ENROLLMENT METHODOLOGY

Development Tracking and Student Generation Rates

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. Second, it provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that are complete or still selling houses are used to forecast student enrollment from future developments. The District used a third-party consultant to review recent development data and provide updated student generation rates for elementary school, middle school and high school student per new single-family residence and new multi-family housing.

Enrollment Methodology

The District uses two primary methods to estimate future student enrollment. These projections are inherently variable and are influenced by local land use decisions, market conditions, economic factors, and regional infrastructure improvements, including major transit projects. As such, the District analyzes a range of scenarios and, for planning purposes, adopts the high-range projection to ensure adequate capacity is available to meet potential growth.

1. The student 3-2-1 cohort survival method: Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development, it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth. The cohort method is also hampered by the fact that it does not account for anomalies affecting enrollment (e.g., the Covid-19 pandemic, temporary remote learning, and the variations in the transition back to in-person learning).
2. Based on information from King County, realtors, developers, etc., the District seeks to establish the number of new dwelling units that will be sold each year and converts those units to new students based on the following:
 - a) The number of actual new students as a percentage of actual new dwellings for the past several years. The student generation factors are shown below in Table 1.
 - b) Determine the actual distribution of new students by grade level for the past several years, e.g., 5% to kindergarten, 10% to first grade, 2% to 11th grade.
 - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After applying these methods, current enrollment is moved forward year-by-year, with adjustments for anticipated new students.

It is important to note that while new housing typically signals growth, enrollment may decline even as population increases. This occurs as communities mature, resulting in fewer young children per household. To address this, the District monitors the number of school-age children per dwelling and adjusts projections accordingly, particularly at the kindergarten level. However, no precise statistical formula currently exists to capture these shifts perfectly.

Table 1 below provides student generation rates (SGRs) based on recent housing development within the District. These rates quantify the average number of students generated per new single-family unit, middle-housing unit and apartment unit by grade level and are a critical input for projecting future enrollment and assessing the impact of residential growth on school facility needs. In future years, the District will attempt to gain adequate permit data to further differentiate student generation rates based on bedroom count, in compliance with recent code changes to implement Engrossed Second Substitute Senate Bill 5258 (2023).

Table 1: Student Factors - Single Family & Multi-Family: K–12 Students by Grade Group per Housing Unit Built 2020–2024									
Housing Unit Type	Housing Units	Students				Student Generation Rates (SGRs)			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	781	247	103	103	453	0.316	0.132	0.132	0.580
Middle Housing ^(a)	231	39	22	27	88	0.169	0.095	0.117	0.381
Apartments ^(b)	6	1	1	0	2	0.167	0.167	0.000	0.333

Notes:

Housing units built in 2025 are excluded, because they may not have been completed and occupied by October 2025.

Parcels with present use codes Condominium (Residential) and Condominium (Mixed Use) are classified as single-family detached, middle housing, or apartments based on dwelling unit type.

(a) The middle housing category includes parcels with present use codes: Duplex, Triplex, 4-Plex, and Townhouse Plat As defined in King County Title 21A.43.003, "Middle housing units" includes duplex, houseplex, townhouse, and cottage housing units.

(b) The apartments category includes parcels with present use codes: Apartment, Apartment (Mixed Use), Apartment (Co-Op), Apartment (Subsidized), Vacant (Multi-Family).

As defined in King County Title 21A.43.003, "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. 21A.06.069 Apartment: a building consisting of ten or more dwelling units sharing a common roof, wall, or floor.

Sources:

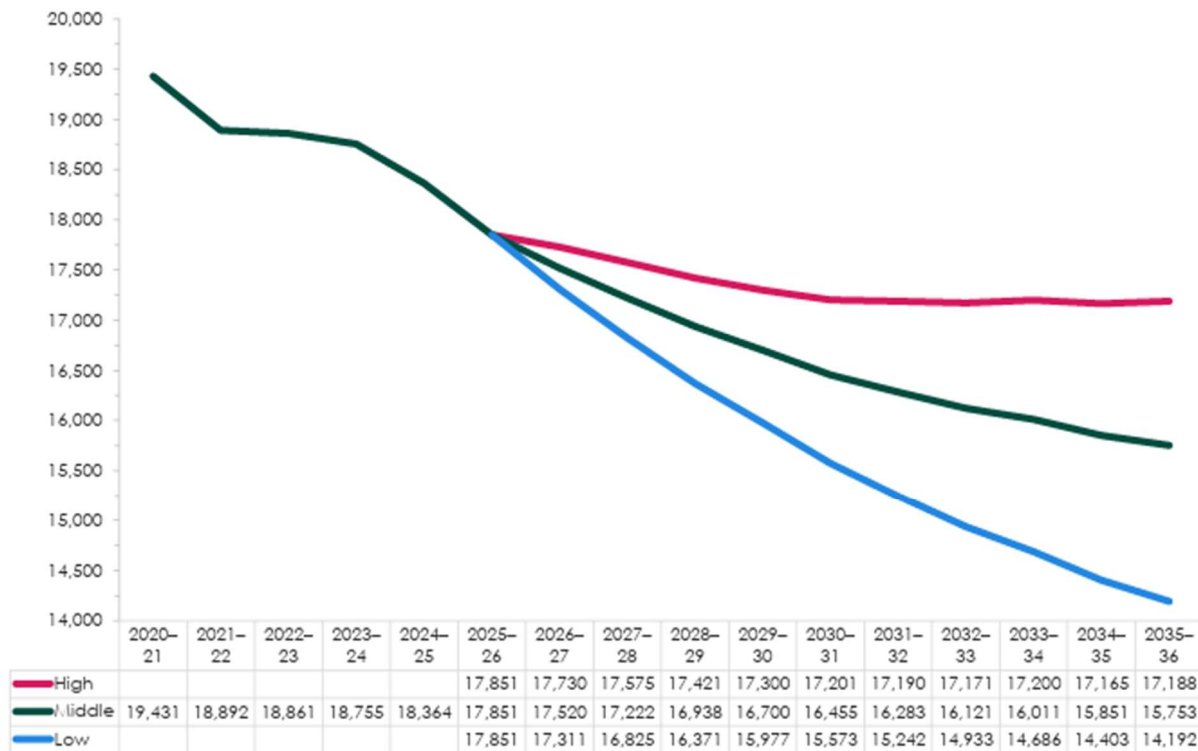
Issaquah School District October 2025 headcount enrollment.

King County GIS Center parcels and Department of Assessments property data.

Past experience has shown that cohort-based projections tend to be more accurate over longer periods (e.g., 10 years), while development-based projections are more reliable in the short term. Recognizing this, the District examines both methods and adopts a projection range.

For long-range facilities planning, the District uses the high enrollment projection shown in Table 2 to ensure it is prepared to meet growth-related facility needs. While actual enrollment may align more closely with medium or low projections over the short term, relying on the high projection allows the District to proactively address potential capacity needs and avoid underbuilding in the face of uncertain future growth. This approach ensures that school facilities can accommodate increases in student population that may result from market conditions, housing development, or regional infrastructure projects. Using the high forecast reflects a conservative and responsible planning strategy that prioritizes preparedness and long-term flexibility.

Table 2: Ten-Year Low, Medium, High Enrollment Forecast



Source: Flo Analytics

Enrollment projections for the 2026–27 through 2031–32 school years are provided in Table 3. Although modest increases in early elementary enrollment are reflected in the high projection during this period, the District does not expect to return to historical peak enrollment levels in the near term. Several factors are expected to influence future enrollment, including:

- Market conditions, such as housing supply and affordability
- Regional labor trends that affect family relocation and job accessibility
- Lower birth rates
- Residential development activity within the District’s boundaries
- Major infrastructure projects, particularly the planned Sound Transit light rail extension to the City of Issaquah, which is likely to:
 - Increase residential density near transit stations
 - Attract new families due to enhanced commuter access
 - Contribute to long-term enrollment growth beyond the current six-year planning horizon

The City of Issaquah’s 2044 Comprehensive Plan anticipates zoning and infrastructure to support more than 14,000 new housing units, with 3,500 targeted by 2044. These units, concentrated in areas such as Central Issaquah and the Issaquah Highlands, are expected to impact school enrollment over the next two decades. While substantial increases in student population are not expected within the current six-year planning horizon, significant growth is projected in the 15-to-20-year timeframe.

The District will continue to monitor local development activity, housing trends, and transit infrastructure plans to refine its projections and update future Capital Facilities Plans accordingly. Ongoing coordination with the City of Issaquah will be essential in planning for future school capacity, especially in areas of anticipated high-density development and transit access.

**Table 3: Actual Student Counts (2025-26) and
Six-Year Enrollment Projections**

	<u>Actual</u> <u>2025-26*</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>	<u>2030-31</u>	<u>2031-32</u>
Kindergarten	1,030	1,114	1,171	1,160	1,162	1,218	1,227
Grade 1	1,177	1,081	1,185	1,244	1,233	1,235	1,295
Grade 2	1,213	1,212	1,107	1,208	1,268	1,257	1,259
Grade 3	1,366	1,277	1,270	1,159	1,265	1,327	1,316
Grade 4	1,435	1,392	1,295	1,288	1,175	1,283	1,346
Grade 5	1,372	1,461	1,410	1,312	1,305	1,191	1,300
Grade 6	1,419	1,375	1,457	1,407	1,308	1,302	1,186
Grade 7	1,438	1,440	1,387	1,470	1,421	1,320	1,314
Grade 8	1,529	1,458	1,453	1,400	1,484	1,433	1,332
Grade 9	1,521	1,566	1,487	1,482	1,427	1,513	1,462
Grade 10	1,557	1,527	1,572	1,494	1,489	1,433	1,520
Grade 11	1,468	1,448	1,421	1,462	1,389	1,384	1,333
Grade 12	1,326	1,379	1,360	1,335	1,374	1,305	1,300
Total Enrollment	17,851	17,730	17,575	17,421	17,300	17,201	17,190
Yearly Increase		(121)	(155)	(154)	(121)	(99)	(11)
Yearly Increase		-0.68%	-0.87%	-0.88%	-0.69%	-0.57%	-0.06%
Cumulative Increase		(121)	(276)	(430)	(551)	(650)	(661)

- * 1. Actual Students Counts 2025-26
(source: Report P223 - 2025-26 Enrollment)
2. Six-Year Enrollment Projections 2026-27 thru 2031-32
(source: Flo-Analytics High Enrollment Forecast)

The 10-Year Enrollment History (Table 4) provides critical context for interpreting the six-year enrollment projections presented in Table 3. These historical headcounts, based on October 1st data, illustrate key enrollment trends, including a peak in 2019–20, a decline during the COVID-19 pandemic, and modest stabilization in recent years. It is important to clarify that the high projection presented in Table 2 does not rely solely on a traditional cohort progression model, where student counts are advanced from grade to grade based strictly on historical trends. Instead, the high forecast incorporates additional factors such as projected housing development, updated student generation rates, and regional influences – including the planned Sound Transit light rail extension into Issaquah. This approach allows the District to plan proactively for potential enrollment increases that may arise from new residential growth and infrastructure investments, ensuring school facilities can accommodate a range of future scenarios.

Table 4: 10-Year Enrollment History*

	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>
Kindergarten	1,413	1,460	1,346	1,458	1,128	1,173	1,215	1,115	1,130	1,030
Grade 1	1,484	1,562	1,522	1,468	1,444	1,241	1,332	1,331	1,178	1,177
Grade 2	1,626	1,537	1,591	1,594	1,401	1,404	1,298	1,381	1,322	1,213
Grade 3	1,610	1,693	1,557	1,654	1,532	1,393	1,443	1,365	1,439	1,366
Grade 4	1,651	1,641	1,720	1,606	1,593	1,496	1,409	1,452	1,355	1,435
Grade 5	1,605	1,680	1,647	1,744	1,534	1,520	1,531	1,432	1,447	1,372
Grade 6	1,628	1,629	1,724	1,684	1,671	1,528	1,528	1,544	1,413	1,419
Grade 7	1,629	1,658	1,634	1,734	1,624	1,603	1,538	1,524	1,540	1,438
Grade 8	1,589	1,653	1,642	1,653	1,686	1,586	1,600	1,557	1,506	1,529
Grade 9	1,567	1,630	1,680	1,654	1,631	1,656	1,593	1,633	1,577	1,521
Grade 10	1,477	1,549	1,571	1,630	1,603	1,579	1,601	1,589	1,629	1,557
Grade 11	1,357	1,317	1,389	1,371	1,372	1,431	1,445	1,473	1,445	1,468
Grade 12	1,124	1,260	1,173	1,222	1,212	1,282	1,328	1,359	1,383	1,326
Total Enrollment	19,760	20,269	20,196	20,472	19,431	18,892	18,861	18,755	18,364	17,851
Yearly Change		509	(73)	276	(1,041)	(539)	(31)	(106)	(391)	(513)

*October 1st Headcount

Source: P223 Enrollment

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 18,630 students in permanent facilities and an additional 4,688 students in portables. While portables are critical for meeting short-term enrollment fluctuations, they are not considered a viable long-term solution for capacity planning. For that reason, the District relies on its adjusted permanent capacity when determining growth-related needs.

The projected student enrollment for the 2026–27 school year is 17,730, leaving a districtwide surplus of 899 permanent seats. However, this overall surplus does not reflect the ongoing imbalance across grade levels. **High school enrollment continues to exceed permanent capacity**, and projections show that this pressure will persist throughout the six-year planning period. As a result, the District remains focused on identifying long-term solutions, including capacity projects, to address high school overcrowding, even as elementary and middle school capacity remains sufficient. Additionally, the District is planning to use secondary spaces differently in the near future, creating the need for additional space.

Calculations of elementary, middle school, and high school capacities are provided in Appendices A, B, and C, respectively. These facility locations and sites are shown on the District Site Location Map.

EXISTING FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary
 Briarwood Elementary
 Cascade Ridge Elementary
 Cedar Trails Elementary
 Challenger Elementary
 Clark Elementary
 Cougar Ridge Elementary
 Creekside Elementary
 Discovery Elementary
 Endeavour Elementary
 Grand Ridge Elementary
 Issaquah Valley Elementary
 Maple Hills Elementary
 Newcastle Elementary
 Sunny Hills Elementary
 Sunset Elementary

15025 S.E. 117th Street, Renton
 17020 S.E. 134th Street, Renton
 2020 Trossachs Blvd. S.E., Sammamish
 4399 Issaquah-Pine Lake Rd S.E., Sammamish
 25200 S.E. Klahanie Blvd., Issaquah
 335 First Ave. S.E., Issaquah
 4630 167th Ave. S.E., Bellevue
 20777 SE 16th Street, Sammamish
 2300 228th Ave. S.E., Sammamish
 26205 S.E. Issaquah-Fall City Rd., Issaquah
 1739 NE Park Drive, Issaquah
 555 N.W. Holly Street, Issaquah
 15644 204th Ave. S.E., Issaquah
 8440 136th Ave S.E., Newcastle
 3200 Issaquah-Pine Lake Rd. S.E., Sammamish
 4229 W. Lk. Sammamish Pkwy. S.E., Issaquah

GRADE SPAN 6-8:

Beaver Lake Middle School
 Cougar Mountain Middle School
 Issaquah Middle School
 Maywood Middle School
 Pacific Cascade Middle School
 Pine Lake Middle School

25025 S.E. 32nd Street, Issaquah
 1929 NW Talus Dr, Issaquah
 600 2nd Ave. Ave. S.E., Issaquah
 14490 168th Ave. S.E., Renton
 24635 SE Issaquah-Fall City Rd, Issaquah
 3095 Issaquah-Pine Lake Rd., Sammamish

GRADE SPAN 9-12:

Issaquah High School
 Liberty High School
 Skyline High School
 Gibson Ek High School

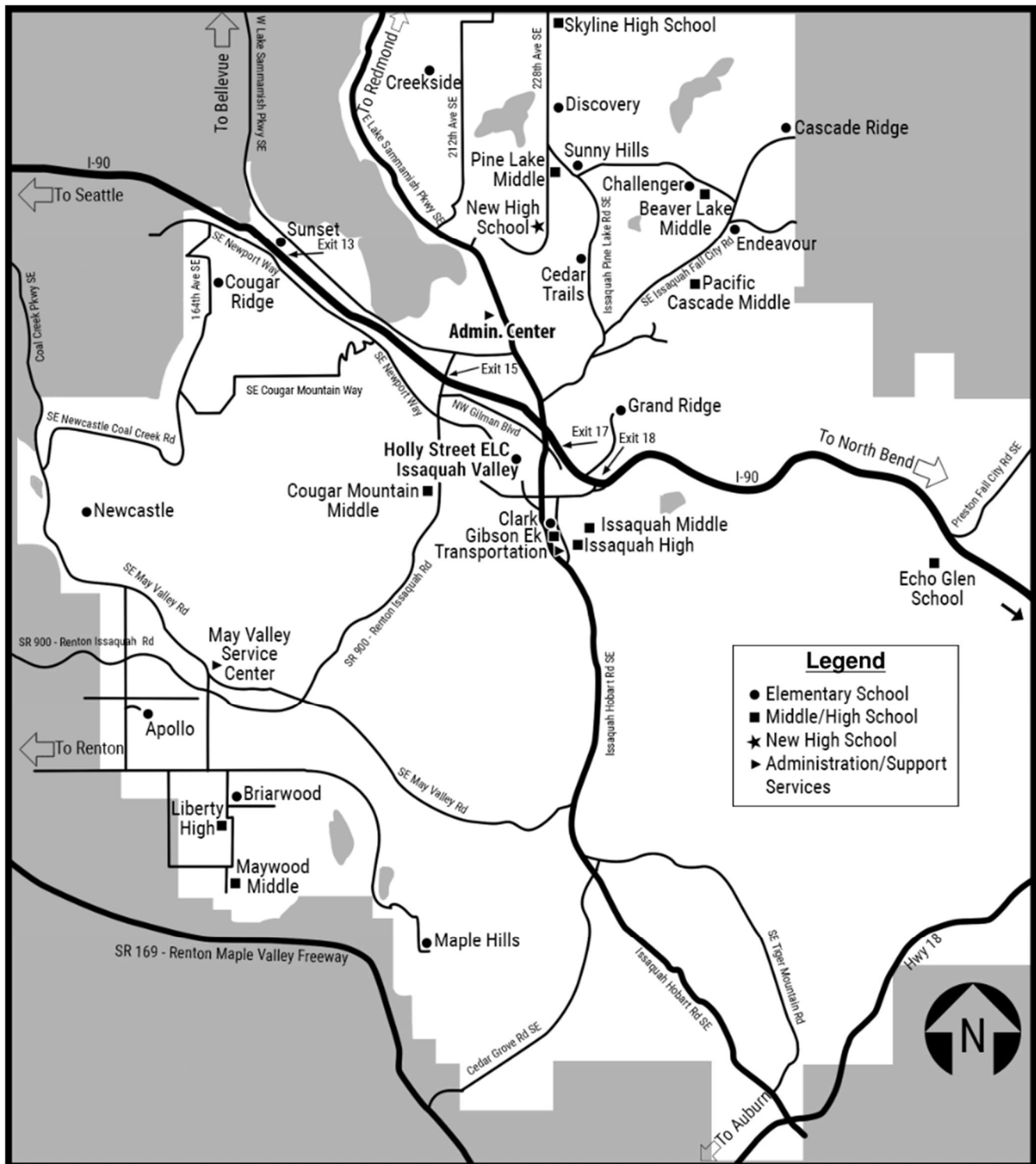
700 Second Ave. S.E., Issaquah
 16655 S.E. 136th Street, Renton
 1122 228th Ave. S.E., Sammamish
 379 First Ave. S.E., Issaquah

SUPPORT SERVICES:

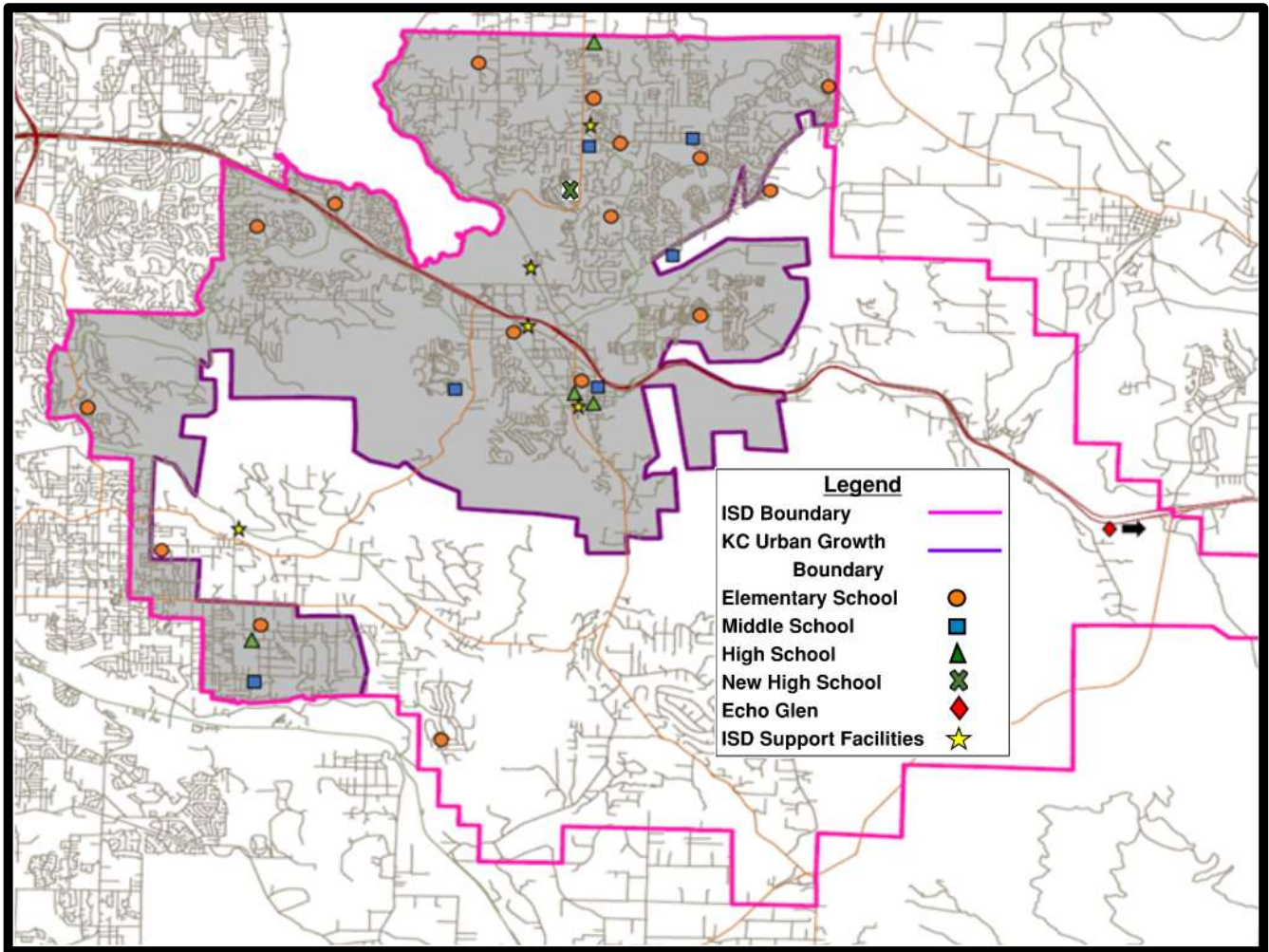
Administration Building
 Holly Street Early Learning Center
 May Valley Service Center
 Transportation Center - Main
 Transportation Center - Satellite

5150 220th Ave S.E., Issaquah
 565 N.W. Holly Street, Issaquah
 16404 S.E. May Valley Road, Renton
 805 Second Avenue S.E., Issaquah
 3402 228th Ave. S.E., Sammamish

SITE LOCATION MAP



URBAN GROWTH BOUNDARY MAP



CAPACITY ANALYSIS AND SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is below in Table 5 and provides the financial framework for planned facility projects. State funding and impact fees are not reliable or sufficient revenue sources for construction projects. State matching funds are available only for certain qualifying projects and are received after completion of a matched project; site acquisition and site improvements are not eligible. Impact fee revenues depend on growth activity, are difficult to predict, and since January 2026, the District has not been eligible to collect school impact fees from new growth. As a result, the District must rely primarily on voter-approved bonds and capital levies to fund school construction.

In April 2016, voters approved a \$533 million bond that funded a range of capital projects, including land acquisition; construction of a new high school, a new middle school, and two new elementary schools; the rebuild and expansion of an existing middle school; and additions to six existing elementary schools. In April 2022, to address continued growth at the high school level, voters approved a \$44 million capital levy to support construction of a new 86,000 square-foot high school, which will help alleviate overcrowding at existing campuses. At this time, no additional construction is planned at the elementary or middle school levels.

The District's capacity planning process compares enrollment forecasts with permanent school capacity to identify when new facilities or additions are needed. Enrollment forecasts are developed by grade level and, to the extent possible, by geography. This analysis informs the identification and timing of new construction needed by school year. Tables 6 and 7 present the District's projected capacity at the elementary and middle school levels, while Table 8 below reflects the District's current capacity at the high school level, with planned projects over the six-year period.

While enrollment projections establish the need for additional facilities, the decision of when to construct a new building depends on several additional factors. Funding availability is the most critical consideration, including the potential tax impact on residents, the availability of state funding and impact fees, land acquisition feasibility, and the District's ability to pass bonds and capital levies. New school facilities are also influenced by residential development approved by local jurisdictions. Together, these factors guide the District's Six-Year Construction Plan and ensure that facilities are aligned with both growth needs and financial capacity.

Table 5: Six-Year Finance Plan

BUILDING/PROJECT	¹ N / ² M	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Cost to Complete ³	Secured Local/State	Unsecured Local ⁴
New High School	N	\$37,402,345	\$91,736,671	\$13,321,004	\$3,246,002	\$0	\$0	\$145,706,022	\$145,706,022	\$0
Other Projects		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS		\$37,402,345	\$91,736,671	\$13,321,004	\$3,246,002	\$0	\$0	\$145,706,022	\$145,706,022	\$0

¹ N = New Construction

² M = Modernization-Rebuild

³ Cost to complete does not include project expenditures from previous years.

⁴ School impact fees may be utilized to offset front funded expenditures associated with the cost of new growth-related facilities. Impact fees are currently collected from the cities of Bellevue, Newcastle, Renton, Sammamish, Issaquah & King County for projects within the Issaquah School District.

Table 6: Projected Capacity to House Students
ELEMENTARY SCHOOLS

		2026	2027	2028	2029	2030	2031
Permanent Capacity - Existing	@ 100% Utilization	9,224	9,224	9,224	9,224	9,224	9,224
Permanent Capacity - Future Added	@ 100% Utilization	0	0	0	0	0	0
Gross Totals	@ 100% Utilization	9,224	9,224	9,224	9,224	9,224	9,224
Permanent Capacity at 95% Utilization	@ 95% Utilization	8,763	8,763	8,763	8,763	8,763	8,763
Projected Headcount Enrollment		7,537	7,438	7,371	7,408	7,511	7,743
Surplus/Deficit		1,226	1,325	1,392	1,355	1,252	1,020

Portable Classrooms Capacity	Surplus/Deficit	2,800	2,800	2,800	2,800	2,800	2,800
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1. Permanent Capacity calculations are based on the 95% utilization factors (See Appendix A).
2. Permanent capacity reflects the building's level of service design capacity.
3. The number of portables may be reduced as permanent capacity projects come on line and are open for instruction.

Table 7: Projected Capacity to House Students
MIDDLE SCHOOLS

		2026	2027	2028	2029	2030	2031
Permanent Capacity - Existing	@ 100% Utilization	5,206	5,206	5,206	5,206	5,206	5,206
Permanent Capacity - Future Added	@ 100% Utilization	0	0	0	0	0	0
Gross Totals	@ 100% Utilization	5,206	5,206	5,206	5,206	5,206	5,206
Permanent Capacity at 95% Utilization	@ 95% Utilization	4,946	4,946	4,946	4,946	4,946	4,946
Projected Headcount Enrollment		4,273	4,297	4,277	4,213	4,055	3,832
Surplus/Deficit	Surplus/Deficit	673	649	669	733	891	1,114

Portable Classrooms Capacity	Surplus/Deficit	936	936	936	936	936	936
------------------------------	------------------------	-----	-----	-----	-----	-----	-----

1. Permanent Capacity calculations are based on the 95% utilization factors (See Appendix B).
2. Permanent capacity reflects the building's level of service design capacity.
3. The number of portables may be reduced as permanent capacity projects come on line and are open for instruction.

Table 8: Projected Capacity to House Students
HIGH SCHOOLS

		2026	2027	2028	2029	2030	2031
Permanent Capacity - Existing	@ 100% Utilization	5,180	5,180	5,836	5,836	5,836	5,836
Permanent Capacity - Future Added	@ 100% Utilization	0	656	0	0	0	0
Gross Totals	@ 100% Utilization	5,180	5,836	5,836	5,836	5,836	5,836
Permanent Capacity at 95% Utilization	@ 95% Utilization	4,921	5,544	5,544	5,544	5,544	5,544
Projected Headcount Enrollment		5,920	5,840	5,773	5,679	5,635	5,615
Surplus/Deficit	Surplus/Deficit	-999	-296	-229	-135	-91	-71

Portable Classrooms Capacity	Surplus/Deficit	952	952	952	952	952	952
------------------------------	------------------------	-----	-----	-----	-----	-----	-----

1. Permanent Capacity calculations are based on the 95% utilization factors (See Appendix C).
2. Permanent capacity reflects the building's level of service design capacity.
3. The number of portables may be reduced as permanent capacity projects come on line and are open for instruction.

As shown in Table 8, the District's high school enrollment will continue to exceed existing permanent capacity throughout the 6-year planning period. In 2026, the District is expected to operate with a permanent capacity deficit of 999 students after accounting for the current 95% utilization rate. To help address this growing enrollment pressure, the District is adding permanent capacity for 665 high school students in 2027 through the construction of phase 1A of a new high school facility. This added capacity significantly reduces the shortfall, bringing the permanent capacity deficit down to 296 students and continuing to narrow the gap through 2031. As needed to address capacity needs, before the high school addition is complete, the District may consider adjusting the building utilization factor to reflect how secondary spaces are actually used.

With this new capacity in place for the 2027-28 school year, the District will be positioned to phase out its reliance on portable classrooms. While portables will still be required in the short term, the addition of permanent space sets the stage for a gradual reduction in their use. This transition will enhance the learning environment and promote more equitable access to core instructional spaces and amenities. The strategy aligns with the District's long-term capital planning goals and its commitment to providing equitable, high-quality educational facilities across all attendance areas.

NEED FOR IMPACT FEES AND GROWTH-RELATED CAPACITY NEEDS

The District historically relied on school impact fee revenue to help fund growth-related capacity needs. However, by law, impact fees can only be used to fund a portion of a growth-related capacity project.

As demonstrated in Appendix A the District currently has a permanent capacity (at 95%) to serve 8,763 students at the elementary level. This leaves the District's elementary enrollment under permanent capacity by **1,226** students.

As demonstrated in Appendix B the District currently has a permanent capacity (at 95%) to serve 4,946 students at the middle school level. This leaves the District's middle school enrollment under permanent capacity by **673** students.

As demonstrated in Appendix C the District currently has a permanent capacity (at 95%) to serve 4,921 students at the high school level. This leaves the District's high school enrollment **over permanent capacity by 999 students**. The capacity need is driven by historic and recent growth. However, the District's six-year enrollment projections in Table 3 demonstrate that the District does not anticipate growth to occur over the six-year planning period. Thus, while the high school capacity need remains significant, it is not related to anticipated growth during the six-year period and, therefore, the project is no longer eligible as a basis for impact fees. Future updates to this Capital Facilities Plan will consider growth-related eligibility for inclusion in the impact fee formula.

In those years when the District requests school impact fees for growth-related projects, the school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit or each new multi-family dwelling unit and then reduces that amount by credits for the anticipated state match and future tax payments. The resulting impact fee is then discounted as required by local ordinances. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. Impact fees must be used in a manner consistent with RCW 82.02.050-110 and the adopted local ordinances. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year.

The District is not requesting school impact fees as a part of this 2026 Capital Facilities Plan update.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

This section is not updated for the 2026 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this Plan may include an impact fee.

SCHOOL IMPACT FEE CALCULATIONS

This section is not updated for the 2026 Capital Facilities Plan since the District is not requesting a school impact fee. Future updates to this Plan may include an impact fee.

APPENDIX A: 2026-27 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS ¹	STANDARD CLASSROOM CAPACITY (20) ²	# OF SPECIAL ED ROOMS	SPECIAL ED CLASSROOM CAPACITY (12) ³	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY AT 95% (MAIN SCHOOL BLDG)	# OF EXISTING PORTABLE CLASSROOMS	EXISTING PORTABLE CLASSROOMS	CURRENT SCHOOL CAPACITY (20) ²	CURRENT SCHOOL CAPACITY @ 100% (INCLUDES EXISTING PORTABLE CLASSROOMS)	FUTURE PORTABLE CLASSROOMS	FUTURE PORTABLE CLASSROOMS CAPACITY (20)	MAXIMUM SCHOOL CAPACITY (INCLUDES PORTABLE CLASSROOMS)	MAXIMUM # OF PORTABLE CLASSROOMS (EXISTING PLUS FUTURE)	PROJECTED OCT 2026 HEADCOUNT	PROJECTED OCT 2026 vs PERMANENT CAPACITY (SURPLUS or DEFICIT)	WITH EXISTING PORTABLES @ 95% (SURPLUS or DEFICIT)	
APOLLO	28	560	3	36	596	566	7	140	736	699	0	0	736	7	140	471	95	228
BRIARWOOD	26	520	3	36	556	528	11	220	776	737	0	0	776	11	220	553	-25	184
CASCADE RIDGE	23	460	2	24	484	460	8	160	644	612	0	0	644	8	160	369	91	243
CEDAR TRAILS	23	460	3	36	496	471	0	0	496	471	6	120	616	6	120	356	115	115
CHALLENGER	22	440	4	48	488	464	14	280	768	730	0	0	768	14	280	353	111	377
CLARK	30	600	3	36	636	604	10	200	836	794	0	0	836	10	200	552	52	242
COUGAR RIDGE	28	560	3	36	596	566	8	160	756	718	0	0	756	8	160	463	103	255
CREEKSIDE	27	540	5	60	600	570	10	200	800	760	0	0	800	10	200	522	48	238
DISCOVERY	27	540	4	48	588	559	8	160	748	711	0	0	748	8	160	432	127	279
ENDEAVOUR	26	520	4	48	568	540	8	160	728	692	0	0	728	8	160	454	86	238
GRAND RIDGE	26	520	5	60	580	551	12	240	820	779	0	0	820	12	240	527	24	252
ISSAQUAH VALLEY	31	620	2	24	644	612	10	200	844	802	0	0	844	10	200	621	-9	181
MAPLE HILLS	22	440	4	48	488	464	4	80	568	540	0	0	568	4	80	451	13	89
NEWCASTLE	24	480	4	48	528	502	8	160	688	654	0	0	688	8	160	449	53	205
SUNNY HILLS	30	600	6	72	672	638	12	240	912	866	0	0	912	12	240	521	117	345
SUNSET	31	620	7	84	704	669	4	80	784	745	0	0	784	4	80	443	226	302
TOTAL	424	8480	62	744	9224	8763	134	2680	11904	11309	6	120	12024	140	2800	7537	1226	3772
<div><div>¹ Minus excluded spaces for special program needs</div><div>² Average of staffing ratios = Kindergarten - 3rd grades 1:19, 4th - 5th grades 1:22</div><div>³ Average of staffing ratios for Special Ed = Kindergarten thru 5th grades 1:12</div><div>A. Permanent capacity reflects the building's level of service design capacity.</div><div>B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.</div></div>																		

APPENDIX B: 2026-27 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS ¹	STANDARD CLASSROOM CAPACITY (26) ²	# OF SPECIAL ED ROOMS	SPECIAL ED CLASSROOM CAPACITY (12) ³	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY AT 95% (MAIN SCHOOL BLDG)	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CLASSROOM CAPACITY (26) ²	CURRENT SCHOOL CAPACITY (26) ² (INCLUDES EXISTING PORTABLE CLASSROOMS)	CURRENT SCHOOL CAPACITY @ 100% (INCLUDES EXISTING PORTABLE CLASSROOMS)	FUTURE PORTABLE CLASSROOMS	FUTURE PORTABLE CLASSROOMS CAPACITY (26)	MAXIMUM SCHOOL CAPACITY (INCLUDES PORTABLE CLASSROOMS)	MAXIMUM # OF PORTABLE CLASSROOMS (EXISTING PLUS FUTURE)	PROJECTED OCT 2026 HEADCOUNT	PROJECTED OCT 2026 vs PERMANENT CAPACITY (SURPLUS or DEFICIT)	WITH EXISTING PORTABLES @ 95% (SURPLUS or DEFICIT)	
BEAVER LAKE	28	728	2	24	752	714	10	260	1012	961	0	0	1012	10	260	693	21	268
COUGAR MOUNTAIN	30	780	4	48	828	787	0	0	828	787	0	0	828	0	0	543	244	244
ISSAQUAH MIDDLE	28	728	10	120	848	806	8	208	1056	1003	0	0	1056	8	208	797	9	206
MAYWOOD	40	1040	4	48	1088	1034	6	156	1244	1182	2	52	1296	8	208	860	174	322
PACIFIC CASCADE	28	728	7	84	812	771	8	208	1020	969	0	0	1020	8	208	595	176	374
PINE LAKE	31	806	6	72	878	834	2	52	930	884	0	0	930	2	52	785	49	99
TOTAL	185	4810	33	396	5206	4946	34	884	6090	5786	2	52	6142	36	936	4273	673	1513
<div><div>¹ Minus excluded spaces for special program needs</div><div>² Average of staffing ratios = 6th thru 8th grades 1:26</div><div>³ Average of staffing ratios for Special Ed = 6th thru 8th grades 1:12</div><div>A. Permanent capacity reflects the building's level of service design capacity.</div><div>B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.</div></div>																		

APPENDIX C: 2026-27 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF STANDARD CLASSROOMS ¹	STANDARD CLASSROOM CAPACITY (28) ²	# OF SPECIAL ED ROOMS	SPECIAL ED CLASSROOM CAPACITY (12) ³	PERMANENT CAPACITY @ 100% (MAIN SCHOOL BLDG)	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CLASSROOM CAPACITY (28) ²	CURRENT SCHOOL CAPACITY @ 100% (INCLUDES EXISTING PORTABLE CLASSROOMS)	FUTURE SCHOOL CAPACITY @ 95% (INCLUDES EXISTING PORTABLE CLASSROOMS)	FUTURE PORTABLE CLASSROOMS CAPACITY (28)	MAXIMUM SCHOOL CAPACITY @ 100% (INCLUDES PORTABLE CLASSROOMS)	MAXIMUM # OF PORTABLE CLASSROOMS (EXISTING PLUS FUTURE)	PROJECT ED OCT 2026 HEADCOUNT	PROJECT ED OCT 2026 vs PERMANENT CAPACITY (SURPLUS or DEFICIT)	WITH EXISTING PORTABLES @ 95% (SURPLUS or DEFICIT)			
GIBSON EK HIGH	10	280	0	0	280	266	0	0	280	266	0	0	280	0	0	195	71	71
ISSAQUAH HIGH	73	2044	4	48	2092	1987	10	280	2372	2253	0	0	2372	10	280	2250	-263	3
LIBERTY HIGH	40	1120	5	60	1180	1121	8	224	1404	1334	0	0	1404	8	224	1390	-269	-56
SKYLINE HIGH	56	1568	5	60	1628	1547	16	448	2076	1972	0	0	2076	16	448	2085	-538	-113
TOTAL	169	4732	14	168	5180	4921	34	952	5852	5559	0	0	5852	34	952	5920	-999	-166
<div><div>¹ Minus excluded spaces for special program needs</div><div>² Average of staffing ratios = 9th thru 12th grades 1:28</div><div>³ Average of staffing ratios for Special Ed = 9th thru 12th grades 1:12</div><div>A. Permanent capacity reflects the building's level of service design capacity.</div><div>B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.</div></div>																		

APPENDIX D: 2026-27 TOTAL SCHOOL CAPACITIES

ALL SCHOOLS	# OF STANDARD CLASSROOMS ¹	STANDARD CLASSROOM CAPACITY ²	# OF SPECIAL ED ROOMS	SPECIAL ED CLASSROOM CAPACITY ²	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY AT 95% (MAIN SCHOOL BLDG)	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CLASSROOM CAPACITY ²	CURRENT SCHOOL CAPACITY ² (INCLUDES EXISTING PORTABLE CLASSROOMS)	FUTURE SCHOOL CAPACITY @ 100%	FUTURE PORTABLE CLASSROOMS @ 95%	FUTURE PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY (INCLUDES PORTABLE CLASSROOMS)	MAXIMUM # OF PORTABLE CLASSROOMS (EXISTING PLUS FUTURE)	PROJECTED OCT 2026 HEADCOUNT	PROJECTED OCT 2026 vs PERMANENT CAPACITY (SURPLUS or DEFICIT)	WITH EXISTING PORTABLES @ 95% (SURPLUS or DEFICIT)	
ELEMENTARY	424	8480	62	744	9224	8763	134	2680	11904	11309	6	120	12024	140	2800	7537	1226	3772
MIDDLE	185	4810	33	396	5206	4946	34	884	6090	5786	2	52	6142	36	936	4273	673	1513
HIGH	169	4732	14	168	5180	4921	34	952	5852	5559	0	0	5852	34	952	5920	-999	-166
TOTAL	778	18022	109	1308	19610	18630	202	4516	23846	22654	8	172	24018	210	4688	17730	899	5119
<p>¹ Minus excluded spaces for special program needs</p> <p>² Average of staffing ratios = Kindergarten - 3rd grades 1:19, 4th - 5th grades 1:22, 6th - 8th grades 1:26, 9th - 12th grades 1:28</p> <p>³ Average of staffing ratios for Special Ed = Kindergarten - 12th grades 1:12</p> <p>A. Permanent capacity reflects the building's level of service design capacity.</p> <p>B. The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.</p>																		

Attachment E

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2026



Snoqualmie Valley School District No. 410 hereby provides to the King County Council and the cities of North Bend, Sammamish, and Snoqualmie this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and local implementing ordinances, including a six (6) year financing plan component.

Adopted on June 4, 2026

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

**2026-2031
SIX-YEAR CAPITAL FACILITIES PLAN**

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For information about this plan, call the District Business Services Office
(425.831.8011)

Snoqualmie Valley School District No. 410
Snoqualmie, Washington
(425) 831-8000

Board of Directors

	<u>Position Number</u>	<u>Term</u>
Melissa Johnson, President	1	1/1/26 – 12/31/29
Judith Milstein	2	1/1/24 – 12/31/27
Rene Price	3	1/1/24 – 12/31/27
Gary Fancher	4	1/1/26 – 12/31/29
Ram Dutt Vedullapalli, Vice President	5	1/1/24 – 12/31/27

Central Office Administration

Superintendent	Dan Schlotfeldt
Assistant Superintendent – Finance & Operations	Ryan Stokes
Assistant Superintendent of Human Resources	Beth Porter
Executive Director - Secondary Teaching and Learning	Andrea Zier
Executive Director - Elementary Teaching and Learning	Monica Heimbigner
Executive Director of Student Services	Kimberly Mackey

Building Administration

Administration Building

8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000

Mount Si High School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Vernie Newell, Principal

Cascade View Elementary

34816 SE Ridge Street
Snoqualmie, WA 98065
Katelyn Long, Principal

Meadowbrook School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
Catherine Fredenburg, Principal

Snoqualmie Elementary

39801 S.E. Park Street
Snoqualmie, WA 98065
Michelle Trifunovic, Principal

Snoqualmie Middle School

9200 Railroad Ave S.E.
Snoqualmie, WA 98065
Megan Botulinski, Principal

North Bend Elementary

400 East Third Street
North Bend, WA 98045
Rebekah Westra, Principal

Chief Kanim Middle School

32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
Travis Hall, Principal

Fall City Elementary

33314 S.E. 42nd
Fall City, WA 98027
Jamie Warner, Principal

Timber Ridge Elementary

34412 SE Swenson Drive
Snoqualmie, WA 98065
Shawn Lawrence, Principal

Twin Falls Middle School

46910 SE Middle Fork Road
North Bend, WA 98045
Jeff D'Ambrosio, Principal

Opstad Elementary

1345 Stilson Avenue S.E.
North Bend, WA 98045
Emily Hays, Principal

Early Learning Center

330 Ballarat Ave N
North Bend, WA 98045
Meredith Macvean, Principal

Section 1. Executive Summary

The Snoqualmie Valley School District (“District”) has developed this Six-Year Capital Facilities Plan (“Plan”) in compliance with the State of Washington's Growth Management Act and King County Code 21A.43. This plan, based on data from spring 2026, aligns with previous capital facilities plans but is not the only plan for the District's needs.

For impact fees to be collected in unincorporated King County, the King County Council must adopt this plan. The District includes the cities of Snoqualmie, North Bend, and part of Sammamish, each of which has adopted a school impact fee policy similar to the county model.

The District updates this plan regularly, adjusting the fee schedule as necessary (see Appendix A for current calculations).

The Plan sets a “standard of service” for capacity, reflecting current student/teacher ratios the District aims to maintain. While the plan includes class size reductions for K-3, it does not account for further reductions in other grades as per Initiative 1351, which has not been funded by the state. Future updates will consider these changes as funding becomes available.

It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the **actual** program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to adjust the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	20 Students
Middle	27 Students
High	28 Students

Capacity for 2026-27: The District's permanent capacity is 6,598 students, with an additional 2,026 of capacity in portable classrooms to accommodate students. Enrollment for Fall 2025 was 6,773 FTE. The District anticipates a slight decrease in enrollment through 2027-28, followed by growth in subsequent years. Projections show a 1.1% overall increase to 6,845 students by 2031. However, variables such as housing growth in North Bend, potential zoning and housing construction changes to address future population growth in King County, and changes in enrollment trends may influence these projections.

The state’s 2010 House Bill 2776 mandated full-day kindergarten by 2018, doubling the classroom needs for kindergartners. Additionally, the bill required K-3 class sizes to be reduced to 17 students, further increasing classroom demand. These changes, alongside growing enrollment, have escalated the need for permanent classroom space across all grade levels.

The largest growth continues in Snoqualmie Ridge and North Bend. Census data shows Snoqualmie grew by 32.3% and North Bend by 31.8% over the past decade. Both cities expect further housing growth, while other areas will see minimal changes unless annexations occur.

Previous Capacity Expansions: Notable past expansions include Cascade View Elementary (2005), Twin Falls Middle School (2008), Mount Si High School (2009), Timber Ridge Elementary (2016), and Mount Si High School’s replacement (2019). However, a significant portion of elementary capacity is

still housed in portable classrooms, which currently provide the equivalent of two additional elementary schools' worth of space.

Citizen's Committee Recommendations: Following the completion of the Timber Ridge and Mount Si school additions, made possible by the District's most recent bond proposal (2015), the District started to assess its ongoing facility needs.

To evaluate current and future requirements and prioritize projects for potential upcoming bond measures, the District established a citizen's committee. This committee was tasked with reviewing the District's facility needs, particularly in relation to evolving educational requirements, projected enrollment growth, building conditions and safety. The committee's goal was to develop a long-term facilities plan which would effectively communicate the district's future facility needs and improvements over the next 20 years.

Based on these considerations, the committee recommended the full rebuilding and expansion of North Bend Elementary and Fall City Elementary. This recommendation was driven by factors such as projected enrollment growth, the high number of portable classrooms in use, equitable learning spaces when compared to newer buildings, and the age and location of these schools. Replacing these older facilities will not only accommodate future growth but also reduce the current reliance on portables. Both schools are among the District's oldest, and replacing them will resolve long-standing maintenance issues, improve overall facility conditions, and provide more equitable learning environments on par with other schools in the District. The committee specifically recommended full replacements rather than remodels, as the benefits of new construction—such as addressing current needs in their entirety—far outweigh the slightly higher costs compared to a remodel. A full replacement allows for the design and installation of systems and components that fully meet the District's needs, whereas a remodel would only be able to address a portion of those needs.

The committee also recommended the replacement and expansion of Snoqualmie Middle School. This school, like the elementary schools, lacks equitable facilities and learning spaces when compared to the District's other middle schools. Moreover, a significant number of classrooms have doors that open to the exterior, creating ongoing safety and security concerns considering increasing incidents in public schools.

In 2024, the School Board formally accepted the recommendations of the Citizen's Facilities Advisory Committee and has begun planning for the potential bond measures to support these projects.

See Section 6 for further details on the District's capacity planning.

Section 2. Current District "Standard of Service"

(as defined by King County Code 21A.06)

In accordance with King County Code 21A.06, each school district is required to establish a “standard of service” to determine its overall capacity. This standard accounts for factors such as program year, class size, the number of classrooms, students, special needs programs, and other district-specific considerations. Relocatable units (i.e., portable classrooms) may be included in capacity calculations using the same standards as permanent facilities.

The following outlines the District's current standard of service, which reflects programs and educational opportunities that directly impact building capacity. Note that some buildings' permanent capacities have been adjusted to accommodate special programs. The standard of service incorporates class size reductions at the K-3 level but does not yet include potential reductions for other grades per Initiative 1351, which, though approved by voters in 2014, has not been funded by the state. Future updates will consider these changes as funding becomes available.

Standard of Service for Elementary Students

- Average target class size for grades K – 2: 17 students
- Average target class size for grade 3: 17 students
- Average target class size for grades 4-5: 27 students
 - Weighted Average for K-5 based on the above: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

The District’s goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, the state currently funds grades 4 and 5 at 27 students per classroom.

Identified students will also be provided with other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Computer rooms
- Multi Language Learners (MLL)
- Education for disadvantaged students (Title I)
- Highly Capable education
- District remediation programs
- Learning assisted programs
- Transition rooms
- Behavior and other social, emotional programming
- Mild, moderate and severe disabilities
- Preschool programs

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 30 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided with other special educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms

Room Utilization at Secondary Schools

Full utilization of teaching stations is not possible due to program schedules, specialized room requirements, and teachers needing planning space.

For building capacity calculations, the District uses a standard utilization rate of 83% (5 out of 6 periods) for middle schools.

In the 2019-20 school year, Mount Si High School adopted a 7-period schedule, with teachers teaching 5 of those periods. This results in a room utilization rate of 71%, but as enrollment increases, teachers will move to shared classrooms in certain areas, which will slightly raise utilization to approximately 75%. The State does not fund the extra planning period provided to teachers in the 7-period day. Due to this and the lower room utilization, the class size for capacity purposes (and financial purposes) at Mount Si has been increased from 27 to 30 students. Future updates may adjust class size and room utilization rates based on schedule and/or funding changes.

Section 3. Inventory and Evaluation of Current Permanent Facilities

For the 2026–27 school year, the District’s total student capacity is projected at 8,624, which includes 6,598 permanent classroom seats and 2,026 temporary (portable) classroom seats. As of October 2025, enrollment for facility planning purposes was 6,761 students. Total October 2025 enrollment—including students enrolled in alternative educational programs and out-of-district placements—was 6,773 full-time equivalents (FTE).

Capacity calculations at the elementary, middle, and high school levels are based on current service standards. Changes in instructional programs, student support needs (such as special education), and current facility use have led to adjustments in capacity at some schools. A summary table follows, detailing the current permanent capacity by school, organized by level and name.

A broader overview of districtwide capacity and enrollment projections for the next six years is provided in Section 7.

The physical condition of District facilities was evaluated as part of the 2023 State Study and Survey of School Facilities, conducted in accordance with WAC 180-25-025. This report, which is updated as facilities are modernized, is incorporated herein by reference.

Inventory of Permanent School Facilities and Related Program Capacity 2026-27 School Year

ELEMENTARY SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2025-26 Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	473	447
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	270	436
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	325	471
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	430	587
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5	390	499
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	583	552
Total Elementary School			2,471	2,992

MIDDLE SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2025-26 Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	697	556
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	336	553
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	765	569
Total Middle School			1,797	1,678

HIGH SCHOOL LEVEL

Facility	Address	Grade Span	Permanent Capacity *	2025-26 Enrollment **
MOUNT SI and TWO RIVERS	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	2,330	2,091
Total High School			2,330	2,091

TOTAL DISTRICT	6,598	6,761***
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* Does not include capacity for special programs as identified in Standards of Service section.

** Snoqualmie Elementary and Middle schools enrollment includes Meadowbrook School (formerly Parent Partnership) enrollment, as students attend at those locations.

*** Difference between enrollment (pg. 12) is due to rounding, other educational programs and out of district placements

Section 4. Relocatable (Portable) Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District currently utilizes 93 portable classrooms, which account for approximately 23% of total classroom capacity. However, 36% of elementary capacity is in portables—equivalent to more than two full elementary schools. While the expansion of Mount Si High School and reopening of Snoqualmie Middle School reduced reliance on portables at the secondary level, ongoing enrollment growth may require the District to acquire or relocate additional portables for elementary schools over the next six years.

Portables offer short-term flexibility for fluctuating enrollment and program needs. All new and modernized school sites are designed to accommodate portables if needed. However, portables are not intended as a long-term solution, and the District remains committed to reducing the percentage of students housed in them.

Portable classroom costs vary significantly depending on location, permitting, and use. An additional 10 portables are used for specialized programs and districtwide services and are not available for general classroom use.

The former Two Rivers School (Now Meadowbrook School) facility, vacated in 2021, was renovated and reopened in the Fall of 2025 as an Early Learning Center, providing preschool services to students who qualify for services, and tuition-paying peers. This project relocated preschool classrooms previously housed at Snoqualmie Elementary while increasing the District's overall capacity to serve students in these programs.

Section 5. Six-Year Enrollment Projections

The District partners with Flo Analytics (FLO) to forecast student enrollment over a six-year period. FLO provides low, middle, and high-range projections based on historical growth, future housing developments, birth rates, economic trends, and other contributing factors.

According to FLO's 2024 mid-range projection, districtwide enrollment is expected to increase 1.1% over the next six years. Elementary enrollment, however, is projected to grow by 346 students (12%) during that same period. Middle and high school enrollment is expected to decline as the recently smaller elementary cohorts advance through the system, but will increase in the future as the projected elementary enrollment growth advances through the system.

Enrollment data has been adjusted starting in 2016 to reflect Washington State House Bill 2776, which mandated full-day kindergarten. While this change did not increase student headcount, it effectively doubled the number of classrooms needed for kindergarten. The District absorbed this impact primarily through the siting of portable classrooms (as noted previously, approximately 36% of elementary capacity is in portable classrooms).

The District acknowledges that near-term projections may be influenced by several variables, including housing growth in North Bend, potential zoning and housing construction changes to address future population growth in King County, and changes in enrollment trends.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2025 and Projected Enrollment from 2026 through 2031

GRADE:	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Actual 2025	Enrollment Projections through 2031					
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Kindergarten **	241	548	508	548	603	402	546	491	492	449	441	517	527	544	535	541	549
1st Grade	578	526	574	530	552	561	475	531	502	514	462	466	528	538	556	547	553
2nd Grade	536	614	560	569	549	516	593	485	542	514	526	470	476	539	549	567	558
3rd Grade	567	559	608	564	572	519	549	579	489	550	519	530	473	480	544	554	572
4th Grade	566	597	566	585	566	534	525	546	584	491	543	520	533	474	481	547	557
5th Grade	526	570	596	557	584	554	545	523	545	581	502	554	521	534	475	482	548
K-5 Subtotal	3,014	3,414	3,412	3,353	3,426	3,086	3,233	3,155	3,154	3,099	2,992	3,057	3,058	3,109	3,140	3,238	3,338
6th Grade	570	529	580	582	574	581	548	538	520	546	598	491	553	520	533	474	481
7th Grade	525	572	511	581	590	550	594	536	544	522	548	580	491	553	520	533	474
8th Grade	486	508	563	514	570	558	554	595	542	551	530	551	585	496	558	525	538
6-8 Subtotal	1,581	1,609	1,654	1,677	1,734	1,689	1,696	1,669	1,606	1,619	1,677	1,622	1,629	1,569	1,611	1,532	1,492
9th Grade	525	475	510	567	523	571	581	565	617	568	565	547	572	607	514	579	544
10th Grade	473	500	472	499	556	507	576	566	570	617	566	569	544	569	604	512	576
11th Grade	357	310	360	317	369	381	411	461	473	468	521	464	467	446	467	495	420
12th Grade	372	321	283	315	338	376	379	397	416	444	453	484	444	447	428	447	475
9-12 Subtotal	1,727	1,606	1,625	1,698	1,786	1,835	1,947	1,989	2,076	2,097	2,105	2,064	2,027	2,069	2,013	2,033	2,015
K-12 TOTAL	6,322	6,629	6,691	6,728	6,946	6,610	6,876	6,813	6,836	6,815	6,773	6,743	6,714	6,747	6,764	6,803	6,845
	2.6%	4.9%	0.9%	0.6%	3.2%	-4.8%	4.0%	-0.9%	0.3%	-0.3%	-0.6%	-0.5%	-0.4%	0.5%	0.3%	0.6%	0.6%

* Enrollment Projections above reflect mid-range enrollment projections provided by Flo Analytics: December 2024.

** Kindergarteners were counted as 1/2 FTE until 2016, when kindergarten classes transitioned to full day programming.

Section 6. Six-Year Planning and Construction Plan

To meet ongoing and future capacity challenges and facilities needs, the District plans to:

- Construct new permanent elementary school capacity
- Rebuild and expand Snoqualmie Middle School
- Use portable classrooms where other solutions are not feasible
- Acquire land to expand transportation facilities

Elementary School Capacity Needs

Despite adding Timber Ridge Elementary in 2016, nearly all elementary schools still exceed their permanent capacity. Currently, 36% of total elementary capacity is portable classrooms. Some schools—like Snoqualmie, Fall City, and North Bend—have around 50% of their capacity in portable classrooms. In addition, growth at the elementary level is projected to continue.

Portables offer only short-term relief. Further expansion of portable classroom usage is constrained by land availability, building codes, and limitations in shared spaces like restrooms, parking, and specialist classrooms.

Future elementary school construction is expected to focus on replacing aging buildings with high portable density, with larger facilities that expand capacity and reduce reliance on portables.

Citizens' Facilities Advisory Committee Recommendations

In 2020, the District formed the Citizens' Facilities Advisory Committee to evaluate long-term solutions. In 2023, the committee prioritized:

1. **Rebuilding and expanding Fall City and North Bend Elementary Schools**
 - Both are the oldest in the District and have the highest portable use.
 - North Bend Elementary must be replaced due to its location in a floodway, which limits renovation.
 - These two projects would eliminate 29 portable classrooms and support future growth.
2. **Rebuilding Snoqualmie Middle School**
 - A new facility on District-owned property at Snoqualmie Ridge would enhance safety, and provide instructional spaces that meet current educational needs and are more comparable to the district's other middle schools, while reducing transportation demands, while also reducing the utilization of approximately 10-15 portable classrooms.

Additional recommendations for future phases of the long-term plan would include modernization or replacement of Opstad Elementary, Snoqualmie Elementary and Chief Kanim Middle School. The existing Snoqualmie Middle School would also be repurposed for other district uses. A 7th elementary school may also be considered if enrollment exceeds projections.

In 2024, the School Board accepted these recommendations and plans to survey the community on a future bond to fund these projects.

Current and Ongoing Projects

The district previously provided required preschool services to students who qualify at Snoqualmie Elementary School. As part of the 2015 bond, the District converted the former Two Rivers School building in North Bend into an Early Learning Center. This facility will serve the growing special education needs of the District and increase capacity for typically developing peers to be a part of preschool programming. It opened at the beginning of the 2025-26 school year.

Transportation Facility Needs

The District must also address its outdated transportation facility, which is insufficient for current and future needs. While recent driver shortages have obscured this issue, hiring more staff will highlight capacity limitations. Though a transportation facility was considered in the 2015 bond, it was excluded due to cost.

The District now plans to identify and secure land for a future transportation facility. While these costs are not eligible for impact fee funding, they are a key part of the District's long-term planning.

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

The table below summarizes the District's projected permanent and portable capacity throughout the duration of this Plan.

Despite the opening of Timber Ridge Elementary in 2016, the District continues to face permanent capacity shortages at the elementary level, with 36% of elementary students still housed in portable classrooms.

To address long-term needs, the District plans to rebuild and expand North Bend Elementary by 2031 and Fall City Elementary by 2032. Each project would replace portable classrooms with permanent learning spaces for approximately 300 students while increasing overall building capacity to accommodate anticipated future growth. With the completion of the North Bend Elementary school planned for 2031, the districtwide percentage of elementary students housed in portable classrooms would be reduced to 28%, with an additional reduction once Fall City Elementary is completed.

At the secondary level, the expansion of Mount Si High School (MSHS) has significantly increased permanent capacity for grades 9–12 (while also benefiting middle school capacity by returning the Snoqualmie Middle School campus to a Middle School). A replacement of Snoqualmie Middle School would replace portables used by 200–340 students, depending on the service location of Meadowbrook School (previously Parent Partnership).

Districtwide, 23% of classrooms are projected to be in portables in the 2026–27 school year. With planned elementary capacity additions, this percentage is expected to drop to 20% by 2031, with additional decreases once Fall City Elementary and Snoqualmie Middle School projects are completed.

The District remains committed to reducing the current reliance on portable classrooms and will continue to assess future elementary capacity needs.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2026	2027	2028	2029	2030	2031
Permanent Capacity **	2,471	2,471	2,471	2,471	2,471	2,471
Elementary Rebuild/Expansion	-	-	-	-	-	325
Permanent Capacity Subtotal:	2,471	2,471	2,471	2,471	2,471	2,796
Projected Enrollment:	3,057	3,058	3,109	3,140	3,238	3,338
Surplus/(Deficit) of Permanent Capacity:	(587)	(588)	(639)	(670)	(768)	(542)
Portable Capacity Available:	1,376	1,376	1,376	1,376	1,376	1,376
Portable Capacity Changes (+/-):	-	-	-	-	-	(280)
Surplus/(Deficit) with Portables:	790	789	738	707	609	554

Middle School 6-8

PLAN YEARS: *	2026	2027	2028	2029	2030	2031
Permanent Capacity	1,797	1,797	1,797	1,797	1,797	1,797
Permanent Capacity Changes:	-	-	-	-	-	-
Permanent Capacity Subtotal:	1,797	1,797	1,797	1,797	1,797	1,797
Projected Enrollment:	1,622	1,629	1,569	1,611	1,532	1,492
Surplus/(Deficit) of Permanent Capacity:	175	168	228	186	265	305
Portable Capacity Available:	650	650	650	650	650	650
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	825	818	878	836	915	955

High School 9-12

PLAN YEARS: *	2026	2027	2028	2029	2030	2031
Permanent Capacity	2,330	2,330	2,330	2,330	2,330	2,330
Permanent Capacity Changes:	-	-	-	-	-	-
Total Capacity:	2,330	2,330	2,330	2,330	2,330	2,330
Projected Enrollment:	2,064	2,027	2,069	2,013	2,033	2,015
Surplus/(Deficit) Permanent Capacity:	266	303	261	317	297	315
Portable Capacity Available:	0	0	0	0	0	0
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	266	303	261	317	297	315

K-12 TOTAL

PLAN YEARS: *	2026	2027	2028	2029	2030	2031
Total Permanent Capacity:	6,598	6,598	6,598	6,598	6,598	6,923
Total Projected Enrollment:	6,743	6,714	6,747	6,764	6,803	6,845
Surplus/(Deficit) Permanent Capacity:	(145)	(116)	(149)	(166)	(205)	77
Total Portable Capacity	2,026	2,026	2,026	2,026	2,026	1,746
Total Permanent and Portable Capacity	8,624	8,624	8,624	8,624	8,624	8,669
Surplus/(Deficit) with Portables:	1,881	1,910	1,877	1,860	1,821	1,823

* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

** North Bend Elementary rebuild provides permanent capacity of 650 students. Current permanent capacity is 325, for a net addition of 325 in permanent capacity. Project would also replace existing portable capacity of 280.

Section 8. Impact Fees and the Finance Plan

By law, impact fees cannot fully fund new school capacity needs; they may only cover a portion of the costs associated with growth. The impact fee formula ensures new development contributes to the facilities required to serve the students it generates. These calculations are based on student generation factors, which calculate the average number of students generated per new single-family, middle housing (townhome/duplex/multi-plex), or multi-family units (apartments), all using bedroom count distinctions as required by State law and local ordinance, derived from recent local data.

The student generation factor is applied to anticipated construction costs (construction-only, not total project costs) over the six-year span of this Plan. The result is the per-dwelling unit cost of providing school capacity for new housing. This amount is then reduced by expected State match funds and the present value of future tax revenues from existing school construction bond debt service which the new homeowner will be paying.

King County and the cities of Snoqualmie, and North Bend require that local communities cover 50% of this adjusted cost. The final proposed impact fees reflect this mandated reduction, after the additional discounts noted above. The City of Sammamish reduces the calculated fee by only 25%, resulting in impact fees that are higher than those shown in the Appendix A and C. In addition, Section 21A.43.030(G) of the King County Code caps all middle housing and apartment/condo units fees at no more than \$5,000.00.

Due to these adjustments, impact fees alone are insufficient to fund school construction. Most funding must come from locally approved bonds.

A small amount of funding may also come from State School Construction Assistance Program or “State Match” funds. For example, the District received State Match funds for the Timber Ridge Elementary and Mount Si High School projects, which covered only about 11% of total costs, just over the amount of sales tax charged on public school construction. Thus, state funding has a very limited role in addressing school facility needs.

The District’s finance plan for 2026–2031 includes secured funds from state matching funds and current impact fees but will require additional public funds to complete any construction projects.

The District owns undeveloped land in both Snoqualmie and North Bend that could support future schools and must also plan for expanded transportation facilities.

Future updates to this Plan will include revised construction project and funding details, as they develop and change.

FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:			
		Bonds/Local	State Match	Impact Fees	Bonds	State Match	Impact Fees	Other Sources
Elementary School Construction	¹ \$129,100,000	\$124,050,000	² \$50,000	\$2,000,000	\$0	\$0	\$3,000,000	\$0
Portable Classrooms - ES	\$840,000	\$0	\$0	\$665,000	\$0	\$0	\$175,000	\$0
Land Acquisition/Development - Transportation Facility Expansion	\$8,800,000	TBD	\$0	\$0	\$0	\$0	\$0	\$0

¹ Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year. Impact fees are only be calculated on 'construction costs'. Costs backed out of the total project cost to arrive at 'construction cost' represent about 25-30% of the total project cost. These costs include design/engineering fees, sales tax, permitting, inspection, insurance and construction management costs, as well as furnishings and equipment for the building. The difference in cost is summarized below.

Added Elementary School Capacity:

Estimated total project cost = 129,100,000 Estimated cost of construction = \$102,460,000

² State Matching funds calculated based off of estimates provided by OSPI in March 2025

Cost Estimates and State Match Availability

To estimate construction costs, the District is using actual costs from recent portable acquisitions, adjusted for inflation. The elementary capacity project estimate is based on NAC Architecture's data from recent bid awards, with inflation projected through the project's midpoint. Other project costs are internally estimated using current market rates and preliminary designs.

The District has updated its estimate of potential State matching funds from OSPI, which are available for:

1. New construction for 'unhoused' students (those in non-permanent facilities), and
2. Modernization or replacement of facilities not renovated in 30+ years.

Matching funds for new construction are grouped by K–8 and 9–12 grade bands. Based on OSPI calculations, the District is not currently eligible for 'unhoused' construction funding. Even though 36% of elementary capacity is in portable classrooms (unhoused), the OSPI calculation is based on K-8 capacity. As seen in Section 7, the total unhoused students for K-8 is still over 400 (587 of unhoused elementary, offset by 175 of surplus permanent capacity at the middle school level). And yet, the state formula based solely on square footage does not qualify the district for any funding for unhoused students. We assert that the state formula for funding is antiquated, as it does not calculate unhoused students currently for the district. In addition, it does not account for the numerous required programs and services that are incorporated into schools and require space to operate.

Modernization funding is site-specific, and buildings qualify 30 years after any construction or renovations have occurred. Current estimates suggest state match would cover only 0–2% of construction costs for North Bend and Fall City Elementary schools, both last renovated in 1999. If construction starts after 2030, more of the buildings will qualify for state matching funds, which may equate to 6–7% of the current project cost. However, overall project cost inflation would outpace any financial benefit of delaying construction to access those potential state matching funds.

The District maintains that the state's funding formula is inadequate, providing less than 10% of actual costs—and urges reform to better align with current construction realities.

Appendix A: Impact Fees Summary

Single Family 3+ Bedrooms	\$17,251
Single Family <3 Bedrooms	\$2,005
Middle Housing 3+ Bedrooms	\$5,326
Middle Housing <3 Bedrooms	\$5,109
Apartments 2+ Bedrooms	\$9,583
Apartments <2 Bedrooms	\$0

With the new bifurcation of fees based on bedroom counts, significant changes to impact fees have occurred when compared to fees from 2025.

For Single Family Residences (SFR), the low student generation rate of dwellings with less than 3 bedrooms pulled down the combined average (used in prior years). As such, in 2026, SFRs with 3 or more bedrooms are seeing a large increase in the impact fee, while SFRs with less than 3 bedrooms have a significant decrease in the impact fee when compared to the combined rate used in 2025.

In 2025, the student generation rate for Middle Housing and Apartments was combined as “Multi-Family Housing”. The separation of these dwellings into Middle Housing and Apartments, and further bifurcating by bedroom count reveals that the District’s student generation rates for apartments has been higher than Middle Housing over the past 10 years. It is also interesting to note that the student generation rates for Middle Housing are fairly consistent regardless of bedroom count.

The Impact Fees Formula for apartments with less than 2 bedrooms cannot be calculated, as the data available in King County and local jurisdictions for apartment bedroom counts is not available. As such, separate student generation rates by bedroom count could not be calculated by FLO Analytics.

As a result, the Impact Fee Formula for apartments with 2 or more bedrooms (above) is based on the combined student generation rates for all apartments. The District would expect student generation rates for apartments with one bedroom or less to be low. As such, the combined rate being applied to apartments of 2 bedrooms or more (above) is likely conservative.

As the bedroom count data is unavailable for apartments, the District is assuming a fee of \$0 for apartments with less than 2 bedrooms until more accurate data is available.

The District will continue to monitor student generation rates in all of the new categories of housing and will update impact fees accordingly in future updates to this plan.

Appendix B: Composite Student Generation Factors

Ordinance No. 19965, Section 7 (2025):

“Student factors shall be based on district records on average actual student generation rates for a statistically valid sample of newly constructed dwelling units over a period of between five years and ten years before the date of the fee calculation. If such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used; however, a district may use its calculated student factor for the apartment units category for the middle housing units if there is insufficient data in the district to calculate a student factor for middle housing units.” With student generation rates now being calculated on bedroom counts, allowing up to a 10-year analysis provides for better data sets for middle housing and apartments than in the five-year window.

In 2026, the FLO Analytics analyzed student generation rates within Snoqualmie Valley and found the following rates:

Table 1: K–12 Students by Grade Group per Housing Unit Built 2015–2024									
Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	1,223	379	189	203	771	0.310	0.155	0.166	0.630
Two Bedrooms or Less	104	8	4	5	17	0.077	0.038	0.048	0.163
Three Bedrooms or More	1,119	371	185	198	754	0.332	0.165	0.177	0.674
Middle Housing ^(a)	258	35	17	15	67	0.136	0.066	0.058	0.260
Two Bedrooms or Less	8	1	0	1	2	0.125	0.000	0.125	0.250
Three Bedrooms or More	250	34	17	14	65	0.136	0.068	0.056	0.260
Apartments ^(b)	472	85	48	59	192	0.180	0.102	0.125	0.407

Notes

Housing units built in 2025 are excluded, because they may not have been completed and occupied by October 2025.

Parcels with present use codes Condominium (Residential) and Condominium (Mixed Use) are classified as single-family detached, middle housing, or apartments based on dwelling unit type.

(a) The middle housing category includes parcels with present use codes: Duplex, Triplex, 4-Plex, and Townhouse Plat. As defined in King County Title 21A.43.003, "Middle housing units" includes duplex, houseplex, townhouse, and cottage housing units.

(b) The apartments category includes parcels with present use codes: Apartment, Apartment (Mixed Use), Apartment (Co-Op), Apartment (Subsidized), Vacant (Multi-Family).

As defined in King County Title 21A.43.003, "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. 21A.06.069 Apartment: a building consisting of ten or more dwelling units sharing a common roof, wall, or floor.

Sources

Snoqualmie Valley School District March 2026 headcount enrollment.

King County GIS Center parcels and Department of Assessments property data.

FLO analytics is unable to differentiate between apartment bedroom units. As such, the student generation rates above for apartments represent a blended rate. The District will use this blended rate for apartments with two or more bedrooms and will assume a student generation rate of zero for apartments with one bedroom or less.

Finally, local cities and jurisdictions recently updated their comprehensive plans to facilitate the delivery of middle housing needs expected by future King County population projections. Given constraints on available developable land, potential changes to zoning, density and annexation might be necessary to accommodate that housing growth. This would potentially impact both the student generation rates and the capital facilities needed to house additional future students. The District will continue to monitor these impacts on future updates to the Capital Facilities Plan.

Appendix C: Single Family Residence Impact Fee Calculations

2026 FORMULA Impact Fees -- Single-Family Residences: 3 or More Bedrooms

Site Acquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.3315	\$0.00
Middle	25	\$0	n/a	0.1653	\$0.00
High	40	\$0	n/a	0.1769	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$102,460,000	650	0.3315	0.8541	\$44,636.85
Middle	\$0	0	0.1653	0.9013	\$0.00
High	\$0	0	0.1769	1.0000	\$0.00
B----->					\$44,636.85

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$0	20	0.3315	0.1459	\$0.00
Middle	\$0	27	0.1653	0.0987	\$0.00
High	\$0	28	0.1769	0.0000	\$0.00
C----->					\$0.00

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	\$399.38	90	0.05%	0.3315	\$5.96
Middle	\$399.38	117		0.1653	n/a
High	\$399.38	130	n/a	0.1769	n/a
D----->					\$5.96

Tax Credit Per Residence

Average Residential Assessed Value	\$	1,179,154
Current Debt Service Tax Rate		\$1.1000
Annual Tax Payment		\$1,297.07
Bond Buyer Index Annual Interest Rate		4.77%
Discount Period (Years Amortized)		10
E----->		\$10,128.44

Fee Per Residence Recap:

A. Site Acquisition Cost	\$0.00
B. Permanent Facility Cost	\$44,636.85
C. Temporary Facility Cost	\$0.00
Subtotal	\$44,636.85
D. State Match Credit	(\$5.96)
E. Tax Payment Credit	(\$10,128.44)
Subtotal	\$34,502.45
50% Local Share	(\$17,251.23)
Impact Fee, net of Local Share	\$17,251.23

2026 FORMULA Impact Fees -- Single-Family Residences: < 3 Bedrooms

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.0769	\$0.00
Middle	25	\$0	n/a	0.0385	\$0.00
High	40	\$0	n/a	0.0481	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$102,460,000	650	0.0769	0.8541	\$10,356.34
Middle	\$0	0	0.0385	0.9013	\$0.00
High	\$0	0	0.0481	1.0000	\$0.00
B----->					\$10,356.34

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$0	20	0.0769	0.1459	\$0.00
Middle	\$0	27	0.0385	0.0987	\$0.00
High	\$0	28	0.0481	0.0000	\$0.00
C----->					\$0.00

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	\$399.38	90	0.05%	0.0769	\$1.38
Middle	\$399.38	117		0.0385	n/a
High	\$399.38	130	n/a	0.0481	n/a
D----->					\$1.38

Tax Credit Per Residence

Average Residential Assessed Value	\$	738,740
Current Debt Service Tax Rate		\$1.1000
Annual Tax Payment		\$812.61
Bond Buyer Index Annual Interest Rate		4.77%
Discount Period (Years Amortized)		10
E----->		\$6,345.47

Fee Per Residence Recap:

A. Site Acquisition Cost	\$0.00
B. Permanent Facility Cost	\$10,356.34
C. Temporary Facility Cost	\$0.00
Subtotal	\$10,356.34
D. State Match Credit	(\$1.38)
E. Tax Payment Credit	(\$6,345.47)
Subtotal	\$4,009.49
50% Local Share	(\$2,004.74)
Impact Fee, net of Local Share	\$2,004.74

Appendix C: Middle Housing Impact Fee Calculations

2026 FORMULA Impact Fees -- Middle Housing: 3 or More Bedrooms

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1360	\$0.00
Middle	25	\$0	n/a	0.0680	\$0.00
High	40	\$0	n/a	0.0560	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$102,460,000	650	0.1360	0.8541	\$18,310.67
Middle	\$0	0	0.0680	0.9013	\$0.00
High	\$0	0	0.0560	1.0000	\$0.00
B----->					\$18,310.67

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$0	20	0.1360	0.1459	\$0.00
Middle	\$0	27	0.0680	0.0987	\$0.00
High	\$0	28	0.0560	0.0000	\$0.00
C----->					\$0.00

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$399.38	90	0.05%	0.1360	\$2.44
Middle	\$399.38	117	n/a	0.0680	n/a
High	\$399.38	130	n/a	0.0560	n/a
D----->					\$2.44

Tax Credit Per Residence

Average Residential Assessed Value	\$	891,303
Current Debt Service Tax Rate		\$1.1000
Annual Tax Payment		\$980.43
Bond Buyer Index Annual Interest Rate		4.77%
Discount Period (Years Amortized)		10
E----->		\$7,655.92

Fee Per Residence Recap:

A. Site Acquisition Cost	\$0.00
B. Permanent Facility Cost	\$18,310.67
C. Temporary Facility Cost	\$0.00
Subtotal	\$18,310.67
D. State Match Credit	(\$2.44)
E. Tax Payment Credit	(\$7,655.92)
Subtotal	\$10,652.31
50% Local Share	(\$5,326.15)
Impact Fee, net of Local Share	\$5,326.15

2026 FORMULA Impact Fees -- Middle Housing: < 2 Bedrooms

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1250	\$0.00
Middle	25	\$0	n/a	0.0000	\$0.00
High	40	\$0	n/a	0.1250	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$102,460,000	650	0.1250	0.8541	\$16,829.66
Middle	\$0	0	0.0000	0.9013	\$0.00
High	\$0	0	0.1250	1.0000	\$0.00
B----->					\$16,829.66

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$0	20	0.1250	0.1459	\$0.00
Middle	\$0	27	0.0000	0.0987	\$0.00
High	\$0	28	0.1250	0.0000	\$0.00
C----->					\$0.00

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$399.38	90	0.05%	0.1250	\$2.25
Middle	\$399.38	117	n/a	0.0000	n/a
High	\$399.38	130	n/a	0.1250	n/a
D----->					\$2.25

Tax Credit Per Residence

Average Residential Assessed Value	\$	769,426
Current Debt Service Tax Rate		\$1.1000
Annual Tax Payment		\$846.37
Bond Buyer Index Annual Interest Rate		4.77%
Discount Period (Years Amortized)		10
E----->		\$6,609.05

Fee Per Residence Recap:

A. Site Acquisition Cost	\$0.00
B. Permanent Facility Cost	\$16,829.66
C. Temporary Facility Cost	\$0.00
Subtotal	\$16,829.66
D. State Match Credit	(\$2.25)
E. Tax Payment Credit	(\$6,609.05)
Subtotal	\$10,218.36
50% Local Share	(\$5,109.18)
Impact Fee, net of Local Share	\$5,109.18

Appendix C: Apartment Impact Fee Calculations

2026 FORMULA Impact Fees -- Apartments: 2 or More Bedrooms

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1801	\$0.00
Middle	25	\$0	n/a	0.1017	\$0.00
High	40	\$0	n/a	0.1250	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$102,460,000	650	0.1801	0.8541	\$24,246.12
Middle	\$0	0	0.1017	0.9013	\$0.00
High	\$0	0	0.1250	1.0000	\$0.00
B----->					\$24,246.12

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$0	20	0.1801	0.1459	\$0.00
Middle	\$0	27	0.1017	0.0987	\$0.00
High	\$0	28	0.1250	0.0000	\$0.00
C----->					\$0.00

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$399.38	90	0.05%	0.1801	\$3.24
Middle	\$399.38	117	n/a	0.1017	n/a
High	\$399.38	130	n/a	0.1250	n/a
D----->					\$3.24

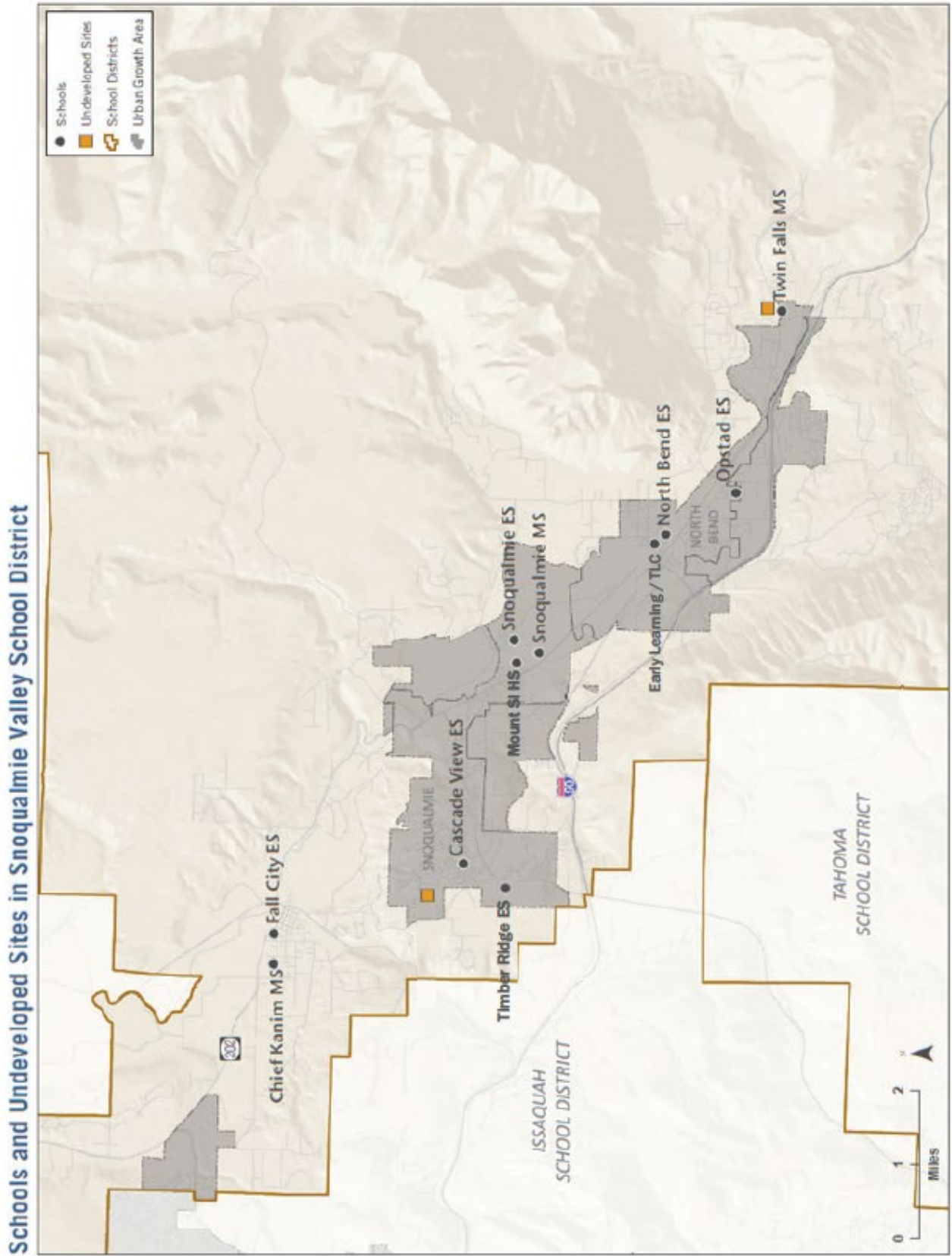
Tax Credit Per Residence

Average Residential Assessed Value	\$	590,955
Current Debt Service Tax Rate		\$1.1000
Annual Tax Payment		\$650.05
Bond Buyer Index Annual Interest Rate		4.77%
Discount Period (Years Amortized)		10
E----->		\$5,076.05

Fee Per Residence Recap:

A. Site Acquisition Cost	\$0.00
B. Permanent Facility Cost	\$24,246.12
C. Temporary Facility Cost	\$0.00
Subtotal	\$24,246.12
D. State Match Credit	(\$3.24)
E. Tax Payment Credit	(\$5,076.05)
Subtotal	\$19,166.83
50% Local Share	(\$9,583.42)
Impact Fee, net of Local Share	\$9,583.42

Appendix D: District Map





HIGHLINE SCHOOL DISTRICT NO. 401 CAPITAL FACILITIES PLAN 2026-2031

Adopted: July 1, 2026



HIGHLINE
PUBLIC SCHOOLS



HIGHLINE
PUBLIC SCHOOLS

HIGHLINE SCHOOL DISTRICT NO. 401
CAPITAL FACILITIES PLAN
2026-2031

BOARD OF DIRECTORS

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Adopted: July 1, 2026



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SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

This Six-Year Capital Facilities Plan has been prepared by the Highline School District (the “District”) as the District’s primary facility planning document, in compliance with the requirements of Washington’s Growth Management Act (the “GMA”) and King County Council Code Title 21A. The Plan was prepared using data available in the spring of 2026. The GMA outlines 15 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Highline School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide King County (the “County”) and the cities of Burien, Des Moines, Kent, Normandy Park, SeaTac, and Tukwila with a schedule and financing program for capital improvements over the next six years (2026-2031).

The GMA establishes the requirement for adequate provision of public facilities, including schools, to serve existing and future populations. This Plan identifies current facility conditions, projected enrollment growth, instructional capacity, and capital investments necessary to support the District’s educational program.

The District will update this plan regularly to reflect changes in enrollment, funding, and facility needs, and to maintain alignment with the District’s long-term Educational Strategic Plan and long-term capital planning framework.

Executive Summary

Highline Public Schools has experienced significant enrollment fluctuations over the past decade. Between 2010 and 2017, the District saw steady growth. Beginning in 2018, enrollment declined due to demographic changes, including declining birth rates, reduced migration, and increased educational alternatives. These trends were intensified during the COVID-19 pandemic.

Enrollment is projected to increase from 17,322 students in 2025 to 18,269 students by 2031, a net gain of approximately 947 students (5.47%). This growth will not occur evenly across grade levels and is expected to create increasing pressure at the elementary level, while secondary schools maintain surplus capacity.

The primary driver of future enrollment growth is multi-family housing development, particularly apartments.

Updated student generation data shows that each new unit will generate, on average, the following number of students per unit type:

- Apartments: 0.524 students/unit
- Single-family: 0.248 students/unit
- Townhomes/Duplex/Multiplex: 0.130 students/unit

The increased rate of students residing in apartment units represents a fundamental shift in how growth occurs in the District.

At the same time:

- Students per household are declining slightly.
- State funding support is decreasing.

- Construction costs continue to rise.

Together, these factors create a planning environment where:

- Growth is real but moderate.
- Capacity challenges are uneven.
- Local funding will play an increasing role.

The District's key challenge is not systemwide capacity, but how to address elementary overcrowding within a constrained funding environment.

Over the past two decades, the District has made significant investments in upgrading and replacing school facilities to meet modern educational and safety standards. Voters approved major capital bonds in 2002 (\$189 million), 2006 (\$148 million), and 2016 (\$299.85 million). These bonds funded the construction of 14 new elementary schools, one new middle school, and two new high schools, as well as numerous modernization and interim facility projects.

The 2016 bond was based on recommendations from the Capital Facilities Advisory Committee (CFAC), a citizen-led planning group that developed a 20-year facilities roadmap. The 2016 bond addressed immediate capacity, and facility needs and laid the foundation for a four-phase capital plan. Phase II, recommended by CFAC in 2019, proposed rebuilding Evergreen High School, Tyee High School, and Pacific Middle School, along with addressing critical non-capacity needs across the district.

In November 2022, District voters approved a \$518,397,000 million bond with a 68.84% approval rate. This bond funds the replacement of Evergreen, Tyee, and Pacific schools, along with district-wide improvements such as emergency repairs, a new Transportation Building L, facilities for virtual programs, contributions to Maritime High School, field and roofing upgrades, and other essential health and safety improvements all as determined necessary and advisable by the Board.

Construction activities associated with the 2022 bond program are ongoing. Tyee High School students were temporarily relocated to the Olympic Interim Site beginning in September 2023 and returned to the newly completed Tyee campus in fall 2025. Evergreen High School also opened in fall 2025, with Phase 2 of the project, including the softball and baseball fields, currently underway and anticipated to be completed by summer 2026. The Pacific Middle School replacement project remains under active construction.

The former Southern Heights Elementary School was repurposed in 2023 to accommodate Innovation Heights Academy and the Highline Virtual Academy following its closure due to low enrollment. Similarly, Highline Virtual Elementary moved to Seahurst Elementary to consolidate resources and address declining demand for standalone online elementary programs.

During the 2024–25 school year, the District experienced an emergency at the Southern Heights Elementary site, which had been repurposed to house Highline Virtual Academy and the Innovation Heights program. A fire caused considerable damage, rendering the building unsafe for occupancy. To ensure continuity of instructional services, the District rapidly mobilized to remodel and reoccupy the former Beverly Park Elementary site, which had previously been declared surplus. The programs successfully transitioned to the new location and are expected to remain there on a long-term basis. While this response minimized disruption to students and staff, it reduced the District's available surplus capacity and underscored the importance of maintaining flexible facilities to address unforeseen events.

As part of its long-range capital planning process, the District convened the Capital Facilities Advisory Committee (CFAC), a community-based advisory group. At its March 30, 2026, meeting, CFAC reached a majority consensus recommending a \$595.4 million bond package, which includes middle school replacements, modernization of Chinook Middle School, redevelopment of the Southern Heights site, districtwide critical needs funding, and early

design work for Hilltop Elementary and Valley View Early Learning Center. The School Board is expected to consider this recommendation for potential placement on the November 2026 ballot.

Historically, the District has relied on a combination of local bond funding and state assistance through the OSPI School Construction Assistance Program (SCAP). However, due to changes in state funding formulas and rising construction costs, future capital projects are expected to rely more heavily on local funding sources.

The District's current OSPI funding assistance percentage is 54.76%, which is based on state-defined cost assumptions that are lower than actual market construction costs. As a result, the effective state contribution to total project costs is significantly lower in practice.

This Capital Facilities Plan provides updated information on enrollment projections, capacity, and capital needs for the 2026–2031 planning period. While the District meets eligibility criteria for school impact fees based on projected enrollment growth, the current calculation framework results in fees being fully offset by required credits under existing assumptions.

The District will continue to monitor enrollment trends, residential development activity, construction costs, and state funding policies. Future updates to this Plan may include revised impact fee calculations as project costs and funding conditions evolve consistently with RCW 82.02 and E2SSB 5258.

SECTION TWO – STANDARD OF SERVICE

The Growth Management Act recognizes a locally established service standard for determining local capacity needs. King County Code 21A.06 refers to a “Standard of Service” that each school district must establish in order to ascertain its overall capacity. School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District’s adopted educational program. The educational program standards which typically drive facility space need include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

District educational program standards may change in the future as a result of changes in the education program, special programs class sizes, grade configurations, and use of modern technology, as well as other physical aspects of the school facilities. In addition, the District implemented reduced K-3 class sizes in the fall of 2019, which impacted school capacity and educational program standards. (The District implemented full-day kindergarten previously.) The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this CFP.

The Standard of Service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of school buildings. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced.

Table 1
Class Size – Standard of Service

<i>Grade Level</i>	<i>Average Class Size Based on Standard of Service</i>
Kindergarten	20
Grades 1 – 3	22
Grades 4 – 5	27
Grades 6 – 8	29
Grades 9 – 12	29

Note: Class size targets reflect Highline’s internal staffing model and may differ from state funding ratios.

Facility Utilization

It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using the utilization factor of available teaching stations depending on the physical characteristics of the facility and educational program needs. These factors ensure that capacity calculations reflect real-world operational conditions rather than theoretical maximum occupancy.

Elementary School Standard of Service Models:

Elementary schools are designed to support a comprehensive instructional environment aligned with the District’s educational program. Core facility components include:

- **General Education Classrooms:** Core instructional space for K–5 students.
- **Early Learning Classrooms:** core instructional space for 3–5-year-olds via ECAP, Development preschool, and/or Transitional Kindergarten
- **Intervention Spaces:** Areas for additional student support in smaller groups, including those receiving special education, Language Learning, and Title I and LAP services.

- **Specialist Classrooms:**
 - Music
 - Art
 - STEM or Technology Labs
- **Shared Use Spaces:** Libraries, cafeterias, gyms, and multi-purpose rooms, including use for extended day programs.

Secondary School Standard of Service Models

Secondary schools require a broader range of specialized instructional spaces to support departmentalized instruction and diverse program offerings. Core facility components include:

- **General Education Classrooms:** Core instructional space for grade 6-12 students.
- **Special Education Classrooms:** Self-contained or resource rooms for students with disabilities (e.g., for mild, moderate, or severe disabilities).
- **Intervention Spaces:** Areas for additional student support in smaller groups, including those receiving special education, Language Learning, and Title I and LAP services.
- **CTE Classrooms:** Technology labs, visual art studios, construction, woodworking, etc.
- **Performing Arts Classrooms:** Choir, Drama, Band, and/or orchestra
- **Lab Classrooms:** Biology, chemistry, and other related sciences
- **Shared Use Spaces:** Libraries, cafeterias, gyms, and auditoriums, and multi-purpose rooms.

Programming Impact on Capacity

The District's instructional capacity is directly influenced by program delivery requirements. Certain programs require dedicated or specialized spaces, which reduce the number of classrooms available for general education. These include:

- Special education programs with lower student-to-teacher ratios
- Multilingual learner support services
- Intervention programs
- Early learning programs
- Staff collaboration and support spaces

As a result, instructional capacity is lower than original design capacity in many facilities.

SECTION THREE: INSTRUCTIONAL CAPACITY AND CAPITAL FACILITIES INVENTORY

Overview

In accordance with the Washington State Growth Management Act, school districts must conduct an inventory-based analysis of all educational facilities to determine available instructional capacity and future facility needs.

This section provides:

- A comprehensive inventory of District-owned school facilities
- An analysis of instructional capacity
- A summary of relocatable (portable) classroom use

This inventory forms the basis for evaluating the District's ability to accommodate projected enrollment growth and supports long-range capital planning and impact fee analysis.

Schools

School capacity was determined based on the number of teaching stations (or general classrooms) within each building and the space requirements of the District's adopted current educational program and internal targets as reported to the Information and Condition of Schools (ICOS) system with the Office of the Superintendent of Public Instruction. It is this capacity calculation that is used to establish the District's baseline capacity and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4.

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 21 relocatable classrooms at various school sites throughout the District to provide additional interim general classroom capacity. A typical relocatable classroom can provide capacity for a full-size class of students. The current use of relocatable classrooms throughout the District is summarized in Table 5.

Program Capacity Definitions

The Growth Management Act (GMA) requires school districts to conduct an inventory-based analysis of instructional capacity to support long-range capital planning. Highline School District defines instructional capacity sometimes referred to as permanent capacity as the number of students a school facility can effectively serve based on building design, adopted educational service standards, and current program offerings.

Instructional capacity is not a fixed value; it is influenced annually by a variety of factors, including:

- Class size standards by grade level (e.g., kindergarten through grade 12).
- The presence of specialized programs (such as Special Education, English Language Learner services, and Title I support).
- The allocation of rooms for non-general education is used, including full-day kindergarten, resource rooms, preschool, or music.
- Facility layout and the availability of shared or specialized instructional spaces.

For example, an elementary school originally designed to serve 600 students may have a lower functional capacity today due to:

- Smaller class size limits for K–3 students (20-22 students per class under Highline’s current standard).
- Special education and other support services that require dedicated classrooms with lower student-to-teacher ratios.
- Operational needs for staff collaboration, which reduce overall space availability for general instruction.

Highline School District uses a classroom-based planning model to estimate instructional capacity at each site. The District applies utilization factors to account for scheduling limitations.

- 85% utilization for elementary schools, recognizing the need for prep time and flexible groupings.
- 90% or higher for secondary schools, where departmental scheduling enables more efficient space usage.

Instructional capacity is reviewed and updated annually as part of the Capital Facilities Plan (CFP) to ensure it accurately reflects changes in:

- Program delivery models,
- Classroom usage,
- Grade-level configurations, and
- The number of portable or interim classrooms in use.

Instructional Capacity and Facility Inventory

Under the GMA, school districts must periodically assess instructional capacity through a physical inventory of all permanent and relocatable facilities. Capacity is calculated in three forms:

- Design Capacity: The number of students the building was originally designed to serve, assuming optimal general education use.
- Instructional Capacity: The adjusted number of students that can be served, based on current classroom usage, educational program needs, class size policy, and special programs. This is updated annually.
- Available Capacity: The difference between instructional capacity and current enrollment. A negative number indicates overcrowding, while a positive number reflects surplus space.

Tables 2 through 4 below show the current Instructional Capacity in District schools. Table 7 shows the available capacity in District facilities.

Table 2
Elementary School Level Inventory

<i>Elementary School</i>	<i>Building Area (sq. ft.)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Beverly Park at Glendale ES	58,145	17	393
Bow Lake ES	74,729	25	582
Cedarhurst ES	67,188	19	442
Des Moines ES	84,568	23	533
Gregory Heights ES	65,978	19	435
Hazel Valley ES	65,294	21	484
Hilltop ES	56,862	21	489
Madrona ES	69,240	16	371
Marvista ES	66,421	25	577
McMicken Heights ES	68,378	22	511
Midway ES	66,096	20	445
Mount View ES	67,783	16	369
North Hill ES	70,085	19	425
Parkside ES	66,990	24	560
Seahurst ES	59,967	16	378
Shorewood ES	60,326	18	415
White Center ES	70,854	20	447
TOTAL	1,138,904	341	7,856

* Teaching Station definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs. The virtual elementary at Seahurst ES program was counted toward capacity.

** Regular classrooms.

Table 3
Middle School Level Inventory***

<i>Middle School</i>	<i>Building Area (sq. ft.)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Cascade MS	87,957	35	1015
Chinook MS	101,433	34	986
Glacier MS	142,104	36	1044
Pacific MS	141,000	38	1102
Sylvester MS	89,117	25	725
Big Picture MS (<i>at Manhattan</i>)		6	174
TOTAL	561,611	174	4,872

* Teaching Station Definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs. **Projected instructional capacity reflects completed construction by 2027 for Pacific MS**

**Regular Classroom

***Does not include alternative programs: CHOICE MS capacity *at Woodside site*

Note: The permanent instructional capacity reported in this Capital Facilities Plan is calculated using the King County methodology, which is based on the number of general education teaching stations and the adopted level of service. This differs from the school's educational design capacity, which reflects the intended instructional program and operational utilization. Accordingly, while Pacific Middle School has a permanent capacity of approximately 1,102 students under the King County methodology, its educational design capacity at 85% utilization is approximately 950 students. Regular classrooms.

Table 4
High School Level Inventory***

<i>High School</i>	<i>Building Area (sq. ft.)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Raisbeck Aviation HS	87,934	21	609
Big Picture HS (<i>at Manhattan</i>)	29,141	8	232
Evergreen HS	210,000	42	1218
Highline HS	291,009	47	1363
Mount Rainier HS	207,159	45	1305
Tyee HS	210,000	43	1247
TOTALS	1,035,243	206	5,974

* Teaching Station definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***Does not include alternative programs: CHOICE HS capacity *at Woodside site*; Innovation Heights Academy HS *at Salmon Creek site*; Puget Sound Skills Center; Maritime High School and Highline Virtual Academy, which are located at the Olympic Interim site currently.

Table 5
Relocatable Classrooms (Portable) Inventory

Elementary School	Relocatable**	Other***	Interim Capacity
Beverly Park at Glendale	0	2	0
Bow Lake	0	4	0
Cedarhurst	0	4	0
Des Moines	0	0	0
Gregory Heights	0	2	0
Hazel Valley	0	4	0
Hilltop	0	5	0
Madrona	0	2	0
Marvista	0	2	0
McMicken Heights	0	0	0
Midway	4	0	103
Mount View	3	1	66
North Hill	3	0	81
Parkside	0	0	0
Seahurst	0	4	0
Shorewood	0	4	0
White Center	4	4	108
TOTAL	14	38	358

<i>Middle School</i>	<i>Relocatable**</i>	<i>Other ***</i>	<i>Interim Capacity</i>
Cascade	1	3	87
Chinook	0	6	0
Glacier	0	0	0
Pacific	0	0	0
Sylvester	4	0	116
Big Picture MS	0	4	0
TOTAL	5	13	203

<i>High School</i>	<i>Relocatable**</i>	<i>Other***</i>	<i>Interim Capacity</i>
Raisbeck Aviation HS	0	0	0
Big Picture HS	2	0	58
Evergreen HS	0	0	0
Highline HS	0	0	0
Mount Rainier HS	0	0	0
Tyee HS	0	0	0
TOTALS	2	0	58

**Used for regular classroom capacity.

***The relocatable referenced under “other relocatable” is used for special pull-out programs, storage, community use, etc.

SECTION FOUR: ENROLLMENT PROJECTIONS AND METHODOLOGY

Highline School District's enrollment projections are developed using a refined modified cohort survival model, prepared in coordination with a consultant demographer and updated annually to reflect local demographic trends, housing development activity, and observed enrollment patterns. This methodology provides a reliable, data-driven foundation for both capital planning and school impact fee calculations.

Recent Trends and Regional Context

Enrollment trends across the Puget Sound region continue to reflect post-pandemic demographic conditions, including smaller birth cohorts, reduced population growth, and shifts in housing preferences. While many districts in King County have experienced enrollment declines in recent years, Highline has demonstrated relative stability and modest recovery.

In 2024, Highline experienced a slight increase in enrollment, reversing recent downward trends. This increase was primarily driven by:

- Improved student retention, and
- The occupancy of newly constructed affordable and family-oriented housing developments

Although total enrollment remains below pre-pandemic levels, these trends indicate early stabilization. Consistent with regional forecasts, enrollment is expected to decline modestly in the near term before transitioning to growth beginning around 2027, as additional housing units are delivered and occupied.

Projected Enrollment (2026–2031)

Based on the District's FTE-based projection model, enrollment is expected to increase from approximately:

- 17,322 students in 2025 to
- 18,269 students by 2031

This represents a net increase of approximately 947 students, or 5.47 percent growth over the six-year planning period. This updated forecast reflects a stronger growth trajectory than previously anticipated and indicates a transition from short-term stabilization to sustained, housing-driven enrollment increases.

Student Generation and Housing Impacts

A comprehensive GIS-based student generation analysis completed in 2026 establishes a clear relationship between new housing and student enrollment. The analysis matches student addresses with recently constructed housing units to determine actual student yield by housing type.

Updated districtwide student generation rates are as follows:

- Apartments / Condominiums: 0.524 students per unit
- Townhomes / Duplex / Triplex / Fourplex: 0.130 students per unit
- Single-Family Homes: 0.248 students per unit

These updated rates confirm that multi-family housing, particularly apartments, generate significantly more students per unit than other housing types, especially where units are larger and designed for families.

Housing Characteristics and Assessed Value Trends

An analysis of King County Assessor data for residential development within the District provides updated insight into housing characteristics and their financial contribution to school funding.

The District's current average assessed values (AAV) by housing type are approximately:

- Apartments / Condos: \$328,000 per unit
- Townhomes / Multi-family (low-rise): \$652,000 per unit
- Single-Family Homes: \$666,000 per unit

These values are used in the calculation of property tax-based credits within the impact fee model. Higher assessed values result in greater long-term tax contributions, which are accounted for when determining the net cost attributable to new development.

Modified Cohort Survival Model

Highline's forecasting methodology builds upon the standard cohort survival approach but incorporates several key refinements to reflect local conditions:

- Excludes anomalous pandemic-year data (2020)
- Emphasizes recent post-pandemic trends (2021–2025)
- Aligns enrollment projections with housing development timing and occupancy.
- Incorporates updated student generation rates by housing type.
- Use King County birth data to estimate incoming kindergarten cohorts.
- Assumes gradual return to pre-pandemic participation rates by 2027–2028.
- Charter school enrollment (~800 students) is embedded in historical trends.
- Low, medium, and high projections are developed to account for uncertainty in population growth, housing delivery, and migration patterns

Forecast Confidence and Planning Implications

Highline's enrollment model has demonstrated strong reliability over time, including through periods of disruption. The model's strength lies in its ability to incorporate localized factors particularly housing development patterns and student generation characteristics into enrollment projections.

The current forecast reflects:

- Short-term stabilization (2026–2027) due to smaller birth cohorts
- Mid-term growth (2028–2030) driven by housing occupancy.
- Continued moderate growth (through 2031 and beyond)

The projected increase of approximately 947 students between 2025 and 2031 establishes a clear and strengthened basis for evaluating future facility capacity needs. The higher projected growth rate reinforces the direct relationship between new residential development and increased student enrollment, further supporting the District's impact fee assumptions and capacity planning framework.

Connection to Impact Fee Methodology

The District's enrollment projections, student generation rates, and housing data together establish a direct relationship between new residential development and the need for additional school capacity. New housing, particularly multi-family development, will generate additional students, requiring capital investment in school facilities. At the same time, variations in housing value and type influence the level of property tax contribution, which is reflected in the impact fee credit calculation. Together, these factors ensure that the District's impact fee methodology, where applicable, is grounded in actual development patterns, reflects proportional student impact by housing type, and aligns facility planning with projected enrollment growth.

The integration of enrollment forecasting, housing analysis, and student generation data provides a comprehensive and defensible framework for long-range planning. By continuously refining these inputs, Highline School District

ensures that both its capital facilities strategy and impact fee program remain responsive to evolving community conditions and development trends.

Projected Student Enrollment 2025-2031

<i>Projection</i>	<i>2025*</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Actual Change</i>	<i>Percent Change</i>
	17,322	17,414	17,564	17,782	17,961	18,063	18,269	947	5.47%

*Actual October 2025 enrollment.

Growth is expected at the elementary and middle school levels, with high school enrollment staying relatively stable. See Appendix C for complete enrollment projections.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected future capacity needs, shown in Table 7, are derived by applying the projected number of students to the projected permanent capacity. It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore, the interim capacity provided by relocatable classrooms is not included in this analysis. The District will utilize relocatable classrooms as necessary to address interim capacity needs. Information on relocatable classrooms by grade level and interim capacity can be found in Table 5. Information on planned construction projects can be found in the Financing Plan, Table 8.

Currently, no new permanent elementary capacity projects or portable additions are planned for this CFP cycle. While elementary enrollment is projected to exceed current permanent capacity through 2031, the District is evaluating several interim strategies, including program adjustments, use of relocatable classrooms, and repurposing of existing spaces.

Table 7
Projected Student Capacity – 2026 through 2031

Elementary School Facilities	Actual Oct 2025 FTE	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2030-2031
Permanent Capacity	8,214	8,214	8,214	8,214	8,214	8,214	8,214
Capacity Additions							
Total Permanent Capacity	8,214	8,214	8,214	8,214	8,214	8,214	8,214
Projected Enrollment	7,770	7,890	7,976	8,017	8,077	8,254	8,329
Permanent Capacity Surplus(deficit)	86	324	238	197	137	-40	-115

Middle School Facilities	Actual Oct 2025 FTE	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2030-2031
Permanent Capacity	5,017	5,017	5,017	5,017	5,017	5,017	5,017
Capacity Additions							
Total Permanent Capacity	5,017	5,017	5,017	5,017	5,017	5,017	5,017
Projected Enrollment	3,576	3,545	3,520	3,610	3,723	3,696	3,744
Permanent Capacity Surplus(deficit)	1,441	1,472	1,497	1,407	1,294	1,321	1,273

High School Facilities	Actual Oct 2025 FTE	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2030-2031
Permanent Capacity	6,032	6,032	6,032	6,032	6,032	6,032	6,032
Capacity Additions							
Total Permanent Capacity	6,032	6,032	6,032	6,032	6,032	6,032	6,032
Projected Enrollment	5,565	5,480	5,473	5,481	5,505	5,543	5,538
Permanent Capacity Surplus(deficit)	467	552	559	551	527	489	494

SECTION SIX: FINANCING PLAN

The Capital Facilities Plan reflects Highline School District's continued implementation of a multi-phase investment strategy to modernize facilities, address instructional capacity needs, and ensure equitable access to high-quality learning environments. These efforts are guided by long-range planning, community engagement, and the work of the District's Capital Facilities Advisory Committee (CFAC), and are funded primarily through voter-approved bonds, supplemented by state and other funding sources.

2016 Bond Investments (Phase I)

Approved by voters in 2016, this bond addressed urgent facility needs, added new classroom capacity, and laid the foundation for long-term planning. Key projects included:

- Construction of Glacier Middle School on District-owned land.
- Replacement and expansion of Des Moines Elementary School.
- Addition of new elementary school classrooms to relieve overcrowding.
- Replacement of Highline High School, a major modernization investment.
- Districtwide safety, security, and infrastructure upgrades at existing schools.

These projects responded to steady enrollment growth, shifting instructional delivery models (e.g., full-day kindergarten), and deferred maintenance in aging buildings.

2022 Bond Projects (Phase II)

Approved by 68.84% of voters, the \$518 million 2022 bond funds the second phase of the District's long-term facilities plan. The bond addresses both capacity and critical modernization needs and includes:

- Evergreen High School – Full replacement
- Tyee High School – Full replacement
- Pacific Middle School – Full replacement
- New Transportation Building L – To replace aging operational infrastructure.
- Sites and facility modifications for virtual and alternative learning programs
- Facility improvements to support Maritime High School programming.
- Emergency repairs
- Roof restoration and remediation
- Interior and exterior finish upgrades
- Installation of a synthetic field at Sylvester Middle School

These projects are essential to maintain safe, modern, and adaptable learning environments while responding to aging infrastructure and demographic shifts across the District.

Anticipated 2026 Bond (Phase III)

Highline Public Schools is currently preparing for a potential 2026 bond measure, which represents the third phase of the District's long-range capital plan. This phase is focused on addressing remaining aging facilities, expanding program capacity, and advancing equity in facility conditions.

CFAC Recommendation (March 30, 2026)

The community-led Capital Facilities Advisory Committee (CFAC) reached a majority consensus recommendation at its March 30, 2026, meeting. CFAC recommended a \$595.4 million bond package, which is intended to address critical facility needs across the District, particularly at aging middle schools that have not yet been modernized.

Recommended Projects:

PROJECT	AMOUNT
Sylvester Middle School: Replacement	\$180.3M
Cascade Middle School: Replacement (at Salmon Creek Site)	\$172.1M
Southern Heights Site: Partial Rebuild & Modernization for CHOICE Academy, RTP and CBS programs	\$30.0M
Chinook Middle School: Partial Rebuild & Modernization	\$161.3M
Hilltop Elementary School: Design & Maintenance	\$5.0M
Valley View Early Learning Center: Design & Maintenance	\$3.3M
Big Picture School: Critical Needs	\$3.4M
Critical Needs	\$40.0M
TOTAL	\$595.4M

These projects have not yet been presented to the School Board and remain subject to change following Board evaluation and review at the June meeting.

Financing for Planned Improvements

Planned improvements from 2026 through 2031 are expected to be funded through the following sources:

General Obligation Bonds

General obligation (GO) bonds are the District's primary capital funding mechanism and require 60% voter approval. The 2022 bond provided funding for large-scale replacements and systemwide improvements. A 2026 bond is anticipated to carry forward the next phase of the capital plan.

State Construction Assistance Program (SCAP)

Highline qualified for SCAP funding under both the 2016 and 2022 bond projects, including approximately \$32 million toward the Evergreen and Tyee High School replacements. However, the District has now reached the maximum SCAP eligibility threshold under current state funding formulas and does not expect to receive further SCAP assistance for the 2026 bond. This limitation increases the importance of local revenue strategies.

Impact Fees

Impact fees provide supplemental funding for facilities needed to serve new residential growth. While the District is not currently requesting impact fees, future CFP updates may propose a fee schedule as residential development increases and SCAP funding remains limited. (See Section 7: School Impact Fees.)

Other Funding Sources

Highline has leveraged Port of Seattle and FAA funding in previous capital efforts, including the replacement of Highline High School and Des Moines Elementary. Similar funding is anticipated for the Pacific Middle School project, due to its proximity to air traffic corridors and historical noise impact mitigation efforts.

Six-Year Capital Facilities Financing Plan

The District's Six-Year Financing Plan (see Table 8) identifies the range of funding sources for each planned project or category of improvement. It reflects Highline's ongoing commitment to fiscal responsibility, educational equity, and alignment with long-range enrollment projections and programmatic needs.

Table 8
Capital Facilities Financing Plan

Project	2026	2027	2028	2029	2030	2031	Total 2026- 2031	Bond/Local Funds	State Funds	Impact Fees	Port/FAA	Non- Bond
Pacific Middle School Replacement Project	\$92.2	\$24.9	\$0.7	-	-	-	\$117.8	X			X	
SOUTHERN HEIGHTS REBUILD	\$3.2	\$19.9	\$30.4	-	-	-	\$53.5					X
Evergreen High School Replacement Project	\$19.7	\$0.2	-	-	-	-	\$19.9	X	X			
Tyee High School Replacement Project	\$6.7	\$2.9	-	-	-	-	\$9.5	X	X			
Critical Needs 2022	\$1.8	\$2.0	\$1.8	-	-	-	\$5.6	X				
Roof Restoration (CN22)	\$2.6	-	-	-	-	-	\$2.6	X				
TCU OVERLAY CN22	\$1.9	\$0.1	-	-	-	-	\$2.0	X				
BOILER STUDY & REPAIR CN22	\$1.7	-	-	-	-	-	\$1.7	X				
VALLEY VIEW CN22 Funding	\$1.5	-	-	-	-	-	\$1.5		X			X
Management Support 2022	\$0.4	\$0.4	\$0.4	\$0.3	-	-	\$1.4	X				
CAMP WASKOWITZ CONSERVATION FUNDS	\$0.1	\$0.3	\$0.3	\$0.3	\$0.2	-	\$1.2					X
OLYMPIC FREEZER CN22	\$0.5	-	-	-	-	-	\$0.5	X	X			
Transportation Building L (CN22)	\$0.4	-	-	-	-	-	\$0.4	X				
RESOURCE CONSERVATION	\$0.1	\$0.2	\$0.1	-	-	-	\$117.8	X				
Copper Line Replacement (CN16)	\$0.1	-	-	-	-	-	\$0.1	X				
Assume November 2026 Bond Passes							-					
Sylvester MS Replacement		\$18.0	\$36.1	\$72.1	\$36.1	\$18.0	\$180.3	X				
Cascade MS Replacement		\$17.2	\$34.4	\$68.8	\$34.4	\$17.2	\$172.1	X				
SOUTHERN HEIGHTS REBUILD		\$13.3	\$13.3	\$13.3			\$40.0	X			X	
Chinook MS Replacement				\$16.1	\$32.3	\$64.5	\$112.9	X				
Critical Needs 2027		\$5.0	\$10.0	\$10.0	\$10.0	\$5.0	\$40.0					
TOTAL	\$132.9	\$104.4	\$127.5	\$181.0	\$113	\$104.8	\$763.5					

SECTION SEVEN: SCHOOL IMPACT FEES

Under the Washington State Growth Management Act (GMA), school districts may request that local jurisdictions collect impact fees from new residential development. These fees are intended to offset the cost of providing additional school capacity required to serve students generated by that development. Impact fees may only be used for growth-related capital improvements and cannot be used for maintenance, repairs, or modernization of existing facilities.

To support school impact fees, the District must demonstrate a relationship between new residential development, projected student enrollment growth, future capacity needs, and planned capital facility improvements within the six-year Capital Facilities Plan period.

Based on the District's updated enrollment forecast, Highline Public Schools projects enrollment growth from approximately 17,322 students in 2025 to approximately 18,269 students by 2031, representing a net increase of approximately 947 students, or approximately 5.47 percent growth during the six-year planning period. As discussed in Section 4, this projected growth is associated in large part with continued residential development activity throughout the District, particularly multi-family housing developments.

To better understand the relationship between housing growth and student enrollment, the District completed an updated student generation rate (SGR) analysis in 2026. The analysis confirms that student generation varies significantly by housing type, with apartments generating the highest number of students per dwelling unit, followed by single-family homes and townhomes/duplexes.

The District's updated student generation rates are summarized below:

Housing Type	K-5	6-8	9-12	K-12 Total SGR	Per 100 Units
Single-Family	0.144	0.047	0.057	0.248	~25
Apartments (all)	0.288	0.104	0.132	0.524	~52
Townhomes & Duplexes	0.078	0.031	0.021	0.130	~13

These updated rates establish a direct relationship between residential growth and future student enrollment demand within the District. The analysis also found that larger multi-bedroom apartment units generate more students per unit than smaller apartment units, particularly at the elementary grade levels.

As shown in Table 7, the District projects increasing enrollment pressure at the elementary level during the planning period. Elementary enrollment is projected to increase from approximately 7,770 students in 2025 to approximately 8,329 students by 2031, while permanent elementary capacity remains approximately 8,214 seats. Based on current projections, the District anticipates an elementary capacity deficit of approximately 115 students by the end of the planning period.

Middle school and high school facilities are projected to maintain sufficient permanent capacity throughout the six-year planning horizon.

Currently, no new permanent elementary capacity projects or portable classroom additions are planned within the current Capital Facilities Plan cycle. While elementary enrollment is projected to exceed current permanent capacity through 2031, the District is continuing to evaluate several interim operational and space management strategies, including program adjustments, use of relocatable classrooms, and repurposing of existing instructional spaces to help address near-term capacity pressures.

Because the current six-year Capital Facilities Plan does not identify a specific funded elementary capacity project or planned permanent capacity addition, the District is not proposing an updated collectible school impact fee schedule at this time. Under current GMA requirements, school impact fees must be reasonably related to an identified growth-related capital facility improvement included within the adopted CFP period.

For planning and analytical purposes, the District reviewed impact fee assumptions using the following 2026 inputs:

- Construction Cost Allocation Factor: \$399.38 per square foot
- State Funding Assistance Percentage: 54.76%
- Bond Buyer Twenty-Year General Obligation Bond Index: 4.77%

Consistent with Washington State impact fee requirements, future impact fee calculations may also incorporate credits for anticipated state funding assistance and future property tax contributions generated by new residential development.

Table 9
School Impact Fees
2026

Housing Type	Impact Fee Per Dwelling Unit
Single Family 3+ Bedroom	N/A
Single Family 2 Bedroom/less	N/A
Apartments 2+ Bedroom	N/A
Apartments 1 Bedroom/less	N/A
Middle Housing 1 Bedroom/less	N/A
Middle Housing 2 Bedroom/less	N/A

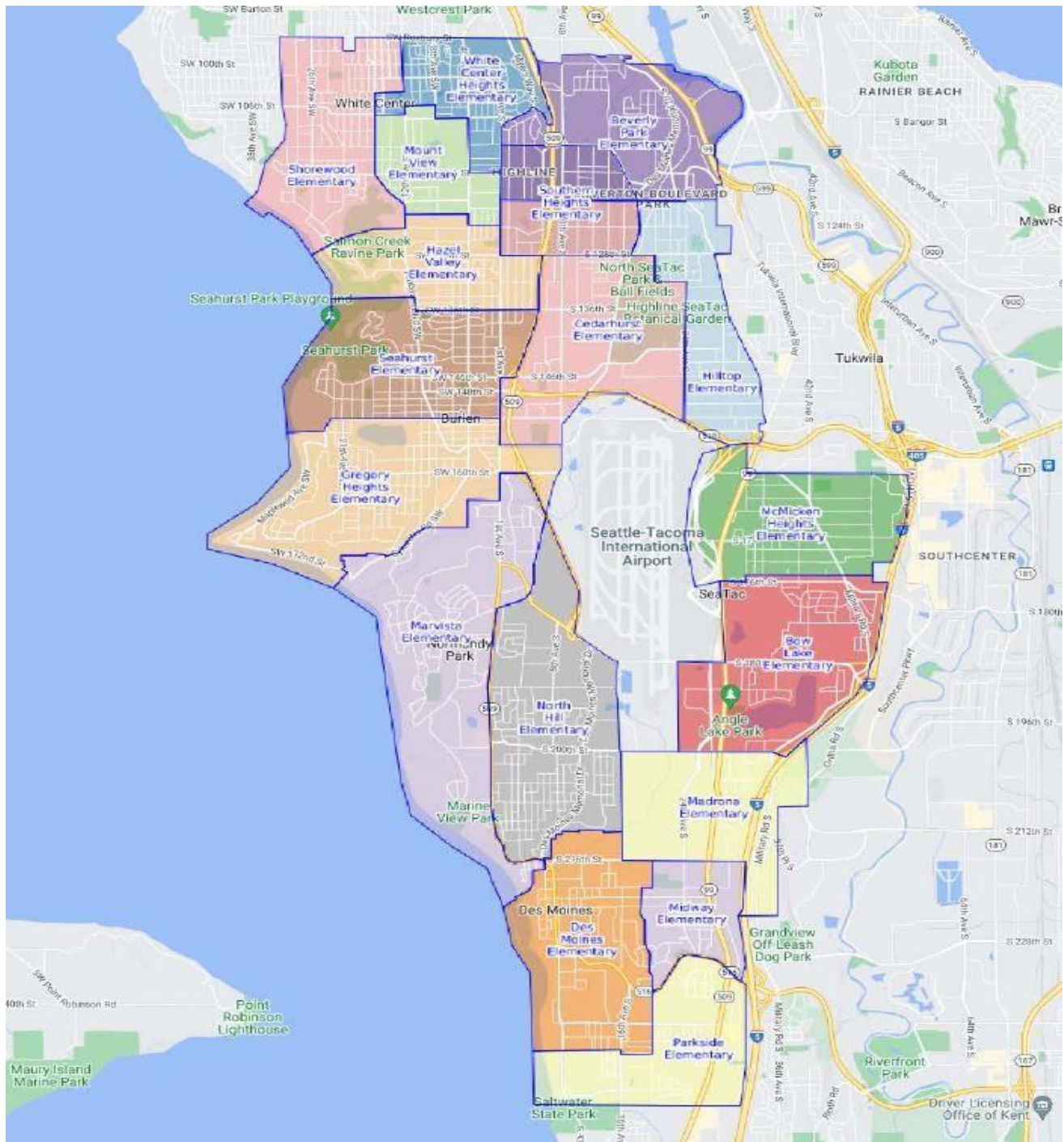
The District will continue to monitor enrollment trends, residential development activity, student generation rates, construction costs, assessed valuation trends, and future facility capacity needs. As future elementary capacity projects or other permanent capacity solutions are identified and incorporated into the Capital Facilities Plan, the District may reevaluate and update its impact fee methodology and fee schedule consistent with GMA requirements and local impact fee ordinances.

At present, King County and the City of Kent administer school impact fee programs on behalf of the District where applicable. Highline Public Schools will continue coordinating with local jurisdictions regarding administration of the impact fee program and any future updates to the District's impact fee framework.

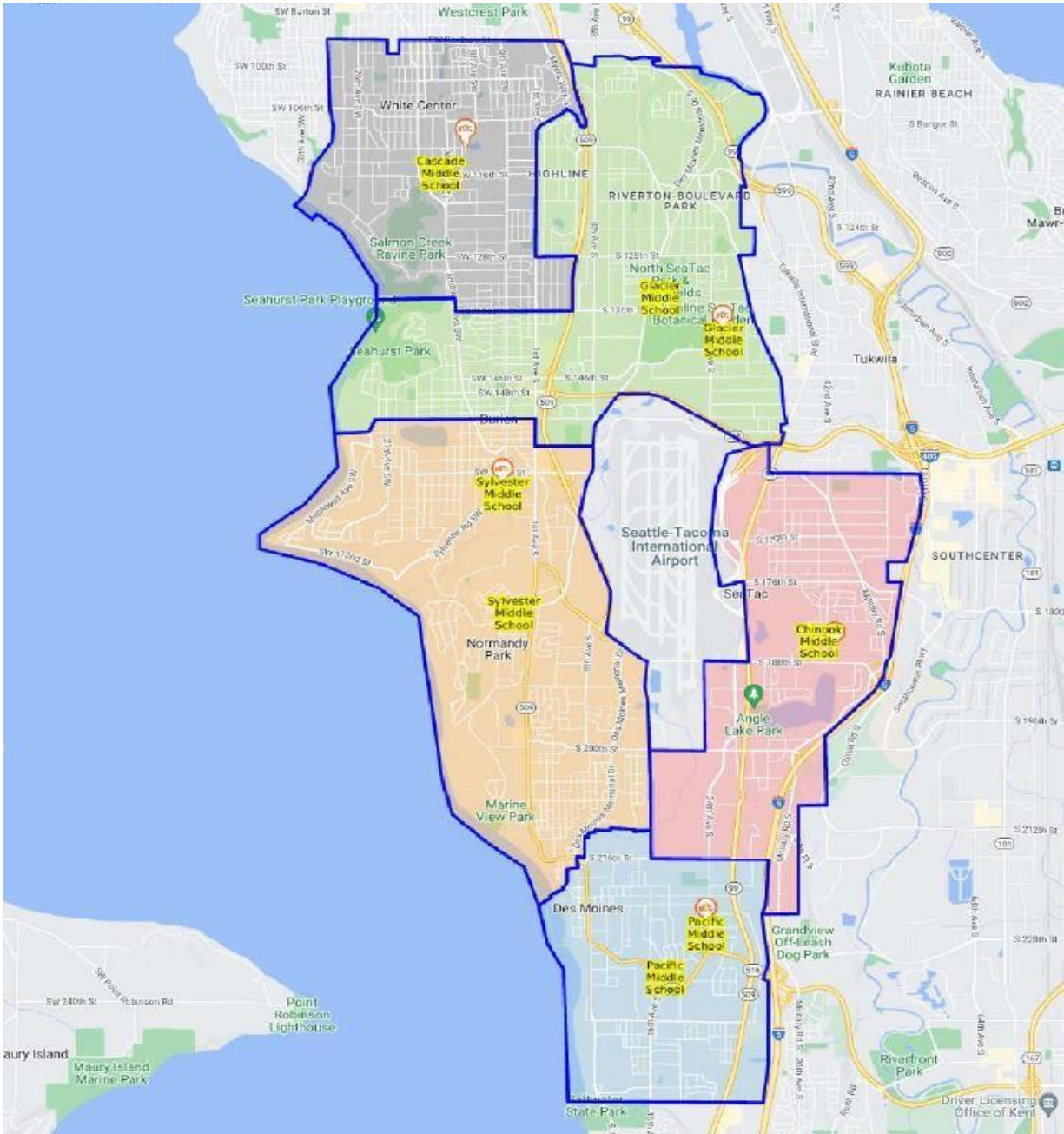
APPENDIX A

DISTRICT ATTENDANCE BOUNDARY MAPS

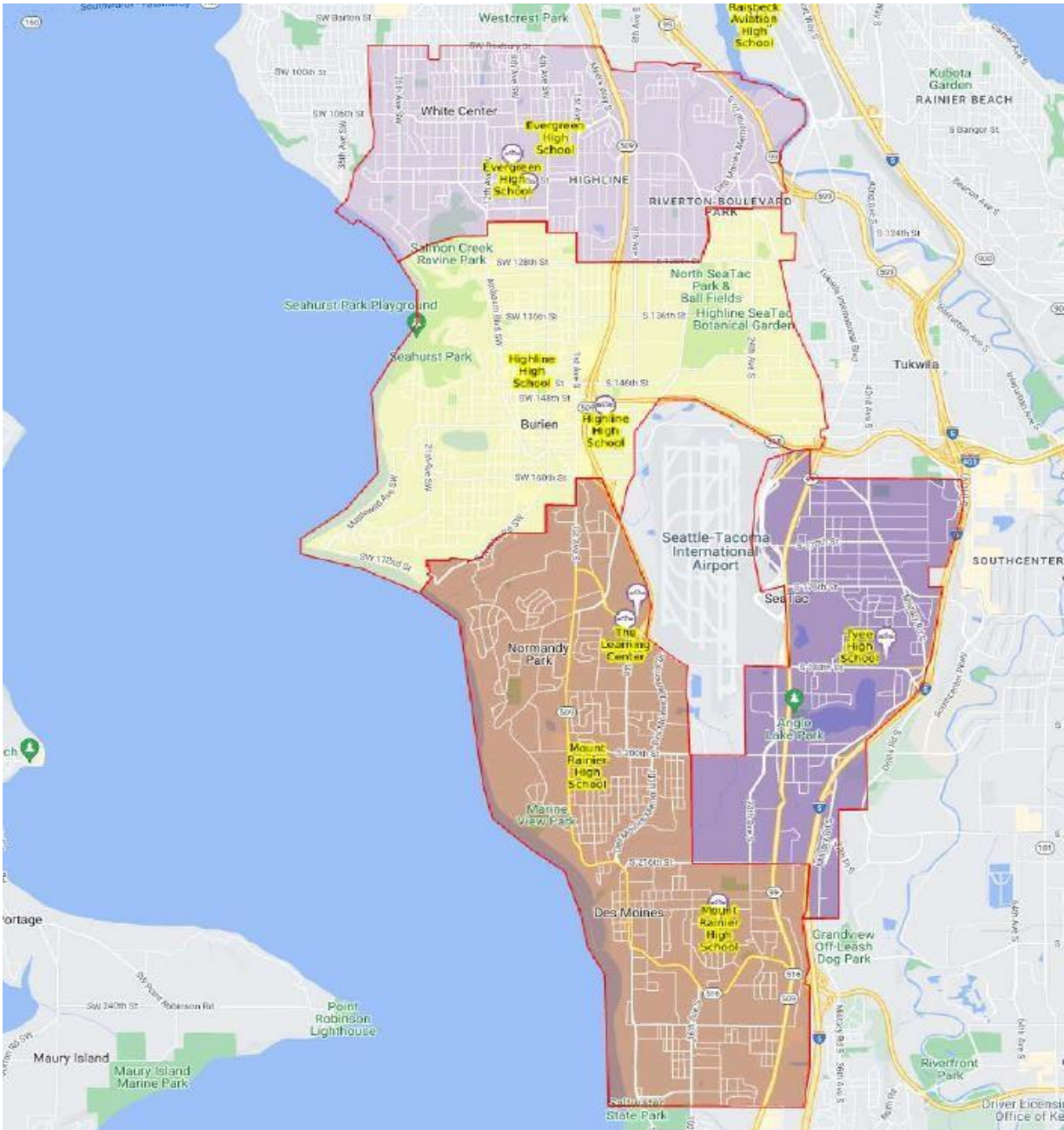
ELEMENTARY SCHOOL ATTENDANCE BOUNDARIES (2024)



MIDDLE SCHOOL ATTENDANCE BOUNDARIES (2024)



HIGH SCHOOL ATTENDANCE BOUNDARIES (2024)



SCHOOL ADDRESS AND YEAR BUILT

	Name of School	Address	Year built
Elementary school	Beverly Park at Glendale ES	1201 S 104th St, Seattle, WA 98168	1963
	Bow Lake ES	18237 42nd Ave S, Seattle, WA 98188	2007
	Cedarhurst ES	11 S 132nd St, Burien, WA 98168	2008
	Des Moines ES	23801 16th Ave S, Des Moines, WA 98198	2020
	Gregory Heights ES	16201 16th Ave SW, Burien, WA 98166	2004
	Hazel Valley ES	402 SW 132nd St, Burien, WA 98146	2004
	Hilltop ES	12250 24th Ave S, Seattle, WA 98168	1957
	Madrona ES	20301 32nd Ave S, SeaTac, WA 98198	2004
	Marvista ES	19800 Marine View Dr SW, Normandy Park, WA 98166	2009
	McMicken Heights ES	3708 S 168th St, SeaTac, WA 98188	2011
	Midway ES	22447 24th Ave S, Des Moines, WA 98198	2008
	Mount View ES	10811 12th Ave SW, Seattle, WA 98146	2005
	North Hill ES	19835 8th Ave S, Des Moines, WA 98148	2005
	Parkside ES	2104 S 247th St, Des Moines, WA 98198	2010
	Seahurst ES	14603 14th Ave SW, Burien, WA 98166	1992
	Shorewood ES	2725 SW 116th St, Burien, WA 98146	2008
	Southern Heights ES^	11249 14th Ave S, Seattle, WA 98168	1955
	White Center ES	10015 6th Ave SW, Seattle, WA 98146	2004
Middle School	Cascade MS	11212 10th Ave SW, Seattle, WA 98146	1957
	Chinook MS	18650 42nd Ave S, SeaTac, WA 98188	1956
	Glacier MS	2450 S 142nd St, SeaTac, WA 98168	2020
	Pacific MS	22705 24th Ave S, Des Moines, WA 98198	1959
	Sylvester MS	16222 Sylvester Rd SW, Burien, WA 98166	1953
High School	Big Picture MS	440 S 186th St, Burien, WA 98148	1960
	Raisbeck Aviation HS	9229 E Marginal Way S, Tukwila, WA 98108	2012
	Big Picture HS	440 S 186th St, Burien, WA 98148	1960
	Evergreen HS	830 SW 116th St, Seattle, WA 98146	1955
	Highline HS	225 S 152nd St, Burien, WA 98148	2021
	Mount Rainier HS	22450 19th Ave S, Des Moines, WA	2007
	Tyee HS	4424 S 188th St, SeaTac, WA 98188	1962
	New Star/Salmon Creek	614 SW 120th St, Burien, WA 98146	1955
Other Sites	Olympic Interim site	615 South 200th Street, Des Moines	1954/2019
	Puget Sound High School	18010 8th Ave S, Burien, WA 98148	1972/2019
	Valley View Early Learning	17622 46th Ave S, SeaTac, WA 98188	1968
	Choice Academy	18367 8th Ave S, Des Moines, WA 98148	1958

APPENDIX B

STUDENT GENERATION RATE DATA

In 2026, Highline Public Schools contracted with Educational Data Solutions, LLC (W. Les Kendrick Consulting) to conduct an updated student generation rate (SGR) analysis, examining how much student growth occurs with new residential construction within the District. The study provides district-specific rates that improve upon both regional averages and the District's prior 2025 SGR study by incorporating more recent residential permit data and current enrollment.

Methodology

The SGR analysis was conducted using a geographic information system (GIS) by overlaying geospatial layers representing residential units constructed between 2020 and 2024. Building permit records were acquired from the cities of Burien, Des Moines, Tukwila, SeaTac, and Kent, as well as King County for unincorporated portions of the District. These were cross-referenced with King County Assessor parcel data to identify qualifying new construction. Student home addresses from the 2025–26 enrollment file were geocoded and spatially matched to new housing units to determine how many students resided in each housing type. The analysis distinguished between single-family homes, apartment units, and townhome/duplex units, and calculated rates for each unit type separately. Within apartment units, rates were also calculated by bedroom count. Units completed in 2025 were excluded to avoid including units that may not yet have been occupied at the start of the school year.

Housing Type	K–5	6–8	9–12	K–12 Total SGR	Per 100 Units
Single-Family	0.144	0.047	0.057	0.248	~25
Apartments (all)	0.288	0.104	0.132	0.524	~52
Townhomes & Duplexes	0.078	0.031	0.021	0.130	~13

The district sees approximately 52 students for every 100 new apartment units, 13 students for every 100 townhome or duplex units, and 25 students for every 100 single-family units. Affordable multi-bedroom apartment complexes continue to generate more students per unit than smaller unit types.

Apartment Bedroom-Level Breakdown

The 2026 study also provides generation rates by bedroom count within the apartment category an important planning refinement given the prevalence of multi-bedroom affordable housing within the District:

Bedroom Type	Units	K–5 Rate	6–8 Rate	9–12 Rate	K–12 Rate
Studio	138	0.029	0.014	0.014	0.058
1 Bedroom	500	0.128	0.050	0.052	0.230
2 Bedroom	505	0.204	0.046	0.030	0.279
3 Bedroom	238	0.588	0.218	0.239	1.046
4+ Bedroom	74	1.459	0.662	1.243	3.365
Total	1,455	0.288	0.104	0.132	0.524

Three-bedroom and four-or-more-bedroom apartments generate substantially more students per unit than smaller units. This breakdown is particularly relevant for evaluating the enrollment impact of large multi-family developments.

These updated SGRs replace the prior 2025 study rates in future impact fee calculations and long-range planning models. The District will continue to monitor residential construction patterns and enrollment trends and will consider future SGR updates as additional housing projects are completed and occupied.

This appendix supports Section 7 of this Plan, "School Impact Fees," and forms the analytical foundation for evaluating future school capacity needs tied to new residential development.

Source

Educational Data Solutions, LLC / W. Les Kendrick Consulting. Highline School District Student Generation Rates. April 2026. Permit Years: 2020–2024. Enrollment Year: 2025–26.

APPENDIX C

POPULATION AND ENROLLMENT DATA

Medium Range FTE Forecast

Highline Comparison of FTE and Headcount Enrollment from October

October Numbers

	HeadCount			FTE			of Headcount			Avg
Grade	Oct23	Oct24	Oct25	Oct23	Oct24	Oct25	Oct23	Oct24	Oct25	%
K	1252	1200	1283	1250.2	1199.1	1282.1	99.9%	99.9%	99.9%	99.9%
1	1290	1338	1243	1289.0	1337.3	1241.8	99.9%	99.9%	99.9%	99.9%
2	1290	1323	1357	1289.5	1323.0	1356.3	100.0%	100.0%	99.9%	100.0%
3	1238	1311	1331	1237.6	1311.0	1330.9	100.0%	100.0%	100.0%	100.0%
4	1252	1286	1331	1252.0	1286.0	1331.0	100.0%	100.0%	100.0%	100.0%
5	1305	1229	1229	1305.0	1228.4	1228.2	100.0%	100.0%	99.9%	100.0%
6	1183	1229	1147	1179.2	1227.6	1145.1	99.7%	99.9%	99.8%	99.8%
7	1114	1163	1226	1113.5	1160.2	1224.9	100.0%	99.8%	99.9%	99.9%
8	1160	1147	1208	1159.2	1145.8	1205.8	99.9%	99.9%	99.8%	99.9%
9	1462	1387	1357	1460.0	1384.6	1354.9	99.9%	99.8%	99.8%	99.8%
10	1550	1499	1374	1546.5	1494.8	1370.1	99.8%	99.7%	99.7%	99.7%
11	1505	1647	1533	1269.5	1400.0	1340.8	84.4%	85.0%	87.5%	85.6%
12	<u>1468</u>	<u>1618</u>	<u>1733</u>	<u>1263.3</u>	<u>1353.7</u>	<u>1498.7</u>	86.1%	83.7%	86.5%	85.4%
Total	17,069	17,377	17,352	16,615	16,851	16,910				

October

FTE Forecast

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1263.2	1299.5	1273.1	1331.5	1361.5	1353.5	1346.9	1341.5	1337.4	1334.4
1345.2	1323.8	1362.0	1334.8	1395.0	1425.9	1416.1	1409.2	1396.5	1392.2
1261.8	1363.2	1342.8	1380.9	1353.8	1413.8	1443.0	1433.2	1419.2	1406.4
1377.1	1282.0	1383.4	1363.0	1401.0	1374.0	1432.2	1461.4	1444.4	1430.4
1351.2	1397.1	1302.4	1403.4	1383.2	1421.0	1392.6	1450.6	1472.5	1455.5
1291.2	1309.9	1353.5	1263.4	1359.6	1340.3	1374.7	1347.6	1395.7	1416.5
1162.1	1219.3	1237.0	1277.4	1193.9	1283.0	1263.6	1295.5	1263.2	1307.7
1126.7	1142.6	1198.0	1215.0	1253.9	1173.5	1257.7	1239.0	1262.5	1231.4
1256.4	1158.4	1174.9	1230.6	1247.8	1287.0	1204.4	1289.3	1263.2	1286.9
1428.6	1488.1	1372.7	1391.8	1456.8	1476.7	1520.8	1424.7	1516.3	1485.9
1371.0	1444.1	1502.9	1388.2	1407.3	1471.8	1490.1	1533.9	1431.1	1522.2
1264.6	1226.8	1291.4	1343.2	1242.2	1259.0	1314.5	1330.6	1362.9	1272.5
<u>1415.8</u>	<u>1313.6</u>	<u>1313.7</u>	<u>1381.8</u>	<u>1436.4</u>	<u>1330.0</u>	<u>1346.3</u>	<u>1404.8</u>	<u>1415.6</u>	<u>1449.7</u>
16914.7	16968.4	17107.7	17305.2	17492.3	17609.4	17802.9	17961.5	17980.4	17991.6
4.21	53.75	139.32	197.41	187.13	117.10	193.50	158.58	18.95	11.19
0.0%	0.3%	0.8%	1.2%	1.1%	0.7%	1.1%	0.9%	0.1%	0.1%

* Note: FTE Numbers include Satellite. Percentages for Satellite were based on this year's October numbers.

Six-Year Capital Facilities Plan 2026-2031



[Norman Rockwell Elementary School – To open Fall 2026](#)

Board Adopted: June 22, 2026

Lake Washington School District #414

Serving Redmond, Kirkland, Sammamish, and King County, Washington

Lake Washington School District #414

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Lake Washington School District's Six-Year Capital Facilities Plan 2026-2031

**For information about this plan, call the district Support Services Center
(425.936.1102)**

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1. Executive Summary

This Six-Year Capital Facilities Plan (the plan) has been prepared by the Lake Washington School District (the district). It is the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. It is also used as a basis for requesting the collection of school impact fees. This plan was prepared using data available in the spring of 2026.

King County was the first jurisdiction in the State of Washington to adopt a Growth Management Act school impact fee ordinance in 1991 (with fee collection first becoming effective in 1992). The King County Council adopted the ordinance, including the school impact fee formula, following a stakeholder process that included representatives from school districts and the development community. The adopted formula requires that the calculated fee be reduced by fifty percent. This discount factor was negotiated as a part of the stakeholder process. Most cities in King County (and in other areas) adopted the King County school impact fee formula, including the discount factor, in whole as a part of their school impact fee ordinances.

In 2025, the King County Council adopted Ordinance 19965 to implement Engrossed Second Substitute Senate Bill 5258 (2023), requiring local jurisdictions to use bedroom count, square footage, or traffic count to "produce a proportionally lower impact fee for smaller housing units." Under Ordinance 19965, school districts must calculate impact fees for single family detached, middle housing (townhome/duplex/multi-plex), and apartment/condo stacked units using bedroom count categories that distinguish between small and large units.

In order for school impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan. The cities of Redmond, Kirkland and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated biennially with any changes in the fee schedule adjusted accordingly. See *Appendix B.1, B.2 and B.3* for the current impact fee calculations

1. Executive Summary (*continued*)

The district's plan establishes a standard of service in order to ascertain current and future capacity. This plan reflects the current student/teacher standard of service ratio and service model for other special programs. Future state funding decisions could have an additional impact on class sizes and facility needs.

While the State Superintendent of Public Instruction establishes square foot guidelines for funding, those guidelines do not account for the local program needs in the district. The Growth Management Act and King County Code 21A.43 authorize the district to determine a standard of service based on the district's specific needs.

The district's current standard provides the following (see *Section 3* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	20 Students
2-3	23 Students
4-5	27 Students
6-8	30 Students
9-12	32 Students

School capacity is based on the district standard of service and the existing inventory of available classrooms, including both permanent and relocatable (portable) classrooms. As shown in *Appendix A.1* and *A.2*, the district's overall total capacity is 39,841. The total net available capacity is 35,141 including net permanent capacity of 31,345 and 3,796 in relocatables. Student headcount enrollment related to this capacity as of October 1, 2025 was 29,431. Total enrollment which includes Skill center and contractual students was 30,155 (*Appendix D.1*).

Pre-pandemic, the Lake Washington School District had been the fastest growing school district in King County and one of the fastest growing school district in the state. In the five years from 2014 to 2019, the district went from being the sixth largest school district to the second largest district in the state. Enrollment growth resulted in overcrowding in many district schools.

1. Executive Summary (*continued*)

Since the pandemic, the district enrollment has declined by 945 students or 3.0% over 6 years. The majority of this loss is at our elementary level due to declining births and kindergarten enrollment. A six-year enrollment projection, as required for this plan, is shown in *Appendix D.1*. During the six-year window from 2026 to 2031 K-12 enrollment is projected to decrease by 2,892 students to a total of 27,263.

In December 2014, a Long-Term Facilities Planning Task Force, comprised of community members and representatives from each of the district's schools, was convened to develop recommendations on long-term facilities planning. From December 2014 to October 2015, this Task Force and a smaller Working Subcommittee met 20 times to learn about and have detailed discussions on topics ranging from construction costs to classroom space usage to facilities funding. In November 2015, the Board of Directors accepted the recommendations of the Task Force.

The recommendations provide a 15-year framework to address growing enrollment, provide needed space to reduce class size and reduce the reliance on relocatables. The recommendations prioritize building new schools and enlarging aging schools to address capacity needs. These recommendations resulted in passage of a bond measure in April 2016 which provided funding for eight construction projects.

In April 2019, voters approved a six-year Capital Construction Levy measure which incorporated the following critical capacity projects:

- A 20-classroom addition to Lake Washington High School
- An eight-classroom addition to Franklin Elementary School
- An eight-classroom addition to Rose Hill Elementary School
- A four-classroom addition to Twain Elementary School
- A four-classroom addition to Carson Elementary School

1. Executive Summary (*continued*)

Given that the Long-Term Facilities Planning Task Force recommendations were based on assumptions from 2014 and enrollment and growth patterns continue to change, the district formed a new Facilities Advisory Committee (FAC) in November 2019 to review and update the 2014 Task Force Recommendations. The FAC made recommendations for future facility planning informed by enrollment trends, community expectations and district programs. The facility strategy aligned with the district's strategic plan and made recommendations to accommodate our rapid enrollment growth and to continue providing quality learning environments. In January 2021, the FAC provided its recommendations to the board. These recommendations include the following projects to increase permanent capacity by approximately 4,600 through 2030:

- Rebuild or expand Kamiakin Middle School
- Rebuild and enlarge Alcott Elementary School
- A new Choice high school in Redmond/Eastlake Area
- A new Elementary school in the Lake Washington Area
- Build Elementary Capacity in the Redmond Area
- Refurbish Juanita High School Field House/Pool
- Rebuild or expand Evergreen Middle School
- Rebuild and enlarge Smith Elementary school
- Rebuild and enlarge Rockwell Elementary school
- A new Choice high school in Lake Washington Area
- An addition of 8 classrooms at Kirkland Middle School
- A potential addition of 14 classrooms at Redmond High School
- New Early Learning Centers in Juanita and Lake Washington Areas

The Superintendent and School Board considered these recommendations while planning for future ballot measures to fund construction and developed a Building Excellence Plan for construction needs through 2030.

1. Executive Summary (*continued*)

In February 2022, voters approved step one in the Building Excellence Plan, a six-year-year Capital Construction Levy measure. This Levy provides critical classroom capacity at the elementary, middle, and high school levels:

- An addition at Finn Hill Middle School
- An addition at Kirkland Middle School
- An addition at Redmond Middle School
- A new elementary school on the Redmond Elementary School Campus (repurposed – see below)
- Additional high school capacity – eastside area (repurposed – see below)
- Additional high school capacity – westside area (see below)
- Acquisition of property for future schools

Given changes in enrollment projections, the District repurposed 2022 Levy project funds in April 2023 and April 2024 to address capacity and aging facilities. Funds originally planned to build a new elementary school on the Redmond Elementary School campus were repurposed to remodel or rebuild and enlarge Rockwell Elementary School. Funds originally planned to build additional high school capacity on the eastside of the District at Site #59 in Sammamish were repurposed for Additions at Eastlake High School and Redmond High School. Additionally, the District decided to rebuild and enlarge Emerson High School to provide the additional high school capacity on the westside of the District.

In November 2024, voters approved step two in the Building Excellence Plan, a six-year-year Capital Construction Levy measure. This Levy addresses aging facilities and provides additional classroom capacity at the elementary and middle school levels:

- Rebuild and enlarge Alcott Elementary School
- Rebuild and enlarge Smith Elementary School
- Rebuild and enlarge Kamiakin Middle School
- Rebuild and enlarge Evergreen Middle School
- Upgrade of the Fieldhouse and Community Pool at Juanita High School

1. Executive Summary (*continued*)

The finance plan shown on *Appendix F.2* demonstrates how the Lake Washington School District plans to finance improvements for the years 2026 through 2031. The financing components reflect secured funding.

2. Six-Year Enrollment Projection and Long-Term Planning

Six-Year Enrollment Projection

The district experienced an actual enrollment loss of 485 students in 2025 (Appendix D.3). The district prepares a long-term enrollment projection to assess facility capacity needs. The six-year projection, as required for this plan, is shown in *Appendix D.1*. During the six-year window from the 2026 school year through 2031, K-12 enrollment is projected to decrease by 2,892 students or 9.6%.

Student enrollment projections have been developed using two methods: (1) *cohort survival* – which applies historical enrollment trends to the classes of existing students progressing through the system; and (2) *development tracking* – which projects students anticipated from new development. The cohort survival method was used to determine base enrollments. Development tracking uses information on known and anticipated housing development. This method allows the district to more accurately project student enrollment resulting of new development by school attendance area.

Cohort Survival

Live birth data within the Lake Washington School District boundary is used to predict future kindergarten enrollment. Actual live births through 2024 are used to project kindergarten enrollment through the 2029-2030 school year. After 2030, the number of live births is based on projections. Historical data is used to estimate the future number of kindergarten students that will generate from births. For other grade levels, cohort survival trends compare students in a particular grade in one year to the same group of students in prior years. From this analysis a cohort survival trend is determined. This trend shows if the cohort of students is increasing or decreasing in size. This historical trend can then be applied to predict future enrollment.

2. Six-Year Enrollment Projection and Long-Term Planning *(continued)*

Development Tracking

In order to ensure the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 48 known new housing developments within the district. This information is obtained from the cities and county and provides the foundation for a database of known future developments, as well as city and county housing growth targets. This assures the district's plan is consistent with the comprehensive plans of the local permitting jurisdictions. Contact is made with each developer annually to determine the number of homes to be built and the anticipated development schedule.

Student Generation Rates

Developments built within the district that are near completion, or have been completed, within the last five years are typically used to forecast the number of students generated by new development. The district updates these figures in each plan update. The 2026 district wide statistics show that each new single-family home currently generates a 0.358 elementary student, 0.204 middle school student, and 0.185 senior high student, for a total of 0.746 school-age child per single family home (see *Appendix B.1*). New middle-housing units generate an average of 0.118 elementary student, 0.061 middle school student, and 0.020 senior high student for a total of 0.199 school age child per middle-housing home. New multi-family apartment/condo units generate an average of 0.034 elementary student, 0.016 middle school student, and 0.019 senior high student for a total of 0.069 school age child per apartment home. These student generation factors (see *Appendix C.1*) are used to forecast the number of students expected from the new developments that are planned over the next six years.

Student generation rate data for units with 2 bedrooms or less, and 1 bedroom or less, is currently not available. As such the District is assuming a \$0 fee for these smaller dwelling units. As permit data evolves, the District will revisit whether it can accurately determine student generation rates for smaller units. In the meantime, the District is using a blended student generation rate based on all of the units in each dwelling category.

2. Six-Year Enrollment Projection and Long-Term Planning *(continued)*

Enrollment Projection Scenarios

The district works with Flo Analytics, an outside planning, GIS and data analytic consulting firm, to review enrollment trends and demographics, provide land use and development mapping and to prepare 10-year enrollment forecast. Flo Analytics 6-year enrollment projections along with a 10-year high, medium, and low projection are shown in *Appendix D.1* and *D.2*. Given pre-pandemic trends there is still the potential for the district to have an increase in enrollment depending upon future land use decisions, housing, and labor market changes, etc. The district will monitor these matters and include updated information in future updates to the plan.

3. Current District “Standard of Service”

King County Code 21A.06 refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district, which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space and as a result reduce the total permanent capacity of the buildings that house them. Newer buildings have been constructed to accommodate some of these programs. Older buildings require additional reduction of capacity to accommodate these programs. At both the elementary and secondary levels, the district considers the ability of students to attend neighborhood schools to be a component of the standard of service.

Standard of Service for Elementary Students

School capacity at elementary schools is calculated on an average class size in grades K-5 of 23; based on the following student/teacher staffing ratios:

- Grades K - 1 @ 20:1
- Grades 2 - 3 @ 23:1
- Grades 4 - 5 @ 27:1

3. Current District “Standard of Service” (*continued*)

The elementary standard of service includes spaces to accommodate:

- Music instruction provided in a separate classroom
- Art/Science rooms in modernized schools
- Resource rooms to serve students in:
 - Safety Net / Remedial programs
 - Special Education programs
 - Multilingual Learners (ML)
- Special Education for students with disabilities which may be served in a self-contained classroom
- Special Education, Head Start and Ready Start Preschool

Standard of Service for Secondary Students

School capacity at secondary school is based on the following class size provisions:

- Class size for grades 6-8 should not exceed 30 students
- Class size for grades 9-12 should not exceed 32 students

In the secondary standard of service model:

- Special Education for students with disabilities may be provided in a self-contained classroom

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Multilingual Learners (ML)

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations at secondary schools due to scheduling conflicts for student programs, the

3. Current District “Standard of Service” (*continued*)

need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods.

The district has determined a standard utilization rate of 70% for non-rebuilt secondary schools. For secondary schools that have been rebuilt, rebuilt and enlarged, or have been remodeled to accommodate teacher planning spaces, the standard utilization rate is 83%.

4. Inventory and Evaluation of Current Facilities

As of April 2026, the district has total classrooms of 1,653, including 1,491 permanent classrooms and 162 relocatable classrooms (see *Appendix A.1*). These classrooms represent a theoretical capacity to serve 39,841 students if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for certain Special Education, programs that serve students at much lower student to teacher ratios than general education classrooms.

As a result, the net capacity of these school buildings is adjusted. A total of 210 classroom spaces are used for special programs as shown in *Appendix A.2*. The remaining classrooms establish the net available capacity for general education purposes and represent the district's ability to house projected student enrollment based on the Standard of Service defined in *Section 3, Current District Standard of Service*.

After providing space for special programs the district has a net available classroom capacity to serve 35,141 students. This includes 3,796 in relocatable (portable) capacity and 31,345 in permanent capacity of which 240 is for self-contained program capacity.

Enrollment in 2025 was 30,155 and is expected to decrease to 27,263 in 2031 (see *Appendix D.1*).

The physical condition of the district's facilities is documented in the 2021 State Study and Survey of School Facilities completed in accordance with WAC 392-341-025. As schools are modernized or replaced, the survey of school facilities is updated. That report is incorporated herein by reference.

The district also owns and operates the L.E. Scarr Resource Center (the "Resource Center") located at 16250 NE 74th Street in the Redmond Town Center. The Resource Center houses district administrative offices, board meeting facilities, teacher and staff training, community conference facilities, and direct support to families regarding programs, services and enrollment. Utilization of the Resource Center for the district's educational program purposes has increased in recent years and continues to grow.

4. Inventory and Evaluation of Current Facilities *(continued)*

The Resource Center has some dedicated parking on-site, additional parking on the recently acquired existing gravel lot located on an adjacent parcel (Lot 11), as well as additional non-exclusive rights for limited parking in other portions of the Redmond Town Center.

The district operates the Support Services Center on district-owned property located at 15212 NE 95th Street in Redmond. The Support Services Center houses district operations for facilities, construction, maintenance, transportation, and related support services. The district's bus fleet is housed at the Support Services Center site and on adjacent Puget Sound Energy property of which the District holds a Limited-Use Operating Permit through 2034. In February of 2025, the district acquired the Support Services Annex which is approximately 23,000 square feet of industrial warehouse space on 3.54 acres of property next to the existing Support Services Center.

5. Six-Year Planning and Construction Plan

Enrollment projections compared to permanent capacity are shown in *Appendix F.1*. Student enrollment is anticipated to reach 27,263 by 2031. The district current inventory of existing net permanent capacity is 31,345. While projections show overall enrollment is stable and slightly decreasing over the next six years, there is still a need to address recent growth at the high school level. The district will continue to monitor elementary and middle school enrollment and include updated information in future updates to the plan.

To address existing and future capacity needs as well as maintain and enhance educational program functionality, the district contemplates using the following strategies:

- Construction of new schools
- Additions for existing schools
- Rebuilding and enlarging existing schools
- Use of relocatables as needed
- Boundary adjustments
- Property acquisition

Construction of new capacity in one area of the district could indirectly create available capacity at existing schools in other areas of the district through area specific boundary adjustments.

As urban property continues to be scarce across the district and the district competes with private parties for developable land, it will be necessary to incorporate more urban school designs into future projects. The district is working with each of our jurisdictions with an intent to ensure flexibility in requirements such as zoning, height, setbacks, parking, etc. This flexibility will allow innovative approaches to design and open space. Additionally, the district continues to explore public/private partnerships to provide space for student learning and educational programming needs.

5. Six-Year Planning and Construction Plan *(continued)*

Use of Relocatables

Relocatables were added at various locations to accommodate growth and help relieve capacity issues. The table below shows portables that were added since 2017:

School	Year Installed	Location	Number
Lakeview ES	2018	Kirkland	2
Muir ES	2018	Kirkland	2
Rose Hill ES	2018	Kirkland	2
Twain ES	2018	Kirkland	3
Rush ES	2018	Kirkland	1
Kirkland MS*	2020	Kirkland	2
Rose Hill MS*	2020	Redmond	6
Inglewood MS*	2020	Sammamish	2
Sandburg ES	2020	Kirkland	1
Bell ES	2020	Kirkland	3
Frost ES	2020	Kirkland	3
Thoreau ES	2020	Kirkland	3

* Portables moved from Lake Washington High School

5. Six-Year Planning and Construction Plan *(continued)*

Construction of New Schools/Additions/Rebuilding and Enlarging

The table below shows construction projects funded from the April 2016 Capital Construction Bond:

Facility	Completion Date	Location	Added Capacity
Replace Explorer ES	Fall 2017	King County	-
Clara Barton ES (New)	Fall 2018	Redmond	690
Ella Baker ES (New)	Fall 2018	King County	690
Rebuild & Enlarge Kirk ES*	Fall 2019	Kirkland	299
Rebuild & Enlarge Mead ES*	Fall 2019	Sammamish	230
Timberline MS (New)	Fall 2019	King County	896
Rebuild & Enlarge Juanita HS*	Phase 1 – Fall 2019 Phase 2 – Fall 2020	Kirkland	504
Remodel Old Redmond Schoolhouse for Preschool	Fall 2020	Redmond	-

*The projects noted above were eligible and received State Construction Assistance.

The table below shows construction projects funded from the April 2019 Capital Construction Levy:

Facility	Completion Date	Location	Added Capacity
Lake Washington HS Addition (20 classrooms)*	Fall 2020	Kirkland	500
Franklin ES Addition (8 classrooms)	Fall 2021	Kirkland	184
Rose Hill ES Addition (8 classrooms)	Fall 2021	Kirkland	184
Twain ES Addition (4 classrooms)	Fall 2021	Kirkland	92
Carson ES Addition (4 classrooms)	Fall 2022	Sammamish	92

*Indicates project was eligible and received State Construction Assistance.

5. Six-Year Planning and Construction Plan *(continued)*

In February 2022, voters approved step one in the **Building Excellence Plan**, a six-year-year Capital Construction Levy measure. This Levy provides critical classroom capacity at the elementary, middle, and high school levels. The district has funding to construct the following projects within the period of this plan:

Project	Completion Date	Location	Added Capacity
Redmond MS Addition (8 classrooms)	Fall 2024	Redmond	200
Kirkland MS Addition (8 classrooms)	Fall 2024	Kirkland	200
Finn Hill MS Addition (8 classrooms)	Fall 2024	Kirkland	200
Rebuild and Enlarge Rockwell ES*	Fall 2026	Redmond	230
Eastlake HS Addition*	Fall 2026	Sammamish	319
Redmond HS Addition*	Fall 2027	Redmond	266
Remodel or Rebuild and Enlarge Emerson HS*	Fall 2027	Kirkland	166
Acquisition of property	TBD	TBD	

*Indicates projects eligible for State Construction Assistance.

In November 2024, voters approved step two in the **Building Excellence Plan**, a six-year-year Capital Construction Levy measure. This Levy provides additional classroom capacity at the elementary and middle school levels. The district has funding to construct the following projects within the period of this plan:

Project	Location	Added Capacity
Rebuild and Enlarge Alcott ES*	King County	207
Rebuild and Enlarge Kamiakin MS*	Kirkland	330
Upgrade of the Fieldhouse and Community Pool at Juanita HS*	Kirkland	NA
Rebuild and Enlarge Smith ES*	Sammamish	207
Rebuild and Enlarge Evergreen MS*	King County	104

*Indicated projects eligible for State Construction Assistance.

5. Six-Year Planning and Construction Plan (*continued*)

The district may also need to purchase and use relocatables to address capacity needs at sites able to accommodate additional relocatables.

Property Acquisition and Planning

The district has ongoing needs related to property acquisition to address needs related to existing school facilities, support facilities, and educational programming needs. The district recently purchased “Lot 11” which is located immediately adjacent to the Resource Center, and “Site 96 – Support Services Annex” which is industrial warehouse space and vacant property next to the existing Support Services Center. The district will continue to evaluate additional site acquisition during the six-year planning period.

The *Finance Plan* in *Appendix F.2* notes potential land acquisition at an amount to be determined, which would include any future site acquisition. Future updates to this CFP will include any changes or additional information related to property acquisition and planning.

6. Relocatable and Transitional Classrooms

The district facility inventory includes 162 relocatables (i.e. portable classroom units). Relocatables provide standard capacity and special program space as outlined in *Section 3* (see *Appendix A.1*).

Relocatable classrooms have been used over the prior six-year planning timeline to address capacity needs throughout the district (details identified in *Section 5: Use of Portables*).

The district's long-term plan anticipates providing new and expanded permanent facilities to serve student enrollment. When these permanent facilities are funded and completed, the district may be able to reduce the reliance on relocatables.

For a definition of relocatables and permanent facilities, see *Section 2* of *King County Code 21A.06*.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and rebuilt/enlarged school sites are planned for the potential of adding up to four relocatables to accommodate the changes in demographics. The use and need for relocatable classrooms will be balanced against program needs.

7. Six-Year Classroom Capacities: Availability / Deficit Projection

As demonstrated in *Appendix A.2*, the district currently has permanent capacity (classroom and special education) to serve 14,262 students at the elementary level 8,107 students at the middle school level, and 8,976 students at the high school level. Current enrollment at each grade level is identified in *Appendix A.2*. Completed projects, as shown in *Appendix F.1*, would result in an increased permanent capacity for 1,829 students in 2031. Relocatable facilities are being used to address capacity needs that cannot be immediately served by permanent capacity.

Differing growth patterns throughout the district may cause some communities to experience overcrowding. This is especially true in portions of the district where significant housing development has taken place. A strong new construction market, along with numerous ongoing residential developments continues to drive population growth in the region. The continued development of north and northwest Redmond, the Sammamish Plateau, the downtown and Totem Lake areas of Kirkland, and in-fill and short plats in multiple municipalities may put additional pressure on schools in those areas.

8. Impact Fees and the Finance Plan

The school impact fee formula calculates a proportionate share of the costs of system improvements that are reasonably related to new development. The formula multiplies the per student costs of site acquisition and construction costs for new capacity projects by a student generation rate to identify the per dwelling unit share of the facilities that are needed to serve new growth. (The student generation rate is the average number of students generated by dwelling unit type – new single family, middle-housing, and apartments/condos dwelling units.) The formula then provides a credit against the calculated costs per dwelling unit for any School Construction Assistance Program funding that the district expects to receive for a new capacity project from the State of Washington and for the estimated taxes that a new homeowner will pay toward the debt service on school construction bonds. The calculated fee (see *Appendix B.1, B.2 and B.3*) is then discounted, as required by ordinance, by fifty percent.

For the purposes of this plan and the impact fee calculations, the actual construction cost data from recently completed projects (Peter Kirk Elementary School, Timberline Middle School, and Juanita High School all opened in 2019) have been used (see *Appendix C.2*). The formula includes the costs for capacity projects at the high school level as there is still a need to address recent growth at this level. The district will continue to monitor elementary and middle school enrollment and include updated information in future updates to the plan.

The finance plan shown on *Appendix F.2* demonstrates how the Lake Washington School District plans to finance improvements for the years 2026 through 2031. The financing components reflect secured local funding and are based on current project approval.

9. Appendices

Appendices A 1-2: Calculations of Capacities for Elementary Schools, Middle Schools and Senior High Schools

Appendices B 1-3: Calculations of Impact Fees for Single Family Residences, Middle Housing Residences & Multi-Family Apartment/Condos Residences

Appendices C 1-2: Student Generation Factor Calculations & Backup

Appendices D 1-3: Six-Year Enrollment Projections and Ten-Year Low, Medium, High Enrollment Forecast & Enrollment History

Appendices E 1-3: Inventory and Capacities of Existing Schools, Undeveloped Land and District Map

Appendices F 1-2: Projected Capacity to House Students & Six-Year Finance Plan

	TOTAL ALL CLASSROOMS						
	Number of Classrooms			Capacity			
Elementary Schools	Permanent	Relocatable	Total	Permanent	Relocatable	Total	
ALCOTT	26	12	38	23	23		
AUDUBON	22	3	25	598	276		874
BELL	27	3	30	621	69		575
BLACKWELL	24	3	27	621	69		690
CARSON	27	4	31	552	69		621
CLARA BARTON	34	0	34	621	92		713
COMMUNITY	3	0	3	782	0		782
DICKINSON	23	4	27	69	0		69
DISCOVERY	3	0	3	529	92		621
EINSTEIN	24	1	25	69	0		69
ELLA BAKER	34	0	34	552	23		575
EXPLORER	4	0	4	782	0		782
FRANKLIN	31	3	34	92	0		92
FROST	24	4	28	713	69		782
JUANITA	23	0	23	552	92		644
KELLER	21	1	22	529	0		529
KIRK	34	0	34	483	23		506
LAKEVIEW	22	6	28	782	0		782
MANN	22	4	26	506	138		644
MCAULIFFE	23	7	30	506	92		598
MEAD	34	0	34	529	161		690
MUIR	23	2	25	782	0		782
REDMOND	31	8	39	529	46		575
ROCKWELL	25	5	30	713	184		897
ROSA PARKS	27	10	37	575	115		690
ROSE HILL	31	4	35	621	230		851
RUSH	28	4	32	713	92		805
SANDBURG	25	1	26	644	92		736
SMITH	26	8	34	575	23		598
THOREAU	22	3	25	598	184		782
TWAIN	30	7	37	506	69		575
WILDER	23	8	31	690	161		851
Totals	776	115	891	17,848	2,645		20,493
	Number of Classrooms			Capacity			
Middle Schools	Permanent	Relocatable	Total	Capacity Percent	Permanent (30 x Capacity %)	Relocatable (30 x Capacity %)	Total
ENVIRONMENTAL****	5	0	5	83%	125	0	125
EVERGREEN	38	13	51	83%	946	324	1,270
FINN HILL****	36	0	36	83%	896	0	896
INGLEWOOD	54	2	56	83%	1,345	50	1,395
INTERNATIONAL****	21	0	21	83%	523	0	523
KAMIAKIN	30	7	37	70%	630	147	777
KIRKLAND****	36	2	38	83%	896	50	946
NORTHSTAR	4	0	4	70%	84	0	84
REDMOND****	45	7	52	83%	1,121	174	1,295
TIMBERLINE	39	0	39	83%	971	0	971
RENAISSANCE	4	0	4	70%	84	0	84
ROSE HILL****	41	6	47	83%	1,021	149	1,170
STELLA SCHOLA	3	0	3	83%	75	0	75
Totals	356	37	393		8,717	894	9,611
	Number of Classrooms			Capacity			
Senior High Schools	Permanent	Relocatable	Total	Capacity Percent	Permanent (32 x Capacity %)	Relocatable (32 x Capacity %)	Total
EMERSON HIGH	10	2	12	70%	224	45	269
EASTLAKE	96	0	96	83%	2,550	0	2,550
FUTURES	3	0	3	70%	67	0	67
JUANITA	74	0	74	83%	1,965	0	1,965
LAKE WASHINGTON***	79	0	79	83%	2,098	0	2,098
REDMOND****	73	8	81	83%	1,939	212	2,151
TESLA STEM****	24	0	24	83%	637	0	637
Totals	359	10	369		9,480	257	9,737
TOTAL DISTRICT	1,491	162	1,653		36,045	3,796	39,841
Key:							
Total Enrollment on this chart does not include Emerson K-12, contractual, and WANIC students							
Self-contained rooms have a capacity of 12							
Non-modernized secondary schools have standard capacity of 70%							
****Modernized secondary schools have standard capacity of 83%							

		SPECIAL PROGRAM CLASSROOMS USED								NET AVAILABLE CAPACITY				ENROLLMENT
		Number of Classrooms						Number of Classrooms						
Elementary Schools	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms	Pre-School Rooms	Music Rooms	Arts/Sci Rooms	Net Permanent Classrooms	Relocatable	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	OCT 2025 P-223
ALCOTT	26	0	2	1	0	2	0	21	12	483	0	276	759	617
AUDUBON	22	0	2	1	0	1	1	17	3	391	0	69	460	403
BELL	27	0	2	1	3	1	1	19	3	437	0	69	506	431
BLACKWELL	24	0	2	1	0	1	0	20	3	460	0	69	529	426
CARSON	27	0	2	1	2	1	1	20	4	460	0	92	552	441
CLARA BARTON	34	0	2	1	0	1	1	29	0	667	0	0	667	391
COMMUNITY	3	0	0	0	0	0	0	3	0	69	0	0	69	69
DICKINSON	23	0	2	1	0	2	0	18	4	414	0	92	506	295
DISCOVERY	3	0	0	0	0	0	0	3	0	69	0	0	69	68
EINSTEIN	24	0	2	1	0	1	0	20	1	460	0	23	483	455
ELLA BAKER	34	0	2	1	0	1	1	29	0	667	0	0	667	368
EXPLORER	4	0	0	0	0	0	0	4	0	92	0	0	92	68
FRANKLIN	31	0	2	1	0	1	1	26	3	598	0	69	667	551
FROST	24	0	2	1	0	1	1	19	4	437	0	92	529	447
JUANITA	23	0	2	1	2	1	1	16	0	368	0	0	368	322
KELLER	21	0	2	1	4	1	1	12	1	276	0	23	299	277
KIRK	34	0	2	1	0	1	1	29	0	667	0	0	667	626
LAKEVIEW	22	0	2	1	0	1	1	17	6	391	0	138	529	462
MANN	22	0	2	1	0	1	1	17	4	391	0	92	483	413
MCAULIFFE	23	0	1	1	0	1	0	20	7	460	0	161	621	476
MEAD	34	0	2	1	0	1	1	29	0	667	0	0	667	542
MUIR	23	0	2	1	0	1	1	18	2	414	0	46	460	382
REDMOND	31	2	2	1	0	2	0	24	8	552	24	184	760	538
ROCKWELL	25	0	2	1	0	2	0	20	5	460	0	115	575	391
ROSA PARKS	27	0	2	1	0	2	1	21	10	483	0	230	713	426
ROSE HILL	31	1	2	1	0	1	1	25	4	575	12	92	679	569
RUSH	28	0	2	1	0	1	1	23	4	529	0	92	621	591
SANDBURG	25	0	2	1	0	1	1	20	1	460	0	23	483	370
SMITH	26	0	2	1	0	2	0	21	8	483	0	184	667	487
THOREAU	22	0	2	1	0	1	0	18	3	414	0	69	483	383
TWAIN	30	1	2	1	0	1	1	24	7	552	12	161	725	520
WILDER	23	0	2	1	3	1	0	16	8	368	0	184	552	238
Totals	776	4	57	29	14	35	19	618	115	14,214	48	2,645	16,907	13,043
		Number of Classrooms												
Middle Schools	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms				Net Permanent Classrooms	Relocatable Classrooms	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	OCT 2025
ENVIRONMENTAL****	5	0	0	0				5	0	125	0	0	125	142
EVERGREEN	38	2	4	1				31	13	772	24	324	1,120	775
FINN HILL****	36	1	1	1				33	0	822	12	0	834	640
INGLEWOOD	54	1	2	1				50	2	1,245	12	50	1,307	1,198
INTERNATIONAL****	21	0	0	0				21	0	523	0	0	523	431
KAMIAKIN	30	2	1	1				26	7	546	24	147	717	653
KIRKLAND****	36	1	1	0				34	2	847	12	50	909	795
NORTHSTAR	4	0	0	0				4	0	84	0	0	84	90
REDMOND****	45	1	0	1				43	7	1,071	12	174	1,257	1,031
TIMBERLINE	39	1	2	1				35	0	872	12	0	884	774
RENAISSANCE	4	0	0	0				4	0	84	0	0	84	79
ROSE HILL****	41	1	2	1				37	6	921	12	149	1,082	868
STELLA SCHOLA	3	0	0	0				3	0	75	0	0	75	90
Totals	356	10	13	7				326	37	7,987	120	894	9,001	7,566
		Number of Classrooms												
Senior High Schools	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms				Net Permanent Classrooms	Relocatable Classrooms	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	OCT 2025
EMERSON HIGH	10	0	2	0				8	2	179	0	45	224	57
EASTLAKE	96	2	5	1				88	0	2,337	24	0	2,361	2,335
FUTURES	3	0	0	0				3	0	67	0	0	67	0
JUANITA	74	2	3	1				68	0	1,806	24	0	1,830	1,669
LAKE WASHINGTON***	79	1	2	1				75	0	1,992	12	0	2,004	1,999
REDMOND****	73	1	0	1				71	8	1,886	12	212	2,110	2,144
TESLA STEM****	24	0	0	0				24	0	637	0	0	637	618
Totals	359	6	12	4				337	10	8,904	72	257	9,233	8,822
TOTAL DISTRICT	1,491	20	82	40	14	35	19	1,281	162	31,105	240	3,796	35,141	29,431
Key: Total Enrollment on this chart does not include Emerson K-12, contractual, and WANIC students Self-contained rooms have a capacity of 12 Non-modernized secondary schools have standard capacity of 70% ****Modernized secondary schools have standard capacity of 83%														

**Estimated School Impact Fee Calculation
Based on King County Code 21.A.43**

Single Family Residence ("SFR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	7	\$0	690	\$0	0.358	NA	\$0	\$0
Middle	15	\$0	900	\$0	0.204	NA	\$0	\$0
Senior	30	\$0	1800	\$0	0.185	NA	\$0	\$0
TOTAL							\$0	\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	97%		690	\$0	0.358	NA	\$0	\$0
Middle	97%		900	\$0	0.204	NA	\$0	\$0
Senior	97%	\$206,588,830	1800	\$111,328	0.185	NA	\$20,596	\$0
TOTAL							\$20,596	\$0

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	3%		23	\$0	0.358	NA	\$0	\$0
Middle	3%		30	\$0	0.204	NA	\$0	\$0
Senior	3%	\$225,000	32	\$211	0.185	NA	\$39	\$0
TOTAL							\$39	\$0

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary		90.0	24.00%	\$0	0.358	NA	\$0	\$0
Middle		108.0	24.00%	\$0	0.204	NA	\$0	\$0
Senior	399.38	130.0	24.00%	\$12,461	0.185	NA	\$2,305	\$0
TOTAL							\$2,305	\$0

Tax Payment Credit Calculation:

	<u>Single Family "SFR"</u>		<u>Single Family "SFR"</u>	
	<u>3 BR or more</u>		<u>2 BR or Less</u>	
Average SFR Assessed Value	\$1,720,291		\$1,367,899	
Current Capital Levy Rate (2026)/\$1000	\$0.49		\$0.49	
Annual Tax Payment	\$842.94		\$670.27	
Years Amortized	10		10	
Current Bond Interest Rate	4.77%		4.77%	
Present Value of Revenue Stream	\$6,582		\$5,234	

Impact Fee Summary:

Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$20,596	\$0
Temporary Facility Cost	\$39	\$0
State Assistance Credit	(\$2,305)	\$0
Tax Payment Credit	(\$6,582)	(\$5,234)
Sub-Total	\$11,747	(\$5,234)
50% Local Share	\$5,874	(\$2,617)
Impact Fee	\$5,874	\$0

* Data Not Available

**Estimated School Impact Fee Calculation
Based on King County Code 21.A.43**

Middle Housing Residences ("MHR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	7	\$0	690	\$0	0.118	NA	\$0	\$0
Middle	15	\$0	900	\$0	0.061	NA	\$0	\$0
Senior	30	\$0	1800	\$0	0.020	NA	\$0	\$0
TOTAL							\$0	\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	97%		690	\$0	0.118	NA	\$0	\$0
Middle	97%		900	\$0	0.061	NA	\$0	\$0
Senior	97%	\$206,588,830	1800	\$111,328	0.020	NA	\$2,227	\$0
TOTAL							\$2,227	\$0

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary	3%		23	\$0	0.118	NA	\$0	\$0
Middle	3%		30	\$0	0.061	NA	\$0	\$0
Senior	3%	\$225,000	32	\$211	0.020	NA	\$4	\$0
TOTAL							\$4	\$0

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor/ 3 BR or more</u>	<u>Student Factor/ 2 BR or less*</u>	<u>Cost/ 3 BR or more</u>	<u>Cost/ 2 BR or less</u>
Elementary		90.0	24.00%	\$0	0.118	NA	\$0	\$0
Middle		108.0	24.00%	\$0	0.061	NA	\$0	\$0
Senior	399.38	130.0	24.00%	\$12,461	0.020	NA	\$249	\$0
TOTAL							\$249	\$0

Tax Payment Credit Calculation:

	Middle Housing "MHR" 3 BR or more	Middle Housing "MHR" 2 BR or Less
Average MHR Assessed Value	\$1,214,150	\$866,971
Current Capital Levy Rate (2026)/\$1000	\$0.49	\$0.49
Annual Tax Payment	\$594.93	\$424.82
Years Amortized	10	10
Current Bond Interest Rate	4.77%	4.77%
Present Value of Revenue Stream	\$4,646	\$3,317

Impact Fee Summary:

Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$2,227	\$0
Temporary Facility Cost	\$4	\$0
State Assistance Credit	(\$249)	\$0
Tax Payment Credit	(\$4,646)	(\$3,317)
Sub-Total	(\$2,664)	(\$3,317)
50% Local Share	(\$1,332)	(\$1,659)

Impact Fee	\$0	\$0
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* Data Not Available

**Estimated School Impact Fee Calculation
Based on King County Code 21.A.43**

Apartments/Condos Residences ("ACR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary	7	\$0	690	\$0	0.034	NA	\$0	\$0
Middle	15	\$0	900	\$0	0.016	NA	\$0	\$0
Senior	30	\$0	1800	\$0	0.019	NA	\$0	\$0
TOTAL							\$0	\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary	97%		690	\$0	0.034	NA	\$0	\$0
Middle	97%		900	\$0	0.016	NA	\$0	\$0
Senior	97%	\$206,588,830	1800	\$111,328	0.019	NA	\$2,115	\$0
TOTAL							\$2,115	\$0

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary	3%		23	\$0	0.034	NA	\$0	\$0
Middle	3%		30	\$0	0.016	NA	\$0	\$0
Senior	3%	\$225,000	32	\$211	0.019	NA	\$4	\$0
TOTAL							\$4	\$0

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor/ 2 BR or more</u>	<u>Student Factor/ 1 BR or less*</u>	<u>Cost/ 2 BR or more</u>	<u>Cost/ 1 BR or less</u>
Elementary		90.0	24.00%	\$0	0.034	NA	\$0	\$0
Middle		108.0	24.00%	\$0	0.016	NA	\$0	\$0
Senior	399.38	130.0	24.00%	\$12,461	0.019	NA	\$237	\$0
TOTAL							\$237	\$0

Tax Payment Credit Calculation:

	<u>Apartments/Condos Residences "ACR"</u>	
	<u>2 BR or more</u>	<u>1 BR or less</u>
Average ACR Assessed Value	\$809,841	\$430,260
Current Capital Levy Rate (2026)/\$1000	\$0.49	\$0.49
Annual Tax Payment	\$396.82	\$210.83
Years Amortized	10	10
Current Bond Interest Rate	4.77%	4.77%
Present Value of Revenue Stream	\$3,099	\$1,646

Impact Fee Summary:

Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$2,115	\$0
Temporary Facility Cost	\$4	\$0
State Assistance Credit	(\$237)	\$0
Tax Payment Credit	(\$3,099)	(\$1,646)
Sub-Total	(\$1,216)	(\$1,646)
50% Local Share	(\$608)	(\$823)

Impact Fee	\$0	\$0
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* Data Not Available

2025 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
 Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2026 STUDENTS				2026 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Astera	S	25	25	25	12	6	9	27	0.480	0.240	0.360	1.080
Avenwood	KC	17	17	17	7	7	1	15	0.412	0.412	0.059	0.882
Encore Rose Hill	K	27	27	27	11	7	8	26	0.407	0.259	0.296	0.963
Ferncroft Community	S	13	13	13	6	3	3	12	0.462	0.231	0.231	0.923
Hale / Larkin	R	20	20	20	7	3	2	12	0.350	0.150	0.100	0.600
Kensington Enclave	S	43	43	43	22	11	12	45	0.512	0.256	0.279	1.047
Kensington Lane	R	13	13	13	3	2	2	7	0.231	0.154	0.154	0.538
Sequoia Glen - Chablis	R	24	24	24	7	4	2	13	0.292	0.167	0.083	0.542
Silvana Heights	K	12	12	12	3	0	0	3	0.250	0.000	0.000	0.250
Stone Creek	S	35	35	35	6	5	3	14	0.171	0.143	0.086	0.400
Stratford	K	20	20	20	3	4	2	9	0.150	0.200	0.100	0.450
Woodgate	KC	32	32	11	6	1	4	11	0.545	0.091	0.364	1.000
TOTALS		281	281	260	93	53	48	194	0.358	0.204	0.185	0.746

MIDDLE-HOUSING DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	# COMPL.	# OCCUP.	2026 STUDENTS				2026 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
66 Degrees Townhomes	R	17	17	17	1	0	0	1	0.059	0.000	0.000	0.059
Kirkland CKC Townhomes	K	121	60	50	1	1	0	2	0.020	0.020	0.000	0.040
Magnolia at Moss Bay Townhomes	K	13	13	13	0	0	0	0	0.000	0.000	0.000	0.000
Penny Lane 2 Townhomes	R	14	12	12	0	2	0	2	0.000	0.167	0.000	0.167
Penny Lane 3 Townhomes	R	4	4	4	0	1	0	1	0.000	0.250	0.000	0.250
Woodlands Reserve Townhomes	K	31	31	31	5	0	1	6	0.161	0.000	0.032	0.194
Woodside (Flats and Townhomes)	R	170	170	170	28	14	5	47	0.165	0.082	0.029	0.276
TOTALS		370	307	297	35	18	6	59	0.118	0.061	0.020	0.199

2025 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
 Five Year History

MULTI-FAMILY APARTMENTS/CONDOS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2026 STUDENTS				2026 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
9040 Juanita Apartments	K	12	100%	12	0	2	0	2	0.000	0.167	0.000	0.167
Aspect Apartments	K	406	94%	382	2	0	0	2	0.005	0.000	0.000	0.005
Avalon Redmond Condos	R	214	210	210	23	4	1	28	0.110	0.019	0.005	0.133
Bloom - Rose Hill Apartments	K	135	95%	128	2	2	5	9	0.016	0.016	0.039	0.070
Boardwalk Apartments	K	171	90%	154	1	4	4	9	0.006	0.026	0.026	0.058
Bower Apartments	K	339	95%	322	8	1	4	13	0.025	0.003	0.012	0.040
Broadstone Vega Condos	R	362	163	163	3	0	2	5	0.018	0.000	0.012	0.031
Centre Cottage Condos	R	33	29	29	1	1	0	2	0.034	0.034	0.000	0.069
Eastline Grand/Central Apartments	R	613	72%	442	5	6	2	13	0.011	0.014	0.005	0.029
Grata Apartments	K	125	100%	125	13	8	14	35	0.104	0.064	0.112	0.280
Horizon/Polaris Apartments	R	280	96%	270	67	37	31	135	0.248	0.137	0.115	0.500
HUE Apartments	R	93	68%	63	0	0	2	2	0.000	0.000	0.032	0.032
Jade Residence Apartments	K	136	100%	136	1	0	1	2	0.007	0.000	0.007	0.015
Modera Redmond Apartments	R	300	94%	282	2	0	2	4	0.007	0.000	0.007	0.014
North Totem Lake Apartments	K	244	97%	237	14	2	7	23	0.059	0.008	0.030	0.097
Parkside Condos	K	33	33	33	3	1	0	4	0.091	0.030	0.000	0.121
Parque Kirkland Apartments	K	70	96%	67	0	1	3	4	0.000	0.015	0.045	0.060
Porch and Park Apartments	R	106	84%	89	4	2	1	7	0.045	0.022	0.011	0.079
Radiate Apartments	R	360	94%	338	11	4	3	18	0.033	0.012	0.009	0.053
Spectra Apartments	R	450	87%	392	7	2	6	15	0.018	0.005	0.015	0.038
Spoke at Marymoor Apartments	R	211	88%	186	3	1	1	5	0.016	0.005	0.005	0.027
Steeple Rock Condos	K	15	4	4	0	0	1	1	0.000	0.000	0.250	0.250
Talisman Apartments	R	286	85%	243	5	4	6	15	0.021	0.016	0.025	0.062
The Brynn Apartments	K	486	66%	320	3	1	1	5	0.009	0.003	0.003	0.016
The Charles Apartments	R	244	91%	222	2	2	1	5	0.009	0.009	0.005	0.023
The Pines Apartments	K	140	89%	125	4	1	3	8	0.032	0.008	0.024	0.064
The Piper Apartments	R	284	43%	122	3	1	3	7	0.025	0.008	0.025	0.057
Vela Apartments	K	141	94%	133	1	0	0	1	0.008	0.000	0.000	0.008
Windsor Totem Lake Apartments	K	409	97%	397	6	2	3	11	0.015	0.005	0.008	0.028
TOTALS		6,698		5,626	194	89	107	390	0.034	0.016	0.019	0.069

Peter Kirk Elementary School

<i>690 student capacity</i>	
Construction Cost (bid 2018, actual const. costs)	\$38,231,000
Projected Construction Cost in 2027 @ 690 student capacity @ 5% per year	\$59,308,830

Timberline Middle School

<i>900 student capacity</i>	
Construction Cost (bid 2017, actual const. costs)	\$61,623,000
Projected Construction Cost in 2027 @ 900 student capacity @ 5% per year	\$100,377,380

Juanita High School

<i>1,800 student capacity</i>	
Construction Cost (bid 2018 actual const. costs)	\$133,169,000
Projected Construction Cost in 2027 @ 1,800 student capacity @ 5% per year	\$206,588,830

Six-Year Enrollment Projections

	<u>*2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
District Boundary Births**	2,318	2,188	2,189	2,117	2,084	2,143	2,167
change	(51)	(130)	1	(72)	(33)	59	24
Kindergarten ***	1,762	1,737	1,740	1,681	1,656	1,723	1,742
Grade 1 ****	2,030	1,905	1,878	1,881	1,817	1,790	1,863
Grade 2	2,095	2,079	1,952	1,924	1,927	1,862	1,834
Grade 3	2,305	2,120	2,103	1,975	1,947	1,950	1,884
Grade 4	2,476	2,311	2,126	2,109	1,981	1,952	1,955
Grade 5	2,407	2,477	2,312	2,127	2,110	1,982	1,953
Grade 6	2,405	2,416	2,486	2,318	2,133	2,116	1,988
Grade 7	2,506	2,411	2,422	2,491	2,322	2,137	2,119
Grade 8	2,471	2,518	2,423	2,433	2,502	2,333	2,148
Grade 9	2,399	2,471	2,518	2,420	2,431	2,499	2,327
Grade 10	2,522	2,419	2,489	2,536	2,439	2,450	2,517
Grade 11	2,311	2,471	2,377	2,440	2,482	2,394	2,404
Grade 12	2,466	2,447	2,604	2,512	2,574	2,615	2,529
Total Enrollment	30,155	29,782	29,430	28,847	28,321	27,803	27,263
Yearly Change		(373)	(352)	(583)	(526)	(518)	(540)
Yearly Change		-1.24%	-1.18%	-1.98%	-1.82%	-1.83%	-1.94%
Cumulative Increase (Decrease)		(373)	(725)	(1,308)	(1,834)	(2,352)	(2,892)

* Number of Individual Students (10/1/25 Headcount).

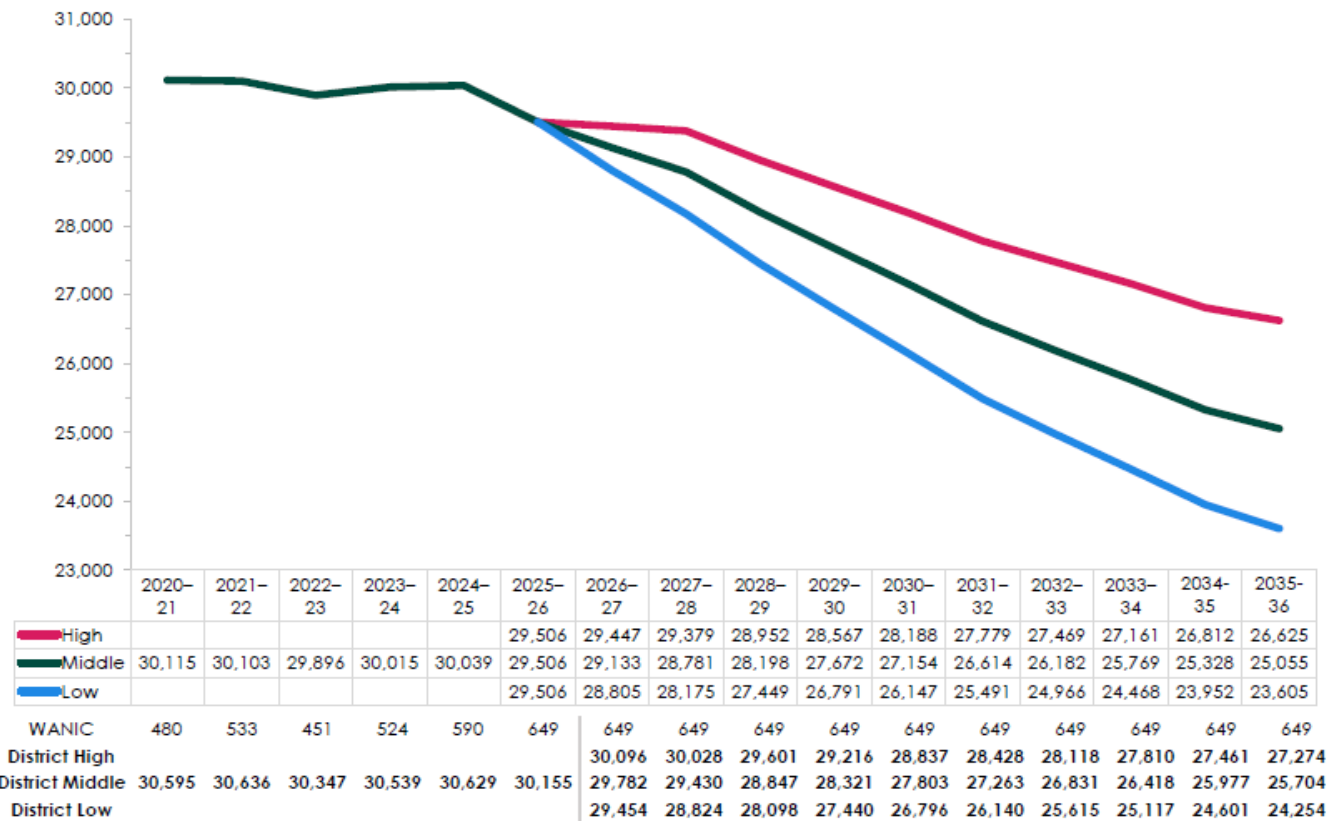
** District Live Births estimated. 2029 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 79%-80% of District Live Births plus anticipated developments.

**** First Grade enrollment is based on District's past history of first grade enrollment to prior year kindergarten enrollment.

Source: Flo Analytics

Ten-Year Low, Medium, High Enrollment Forecast



Notes

Students enrolled in full-time Running Start are excluded from analysis.

Source: Flo Analytics

Enrollment History *										
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
District Boundary Births **	2,457	2,577	2,512	2,545	2,562	2,661	2,512	2,294	2,334	2,228
Kindergarten / Live Birth	94.79%	86.77%	93.27%	92.69%	82.59%	80.72%	80.02%	82.82%	81.41%	79.08%
	Period Average									85.42%
Kindergarten	2,329	2,236	2,343	2,359	2,116	2,148	2,010	1,900	1,900	1,762
Grade 1	2,537	2,503	2,474	2,646	2,429	2,358	2,346	2,240	2,046	2,030
Grade 2	2,414	2,585	2,598	2,595	2,578	2,395	2,362	2,437	2,300	2,095
Grade 3	2,492	2,465	2,587	2,667	2,511	2,503	2,363	2,408	2,479	2,305
Grade 4	2,427	2,536	2,479	2,638	2,564	2,419	2,509	2,383	2,420	2,476
Grade 5	2,349	2,470	2,478	2,473	2,574	2,463	2,412	2,523	2,391	2,407
Grade 6	2,270	2,329	2,468	2,543	2,398	2,472	2,377	2,444	2,511	2,405
Grade 7	2,258	2,301	2,298	2,460	2,472	2,364	2,429	2,382	2,471	2,506
Grade 8	2,121	2,229	2,303	2,342	2,399	2,437	2,335	2,449	2,402	2,471
Grade 9	2,002	2,083	2,174	2,287	2,279	2,352	2,404	2,324	2,511	2,399
Grade 10	2,022	2,023	2,088	2,210	2,280	2,273	2,375	2,415	2,364	2,522
Grade 11	1,896	1,869	1,850	1,995	2,117	2,206	2,222	2,349	2,362	2,311
Grade 12	1,889	1,941	1,842	1,885	1,972	2,158	2,278	2,357	2,483	2,466
Total Enrollment	29,006	29,570	29,982	31,100	30,689	30,548	30,422	30,611	30,640	30,155
Yearly Change		564	412	1,118	(411)	(141)	(126)	189	29	(485)
* October 1st Headcount	Average increase in the number of students per year									128
** Number indicates actual births	Total increase for period									1,149
5 years prior to enrollment year.	Percentage increase for period									4%
	Average yearly increase									0.44%

2025-26 Inventory and Capacities of Existing Schools

			<u>Total</u> <u>Capacity**</u>	<u>Net Avail</u> <u>Capacity**</u>
*	<u>Juanita Area</u>	Address		
25	Frost Elementary	11801 NE 140th	644	529
03	Juanita Elementary	9635 NE 132nd	529	368
04	Keller Elementary	13820 108th NE	506	299
26	Muir Elementary	14012 132nd NE	575	460
13	Discovery Community	12801 84th NE	69	69
06	Sandburg Elementary	12801 84th NE	598	483
02	Thoreau Elementary	8224 NE 138th	575	483
60	Environmental & Adventure	8040 NE 132nd	125	125
63	Finn Hill Middle School	8040 NE 132nd	896	834
67	Kamiakin Middle School	14111 132nd NE	777	717
82	Juanita High School	10601 NE 132nd	1,965	1,830
	<u>Kirkland Area</u>			
07	Bell Elementary	11212 NE 112th	690	506
11	Community School	11133 NE 65th	69	69
16	Franklin Elementary	12434 NE 60th	782	667
09	Kirk Elementary	1312 6th Street	782	667
10	Lakeview Elementary	10400 NE 68th	644	529
15	Rose Hill Elementary	8044 128th NE	805	679
18	Rush Elementary	6101 152nd NE	736	621
14	Twain Elementary	9525 130th NE	851	725
79	International Community School	11133 NE 65th	523	523
65	Kirkland Middle School	430 18th Avenue	946	909
76	Northstar Middle School	12033 NE 80th	84	84
69	Rose Hill Middle School	13505 NE 75th	1,170	1,082
61	Stella Schola Middle School	13505 NE 75th	75	75
80	Emerson High	10903 NE 53rd St	269	224
84	Lake Washington High	12033 NE 80th	2,098	2,004
	<u>Redmond Area</u>			
53	Alcott Elementary	4213 228th NE	874	759
19	Audubon Elementary	3045 180th NE	575	460
28	Clara Barton Elementary	12101 172nd Ave NE	782	667
46	Dickinson Elementary	7040 208th NE	621	506
24	Einstein Elementary	18025 NE 116th	575	483
31	Ella Baker Elementary	9595 Eastridge Dr. NE	782	667
45	Explorer Community School	7040 208th NE	92	92
22	Mann Elementary	17001 NE 104th	598	483
23	Redmond Elementary	16800 NE 80th	897	760
21	Rockwell Elementary	11125 162nd NE	690	575
41	Rosa Parks Elementary	22845 NE Cedar Park Crescent	851	713
32	Wilder Elementary	22130 NE 133rd	713	552
74	Evergreen Middle School	6900 208th NE	1,270	1,120
71	Redmond Middle School	10055 166th NE	1,295	1,257
85	Redmond High School	17272 NE 104th	2,151	2,110
87	Tesla STEM High School	400 228th Ave NE	637	637
	<u>Sammamish Area</u>			
54	Blackwell Elementary	3225 205th PL NE	621	529
52	Carson Elementary	1035 244th Ave NE	713	552
57	McAuliffe Elementary	23823 NE 22nd	690	621
58	Mead Elementary	1725 216th NE	782	667
56	Smith Elementary	23305 NE 14th	782	667
77	Inglewood Middle School	24120 NE 8th	1,395	1,307
78	Renaissance	400 228th NE	84	84
72	Timberline Middle School	9900 Redmond Ridge Drive	971	884
86	Eastlake High School	400 228TH NE	2,550	2,361

* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

** Note: "Total Capacity" =

Total permanent/portable capacity as constructed

(Total Capacity does not account for space used by special programs)

"Net Available Capacity" =

Total Capacity minus uses for special programs

(Net Available Capacity accounts for space used by special programs)

Inventory of Undeveloped Land

Area	Site #	Acreage	Address	Jurisdiction	Status
Juanita	None				
Kirkland	None				
Redmond	33	20.0	194th NE/NE 122nd	King County	No School Use ¹
	75	37.8	22000 Novelty Hill Road	King County	In Reserve ²
	91	26.9	NE 95th and 196th Ave NE	King County	No School Use ¹
	44	25.4	188 th Ave NE and NE 70 th	Redmond	In Reserve
Sammamish	59	15.5	Main and 228 th NE	Sammamish	In Reserve

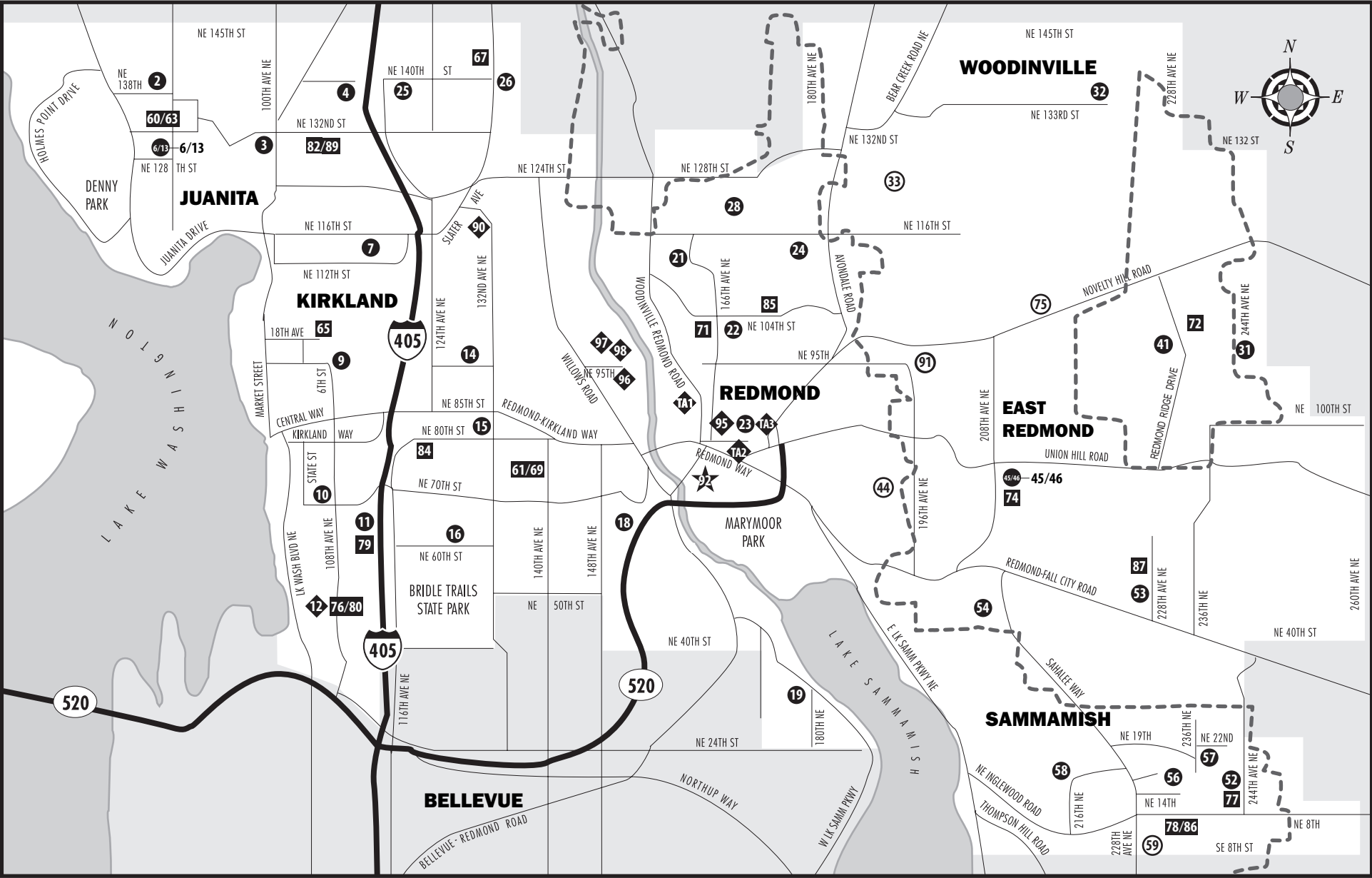
King County School Siting Task Force Findings:

Site 33	20.0 acres located 1/4 mile east of Avondale Road; no school use allowed; potential conservation value.
Site 75	37.8 acres located on the north side of Novelty Hill Road & adjacent to south boundary of Redmond Ridge. The district must work with King County to find an alternative site within the UGA. If an alternative site cannot be feasibly located, the district can use the site for a "small (5 acre) environmental school" while placing the remainder of the use into permanent conservation.
Site 91	26.9 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits; no school use allowed.

¹ Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by the King County Council.

² Refers to district owned sites on which school construction is not anticipated within the six-year term of the current Capital Facilities Plan. The property is being held for the district's long term needs.

LAKE WASHINGTON SCHOOL DISTRICT



This map is intended to show general district boundaries. For more information call the **LWSD Transportation Department at (425) 936-1120**.

SYMBOL CODES:

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RESOURCE CENTER/
ADMINISTRATION

ELEMENTARY SCHOOLS

MIDDLE SCHOOLS

HIGH SCHOOLS

OTHER PROGRAMS

UNDEVELOPED
PROPERTIES

URBAN GROWTH
BOUNDARY LINE

BFM Meeting Materials
June 22, 2026

Page 913

October 28, 2026
Appendix E.3

Updated 1/9/23

Projected Permanent Capacity to House Students

	2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	31,345						
Rebuild/Enlarge - Rockwell Elementary		230					
Addition - Eastlake High School		319					
Addition - Redmond High School			266				
Rebuild/Enlarge - Emerson High School			166				
Rebuild/Enlarge - Alcott Elementary School			207				
Rebuild/Enlarge - Kamiakin Middle School					330		
Rebuild/Enlarge - Smith Elementary School							207
Rebuild/Enlarge - Evergreen Middle School							104
Permanent Capacity Subtotal	31,345	31,894	32,533	32,533	32,863	32,863	33,174
Total Enrollment	30,155	29,782	29,430	28,847	28,321	27,803	27,263
Permanent Surplus/(Deficit) <u>without</u> Projects	1,190	1,563	1,915	2,498	3,024	3,542	4,082
Permanent Surplus / (Deficit) <u>with</u> Projects	1,190	2,112	3,103	3,686	4,542	5,060	5,911

** Projects that are not funded

Six-Year Finance Plan

Fiscal Year *	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>Total</u>	<u>State</u>	<u>Local ^</u>
2022 Levy Projects (voter approved)									
Site 21 Rebuild/Enlarge - Rockwell Elementary	7,431,000	80,000	0	0	0	0	7,511,000	0	7,511,000
Site 86 Addition - Eastlake High School	1,556,600	86,200	0	0	0	0	1,642,800	0	1,642,800
Site 85 Addition - Redmond High School	25,450,000	2,500,000	0	0	0	0	27,950,000	0	27,950,000
Site 80 Rebuild/Enlarge - Emerson High School	49,050,000	1,600,000	160,000	0	0	0	50,810,000	0	50,810,000
2024 Levy Projects (voter approved)									
Site 53 Rebuild/Enlarge - Alcott Elementary	63,590,000	5,810,000	350,000	0	0	0	69,750,000	0	69,750,000
Site 56 Rebuild/Enlarge - Smith Elementary	0	0	3,240,000	22,680,000	83,800,000	7,910,000	117,630,000	0	117,630,000
Site 74 Rebuild/Enlarge - Evergreen Middle School	0	0	17,890,000	68,830,000	97,890,000	14,820,000	199,430,000	0	199,430,000
Site 67 Rebuild/Enlarge - Kamiakin Middle School	15,000,000	60,000,000	80,000,000	13,080,000	1,000,000	0	169,080,000	0	169,080,000
Relocatable Classrooms (as needed)									
Relocatables							TBD	0	TBD
Property Acquisition									
Land							TBD	0	TBD
TOTALS	\$162,077,600	\$70,076,200	\$101,640,000	\$104,590,000	\$182,690,000	\$22,730,000	\$643,803,800	\$0	\$643,803,800

* Fiscal year is from September of the year stated through August of the following year (e.g. "2026" means "September 2026 through August 2027").

** Reflects unfunded projects but are shown because of need.

^ Includes secured and unsecured local bond funding and impact fees. Impact fees may be applied to growth related capacity projects.

Appendix F.2

June 22, 2026

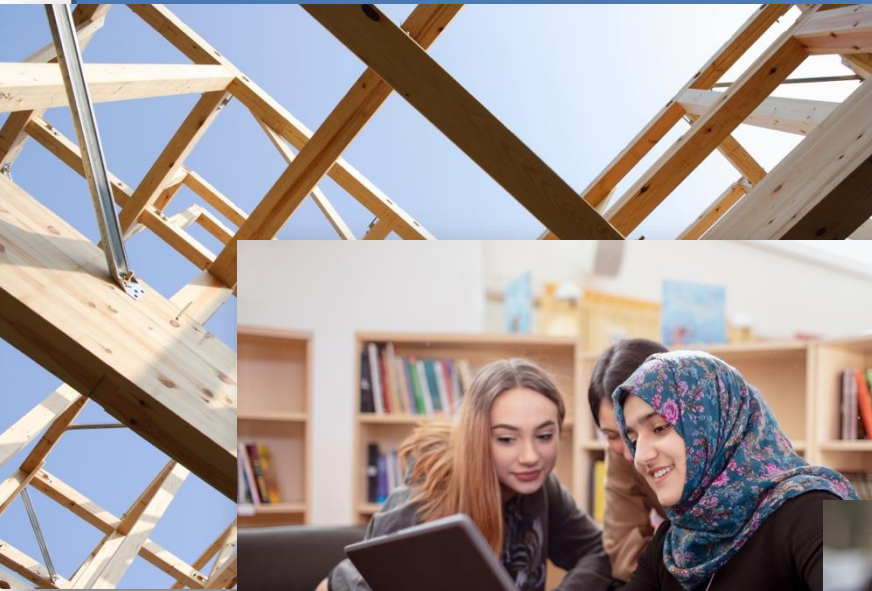
BFM Meeting Materials

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October 28, 2026

Attachment H

Capital Facilities Plan 2026-2032 Northshore School District



CAPITAL FACILITIES PLAN

2026 - 2032

NORTHSHORE SCHOOL DISTRICT NO. 417
3330 Monte Villa Parkway, Bothell, Washington 98021-8972
STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION

Board of Directors

Sandy Hayes	President
Elisabeth Sotak	Vice President
Hân Trần	Director
Carson Sanderson	Director
Kimberlee Kelly	Director

Superintendent

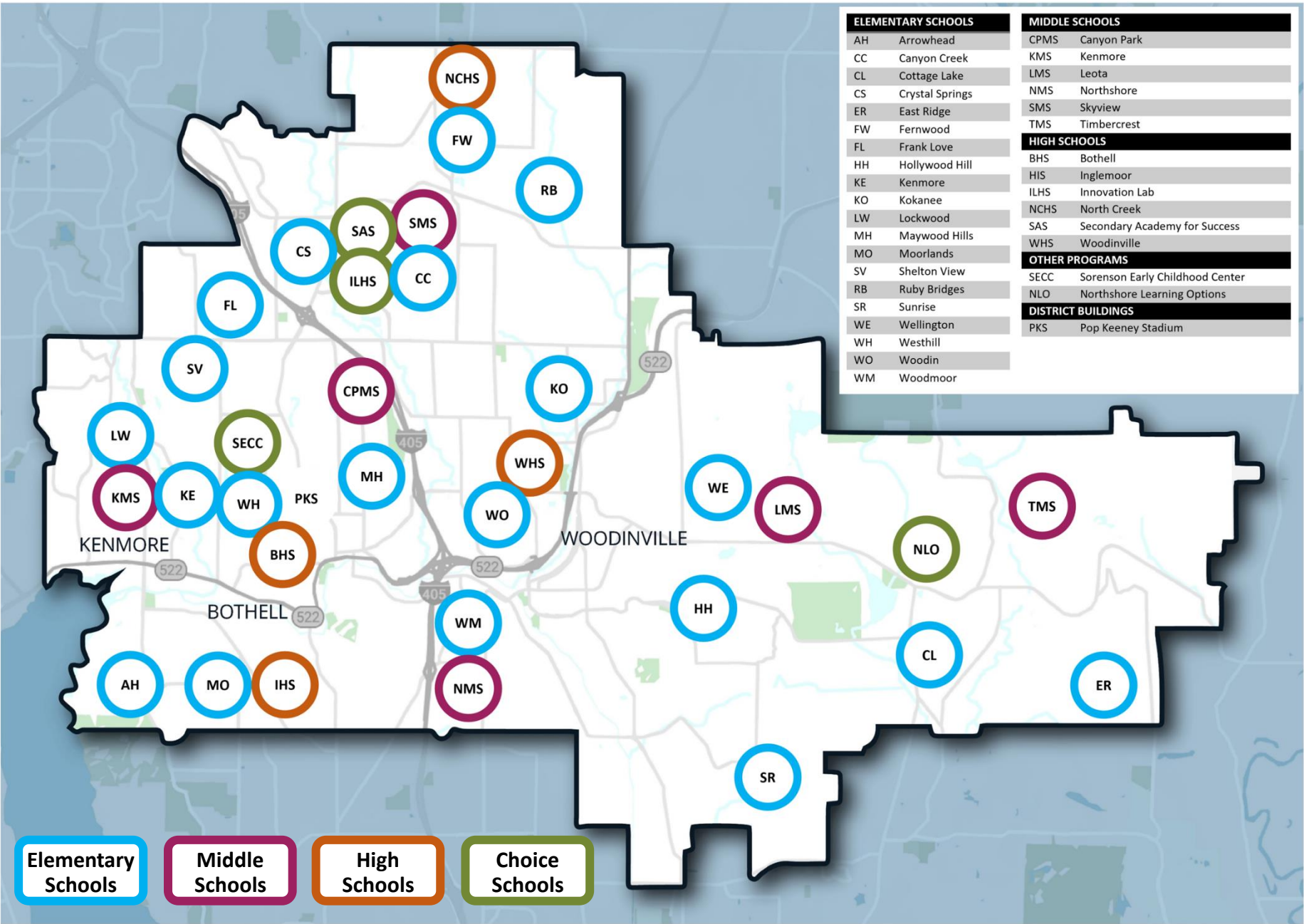
Dr. Justin Irish



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2026 Northshore School District Map



Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines fifteen broad goals, including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities essential to meeting the educational needs of their growing student population.

The Northshore School District (NSD/District) has prepared this six-year Capital Facilities Plan (CFP) per the Washington State Growth Management Act and the codes of King and Snohomish Counties and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established service levels over the six-year period 2026-2032. It also offers longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 6** of this report.

The District updates its Capital Facilities Plan annually. The most recent update, before this version, was adopted by the Board of Directors in October 2025.

Overview of the Northshore School District

Schools & Programs

The Northshore School District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. NSD also has one choice high school (Innovation Lab High School), one alternative high school (Secondary Academy for Success), a hybrid combination of choice school with high levels of parent involvement (Northshore Networks), a home school program (Northshore Family Partnership Program), a virtual learning school (Northshore Online Academy), and an early childhood center (Sorenson Early Childhood Center). The current grade configuration is K-5, 6-8, and 9-12.

Geographic

NSD spans 60 square miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. Some addresses are in Brier, Kirkland, and Redmond. Still, they are either in areas not expected to experience new residential development or in minimal areas with previously developed residential areas. For the District's CFP and long-term projections, those areas are considered to have a minimal impact on NSD's grade levels. The King-Snohomish County line divides NSD geographically; roughly two-thirds of the District is in King County and one-third is in Snohomish County.

Population

The Washington State Office of Financial Management (OFM) projects continued population growth in both King and Snohomish counties through 2030. Snohomish County's population is expected to reach 935,370, reflecting an increase of 61,570 people or 7.0 percent. King County is projected to grow to 2,487,380 residents, an increase of 75,680 people or 3.1 percent over the same period.

Within this regional context, the Northshore School District spans both counties. For forecasting purposes, the District uses the OFM projected population growth rate for Snohomish County to estimate District enrollment growth. While NSD also serves areas within King County, population projections and enrollment estimates are based solely on Snohomish County data.

Urban Growth Area & County Jurisdictions

The Urban Growth Area (UGA) boundary divides the Northshore School District (NSD), creating capacity utilization challenges. As new residential development continues, land for potential new school sites remains scarce. King County does not permit school siting outside the UGA, whereas Snohomish County allows it in certain rural zones via a Conditional Use Permit (CUP) process.

In December 2024, Snohomish County adopted the 2024 Comprehensive Plan Update, which includes Ordinance No. 24-033. This ordinance expands the Southwest County UGA by approximately 378 acres within the NSD boundary, specifically in the "43rd Avenue Area" and the "45th Avenue Area." The expansion transitions these areas from Rural Residential to urban density classifications:

43rd Avenue Area: Reclassified to Urban Medium-Density Residential (UMDR) and Urban Low-Density Residential (ULDR) to accommodate population growth.

45th Avenue Area: Reclassified to Urban Low-Density Residential (ULDR) to support anticipated population increases through strategic land use planning.

Snohomish County's Countywide Planning Policies mandate jurisdictions "ensure the availability of sufficient land and services for future K-12 school needs" (Policy ED-11). The NSD remains committed to monitoring developments resulting from the Snohomish County 2024 Comprehensive Plan Update and evaluating opportunities to accommodate anticipated growth.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County. Regular meetings are held to comply with Policy PF-22 of the King County Countywide Planning Policies. NSD appreciates any opportunity to cooperate in planning efforts with its jurisdictions.

Section 2 --- Enrollment Methodology & Data

Enrollment

Enrollment Summary

Between 2020 and 2025, Northshore School District (NSD) saw a decrease of 795 students, with enrollment declining from 22,686 to 21,891. This followed several years of growth and reflects regional shifts, including lower birth rates, limited housing turnover, and the ongoing effects of the pandemic. The rate of decline slowed from 1.2% in 2021 to 0.5% in 2022, followed by an increase of 0.3% in 2023, a decline of 1.5% in 2024, and a decline of 0.8% in 2025.

Enrollment is stabilizing, with smaller kindergarten cohorts. Growth due to development and an improving housing market is anticipated to occur over the next several years, particularly in the Snohomish County portion of the district. The southern portion of the district is expected to remain relatively stable due to demographic and housing constraints in King County. Overall, enrollment is projected to trend upward throughout the decade.

Enrollment Trends

The District continues to experience a clear enrollment pattern, with larger cohorts currently enrolled in grades 4 through 12 and smaller class sizes in kindergarten through grade 3. This trend is expected to continue as the larger cohorts move through the system, creating a sustained impact on middle and high school enrollment in the coming years.

Forecast Data Factors

Kindergarten Enrollment

Historically, kindergarten enrollment in Northshore School District has accounted for approximately 4.00 to 5.00 percent of total births in King and Snohomish counties. Despite fluctuations during the pandemic, this ratio has remained relatively stable. As of 2025, kindergarten enrollment represents 4.32 percent of combined county births, continuing the long-term trend. This consistency suggests a sustained level of family preference for the District and reflects a reliable entry point for projecting future enrollment patterns at the elementary level.

Planned Residential Development

New single-family development within Northshore School District remains slow with only 511 units planned (303 permitted and 208 applications). There are, however, 4,403 multi-family units (3,493 Apartments and 810 townhomes). The dominance of multi-family homes impacts school growth. In NSD there are less students generated via multi-family (apartment/condo) units than single-family units. These development figures exclude short plats, which are becoming more common as large parcels become scarce.

Forecasts

Cohort Survival Methodology

The cohort survival method tracks groups of students over time, applying average year-to-year changes to forecast future enrollment. OSPI commonly uses it for school construction funding decisions through the School Construction Assistance Program (SCAP).

This method is most reliable in districts with stable, gradual enrollment trends. However, its accuracy declines in areas experiencing significant shifts in housing development, birth rates, or migration patterns.

Kindergarten projections are especially sensitive to changes in regional birth rates. Recent disruptions, including the COVID-19 pandemic and broader economic and demographic shifts, have introduced new challenges to the reliability of this approach.

Modified Cohort Survival Methodology

Northshore School District (NSD) collaborates with professional demographers to enhance the traditional cohort survival method by incorporating local data on births, housing development, population trends, student mobility, and enrollment in private and homeschool settings. These projections, last updated in January 2026, are shown in **Table 2.1** below, and a complete report is maintained on file for reference.

Using a high-range projection model, the District anticipates an increase of 1,626 K–12 students over the six-year planning period. The high-range model reflects several key factors: a sustained pattern of larger incoming cohorts, the volume of approved residential development, and the projected impacts of recent Urban Growth Area (UGA) expansions. While the impact of UGA boundary changes in Snohomish County is not yet included in this projection, NSD recognizes new zoning for an additional 378 acres may further increase enrollment in future updates. A high-range forecast provides a more appropriate and conservative basis for facility planning because the District cannot construct new capacity at the same pace students may enroll. To ensure responsiveness to actual conditions, the District re-evaluates the demographer's forecast annually and adjusts planning assumptions as needed to align with enrollment trends.

The District will continue to monitor actual enrollment and adjust projections and facility planning as needed to ensure capacity keeps pace with growth.

High-Range Enrollment Forecast

Table 2.1

Grade Level	Actual	Projected Enrollment					
	25/26	26/27	27/28	28/29	29/30	30/31	31/32
K	1,419	1,484	1,484	1,470	1,521	1,539	1,561
1	1,510	1,521	1,591	1,595	1,584	1,638	1,666
2	1,561	1,573	1,585	1,662	1,670	1,658	1,723
3	1,597	1,601	1,613	1,631	1,714	1,722	1,718
4	1,756	1,637	1,641	1,660	1,681	1,766	1,782
5	1,675	1,791	1,671	1,682	1,704	1,725	1,821
6	1,794	1,707	1,825	1,710	1,724	1,747	1,777
7	1,744	1,830	1,742	1,869	1,756	1,770	1,802
8	1,746	1,765	1,851	1,770	1,902	1,787	1,811
9	1,841	1,851	1,871	1,970	1,888	2,028	1,913
10	1,839	1,886	1,896	1,924	2,030	1,946	2,097
11	1,677	1,758	1,803	1,820	1,851	1,953	1,878
12	1,732	1,675	1,755	1,807	1,828	1,859	1,968
K-12 Total	21,891	22,079	22,328	22,570	22,853	23,138	23,517
Elementary	9,518	9,607	9,585	9,700	9,874	10,048	10,271
Middle	5,284	5,302	5,418	5,349	5,382	5,304	5,390
High	7,089	7,170	7,325	7,521	7,597	7,786	7,856

Long Range Forecasts

The modified cohort methodology was extrapolated to 2035 to produce a 10-year high-range enrollment forecast (**Table 2.2**). Using this methodology, NSD's enrollment is projected to grow by 2,790 students from 2026 to 2035. This projection assumes state forecasts for births, K–12 growth, and population trends in the Puget Sound region remain on track.

A noticeable increase in enrollment is expected at the high school level, with elementary and middle school enrollment also increasing steadily through 2035. Elementary enrollment is projected to grow gradually, with accelerated increases after 2028 as larger cohorts progress through the system.

The 10-year high-range enrollment forecast (**Table 2.2**) reflects these trends and is the basis for long-term capacity planning.

10-Year High-Range Enrollment Forecast

Table 2.2

Grade Level	Oct-26	Oct-31	Oct-35	10 Year Growth
Elementary	9,607	10,271	10,814	1,207
Middle	5,302	5,390	5,932	630
High	7,170	7,856	8,123	953
K-12 Total	22,079	23,517	24,869	2,790

Enrollment projections are based on current trends in population, birth rates, housing development, and economic conditions. Future changes in these factors may impact growth.

Snohomish County/OFM Forecasts

Snohomish County requires long-term population projections as part of the biennial Capital Facilities Plan (CFP) update, while King County does not. The District acknowledges projections beyond six years become less reliable and relies on periodic updates to reflect current demographic trends.

Based on data from the Washington State Office of Financial Management (OFM) for Snohomish County, Northshore School District (NSD) projects a 2044 student FTE population of 28,468 (**Table 2.3**). For the 24-year period, NSD projected enrollment has been estimated to grow at the same rate as projected Snohomish County population growth. However, as NSD spans both King and Snohomish Counties, these figures are estimates for planning purposes. OFM's October 2031 population forecast exceeds NSD's high-range enrollment projection. These differences highlight the need for ongoing monitoring of population trends to inform long-term capacity planning.

FTE Enrollment Forecast – 2044 OFM/Snohomish County Estimate*
Table 2.3

Grade Level	Oct-20	Oct-31	Oct-44
Elementary	10,473	10,421	12,377
Middle	5,381	5,785	6,871
High	6,832	7,762	9,219
K-12 Total	22,686	23,968	28,468

*Assumes the percentage per grade level will remain constant through 2044 which aligns with the Snohomish County requirement.

Section 3 --- District Standard of Service

Primary Objective

Northshore School District prioritizes optimizing student learning by maintaining adequate permanent and portable classroom capacity. This involves continuous assessment of curriculum, instructional methods, and learning environments to ensure equitable access for all students. The District defines capacity using two key measures: design capacity, which is determined by building design educational specifications, and instructional capacity, which is based on classrooms and program needs, recognizing 15 percent of classroom spaces are needed for education support programs and teacher preparation. Factors such as state-mandated changes, including full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class sizes, along with demographic projections, are considered when determining service levels.

Existing Programs and Standards of Service

Northshore School District offers traditional and non-traditional educational programs (**Table 3.1**), which are regularly reviewed to ensure optimal instructional methods, equitable access, and appropriate learning environments. Teacher-to-student ratios, privacy needs, proximity to services, noise levels, and physical activity determine program space requirements. Flexibility is essential to accommodate learning styles, program changes, and activities before and after school. Some special education programs, require specially configured classrooms and lower classroom ratios (**Table 3.2**).

Capacity and Programs

Capacity is affected at buildings that house specific special education programs. These programs require space modifications and frequently have lower class sizes than other, more traditional programs. This potentially translates into greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year. (As programs move or grow, depending on space needs, capacity can change or decline in a school.)

Special instructional classrooms and programs NSD offers at specific school sites are included in **Table 3.1**.

Programs and Teaching Stations

Table 3.1

Programs	Elementary	Secondary
Early Childhood	x	
Elementary Advanced Program	x	
Advanced Academic Program		x
Parents Active Cooperative in Education	x	
Dual Language	x	
Learning Assistance Program	x	
Title I	x	
English Language Development	x	x
Northshore Learning Options	x	x
Secondary Academy for Success		x
International Baccalaureate		x
Advanced Placement		x
College in the High School		x
Running Start		x
Band & Jazz Band	x	x
Orchestra	x	x
Choir		x
Special Education	x	x
Learning Centers	x	x
Mid-Level	x	x
Mid-Level Sensory	x	
Mid-Level Social-Emotional	x	
Mid-Level Blended	x	
Aspire		x
Functional Skills & Academics	x	x
Adult Transition Pathways		x
Adult Transitioning to Independence		x
Career Technical Education		x

Standard of Service

Northshore School District has established an average class size that does not exceed the sizes listed in **Table 3.2**.

Average class sizes are based on planned utilization, which is influenced by state and/or contractual requirements, state funding, and instructional program standards.

Standard of Service

Table 3.2

Program	Average Class Size
Kindergarten –1	22
Elementary 2 – 3	23
Elementary 4 – 5	27
Secondary 6 – 12	27
Alternative Education	15

Planned utilization reserves classrooms for self-contained special education programs and 15 percent of instructional capacity for education support programs and teacher planning use. This reflects the need to maintain flexibility in space use to support various programs, scheduling requirements, and student support services across grade levels.

Snohomish County

Snohomish County requires the District’s plan include a report regarding NSD’s compliance with the District’s minimum service levels. The District’s minimum services level is the average maximum class size. **Table 3.3** shows the District’s enrollment averaged over instructional classrooms as of October 1 for each year. Current enrollment per instructional classroom is below average maximum class size demonstrating NSD meeting minimum service levels. NSD will continue to monitor and address systemwide capacity as part of its long-range planning.

Enrollment Per Instructional Classroom

Table 3.3

Grade Level	Instructional Classrooms	Average Max Class Size	Enrollment / Instructional Classrooms		
			23/24	24/25	25/26
Elementary	473	26	20.7	21.0	20.1
Middle	201	30	25.8	26.1	26.3
High	255	30	27.9	27.9	27.8

Section 4 --- Capital Facilities Inventory

Inventory History

Bothell High School is the oldest school in Northshore School District, initially constructed in 1953. It was followed by Kenmore Elementary in 1955 and Arrowhead and Crystal Springs Elementary Schools in 1956. Kenmore Middle School was built in 1961 during a growth boom from 1953 to 1964. **Table 4.1** illustrates the age of each school, the dates of modernizations and expansions, and the historical timeline.

Historical Timeline of School Construction

Table 4.1

Elementary	Year Built	Modernization or Expansion
Arrowhead	1957	1994
Canyon Creek	1977	1999/2008/2020
Cottage Lake	1958	1998/2005
Crystal Springs	1957	1990/1997/2002/2025
East Ridge	1991	
Fernwood	1988	2002/2010/2025
Frank Love	1990	
Hollywood Hill	1980	2001
Kenmore	1955	1987/1999/2025
Kokanee	1994	
Lockwood	1962	1998/2002
Maywood Hills	1961	1989/2000/2002/2025
Moorlands	1963	1994/2002
Ruby Bridges	2020	
Shelton View	1969	1992/1999
Sorenson Early Childhood Center	2002	2025
Sunrise	1985	
Wellington	1978	2000
Westhill	1960	1971/1993/1995
Woodin	1970	2003/2025
Woodmoor	1994	
Middle		
Canyon Park	1964	1979/1987/2000/2005
Kenmore	1961	1995/2004/2008/2012
Leota	1972	1995/1996/1997/2026
Northshore	1977	2004
Skyview	1992	2020
Timbercrest	1997	
High		
Bothell	1953	1997/2001/2005/2009
Inglemoor	1964	1994/1995/1997/2026
Innovation Lab	2020	
Woodinville	1983	1989/1994/2008/2011/2016
North Creek	2016	
Secondary Academy for Success	2010	

Capacity Definitions

The Growth Management Act requires a capacity analysis based on an inventory of existing capital facilities.

Instructional Classrooms are total classrooms less self-contained special education programs and 15% of classrooms reserved for education support programs and teacher preparation. Instructional Classrooms include Permanent Instructional Classrooms (contained in permanent and modular buildings) and Portable Instructional Classrooms (contained in portables).

Instructional Capacity is the number of Instructional Classrooms multiplied by Average Class Size and represents enrollment the District can serve. Instructional Capacity includes Permanent Instructional Capacity (contained in permanent and modular buildings) and Portable Instructional Capacity (contained in portables).

Design Capacity is the building design educational specification.

Inventory

Inventory of Instructional Capacity

Table 4.2 summarizes the District's current instructional capacity in permanent and portable classrooms.

2025-26 Instructional Capacity

Table 4.2*

Elementary	Instructional Capacity			Total
	Permanent	Portable	Portable %	
Arrowhead	326	82	20%	408
Canyon Creek	796	245	24%	1,041
Cottage Lake	367	0	0%	367
Crystal Springs	530	0	0%	530
East Ridge	408	0	0%	408
Fernwood	490	265	35%	755
Frank Love	326	265	45%	591
Hollywood Hill	408	41	9%	449
Kenmore	428	0	0%	428
Kokanee	428	245	36%	673
Lockwood	510	102	17%	612
Maywood Hills	490	0	0%	490
Moorlands	510	184	27%	694
Ruby Bridges	612	0	0%	612
Shelton View	367	122	25%	489
Sunrise	388	41	10%	429
Wellington	449	61	12%	510
Westhill	326	184	36%	510
Woodin	530	0	0%	530
Woodmoor	816	0	0%	816
Elementary Total	9,506	1,837	16%	11,343
Middle				
Canyon Park	872	92	10%	964
Kenmore	780	23	3%	803
Leota	734	138	16%	872
Northshore	803	92	10%	895
Skyview	1033	92	8%	1,125
Timbercrest	780	0	0%	780
Middle Total	5,003	437	8%	5,440
High				
Bothell	1,721	0	0%	1,721
Inglemoor	1,102	298	21%	1,400
North Creek	1,492	0	0%	1,492
Woodinville	1492	0	0%	1,492
Innovation Lab	390	0	0%	390
Secondary Academy for Success	217	0	0%	217
High Total	6,414	298	4%	6,712
K-12 Total	20,923	2,572	11%	23,495

- * - Table 4.2 totals reflect rounding.
- The Bear Creek campus provides programs for the Northshore Learning Options and does not provide regular capacity.
 - Sorenson Early Childhood Center serves students aged 3-5 yrs and does not provide capacity for K-12 grades.

Portable Classrooms

Purpose & Data

Portable classrooms provide temporary instructional space when permanent classrooms are unavailable. They help the District manage enrollment growth, avoid overbuilding, and support evolving or pilot programs. The District evaluates the need for portable classrooms annually as part of its instructional capacity planning.

The District aims to keep portable instructional capacity at or below 10%–15% of instructional capacity. This percentage varies based on enrollment fluctuations and program changes. As of 2025–26, portable instructional capacity comprises 11% of instructional capacity.

Condition and Replacement

Portable classrooms typically last 20 to 25 years with maintenance. Of the 132 portable classrooms the District owns, 106 are currently scheduled for classroom instruction and education support programs. Most of the inventory is aging — 86 units are over 20 years old.

Support Facilities & Underdeveloped Land

In addition to its 34 school sites, the District owns and operates properties that support transportation, administration, maintenance, and other school operations. The District also owns undeveloped sites reserved for potential future instructional use. **Table 4.3** provides a complete inventory of these facilities.

Inventory of Support Facilities & Underdeveloped Land

Table 4.3

Facilities and Property	Building Size (ft.2)	Site Size (acres)
Administrative Center	49,000	5
Support Services	41,000	5
Warehouse	44,000	2
Transportation	39,000	9
1 undeveloped parcel on Paradise Lake Road*		28
11 undeveloped parcels in Wellington Hills**		104
2 undeveloped parcels adjacent to Westhill Elementary		10
4 undeveloped parcels adjacent to Bothell High		6
1 undeveloped parcel adjacent to Ruby Bridges Elementary		7
6 undeveloped parcels adjacent to Moorlands Elementary		2

*The Paradise Lake property is in King County, outside the Urban Growth Area. Although it was purchased before the 2012 zoning change, current regulations prevent it from being used for a school site.

**The Wellington property is in Snohomish County, adjacent to the Maltby Urban Growth Area. A settlement agreement recorded under Snohomish County Recording No. 201906210221 applies to the site. The District has no current project or confirmed plans to build a school at the site.

Section 5 --- Projected Facility Needs

Planning History

In 2001, the District's Board of Directors established a standing, community-based task force by policy to study district-wide enrollment and demographic changes and the resulting impacts on school capacity needs, instructional programs, and other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The EDTF recommends solutions to the Board. If approved by the Board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Mitigation

Projects funded by the 2022 bond expanded permanent capacity across all grade levels, the elementary projects are complete. Phase 1 replacement of Inglemoor High School and Leota Middle school are in construction.

Between 2021 and 2025, total enrollment declined by 2.4% (530 students), while high school enrollment increased by 3.0% (204 students). Continued growth is expected in the northern and western areas of the District, while growth has slowed in the southern and eastern regions. **Table 5.1** summarizes the District's current mitigation tools for managing capacity.

Capacity Mitigation Tools

Table 5.1

Shorter Lead Time
Utilize existing spaces more efficiently
Adjust waiver policies
Adjust program placements
Move classes to schools with capacity
Move existing portables
Install new modular or portables
Lease space
Longer Lead Time
Adjust service areas
Adjust feeder patterns
New construction
Acquire new property

Planned Improvements - Construction to Accommodate New Growth

The \$698 million capital bond approved in 2026 funds four major projects to expand permanent capacity across all grade levels. These projects replace outdated portables with modern classrooms, communal spaces, and administrative areas. Each project is planned using enrollment forecasts and anticipated growth within the school's boundaries.

Inglemoor High School (IHS)

The replacement project for Inglemoor High School (IHS) is planned as a three-phase endeavor. Phase 1 will primarily entail replacing the 600 and 700 buildings and installing additional temporary classroom space. Specifically, five double portables, totaling 10 classrooms, will be installed to serve as surge space during construction. Phase 1 will replace existing classroom space and permanently add capacity for 137 students. This phase will focus on replacing classroom space, including science classrooms, expanding the school's overall instructional capacity, and involve the construction of a new commons area. It is anticipated to conclude in 2027. Phase 2, which is included in the 2026 Bond, will concentrate on rebuilding the gymnasium and additional classrooms. Phase 3 will address the remainder of the school rebuild.

Leota Middle School (LMS)

The Leota Middle School (LMS) modernization project has two phases. Phase 1 will focus on replacing all 7 existing portables with permanent classrooms and creating new classroom space, thereby transitioning the capacity currently in portables to permanent classrooms. The phase 1 project will increase permanent capacity by 159 students and is anticipated to open Fall 2026. Phase 2, included in the 2026 Bond, will address rebuilding the remaining school facilities. Upon completion of Phase 2, the capacity of Leota Middle School will be unchanged.

Shelton View Elementary School

Shelton View Elementary School Replacement Project scope includes the demolition and full replacement of the existing elementary school. Currently, the school has a capacity of 367 students, with shared space and classrooms being used for additional programs initiated long since the school's original design and construction. The replacement school will allow for a more flexible learning environment, which will incorporate break-out spaces, resource rooms, and additional programmatic spaces to be flexible with the changing needs of students. The new elementary school will be designed to accommodate a capacity of 530 students. Construction will begin in the summer of 2028, with occupancy scheduled for September 2030. The capacity of the site will increase by approximately 163 students.

Kokanee Elementary School

The Kokanee Elementary School Expansion Project includes the addition of a new classroom building to replace existing portable classrooms. It is anticipated that the scope will include twelve permanent classrooms and three flexible learning spaces for either instructional or programmatic use. The design and scope will consider the addition of a new commons and administrative space. The project will replace twelve portables with permanent classrooms. The capacity of the site will increase by approximately 245 students. Post construction capacity will be 673 students.

[Kenmore Elementary School](#)

Kenmore Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground was installed, and site circulation was improved.

[Crystal Springs Elementary School](#)

Crystal Springs Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, new gym, commons, additional parking and circulation were also built. The school's permanent capacity was increased by 175 students.

[Fernwood Elementary School](#)

Fernwood Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, additional parking, improved site circulation, and administrative offices were also constructed. The school's permanent capacity in the 2026-27 school year is increased by 265 students.

[Maywood Hills Elementary School](#)

Maywood Hills Elementary School recently completed a major construction project. All instructional space is now permanent. An inclusive playground, commons, and improved site circulation were also built. The school's permanent capacity increased by 125 students.

[Woodin Elementary School](#)

Woodin Elementary School has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, additional parking, improved circulation, and a new gym were also added. The school's permanent capacity was increased by 150 students.

[Sorenson Early Childhood Center \(SECC\)](#)

The Sorenson Early Childhood Center has recently completed a major construction project. All instructional space is now permanent. An inclusive playground, extra parking, and circulation improvements were also built. The school's permanent capacity was increased by 100 students.

[Projections](#)

High-range projections from 2026–2031 show an increase of 1,438 students. The District will manage this growth using a combination of permanent and portable classrooms. Ongoing monitoring of key factors—legislative changes, instructional models, economic conditions, land use plans, program mandates, permit activity, and birth rates—will guide decisions about future space and land needs. Future Capital Facilities Plan updates will reflect these changes.

Table 5.2 summarizes the school construction projects from 2026-2030. Where applicable, second-phase projected construction is included. Projects include permanent instructional capacity increases and modernization of key systems and structures.

Planned Capital Construction Projects

Table 5.2

Project	Estimated Completion	New Permanent Instructional Capacity
Fernwood Elementary Expansion	2026	265
Kokanee Elementary Expansion	2030	245
Shelton View Elementary Replacement	2030	163
Leota Middle Phase 1 Replacement	2026	159
Leota Middle Phase 2 Replacement	2030	0
Inglesmoor High Phase 1 Replacement	2027	137
Inglesmoor High Phase 2 Replacement	2030	0

Portable Location Adjustments

To address enrollment growth, the District may move portables between schools or purchase additional units as needed. Program spaces may also be relocated to portables to free up permanent classrooms for general education use.

Capacity Analysis

Table 5.3 shows the district's six-year capacity analysis, considering projected high-range enrollment and planned new capacity. The District uses high enrollment forecast for planning, which remains below the state's OFM projection. This supports responsible long-term planning.

Enrollment Forecast and Instructional Capacity

Table 5.3

Instructional Capacity Analysis	25-26*	26-27	27-28	28-29	29-30	30-31	31-32
Elementary							
Enrollment Forecast	9,518	9,607	9,585	9,700	9,874	10,048	10,271
New Permanent		265			408		
Permanent	9,506	9,771	9,771	9,771	10,179	10,179	10,179
Permanent Instructional Capacity surplus/(short)	(12)	164	186	71	305	131	(92)
Portable	1,837	1,572	1,572	1,572	1,205	1,205	1,205
Total Instructional Capacity	11,343	11,343	11,343	11,343	11,384	11,384	11,384
Total Instructional Capacity surplus/(short)	1,825	1,736	1,758	1,643	1,510	1,336	1,113
Middle							
Enrollment Forecast	5,284	5,302	5,418	5,349	5,382	5,304	5,390
New Permanent**		159					
Permanent	5,003	5,162	5,162	5,162	5,162	5,162	5,162
Permanent Instructional Capacity surplus/(short)	(281)	(140)	(256)	(187)	(220)	(142)	(228)
Portable	437	299	299	299	299	299	299
Total Instructional Capacity	5,440	5,461	5,461	5,461	5,461	5,461	5,461
Total Instructional Capacity surplus/(short)	156	159	43	112	79	157	71
High							
Enrollment Forecast	7,089	7,170	7,325	7,521	7,597	7,786	7,856
New Permanent**	-	-	584	-	-	-	-
Permanent	6,414	6,414	6,998	6,998	6,998	6,998	6,998
Permanent Instructional Capacity surplus/(short)	(675)	(756)	(327)	(523)	(599)	(788)	(858)
Portable	298	298	-	-	-	-	-
Total Instructional Capacity	6,712	6,712	6,998	6,998	6,998	6,998	6,998
Total Instructional Capacity surplus/(short)	(377)	(458)	(327)	(523)	(599)	(788)	(858)
K-12 Total							
Enrollment Forecast	21,891	22,079	22,328	22,570	22,853	23,138	23,517
New Permanent	-	424	584	-	408	-	-
Permanent	20,923	21,347	21,931	21,931	22,339	22,339	22,339
Permanent Instructional Capacity surplus/(short)	(968)	(732)	(397)	(639)	(514)	(799)	(1,178)
Portable	2,572	2,169	1,871	1,871	1,504	1,504	1,504
Total Instructional Capacity	23,495	23,516	23,802	23,802	23,843	23,843	23,843
Total Instructional Capacity surplus/(short)	1,604	1,437	1,474	1,232	990	705	326

*Actual October 2025 enrollment

Does not include new or relocated portable facilities over the six-year planning period or the addition of permanent capacity at Sorenson Early Childhood Center.

**New permanent capacity includes replacing classrooms demolished during ongoing construction.

Future Capacity Planning

The District will manage growth by increasing permanent capacity and using portables as needed. Capacity needs will be monitored based on legislative changes, instructional requirements, economic conditions, land use, and enrollment trends.

A 10-year capacity analysis provides projections based on the District's high enrollment forecast. **Table 5.4** outlines these projections, recognizing that long-term estimates may shift due to changes in population and development. Future updates will reflect the most current data.

2035 – Ten-Year Forecast of Enrollment and Instructional Capacity
Table 5.4

Instructional Capacity	Elementary	Middle	High	Total
Enrollment Forecast	10,814	5,932	8,123	24,869
Permanent Instructional Capacity	10,179	5,162	6,998	22,339
Permanent Instructional surplus/(short)	(635)	(770)	(1,125)	(2,530)
Portable Capacity	1,205	299	-	1,504
Total Instructional Capacity	11,384	5,461	6,998	23,843
Total Instructional Capacity surplus/(short)	570	(471)	(1,125)	(1,026)

Assumes added new capacity projects included in this CFP, but no future near-term planning in process, and no adjustment of portable facilities. Utilizes high enrollment forecast.

Planned Improvements – Existing Facilities (Building Improvement Program)

For sites not designated for capacity expansion in the 2022 Bond and 2026 Bond, the District is upgrading key building systems such as HVAC, mechanical, flooring, and roofing to extend facility life and maintain an optimal learning environment. These improvements, funded through the 2018 Bond, 2022 Bond, and 2026 Bond are in progress. See **Table 6.1** in Section 6 for details.

Section 6 --- Capital Facilities Financing Plan

School facility funding is typically secured from several sources, including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each funding source is discussed below.

General Obligation Bonds

Bonds are typically used to fund the construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue and are then retired through the collection of property taxes.

In February 2022, voters approved a \$425 million 2022 Bond measure which funded construction of expansion projects at Crystal Springs Elementary (\$37 million), Fernwood Elementary (\$38 million), Woodin Elementary (\$31 million), and Sorenson Early Childhood Center (\$22 million). The 2022 Bond also funded modernization projects at Kenmore Elementary (\$39 million) and Maywood Hills Elementary (\$49 million) and phase 1 replacement projects at Leota Middle School (\$65 million) and Inglesmoor High School (\$118 million). A variety of facility improvements, security upgrades, and field and playground improvements across the District are ongoing. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$698 million bond measure to the voters in February 2026 to provide funding for growth-related projects included in this Capital Facilities Plan and other District-wide building improvement or capital infrastructure needs. The voters approved the bond measure by 61.2%. The 2026 Bond will help fund future projects, including replacement of Shelton View Elementary, expansion of Kokanee Elementary, phase 2 replacement of Leota MS, and phase 2 replacement of Inglesmoor HS. Additionally, a future 2030 Bond is anticipated to fund phase three replacement of Inglesmoor High School.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund and then retired from revenues accruing predominantly from the sale of renewable resources (e.g., timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation funds, or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available through the School Construction Assistance Program (SCAP) for qualifying school construction projects. However, these funds may not be received until 2 to 3 years after a matched project has been completed. This requires the District to finance the entire project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. The District is currently eligible for state school construction assistance funds at 37.67% for eligible projects. The District expects to receive SCAP funds for some of the 2022 bond major elementary projects and the Inglesmoor school capacity projects identified in this CFP. Eligibility for SCAP funding is continually reviewed. Future updates to this plan will include updated information as it becomes available.

Impact Fees

(See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute clearly states the financing for needed public facilities to serve growth cannot be funded solely by impact fees. Instead, funding must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6.1 is a summary of the budget supporting the Capital Facilities Plan. Each project budget represents the total project costs, which include construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency. The table identifies 2025-2026 and future planned expenditures. It does not include project expenditures from previous years.

8-Year Capital Facilities Expenditures Finance Plan

Table 6.1

Capacity Projects	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total	Potential Funding Sources			
										Bond	Levy	SCAP	Impact
Kokanee Elem Expansion	5	20	45	5					75	X			X
Shelton View Elem Replacement	5	20	65	18					108	X			X
Inglesmoor HS Replacement Phase 1	44	49	3						96	X		X	X
Inglesmoor HS Replacement Phase 2			40	40	40	40			160	X		X	X
Leota MS Replacement Phase 1	31	9							40	X			X
Leota MS Replacement Phase 2		30	40	40	40				150	X			X
Crystal Springs Elem Expansion	7								7	X		X	X
Fernwood Elem Expansion	14								14	X		X	X
Kenmore Elem Modernization	4								4	X			X
Maywood Hills Elem Modernization	6								6	X			X
Woodin Elem Expansion	4								4	X		X	X
Sorenson ECC Expansion	3								3	X			X
Total Capacity Projects	113	88	83	80	80	40	-	-	484				
Non-Capacity Projects	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Total	Bond	Levy	SCAP	Impact
Building Improvement	4	3	8	8	8	8	8	8	55	X			
Technology	4	4	3	3	3	3	3	3	26	X	X		
Fields/Inclusive Learning	6	5	5	5	5	5	5	5	41	X			
Code Comp./Small Works	1	1	9	9	9	9	9	9	56	X			
Site Purchase/Circulation	1	1	1	1	1	1	1	1	8	X			
Overhead/Bond Expense	3	3	6	6	6	6	6	6	42	X			
Security	6	4	3	3	3	3	3	3	28	X			
Total Non-Capacity Projects	25	21	35	35	35	35	35	35	256				
Total Projects	138	109	118	115	115	75	35	35	740				

Section 7 --- Impact Fees

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) allows jurisdictions to collect impact fees to help fund new public facilities needed for growth. These fees cannot be used for operations, maintenance, or replacing existing facilities.

Due to enrollment declines starting in 2002 and available capacity in certain areas, NSD did not meet eligibility criteria to collect impact fees until 2016. Currently, King County and the cities of Bothell, Kenmore, and Woodinville are collecting fees based on the District's 2025 Capital Facilities Plan (CFP). Snohomish County collects fees using the 2024 CFP and is on a biennial update schedule, with the next update in 2026. We anticipate the above jurisdictions considering and adopting this 2026 CFP as part of their regular budget cycle.

Methodology and Variables Used to Calculate School Impact Fees

School impact fees are based on the cost for site acquisition, school construction, and portable installation, strictly for growth-related capacity.

The impact fee calculation applies a student factor, which reflects the number of students generated from newly constructed homes by dwelling unit type including: single family 2 bedrooms or less, single family 3 bedrooms or more, duplexes and townhomes (middle housing) 2 bedroom or less, duplexes and townhomes (middle housing) 3 bedrooms or more, multi-family (apartments/condos) 1 bedroom or less, and multi-family (apartments/condos) 2 bedrooms or more. Dwelling unit types for the City of Woodinville impact fee calculation include: single family 2 bedrooms or less, single family 3 bedrooms or more, duplexes and townhomes (middle housing) 1 bedroom or less, duplexes and townhomes (middle housing) 2 bedrooms or more, multi-family (apartments/condos) 1 bedroom or less, and multi-family (apartments/condos) 2 bedrooms or more. NSD updated these rates in early 2026 (see Appendix A).

The Growth Management Act (GMA) requires credits for potential State School Construction Assistance Program funds and future property taxes paid by each newly constructed dwelling unit. Impact fees follow formulas outlined in Snohomish County Code (30.66C) and King County Code (21A.43).

NSD reviews its Capital Facilities Plan annually and monitors enrollment and capacity trends. The school construction cost element for the 2026 fees is calculated based on design capacity of the planned project at Shelton View Elementary School. Table 6.1 lists capacity projects. Appendix B includes the fee calculation, applied credits, and 2026 proposed fees by jurisdiction and dwelling unit type.

Proposed School Impact Fees
 Snohomish County, King County, City of Bothell, City of Kenmore

Single Family 2 Bedrooms or Less	\$8,400
Single Family 3 Bedrooms or More	\$11,395
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	\$0
Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	\$3,577
Multi-Family (Apartments/Condos) 1 Bedroom or Less	\$0
Multi-Family (Apartments/Condos) 2 Bedrooms or More	\$255

Proposed School Impact Fees
 City of Woodinville

Single Family 2 Bedrooms or Less	\$8,400
Single Family 3 Bedrooms or More	\$11,395
Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	\$0
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	\$3,228
Multi-Family (Apartments/Condos) 1 Bedroom or Less	\$0
Multi-Family (Apartments/Condos) 2 Bedrooms or More	\$255

School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.

Factors for Impact Fee Calculations

Student Factors

Single Family 2 Bedrooms or Less	
Elementary	0.222
Middle	0.000
High	0.111
K-12	0.333

Single Family 3 Bedrooms or More	
Elementary	0.307
Middle	0.102
High	0.085
K-12	0.494

Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	
Elementary	0.000
Middle	0.000
High	0.000
K-12	0.000

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	
Elementary	0.130
Middle	0.046
High	0.046
K-12	0.222

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	
Elementary	0.052
Middle	0.045
High	0.026
K-12	0.123

Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	
Elementary	0.145
Middle	0.047
High	0.050
K-12	0.242

Multi-Family (Apartments/Condos) 1 Bedroom or Less	
Elementary	0.014
Middle	0.001
High	0.005
K-12	0.021

Multi-Family (Apartments/Condos) 2 Bedrooms or More	
Elementary	0.061
Middle	0.029
High	0.031
K-12	0.122

Design Capacity

Elementary	530
Middle	1,000
High	1,750

Capacity/Construction Costs (in millions)

Elementary	74
Middle	170
High	330

Permanent Facility Square Footage 89.39%

Relocatable Facility Square Footage 10.61%

School Construction Assistance Program

Current SCAP Percentage	37.67%
Current Construction Cost Allocation	\$399.38
OSPI Square Foot Per Student	
Elementary	90
Middle	108
High	130

Average Assessed Value

Single Family 2 Bedrooms or Less	\$924,870
Single Family 3 Bedrooms or More	\$1,310,491
Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	\$719,407
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	\$821,901
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	\$719,407
Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	\$924,394
Multi-Family (Apartments/Condos) 1 Bedroom or Less	\$310,140
Multi-Family (Apartments/Condos) 2 Bedrooms or More	\$605,333

District Debt Service Rate

Current Rate Per Thousand	\$1.51
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Government Obligation Bond Interest Rate

February 2026 Average	4.77%
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Developer Provided Sites/Facilities

None

APPENDIX A

2026 Student Factors from New Development

All Units Constructed 2020 - 2024 (5 years)

	Elementary	Middle	High	K-12
Single Family 2 Bedrooms or Less	0.222	0.000	0.111	0.333
Single Family 3 Bedrooms or More	0.307	0.102	0.085	0.494
Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less	0.000	0.000	0.000	0.000
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More	0.130	0.046	0.046	0.222
Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less	0.052	0.045	0.026	0.123
Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More	0.145	0.047	0.050	0.242
Multi-Family (Apartments/Condos) 1 Bedroom or Less	0.014	0.001	0.005	0.021
Multi-Family (Apartments/Condos) 2 Bedrooms or More	0.061	0.029	0.031	0.122

Written Summary

Students generated from new construction are calculated as follows:

33 students for every 100 single family homes with 2 bedrooms or less;

49 students for every 100 single family homes with 3 bedrooms or more;

0 students for every 100 duplexes and townhomes (middle housing) with 1 bedroom or less;

22 students for every 100 duplexes and townhomes (middle housing) with 2 bedrooms or more;

12 students for every 100 duplexes and townhomes (middle housing) with 2 bedrooms or less;

24 students for every 100 duplexes and townhomes (middle housing) with 3 bedrooms or more;

2 students for every 100 multi-family (apartment/condo) homes with 1 bedroom or less; and

12 students for every 100 multi-family (apartment/condo) homes with 2 bedrooms or more.

Methodology

Permit addresses were compared to addresses for students enrolled in October 2025 to generate student factors.

Northshore School District

Student Generation Rates by Housing Type, #Bedrooms, Grade Level

ENTIRE DISTRICT

Permit Years 2020-2024

3/16/2026

Apartments	Units→	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total	Required Summaries		
								0-1 Bed	2+ Bed	Total
		338	767	730	84	0	1919	1105	814	1919
K-5 Students Generated		2	14	39	11	0	66	16	50	66
K-5 Generation Rate		0.006	0.018	0.053	0.131	0.000	0.034	0.014	0.061	0.034
6-8 Students Generated		1	0	17	7	0	25	1	24	25
6-8 Generation Rate		0.003	0.000	0.023	0.083	0.000	0.013	0.001	0.029	0.013
9-12 Students Generated		1	5	17	8	0	31	6	25	31
9-12 Generation Rate		0.003	0.007	0.023	0.095	0.000	0.016	0.005	0.031	0.016
K-12 Students Generated		4	19	73	26	0	122	23	99	122
K-12 Generation Rate		0.012	0.025	0.100	0.310	0.000	0.064	0.021	0.122	0.064

Townhomes & Duplexes	Units→	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total	Woodinville Deviation*			Required Summaries		
								0-1 Bed	2+ Bed	Total	0-2 Bed	3+ Bed	Total
		0	1	153	421	352	927	1	926	927	154	773	927
K-5 Students Generated		0	0	8	63	49	120	0	120	120	8	112	120
K-5 Generation Rate		0.000	0.000	0.052	0.150	0.139	0.129	0.000	0.130	0.129	0.052	0.145	0.129
6-8 Students Generated		0	0	7	22	14	43	0	43	43	7	36	43
6-8 Generation Rate		0.000	0.000	0.046	0.052	0.040	0.046	0.000	0.046	0.046	0.045	0.047	0.046
9-12 Students Generated		0	0	4	23	16	43	0	43	43	4	39	43
9-12 Generation Rate		0.000	0.000	0.026	0.055	0.045	0.046	0.000	0.046	0.046	0.026	0.050	0.046
K-12 Students Generated		0	0	19	108	79	206	0	206	206	19	187	206
K-12 Generation Rate		0.000	0.000	0.124	0.257	0.224	0.222	0.000	0.222	0.222	0.123	0.242	0.222

* Generation rates for the City of Woodinville deviation use districtwide townhome & duplex unit counts and students generated (not just for projects within the city)

Single Family (Excludes Mobile Homes)	Units→	Studio	1 Bed	2 Bed	3 Bed	4+ Bed	Total	Required Summaries		
								0-2 Bed	3+ Bed	Total
		0	2	7	123	1168	1300	9	1291	1300
K-5 Students Generated		0	0	2	22	374	398	2	396	398
K-5 Generation Rate		0.000	0.000	0.286	0.179	0.320	0.306	0.222	0.307	0.306
6-8 Students Generated		0	0	0	7	125	132	0	132	132
6-8 Generation Rate		0.000	0.000	0.000	0.057	0.107	0.102	0.000	0.102	0.102
9-12 Students Generated		0	0	1	14	96	111	1	110	111
9-12 Generation Rate		0.000	0.000	0.143	0.114	0.082	0.085	0.111	0.085	0.085
K-12 Students Generated		0	0	3	43	595	641	3	638	641
K-12 Generation Rate		0.000	0.000	0.429	0.350	0.509	0.493	0.333	0.494	0.493

Mobile Homes (Bedroom Data Not Available)	Total
Units→	57
K-5 Students Generated	7
K-5 Generation Rate	0.123
6-8 Students Generated	7
6-8 Generation Rate	0.123
9-12 Students Generated	10
9-12 Generation Rate	0.175
K-12 Students Generated	24
K-12 Generation Rate	0.421

APPENDIX B.1

School Impact Fee Calculation:

Single Family 2 Bedrooms or Less Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.222	-
Middle	-	\$0	-	\$0	0.000	-
High	-	\$0	-	\$0	0.111	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.222	\$27,734
Middle	\$0	-	\$0	89.39%	0.000	-
High	\$0	-	\$0	89.39%	0.111	-
TOTAL						\$27,734

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.222	-
Middle	\$0	-	\$0	10.61%	0.000	-
High	\$0	-	\$0	10.61%	0.111	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.222	-
Middle	\$0	108	37.67%	0.000	-
High	\$0	130	37.67%	0.111	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$924,870
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,400
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$10,934

Facility Credit					
Unfunded Need					\$16,801
Developer Fee Obligation					\$8,400
TOTAL					\$8,400

SCHOOL IMPACT FEE					
					\$8,400

APPENDIX B.2

School Impact Fee Calculation:

Single Family 3 Bedrooms or More Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.307	-
Middle	-	\$0	-	\$0	0.102	-
High	-	\$0	-	\$0	0.085	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.307	\$38,282
Middle	\$0	-	\$0	89.39%	0.102	-
High	\$0	-	\$0	89.39%	0.085	-
TOTAL						\$38,282

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.307	-
Middle	\$0	-	\$0	10.61%	0.102	-
High	\$0	-	\$0	10.61%	0.085	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.307	-
Middle	\$0	108	37.67%	0.102	-
High	\$0	130	37.67%	0.085	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$1,310,491
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,984
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$15,493

Facility Credit					
Unfunded Need					\$22,790
Developer Fee Obligation					\$11,395
TOTAL					\$11,395

SCHOOL IMPACT FEE					
					\$11,395

APPENDIX B.3

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 1 Bedroom or Less Dwelling Unit (Woodinville Only)

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.000	-
Middle	-	\$0	-	\$0	0.000	-
High	-	\$0	-	\$0	0.000	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.000	-
Middle	\$0	-	\$0	89.39%	0.000	-
High	\$0	-	\$0	89.39%	0.000	-
TOTAL						\$0

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.000	-
Middle	\$0	-	\$0	10.61%	0.000	-
High	\$0	-	\$0	10.61%	0.000	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.000	-
Middle	\$0	108	37.67%	0.000	-
High	\$0	130	37.67%	0.000	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$719,407
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,089
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$8,505

Facility Credit					
Unfunded Need					\$0
Developer Fee Obligation					\$0
TOTAL					\$0

SCHOOL IMPACT FEE					
					\$0

APPENDIX B.4

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or More Dwelling Unit (Woodinville Only)

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.130	-
Middle	-	\$0	-	\$0	0.046	-
High	-	\$0	-	\$0	0.046	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.130	\$16,173
Middle	\$0	-	\$0	89.39%	0.046	-
High	\$0	-	\$0	89.39%	0.046	-
TOTAL						\$16,173

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.130	-
Middle	\$0	-	\$0	10.61%	0.046	-
High	\$0	-	\$0	10.61%	0.046	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.130	-
Middle	\$0	108	37.67%	0.046	-
High	\$0	130	37.67%	0.046	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$821,901
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,244
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$9,716

Facility Credit					
Unfunded Need					\$6,457
Developer Fee Obligation					\$3,228
TOTAL					\$3,228

SCHOOL IMPACT FEE					
					\$3,228

APPENDIX B.5

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 2 Bedrooms or Less Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.052	-
Middle	-	\$0	-	\$0	0.045	-
High	-	\$0	-	\$0	0.026	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.052	\$6,483
Middle	\$0	-	\$0	89.39%	0.045	-
High	\$0	-	\$0	89.39%	0.026	-
TOTAL						\$6,483

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.052	-
Middle	\$0	-	\$0	10.61%	0.045	-
High	\$0	-	\$0	10.61%	0.026	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.052	-
Middle	\$0	108	37.67%	0.045	-
High	\$0	130	37.67%	0.026	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$719,407
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,089
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$8,505

Facility Credit					
Unfunded Need					\$0
Developer Fee Obligation					\$0
TOTAL					\$0

SCHOOL IMPACT FEE					
					\$0

APPENDIX B.6

School Impact Fee Calculation:

Duplexes and Townhomes (Middle Housing) 3 Bedrooms or More Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.145	-
Middle	-	\$0	-	\$0	0.047	-
High	-	\$0	-	\$0	0.050	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.145	\$18,083
Middle	\$0	-	\$0	89.39%	0.047	-
High	\$0	-	\$	89.39%	0.050	-
TOTAL						\$18,083

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.145	-
Middle	\$0	-	\$0	10.61%	0.047	-
High	\$0	-	\$0	10.61%	0.050	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.145	-
Middle	\$0	108	37.67%	0.047	-
High	\$0	130	37.67%	0.050	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$924,394
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$1,399
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$10,928

Facility Credit					
Unfunded Need					\$7,155
Developer Fee Obligation					\$3,577
TOTAL					\$3,577

SCHOOL IMPACT FEE					
					\$3,577

APPENDIX B.7

School Impact Fee Calculation:

Multi-Family (Apartments/Condos) 1 Bedroom or Less Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.014	-
Middle	-	\$0	-	\$0	0.001	-
High	-	\$0	-	\$0	0.005	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.014	\$1,807
Middle	\$0	-	\$0	89.39%	0.001	-
High	\$0	-	\$0	89.39%	0.005	-
TOTAL						\$1,807

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.014	-
Middle	\$0	-	\$0	10.61%	0.001	-
High	\$0	-	\$0	10.61%	0.005	-
TOTAL						\$0

State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.014	-
Middle	\$0	108	37.67%	0.001	-
High	\$0	130	37.67%	0.005	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$310,140
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$470
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$3,666

Facility Credit					
Unfunded Need					\$0
Developer Fee Obligation					\$0
TOTAL					\$0

SCHOOL IMPACT FEE					
					\$0

APPENDIX B.8

School Impact Fee Calculation:

Multi-Family (Apartments/Condos) 2 Bedrooms or More Dwelling Unit

Northshore School District, 2026 CFP

Site Acquisition Cost	Site Size (acres)	Per Acre Cost	Design Capacity	Cost/Student	Student Factor	Cost
Elementary	-	\$0	-	\$0	0.061	-
Middle	-	\$0	-	\$0	0.029	-
High	-	\$0	-	\$0	0.031	-
TOTAL						\$0

School Construction Cost	Construction Cost	Design Capacity	Cost/Student	Permanent Ft. ²	Student Factor	Cost
Elementary	\$74,000,000	530	\$139,623	89.39%	0.061	\$7,666
Middle	\$0	-	\$0	89.39%	0.029	-
High	\$0	-	\$0	89.39%	0.031	-
TOTAL						\$7,666

Relocatable Facilities Cost	Facility Cost	Design Capacity	Cost/Student	Relocatable Ft. ²	Student Factor	Cost
Elementary	\$0	-	\$0	10.61%	0.061	-
Middle	\$0	-	\$0	10.61%	0.029	-
High	\$0	-	\$0	10.61%	0.031	-
TOTAL						\$0

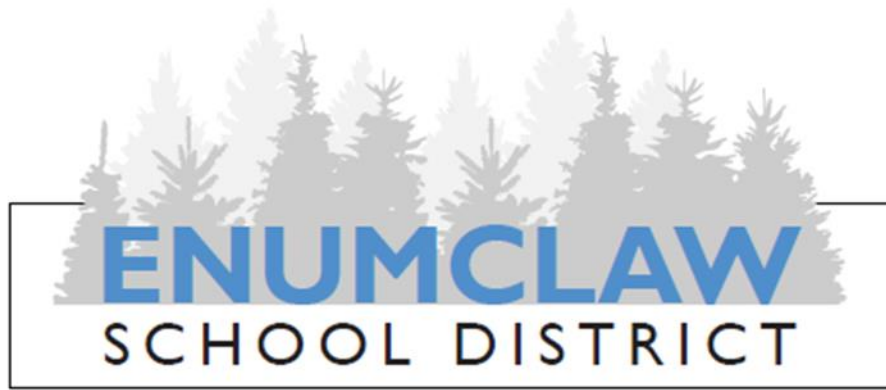
State Match Credit	Constr. Cost Alloc.	OSPI Ft. ² /Student	SCAP %	Student Factor	Credit
Elementary	\$0	90	37.67%	0.061	-
Middle	\$0	108	37.67%	0.029	-
High	\$0	130	37.67%	0.031	-
TOTAL					\$0

Tax Payment Credit					
Avg. Assessed Value					\$605,333
Debt Service Rate/\$1,000					\$1.51
Annual Tax Payment					\$916
Years Amortized					10
Interest Rate					4.77%
TOTAL					\$7,156

Facility Credit					
Unfunded Need					\$510
Developer Fee Obligation					\$255
TOTAL					\$255

SCHOOL IMPACT FEE					
					\$255

Attachment I



Capital Facilities Plan 2026-2031

*2929 McDougall Avenue
Enumclaw, Washington 98022
(360) 802-7100*

*Board Adopted:
June 8, 2026*

Six-Year Capital Facilities Plan

2026-2031

Board of Directors

Tyson Gamblin

Scott Mason

Paul Fisher

Tara Cochran

Ben Stouffer

Administration

Jill Burnes

Superintendent

Lindsey Marquardt

Director, Teaching & Learning

Kyle Fletcher

Director, Business & Finance

Jessica McCartney

Director, Communications

Stephanie Berryhill

Director, Human Relations

Carolyn Zieske

Director, Student Support Services

Phil Engebretsen

Director, Facilities, Operations & Athletics

Enumclaw School District No. 216

Enumclaw, Washington 98022

CAPITAL FACILITIES PLAN

Approved by Board of Directors

Resolution No. 1171

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Blaine Diamond, this Capital Facilities Plan documenting present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King Code 21A, including a six (6) year financing plan component.

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Executive Summary

In accordance with King County Code 21A.43, this update has been prepared by the Enumclaw School District No. 216 to reflect current conditions in facility usage and needs.

The District's service area includes areas of unincorporated King County, the City of Black Diamond, and the City of Enumclaw. Currently, the District serves a student population of 4,336 (October 2025 head count) students in Kindergarten through grade 12 (excluding our Transition to Kindergarten and full-time Running Start student populations). Enrollment projections presented herein, indicate that enrollment growth will occur over the next six years.

The District has experienced approximately .48% growth per year over the past two years. Enrollment was 4,304 students in October 2024 and 4,295 students in October 2023. The District has seen consistent post-pandemic enrollment growth over the past several years and anticipates continued enrollment gains moving forward because of comparably high birth rates, inward mobility, and continued new residential development projected within the six-year planning period (and anticipated to continue beyond the six-year planning period). The City of Black Diamond has two Master Planned Developments (the "MPDs"), Ten Trails and Lawson Hills, in the process of development with a projected buildout of up to 6,050 dwelling units. Construction of residential dwelling units in Phase IA of the Ten Trails MPD began in 2018 with the permitting of approximately 1,249 single-family units and 280 multi-family units (plus 304 age-qualified units) through 2025. An additional 310 single-family units and 40 multi-family units (plus 100 age-qualified units) are anticipated to be permitted in 2026, with a rapid increase in residential unit construction expected to begin in 2027. Over the next six years, it is anticipated that roughly 2,860 single-family units and 240 multi-family units will be permitted in the MPDs through 2031. See Appendix E for Map of MPDs and map of current project buildout. The City of Enumclaw also has several continuing residential construction projects within the city limits. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District.

To accommodate cumulative projected new development, the District added capacity in 2017 at the new Black Diamond Elementary School and added permanent student capacity at Enumclaw High School. Temporary capacity at the elementary and middle school levels will be needed during the six-year planning period, and the District is planning for additional permanent capacity within the six-year planning period. Section IV of this Plan identifies the District's six-year and anticipated long-term planning for school facilities.

As noted above, the District will need substantial capacity additions in the long-term planning period in response to development activity throughout the District and particularly within the City of Black Diamond. Future updates to this Plan will reflect updated planning needs in response to growth.

Section I: Six-Year Enrollment Projection

This plan update is based on the anticipated number of students expected to be enrolled through 2031. The six-year projection (2026-2031) will assist in determining short term needs and form the basis for assessing the need for impact fees.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities will likely be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds projections. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on two population forecasts for purposes of projecting student enrollment. The first is an estimate by the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment through 2031 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year by relying on previous enrollment trends. Due to the fact that the cohort survival method does not incorporate changes in trends of in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. The pandemic's anomalous impact on enrollment counts makes the cohort survival projections more unreliable. See Appendix A.

The second forecast is a modified cohort analysis, which uses the cohort projections as a base, incorporates King County live birth data and the District's historic percentage of those births to determine the number of kindergartners entering the system, and further incorporates assumptions based on known new residential development proposals within the District. These numbers are also supported and defined by the District's current multi-year, professionally conducted demographics study. See Appendix B. Because this analysis incorporates the expected in-migration to the District from new development, the District uses this analysis for purposes of determining capacity needs throughout the six years of this planning period. Using the modified enrollment projections, the District's enrollment is expected to increase at all grade levels over the six years of this Plan. See Table 1.

The modified cohort analysis varies greatly from the cohort survival analysis mainly due to significant planned residential development in both Black Diamond and Enumclaw. Relatively strong live birth data and inward mobility rates that contribute to increased enrollment. In addition to the majority of the remaining MPD units in Black Diamond being completed in the next six years, the City of Enumclaw also has ten active or planned development projects totaling 548 housing units to be completed over the next ten years, many of which affect this report's enrollment projections over the next six years.

With regard to the expected enrollment from the anticipated 6,050 dwelling units in Black Diamond, building of residential units did commence in summer 2018, with building and occupancy to continue for a sustained period over several years. As such, the enrollment impacts from the ongoing development is continues to show during this Plan period. Future

updates to this Plan will provide additional and updated information regarding these projects and the impacts on District enrollment.

Using the modified cohort survival projections, a total enrollment of 5,779 (HC) is expected by 2031. The District expects the enrollment of 1,443 additional students between 2026 and 2031. See Table 1 and Appendix B.

Table 1: Projected K-12 Student Enrollment (2026-2031)

<i>Projection Year</i>	<i>2025*</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Projected Growth</i>	<i>Percent Change</i>
Modified Cohort (Headcount)	4,336	4,496	4,736	4,999	5,251	5,513	5,779	1,443	33.3%

** Actual K-12 enrollment (October 1, 2025) excluding TTK and full-time RS*

Section II: Current Enumclaw School District “Standard of Service”

In order to determine the capacity of the District’s facilities, the King County Code 21A refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available, portables are removed from service, transferred to other locations, or used for non-classroom purposes.

The District’s standard of service is based on current standards. The Capital Facilities Plan incorporates funded implementation of K-3 class size reduction.

Current Standards of Service for Elementary Students:

We have reduced permanent capacity in several schools to allow for K-3 class size reduction. Average district wide class sizes for grades K-3 were reduced to 20 students per teacher beginning in the 2019-2021 school year to help meet the 1:17 ratio when specialist and intervention teachers are considered. Elementary school permanent capacity should be between 450 to 600 students. Goals with new construction would be to build permanent capacity to accommodate for growth while still allowing for special programming listed below. Average district wide class size for grades 4 and 5 should not exceed 26 students.

Class size may vary from building to building based upon different influencing factors at each school. Students may be provided music instruction, physical education, and lunch in a separate classroom or facility. Students may have scheduled time in a specialized instructional space such as a computer lab or art space. Special Education for students with disabilities may be provided in a dedicated resource room or a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Multilingual Learning Program (MLL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Title 1)
- Highly Capable Program
- Other Remediation Programs
- Learning Assisted Program (LAP)
- Behavior Programs for severely behavior-challenged students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Preschool

Early Childhood Education Assistance Programs (ECEAP)
Transition to Kindergarten (TTK)

All of the special programs referenced above require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in several special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

Current Standards of Service for Secondary Students:

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students, which directly affect the capacity of the school buildings.

Average district-wide class size for grades 6-8 should not exceed 28 students. Middle school permanent capacity should be between 550 to 800 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

Instrumental and Vocal Music
Multicultural Learning and Support
Integrated Programs & Resource Rooms (for special remedial assistance)
Advanced Placement Programs
Basic Skills Programs
Career and Vocational Education Programs

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings.

Each school's available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to a site to add student capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. may become inadequate.

Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,807 students based on the District's Standard of Service as set forth in Section II. Portable classroom capacity for 432 students brings the total capacity to 5,239 at the beginning of the 2025-2026 school year.¹ A summary of the current enrollment and capacity, and the breakdown at each grade span follows:

Table 2: Summary of Capacity (2025-2026)

2024-2025 Current	Permanent Capacity	Portable Capacity	Total Capacity	Oct. 2025 Enrollment (HC)	Surplus Capacity w/o Portables	Surplus Capacity w/ Portables
Elementary	2,210	96	2,306	2,011	199	295
Middle	1,100	112	1,212	1,059	41	153
High	1,497	224	1,721	1,266	231	455
District Total	4,807	432	5,239	4,336	471	903

Included in this Plan is an inventory of the District's schools by type, address and current capacity. See Table 3.

In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. The District performed facility upgrades in 2015 at J.J. Smith and it was used to temporarily house Black Diamond Elementary students during construction of the new elementary school. In the fall of 2017, J.J. Smith began to house the District's Birth-to-Five program, which houses special education pre-school, ECEAP and our Transition to Kindergarten programs. Students in these three programs at JJ Smith (146 students as of October 1, 2025) are not included in the current and projected K-12 numbers within this report.

Black Diamond Elementary, as modernized and expanded, opened in August 2017. This school now has a permanent capacity of 430 students (an increase from the previous permanent capacity of 217). The Enumclaw High School modernization was completed in August of 2019. The updated facility increased permanent capacity by approximately 197 students.

Based on the enrollment forecasts, current inventory, program capacity, current standard of service, and portable capacity, the District has identified the need for additional student capacity within the six year planning period. This reflects new development in the City of Black Diamond as well as new development in the City of Enumclaw and King County during the six-year planning period, as well as increasing birth rates (against the trend of many other school districts in King County) and inward mobility.

¹ The District's intent is for all students to be served in permanent classroom facilities. As such, portables are intended to be a temporary accommodation. The District currently has four classrooms in portables at Cibola Elementary and eight available portable classrooms at Enumclaw High School. There are seven portables at Cibola in total and three at Westwood. Portables are also used for bookrooms, storage and for administrative purposes.

Table 3: Inventory Summary

An inventory of existing permanent school facilities including the locations and permanent capacities of those facilities is provided below.

<u>Existing Facility</u>	<u>Location</u>	<u>Permanent Capacity</u>
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	430
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	430
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	450
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	450
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	450
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	550
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	550
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1497

Table 4 – Projected Enrollment & Capacity

K-5 Elementary							
	2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	2,210	2,210	2,210	2,810	2,810	2,810	2,980
New Permanent Capacity			600^			170**	
Portable Capacity Available	96	96	96	96	96	96	96
Portable/Purchase, Relocate							
Total Capacity	2,306	2,306	2,906	2,906	2,906	3,076	3,076
Projected Enrollment*	2,011	2,161	2,280	2,404	2,538	2,639	2,746
Surplus/(Deficit) of Perm. Capacity	199	49	530	406	272	341	234
Surplus/(Deficit) with Portables	295	145	626	502	368	437	330
6-8 Middle School							
	2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	1,100	1,100	1,100	1,100	1,100	1,100	1,100
New Permanent Capacity							800^^
Portable Capacity Available		112	112	112	224	224	224
Portable/Purchase, Relocate	112***			112^^^			
Total Capacity	1,212	1,212	1,212	1,324	1,324	1,324	2,124
Projected Enrollment*	1,059	1,059	1,143	1,213	1,262	1,347	1,401
Surplus/(Deficit) of Perm. Capacity	41	41	(43)	(113)	(162)	(247)	499
Surplus/(Deficit) with Portables	153	153	69	111	62	(23)	723
9-12 High School							
	2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	1,497	1,497	1,497	1,497	1,497	1,497	1,497
New Permanent Capacity							
Portable Capacity Available	224	224	224	224	224	224	224
Portable/Purchase, Relocate							
Total Capacity	1,721	1,721	1,721	1,721	1,721	1,721	1,721
Projected Enrollment*	1,266	1,276	1,313	1,382	1,451	1,527	1,632
Surplus/(Deficit) of Perm. Capacity	231	221	184	115	46	(30)	(135)
Surplus/(Deficit) with Portables	455	445	408	339	270	194	89

*Reflects actual October 2025 enrollment.

^Construction of new elementary in Ten Trails to open in the 2027-2028 school year

**Added permanent capacity at Kibler Elementary School (Kibler ES to be replaced on site with added capacity) to open in 2030-2031 school year

^^Construction of new middle school in Ten Trails to open in the 2031-2032 school year

***Addition of 2 portable classrooms at Thunder Mountain MS and 2 portable classrooms at Enumclaw MS during the 2025-2026 school year

^^^Addition of 4 portable classrooms at Thunder Mountain MS during the 2028-2029 school year

Section IV: The District's Planning and Construction Plan

Trigger of Construction

Planning for new schools and additions to existing schools are triggered by comparing the enrollment forecasts with District capacity. Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity for each of the six years in the forecast period (2026-2031). Capacity needs are expressed in terms of "Surplus/(Deficit) of Permanent Capacity." A deficit in permanent capacity means there will be unhoused students who will likely be served in portable classrooms or in classrooms where class sizes exceed state standards, board expectations and/or contractually negotiated agreements within the local school district. The unhoused student levels are shown in Table 5.

Note: for purposes of assessing capacity, the District has included the capacity improvements that are planned over the six-year planning period. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will continue to assess the need for any capacity additions in future updates to this Plan.

Facility Needs (2026-2031)

The voters in the District approved a Bond in April 2015 that included replacement and expansion of Black Diamond Elementary School and renovation/expansion of Enumclaw High School. Creating new capacity at Black Diamond Elementary helped to ensure that elementary schools in other areas of the District are not overcrowded and that capacity is available in those schools to serve new development. However, projected enrollment within the six year planning period demonstrates a need for additional permanent capacity. With the growth of the Ten Trails MPD, Black Diamond Elementary is now at capacity, necessitating the transportation of many current Ten Trails area students to Westwood Elementary, our northernmost Enumclaw elementary school. If the District continues to move more Ten Trails area students to Westwood as the MPD builds out (assuming no added elementary capacity in Ten Trails), students who may otherwise attend Westwood may need to be likewise moved to other elementary schools located in the City of Enumclaw. Currently, the District has secured from the Ten Trails developer nontaxpayer funding for the construction of a new elementary school in Ten Trails. The District has completed early site and project validation and is in the middle of the design phase for construction of the new elementary school. The District hopes to break ground in June and complete construction in August of 2027. The school will be constructed on land secured by the District as mitigation from the Ten Trails developer.

The projects listed in Table 5 are anticipated based upon information available at the present time. Due to anticipated growth within the cities of Black Diamond and Enumclaw, the District has relocated portables to both Thunder Mountain Middle School and Enumclaw Middle School and will likely need to purchase and/or relocate additional new portables based on the actual impact of growth. Implementation of the K-3 class size legislation has impacted permanent space at the elementary level. The District anticipates running one or more bonds by 2028 for several projects. These projects will likely include (i) the replacement and modernization (with added capacity) of Byron Kibler Elementary School with an included preschool wing to support early learning and the replacement of the aging JJ Smith building; and (ii) a new middle school

in Black Diamond to support growth in the Ten Trails area. The District secured property from the developer for the planned new middle school in Ten Trails through MPD mitigation.

The District will add portables at Thunder Mountain Middle School to serve interim capacity needs. A new agricultural sciences barn has been constructed at Enumclaw High School as part of our CTE program, which will provide a variety of learning opportunities for our growing CTE student population in the coming years. The District also anticipates upgrading the Performing Arts Center at EHS to allow for increased performing arts related classes and activities as well as productions and performances.

Facility Needs (Long Term)

Based upon present information regarding the development activity within the City of Black Diamond, the District is planning for long-term needs in the Black Diamond area. The District anticipates that, based upon service standards and enrollment projections, the two approved master planned development projects will, over the long term, necessitate the need for additional elementary and secondary capacity. The District will continue to monitor development activity and related capacity needs, using portable structures as needed for additional temporary capacity. Future updates to this Plan will reflect the changes needed to respond to long-term growth impacts.

General Considerations

The decision and ability to construct a new school facility involves multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration whether those funds are generated from locally approved bonds, state construction funds, impact fees, mitigation payments, or a combination of the above.

Table 5 - Planned Projects (2026-2031)

Projects Planned and Sites Acquisitions

Enumclaw School District No.216

School/Facility/Site	Location	Type	Status	Projected Completion Date	Approx Added Capacity	Approx % for New Growth
Elementary						
Ten Trails Elementary^	Black Diamond	New	In Process	2027	600	100%
Byron Kibler Elementary*	Enumclaw	New	Planning	2030	170	15%
Middle School						
EMS Portables**	Enumclaw	Relocate/Renovate	Complete	2025	56	100%
TMMS Portables**	Enumclaw	Relocate/Renovate	Complete	2025	56	100%
TMMS Portables^^	Enumclaw	New	Planning	2028	112	100%
Ten Trails Middle School***	Enumclaw	New	Planning	2031	800	100%
High School						
Agricultural Sciences Barn	Enumclaw	New	Complete	2023	N/A	N/A
EHS Renovation (roof/siding at PAC)	Enumclaw	Renovation	In Progress	2026	N/A	N/A
Other Sites						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Existing	Site Bank	N/A	N/A
North East Enumclaw (20A)	East of Highway 169	New	Existing	Site Bank	N/A	N/A
Black Diamond (various pending)	MPD designated sites	New	Planning		varying	100%

* Replacement of Byron Kibler Elementary (600 students) will increase permanent capacity by 170 students as that school is currently above permanent capacity

** District owned portables have been relocated from EHS to both middle schools to expand capacity for growth

*** A middle school in Black Diamond will be built to expand capacity for growth in the Ten Trails and Lawson Hills developments

^ An elementary school in Black Diamond will be built to expand capacity for growth in the Ten Trails community and initial Lawson Hills residents

^^ Additional portables will need to be placed at Thunder Mountain MS to increase capacity for growth in Ten Trails Development

Table 6 – Finance Plan

Estimated Project Cost by Year - in \$millions								Total	Secured	Secured	Unsecured
2025	2026	2027	2028	2029	2030	2031		Cost	Bond/Levy (1)	Other (2)	Other (3)
Improvements Adding Student Capacity											
Elementary School:											
Replacement Byron Kibler Elementary*			\$20.00	\$63.00	\$2.00			\$85.00			\$85.00
New Ten Trails Elementary**	\$18.00	\$55.00	\$2.00					\$75.00		\$75.00	
Middle School:											
New Ten Trails Middle School***				\$32.00	\$98.00	\$5.00		\$135.00			\$135.00
Portable Placement^		\$0.25						\$0.25		\$0.25	
Portable Placement^^^			\$1.00					\$1.00		\$1.00	
High School:											
Renovation^^			\$2.00					\$2.00			\$2.00
Total	\$18.25	\$55.00	\$4.00	\$21.00	\$95.00	\$100.00	\$5.00	\$298.25		\$76.25	\$222.00

(1) Secured Bond/Levy- Bond and levy funding already approved by voters.

(2) Secured Other - Funds currently available to District including proceeds from reallocation of mitigation agreement assets, school mitigation/impact fees, and State School Construction Assistance Program (SCAP) Funds approved.

(3) Unsecured future - School mitigation and impact fees not yet collected, bonds and levies not yet approved, SCAP dollars not yet allocated.

* Costs related to building replacement and new capacity project for Byron Kibler Elementary.

** Costs related to the new elementary school project in Ten Trails. Funds for this project have been secured through a unique reallocation of assets related to the Ten Trails School Mitigation Agreement is a non-impact fee related project.

*** Costs related to a new middle school project in Ten Trails.

^ Cost of adding one double portable at each of two middle schools using district owned and refurbished portable structures.

^^ Completion of envelope renovations as well as necessary upgrades to existing Performing Arts Center.

^^^ Additional/New portable placement at Thunder Mountain MS to increase capacity for growth in Ten Trails Development

District may also add portable facilities at various schools during the six year planning period as needed to meet enrollment growth

Section V: Capital Facilities Financing Plan

The six-year Finance Plan shown in Table 6 demonstrates how the District intends to fund new construction and improvements to school facilities for the years 2026-2031, and includes the current costs pending in the 2025-2026 school year. The financing plan and impact fee calculation formula also differentiate between capacity and non-capacity projects.

The District's ability to accomplish its building program is based on the following funding sources:

- Collection of school mitigation and impact fees;
- Passage of future general obligation bonds for planned projects (Kibler ES replacement w/ Birth to Five addition, portable placements, Ten Trails MS construction, and EHS PAC renovation); and
- Collection of State School Construction Assistance Program funds.

The new elementary school in Ten Trails is financed by a unique reallocation of District-held assets within the Amended & Restated Comprehensive School Mitigation Agreement and does not involve District taxpayer funding.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. In 2015, the District's voters approved a \$68.5 million bond to fund the replacement and expansion of the existing Black Diamond Elementary School and the partial renovation and expansion of Enumclaw High School. In 2023, the District put forth two separate bond measures. The first measure included both a new elementary school in Black Diamond and a full replacement for Kibler Elementary among other items, and the second measure included the full replacement for Kibler Elementary as well as district-wide maintenance items, but not a new elementary school in Black Diamond. District voters did not approve either of these 2023 bond measures. In February of 2020, the district passed a six-year Capital (technology) levy and will attempt to do so again in February of 2026. In April of 2025, the District put forth a capital levy in an attempt to secure funding for district-wide maintenance projects, but this measure did not pass. In February of 2026 the District's voters approved a six-year technology levy.

The District is considering proposing one or more bond packages in the near future to fund the replacement of Byron Kibler Elementary (with a possible early learning addition) and a new Middle School in Ten Trails. The District will continue exploring possibilities to work with our community to determine next steps to successfully secure funding for these projects. Board decisions and any authorized proposals will be included in future updates to this Capital Facilities Plan. In late 2025, the school board agreed to a unique funding solution with the MPD developer, enabling the District to move forward with a new elementary school in Black Diamond (Ten Trails). This agreement involves a reallocation of mitigation agreement assets.

State School Construction Funding Assistance

State School Construction Funding Assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Superintendent of Public Instruction can prioritize funding.

School districts may qualify for School Construction Assistance Program funding for specific capital projects. To qualify, a project must first meet a state established criteria of need. This is determined by a formula that specifies the amount of square footage the state will help finance to provide permanent structures for the unhoused enrollment projected for the district. If a project qualifies, it can become part of a state prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the percent of the total project cost to be paid by the state. The state contribution can range from less than half to more than 70% of the project's cost.

State School Construction Assistance Program funding can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive School Construction Assistance Program dollars. School Construction Assistance Program funds are not received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the state share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing state School Construction Assistance Program funding, the official percentage of funds calculated by the state does not typically equal the actual percentage of total facility cost. The state funding assistance percentage for the Enumclaw School District is currently 53.84%. Notably, this only applies to costs that the state considers eligible for state funding assistance. Land costs and other development costs are not considered eligible for state School Construction Assistance Program funding. Furthermore, the State only allows 90 square feet per elementary student while the District's service standard requires more square feet per student. This additional space must be funded with local dollars. For a typical project that has maximum state funding, less than 50% of the total project costs will be covered by School Construction Assistance Program funds.

The District anticipates that it could be eligible for some amount of state school construction assistance program funding (SCAP funding) for the Kibler Elementary replacement project; however, more specific information is not known at this time and the projects in any case require front funding from other funds.

Mitigation Payments and School Impact Fees

King County, the City of Black Diamond and the City of Enumclaw have adopted school impact fee ordinances. In these jurisdictions, the District requests that an impact fee be collected for the construction of any new residential dwelling unit.

New dwelling units in the Lawson Hills and Ten Trails MPDs are subject to a school mitigation fee assessed pursuant to a 2021 Amended & Restated Comprehensive School Mitigation Agreement entered into by the District, the MPD Master Developer, and the City of Black Diamond.

Fees assessed are based on the new enrollment growth in the District and related capacity needs. By law, new development cannot be assessed impact fees to correct existing deficiencies.

Impact fees are calculated utilizing the formula in the King County Ordinance 19965, which adopted adjustments to comply with E2SSB 5258 (2023). The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and, as relevant, purchase, install or relocate temporary facilities (Portables), all as related to growth-related capacity projects identified in the Capital Facilities Plan. Credits are applied in the formula to account for State School Construction Funding Assistance expected to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit toward the capacity improvement.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 19965 identifies that the "Student Factor" "shall be based on district records on average actual student generation rates for a statistically valid sample of newly constructed dwelling units over a period of between five years and ten years before the date of the fee calculation. If such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used; however, a district may use its calculated student factor for the apartment units category for the middle housing units if there is insufficient data in the district to calculate a student factor for middle housing units."

Enumclaw School District's student generation factors are borrowed from the Snoqualmie Valley School District, an adjacent district and one with similar demographics. See Table 7. The District will continue to monitor its own pool of development with the aim of preparing in the future district-specific student generation rates.

Table 7 –Student Generation Rates (SGR)*

Table 1: K–12 Students by Grade Group per Housing Unit Built 2015–2024

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	1,223	379	189	203	771	0.310	0.155	0.166	0.630
Two Bedrooms or Less	104	8	4	5	17	0.077	0.038	0.048	0.163
Three Bedrooms or More	1,119	371	185	198	754	0.332	0.165	0.177	0.674
Middle Housing ^(a)	258	35	17	15	67	0.136	0.066	0.058	0.260
Two Bedrooms or Less	8	1	0	1	2	0.125	0.000	0.125	0.250
Three Bedrooms or More	250	34	17	14	65	0.136	0.068	0.056	0.260
Apartments ^(b)	472	85	48	59	192	0.180	0.102	0.125	0.407

Notes

Housing units built in 2025 are excluded, because they may not have been completed and occupied by October 2025. Parcels with present use codes Condominium (Residential) and Condominium (Mixed Use) are classified as single-family detached, middle housing, or apartments based on dwelling unit type.

(a) The middle housing category includes parcels with present use codes: Duplex, Triplex, 4-Plex, and Townhouse Plat As defined in King County Title 21A.43.003, "Middle housing units" includes duplex, houseplex, townhouse, and cottage housing units.

(b) The apartments category includes parcels with present use codes: Apartment, Apartment (Mixed Use), Apartment (Co-Op), Apartment (Subsidized), Vacant (Multi-Family).

As defined in King County Title 21A.43.003, "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. 21A.06.069 Apartment: a building consisting of ten or more dwelling units sharing a common roof, wall, or floor.

Sources

Snoqualmie Valley School District March 2026 headcount enrollment.

King County GIS Center parcels and Department of Assessments property data.

**Based on actual data obtained by the Snoqualmie Valley School District and used by the Enumclaw School District pursuant to KCC 21A.43.030(B) (permitting the use of data from adjacent districts, districts with similar demographics, or county wide averages where a school district is unable to obtain its own statistically valid data set).,*

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Middle Housing/Multi-Family

See Table 7

Student Capacity per Facility

Elementary	600
Middle School	
High School	

Site Acreage Site

Elementary	N/A
Middle School	N/A
High School	

Site Cost per Acre

Elementary	N/A (existing site)
Middle School	N/A (future conveyance)
High School	

New Facility Construction Cost

Elementary	\$85,000,000
Middle School	

SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	108
High School (9-12)	130
Special Education	144

Temporary Classroom Capacity

Elementary	24
Middle School	28
High School	28

Developer Provided Sites/Facilities

Elementary School Site
(not applicable to Kibler Elementary School)
Ten Trails Middle School

Temporary Facilities Costs (1 single)

Elementary	\$250,000
Middle School	\$250,000
High School	

Permanent Square Footage

Elementary	225,104
Middle School	167,254
High School	<u>244,651</u>
Total	637,009

Temporary Square Footage

Elementary	3,800
Middle School	3,800
High School	<u>7,168</u>
Total	14,768

Total Facilities Square Footage

Elementary	228,904
Middle School	167,254
High School	<u>251,819</u>
Total	647,977

State Construction Funding

District Match – 58.61%
Current Construction
Cost Allocation – \$399.38

District Average Assessed Value

Single Family 3+ Bdrm	\$704,608
Single Family 2/less Bdrm	\$529,787
Middle Housing 3+ Bdrm	\$612,826
Middle Housing 2/less Bdrm	\$516,000
Apartments/Condos 2+ Bdrm	\$337,904
Apartments/Condos 1/less Bdrm	\$236,500

Bond Interest Rate

Current Bond Buyer Index 4.77%

District Debt Service Tax Rate

Current \$.61794/\$1,000

The District’s proposed school impact fees reflect identified capacity needs and planning at the elementary level. The fees are based on the estimated costs of the planned Kibler Elementary School rebuild/expansion project (anticipated, if funding is approved by the voters, to be complete within the six-year planning period).

The calculated school impact fees reflect the new fee structure required by State law (using bedroom count distinctions to calculate impact fees to distinguish between “large” and “small” units) and implement new fee categories set forth in King County Ordinance 19965 (including a new middle housing category). Because permit data does not include bedroom count distinctions for apartment units, the student generation rate for apartment units is based on all units in that category, with the combined rate applied to apartments with 2 or more bedrooms and an assumed fee of \$0 for apartments with less than 2 bedrooms.

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.1 and Appendix C.2.

Table 8 - School Impact Fees

Housing Type	Impact Fee Per Dwelling Unit*
Single Family 3+ Bdrm	\$16,559
Single Family 2/less Bdrm	\$2,693
Middle Housing 3+ Bdrm	\$5,949
Middle Housing 2/less Bdrm	\$5,634
Apartment/Condo 2+ Bdrm	\$9,537
Apartment/Condo 1/less Bdrm	\$0

*Per City of Black Diamond Ordinance 20-1146; discounted at 50%; City of Enumclaw Ordinance 2609 (discounted at 50%); Chapter 21A.43 KCC and Ordinance No. 19965 (discounted at 50%).

The 2021 Amended & Restated Comprehensive School Mitigation Agreement establishes non-GMA school mitigation fees for “single family units” and “multi-family units”, as both of those terms are defined in the A&R CSMA. The A&R CSMA references City of Black Diamond adopted school impact fees as setting a threshold for the ceiling of school mitigation fees; however, that reference pre-dates the requirements of E2SSB 5258. Appendix C.3 creates a comparison for purposes of pre-E2SSB 5258 impact fees for purposes of the A&R CSMA threshold and is relevant solely for purposes of units permitted in the Black Diamond Master Planned Development and subject to the A&R CSMA school mitigation fees.

Appendix A OSPI Cohort Enrollment Projections



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

ENUMCLAW

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---					AVERAGE %		--- PROJECTED ENROLLMENTS ---					
	2020	2021	2022	2023	2024	2025	SURVIVAL	2026	2027	2028	2029	2030	2031
Kindergarten	268	328	364	300	342	330		351	359	367	375	384	392
Grade 1	298	267	342	342	293	352	99.68%	329	350	358	366	374	383
Grade 2	292	312	304	342	348	300	104.53%	368	344	366	374	383	391
Grade 3	320	297	332	311	351	351	102.78%	308	378	354	376	384	394
Grade 4	276	318	331	355	318	353	104.10%	365	321	393	369	391	400
Grade 5	301	289	334	343	357	325	103.22%	364	377	331	406	381	404
K-5 Sub-Total	1,755	1,811	2,007	1,993	2,009	2,011		2,085	2,129	2,169	2,266	2,297	2,364
Grade 6	327	312	305	347	351	360	103.24%	336	376	389	342	419	393
Grade 7	348	328	321	319	364	345	102.19%	368	343	384	398	349	428
Grade 8	309	347	340	329	315	354	100.36%	346	369	344	385	399	350
6-8 Sub-Total	984	987	966	995	1,030	1,059		1,050	1,088	1,117	1,125	1,167	1,171
Grade 9	331	329	344	358	336	325	103.23%	365	357	381	355	397	412
Grade 10	328	328	332	345	337	329	98.46%	320	359	352	375	350	391
Grade 11	288	298	309	296	307	303	90.61%	298	290	325	319	340	317
Grade 12	265	293	278	282	269	295	94.64%	287	282	274	308	302	322
9-12 Sub-Total	1,212	1,248	1,263	1,281	1,249	1,252		1,270	1,288	1,332	1,357	1,389	1,442
DISTRICT K-12 TOTAL	3,951	4,046	4,236	4,269	4,288	4,322		4,405	4,505	4,618	4,748	4,853	4,977

Appendix B

Modified Cohort Enrollment Projections

Modified Cohort Projected Enrollment							
	2025*	2026	2027	2028	2029	2030	2031
Grade K	330	398	371	414	388	419	431
Grade 1	352	348	419	391	436	411	441
Grade 2	300	364	364	433	406	452	426
Grade 3	351	320	388	385	456	430	474
Grade 4	353	367	344	412	411	485	457
Grade 5	325	364	394	369	441	442	517
K-5 Headcount	2011	2161	2280	2404	2538	2639	2746
Grade 6	360	347	391	418	395	472	469
Grade 7	345	371	372	417	445	424	503
Grade 8	354	341	380	378	422	451	429
6-8 Headcount	1059	1059	1143	1213	1262	1347	1401
Grade 9	325	371	365	401	400	448	476
Grade 10	329	325	370	364	401	401	449
Grade 11	303	295	294	333	329	360	360
Grade 12	309	285	284	284	321	318	347
9-12 Headcount	1266	1276	1313	1382	1451	1527	1632
K-12 Headcount	4336	4496	4736	4999	5251	5513	5779

** Represents actual October 2025 headcount (does not include TTK or RS student populations)*

Appendix C

School Impact Fee Calculations

Appendix C.1 School Impact Fees – SINGLE FAMILY DETACHED DWELLING UNITS

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student		
	Acreage	Acre	Capacity	Factor	Factor	Cost/	Cost/
				SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	12.00	\$	600	0.332	0.077	\$0	\$0
Middle	20.00	\$	800	0.165	0.038	\$0	\$0
High	40.00	\$	1,200	0.177	0.048	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR 3+	SFR 2 or less
				SFR 3+	SFR 2 or less		
Elementary	98.30%	\$ 85,000,000	600	0.322	0.077	\$44,841	\$10,723
Middle	98.30%	\$	800	0.165	0.038	\$0	\$0
High	98.30%	\$	1200	0.177	0.048	\$0	\$0
						\$44,841	\$10,723
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	SFR 3+	SFR 2 or less
				SFR 3+	SFR 2 or less		
Elementary	1.70%	\$	25	0.322	0.077	\$0	\$0
Middle	1.70%	\$	30	0.165	0.038	\$0	\$0
High	1.70%	\$	32	0.177	0.048	\$0	\$0
					TOTAL	\$0	\$0
State School Construction Funding Assistance Credit:							
CCA X SPI Square Footage X District Funding Assistance % X Student Factor							
	CCA	SPI	Funding	Student	Student	Cost/	Cost/
		Footage	Asst %	Factor	Factor	SFR 3+	SFR 2 or less
				SFR 3+	SFR 2 or less		
Elementary	\$ 399.38	90	58.61%	0.322	0.077	\$6,784	\$1,622
Middle	\$ 399.38	108	0.00%	0.165	0.038	\$0	\$0
High	\$ 399.38	130	0.00%	0.177	0.048	\$0	\$0
					TOTAL	\$6,784	\$1,622
Tax Payment Credit:						SFR 3+	SFR 2 or less
Average Assessed Value						\$704,608	\$529,787
Capital Bond Interest Rate						4.77%	4.77%
Net Present Value of Average Dwelling						\$5,502,083	\$4,136,955
Years Amortized						10	10
Property Tax Levy Rate						\$0.90	\$0.90
Present Value of Revenue Stream						\$4,939	\$3,714
Fee Summary:				SFR 3+	SFR 2 or less		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$44,841	\$10,723		
Temporary Facility Cost				\$0	\$0		
State SCFA Credit				(\$6,784)	(\$1,622)		
Tax Payment Credit				(\$4,939)	(\$3,714)		
FEE (AS CALCULATED)				\$33,118	\$5,387		
Fee (AS DISCOUNTED)				\$16,559	\$2,693		

Appendix C.2 School Impact Fees – MIDDLE HOUSING AND APARTMENT/CONDO UNITS

	Facility	Cost/ Acreage	Facility Capacity	Student Factor MH 3+	Student Factor MH 2/less	Student Factor Apt 2+	Cost/ MH 3+	Cost/ MH 2/less	Cost/ Apt 2+
Elementary	10.00	\$ -	600	0.136	0.125	0.180	\$0	\$0	\$0
Middle	20.00	\$ -	800	0.068	0.000	0.102	\$0	\$0	\$0
High	40.00	\$ -	1,200	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor MH 3+	Student Factor MH 2/less	Student Factor Apt 2+	Cost/ MH 3+	Cost/ MH 2/less	Cost/ Apt 2+
Elementary	98.30%	\$ 85,000,000	600	0.136	0.125	0.180	\$18,939	\$17,407	\$25,067
Middle	98.30%	\$ -	800	0.068	0.000	0.102	\$0	\$0	\$0
High	98.30%	\$ -	1200	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$18,939	\$17,407	\$25,067
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor MH 3+	Student Factor MH 2/less	Student Factor Apt 2+	Cost/ MH 3+	Cost/ MH 2/less	Cost/ Apt 2+
Elementary	1.70%	\$ -	25	0.136	0.125	0.180	\$0	\$0	\$0
Middle	1.70%	\$ -	30	0.068	0.000	0.102	\$0	\$0	\$0
High	1.70%	\$ -	32	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI Footage	Funding Asst %	Student Factor MH 3+	Student Factor MH 2/less	Student Factor Apt 2+	Cost/ MH 3+	Cost/ MH 2/less	Cost/ Apt 2+
Elementary	\$ 399.38	90	55.93%	0.136	0.125	0.180	\$2,734	\$2,513	\$3,619
Middle	\$ 399.38	117	0.00%	0.068	0.000	0.102	\$0	\$0	\$0
High	\$ 399.38	130	0.00%	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$2,734	\$2,513	\$3,619
Tax Payment Credit:							TH/Dplx 3+	TH/Dplx 2 less	MFR 2+
Average Assessed Value							\$612,826	\$516,000	\$337,904
Capital Bond Interest Rate							4.77%	4.77%	4.77%
Net Present Value of Average Dwelling							\$4,785,383	\$4,029,297	\$2,638,596
Years Amortized							10	10	10
Property Tax Levy Rate							\$0.90	\$0.90	\$0.90
Present Value of Revenue Stream							\$4,307	\$3,626	\$2,375
Fee Summary:				MH 3+	MH 2/less	Apt 2+			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$18,939	\$17,407	\$25,067			
Temporary Facility Cost				\$0	\$0	\$0			
State SCFA Credit				(\$2,734)	(\$2,513)	(\$3,619)			
Tax Payment Credit				(\$4,307)	(\$3,626)	(\$2,375)			
FEE (AS CALCULATED)				\$11,898	\$11,268	\$19,073			
Fee (AS DISCOUNTED)				\$5,949	\$5,634	\$9,537			

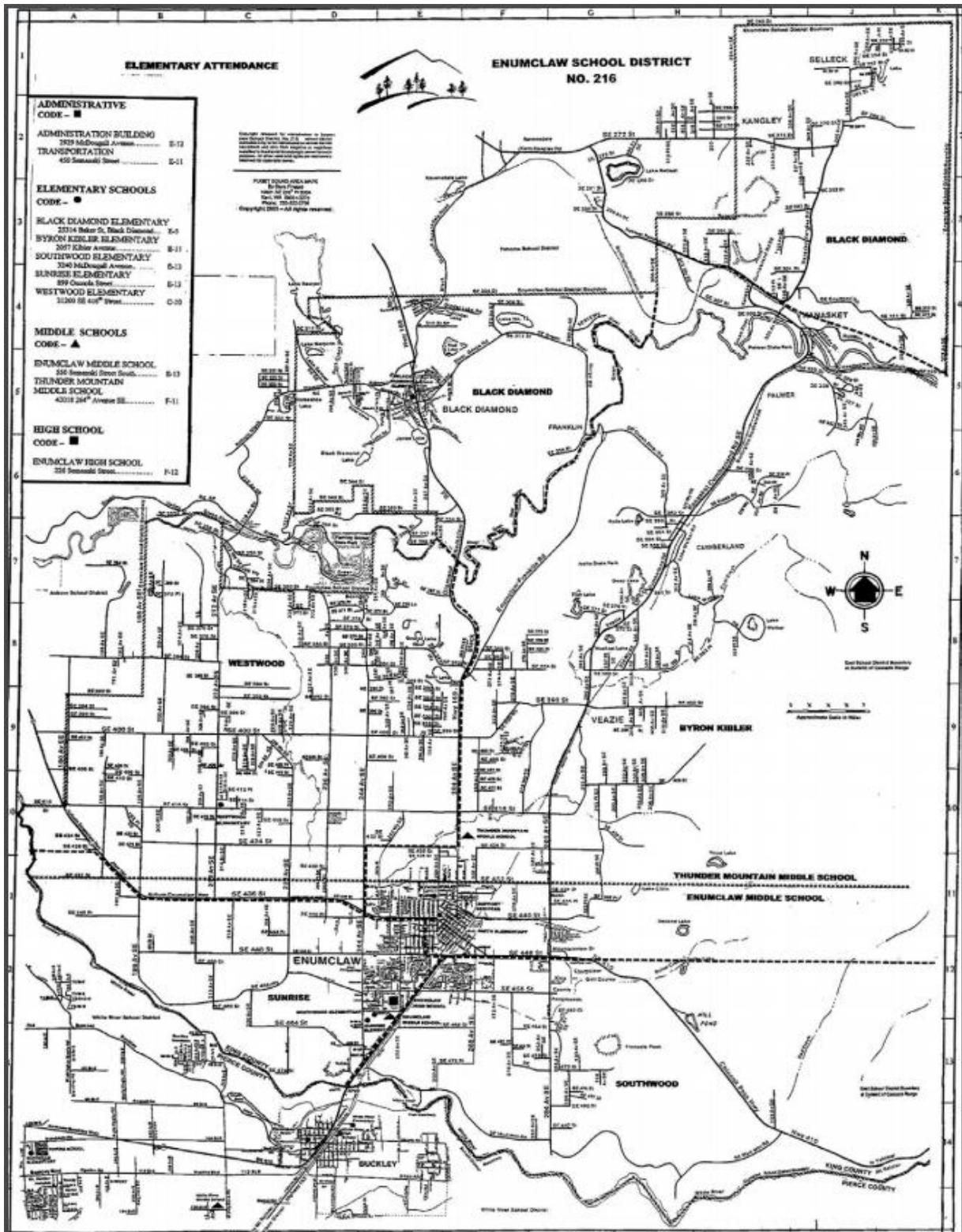
Appendix C.3 DEMONSTRATION ONLY – School Mitigation Fees/Amended & Restated CSMA

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/		Student	Student		
	Acreage	Acre	Capacity	SFR All	MFR All	Cost/	Cost/
Elementary	12.00	\$ -	600	0.310	0.164	\$0	\$0
Middle	20.00	\$ -	800	0.155	0.089	\$0	\$0
High	40.00	\$ -	1,200	0.166	0.101	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR All	MFR All	SFR ALL	MRF All
Elementary	98.30%	\$ 85,000,000	600	0.310	0.164	\$43,170	\$22,838
Middle	98.30%	\$ -	800	0.155	0.089	\$0	\$0
High	98.30%	\$ -	1200	0.166	0.101	\$0	\$0
						\$43,170	\$22,838
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR ALL	MFR All	SFR All	MFR All
Elementary	1.70%	\$ -	25	0.310	0.164	\$0	\$0
Middle	1.70%	\$ -	30	0.155	0.089	\$0	\$0
High	1.70%	\$ -	32	0.166	0.101	\$0	\$0
				TOTAL		\$0	\$0
State School Construction Funding Assistance Credit:							
CCA X SPI Square Footage X District Funding Assistance % X Student Factor							
	CCA	SPI	Funding	Student	Student	Cost/	Cost/
		Footage	Asst %	SFR All	MFR All	SFR All	MFR All
Elementary	\$ 399.38	90	58.61%	0.310	0.164	\$6,531	\$3,455
Middle	\$ 399.38	108	0.00%	0.155	0.089	\$0	\$0
High	\$ 399.38	130	0.00%	0.166	0.101	\$0	\$0
				TOTAL		\$6,531	\$3,455
Tax Payment Credit:							
						SFR All	MFR All
Average Assessed Value						\$678,814	\$461,973
Capital Bond Interest Rate						4.77%	4.77%
Net Present Value of Average Dwelling						\$5,300,665	\$3,607,415
Years Amortized						10	10
Property Tax Levy Rate						\$0.90	\$0.90
Present Value of Revenue Stream						\$4,758	\$3,238
Fee Summary:				SFR All	MFR All		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$43,170	\$22,838		
Temporary Facility Cost				\$0	\$0		
State SCFA Credit				(\$6,531)	(\$3,455)		
Tax Payment Credit				(\$4,758)	(\$3,238)		
FEE (AS CALCULATED)				\$31,881	\$16,145		
Fee (AS DISCOUNTED)				\$15,940	\$8,073		

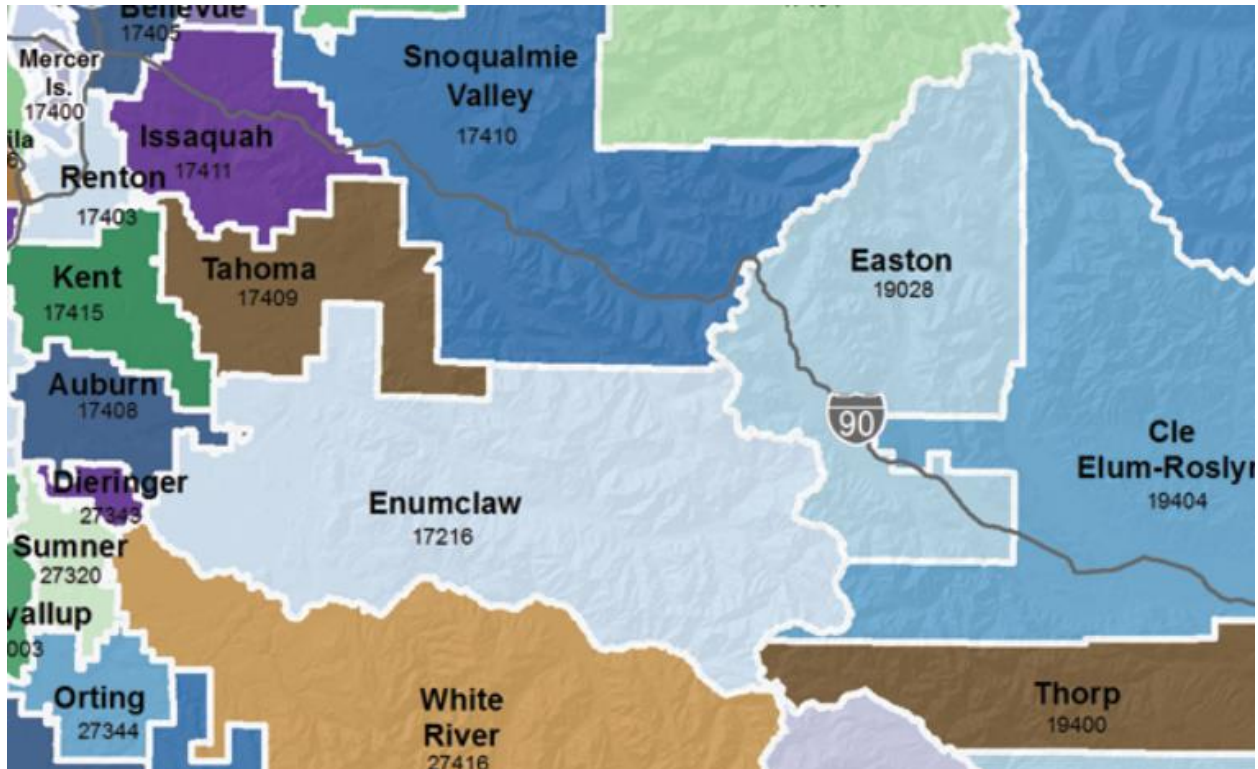
Appendix D

Maps of School Borders and Projects

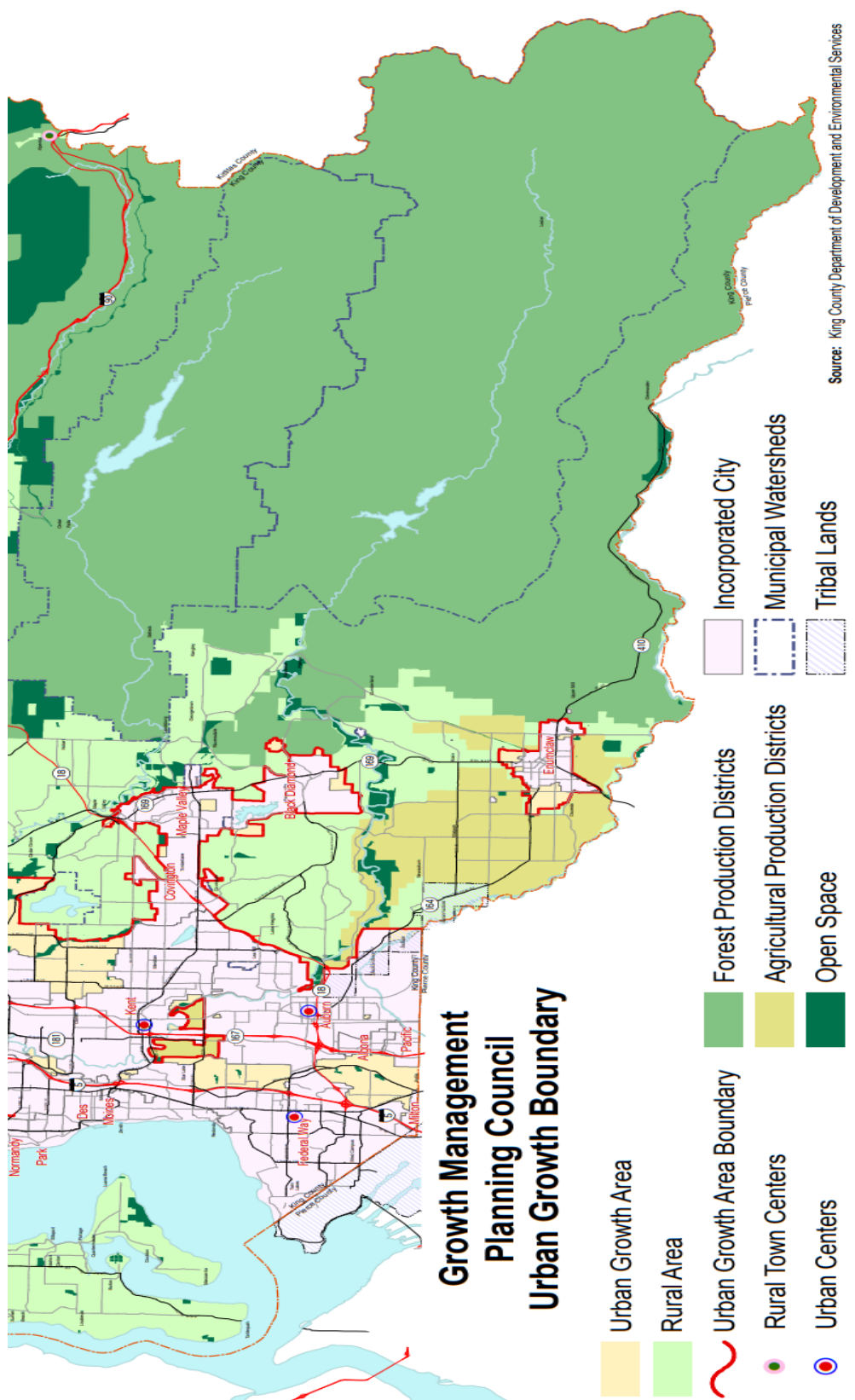
Enumclaw School Boundaries



Enumclaw School District Borders



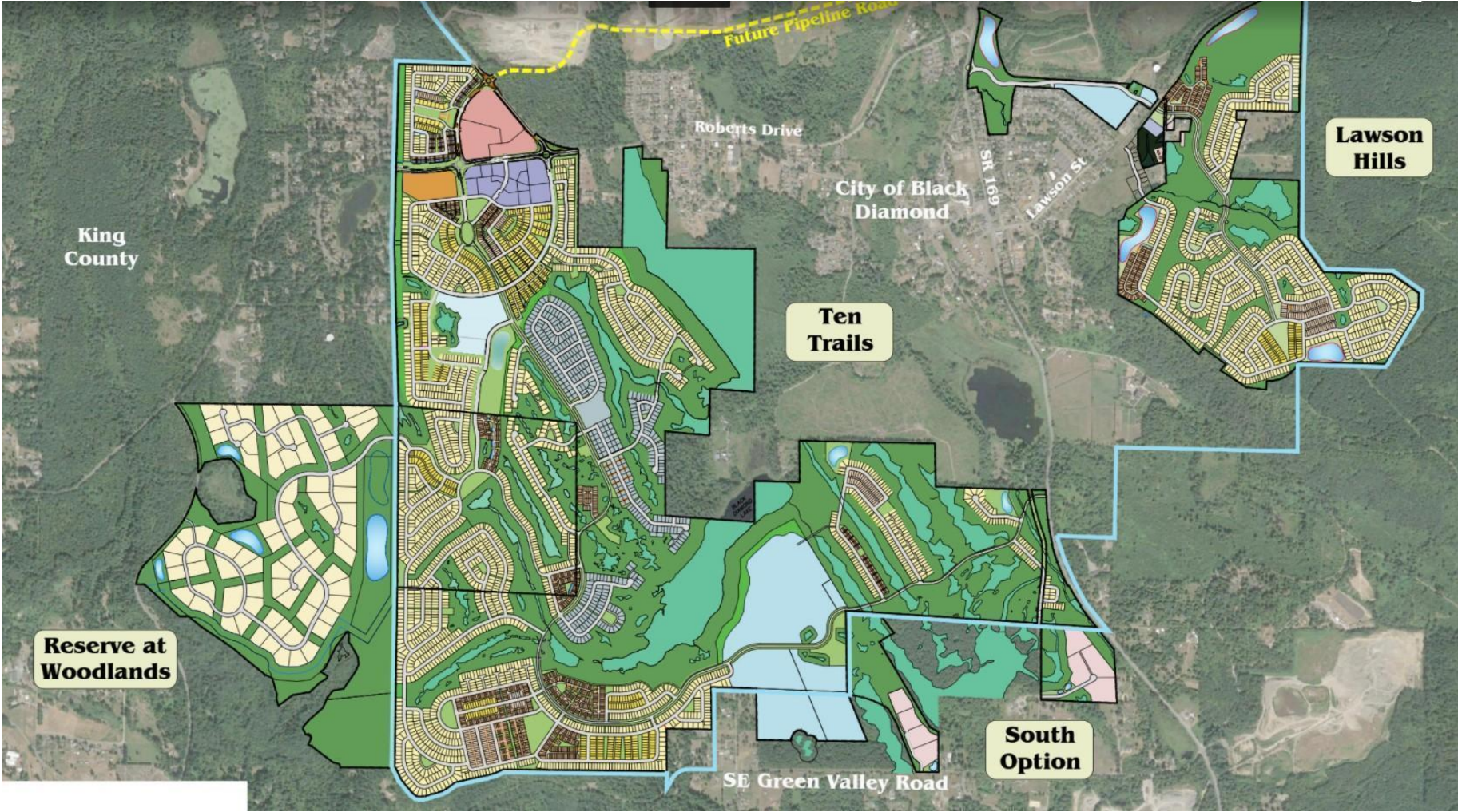
Urban Growth Boundaries



Appendix E

Master Plan Development Maps

Ten Trails and Lawson Hills MPDs



Current Buildout Map – Ten Trails



CAPITAL FACILITIES PLAN 2026 – 2032



integrus
ARCHITECTURE

Adopted: July 27, 2026

FIFE SCHOOL DISTRICT NO. 417

Serving Fife, Milton, Edgewood, King County, and Pierce County

FIFE SCHOOL DISTRICT NO. 417

1720 Oak Street
Milton, WA 98374

School Board Members

Chelsea Bjorkman
Melissa Hale
Iesha Ki'Laurencio
Dr. Kimberly Palmer Yee
Cheryl Reid

Ben Ramirez, Interim Superintendent
Tom Edwards, Assistant Superintendent

Fife High School, 5616 20th St E, Tacoma WA 98424

Principal: Paige Carroll
Assistant Principal: Brenden Shallow
Assistant Principal: Doug Gonzalez

Columbia Junior High School, 2901 54th Ave E, Tacoma WA 98424

Principal: Chris Lezcano
Assistant Principal: Tanya Sali

Surprise Lake Middle School, 2001 Milton Way, Milton WA 98354

Principal: Mark Beddes
Assistant Principal: Sarah Shatswell

Fife Elementary School, 5804 20th Street East, Tacoma, WA 98424

Principal: Amy Mittelstaedt
Assistant Principal: Stephanie Salazar
Assistant Principal: Megan Gallwas

Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372

Principal: Don Sims
Assistant Principal: Courtney Eylander

Discovery Primary School, 1205 19th Ave, Milton WA 98354

Principal: Alisha Maulding
Assistant Principal: Danielle Waters

Early Learning Center, 1304 17th Ave, Milton, WA 98354

Center Director: Laurie Sjolund

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EXECUTIVE SUMMARY

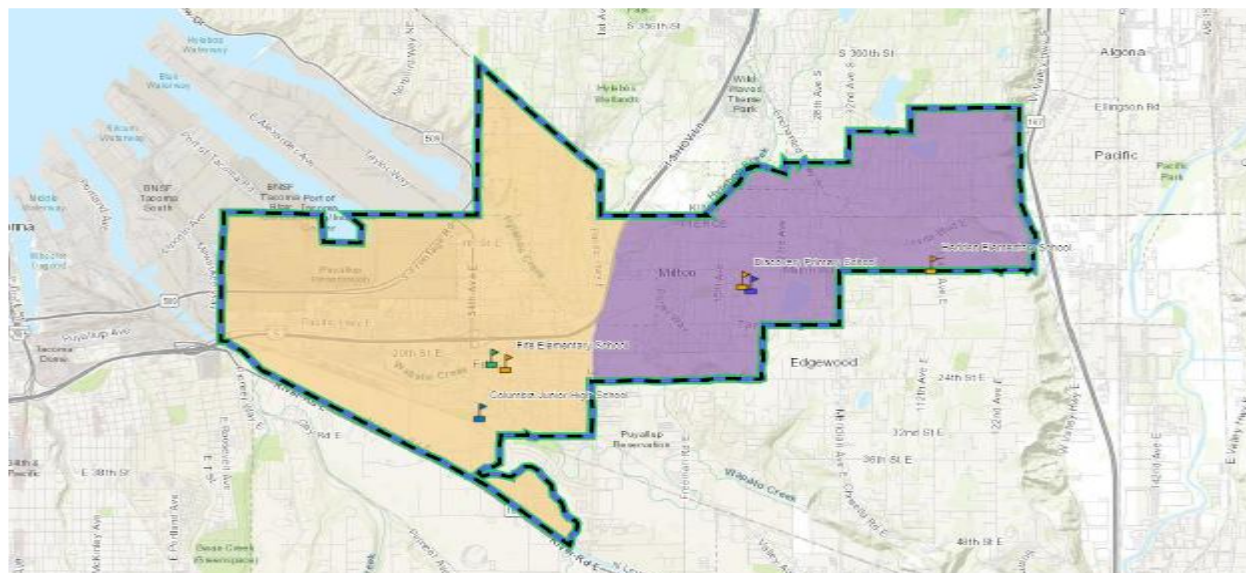
The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2020) more than 22,870 people are estimated to reside within the 10 square miles of the district boundaries.

The District currently educates over 3,700 students of a diverse and growing population. As a proud member of the Schlechty Center's Standard Bearer Network, the employees, teachers, and community work toward the success of each individual student. Due to the growing population, the Fife School District elects to prepare a Six-Year Capital Plan.

The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year capital facilities plan, enrollment projections, standard of service, and overall capacity. Additional information is included to support the capital plan for the various comprehensive plans in the Fife School District.

As a component of the Six-Year Capital Facilities Plan, the District has incorporated aspects of its long-range capital plan designed to reinforce the strategic mission and vision of the district and enhance the education and safety of all students. As the District encompasses more than one jurisdiction, many aspects of information reside in multiple places and for the purposes of this plan are integrated into one data set. In addition, the District has historically seen steady growth due to its standards of service, dedication to its community, and location near to Tacoma and Seattle. As such, the Six-year Capital Facilities Plan, updated and adopted annually by the District's Board of Directors, continues to adjust to the changing needs of the community it serves.

The Fife School District encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. The boundaries of the District do not coincide with any single municipality or government boundary.



As a proud member of the Schlechty Center’s Standard Bearer Network, the District works toward the success of each individual student believing that “all students deserve our attention, the opportunity to be engaged in high quality work, support and encouragement as they progress in our learning system” (Fife Public Schools Mission).

- Kindergarten through second grade at Discovery Primary School
- Third through fifth grades at Alice V. Hedden Elementary School
- Kindergarten through fifth grade at Fife Elementary School
- Sixth through seventh grades at Surprise Lake Middle School
- Eighth through ninth grades at Columbia Junior High School
- Tenth through twelfth grades at Fife High School

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Capital Plan Introduction

The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains the following elements:

- Standard of Service
- Facilities Inventory
- Enrollment Projections
- Current Capacity
- A Six-Year Capital Improvement Plan
- Recommended School Impact Fees

Additional information is included to support the capital plan and for the various comprehensive plans in the Fife School District.

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. To collect impact fees, a local jurisdiction must have adopted a GMA school impact fee ordinance, and must adopt the District's Capital Facilities Plan as a component of its comprehensive plan. The District will utilize the State Subdivision Act and the State Environmental Protection Act (SEPA) to collect mitigation fees in those jurisdictions where there is no GMA impact fee ordinance.

STANDARD OF SERVICE

Fife School District is committed to providing “...a safe and supportive environment for all” (Fife Public Schools Mission Statement). As a Standard Bearer district, Fife is a leader in school reform and is committed “...to be an inclusive and affirming learning organization that inspires achievement and personal growth in all students and prepares them to succeed in college, careers, community, and life.” (Fife Public Schools Strategic Plan Direction, 2022-2024). As part of the District’s commitment to a high standard of learning, each school building develops a School Strategic Direction identifying the strategic goals of the building as well as their alignment to the District’s strategic direction.

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the District is able to set this standard at approximately 17-25 students per class, with first priority at the primary grade levels (K – 3). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. Additionally, there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations.

Every year, the District’s Board of Directors adopts its annual budget approving the number of teachers to meet the target class sizes. The District budgets to maximize support from Washington State according to the formulas of RCW 28A.150.260. Due to growth in the District, some class sizes are larger than the District’s target to accommodate incoming students.

Elementary Schools

There are currently three elementary schools in the District serving kindergarten through second grades in Discovery Primary, third through fifth grades in Hedden Elementary, and kindergarten through fifth grades at the new recently opened Fife Elementary School. (Endeavour Elementary School closed for K-12 instruction following the opening of the larger Fife Elementary School.) As noted earlier, the District’s standard of service aims to keep class sizes for elementary students small ranging from 17-25 students per a class with a prioritization on kindergarten through third grades being closer to 17 students per room. In addition, the Fife Early Learning Center provides for a developmental preschool and Early Childhood Education & Assistance Program. These programs require smaller student to teacher ratios. Due to its unique programmatic needs, the ELC is not included in the projected capacity needs.

Middle School and Junior High

The basic education programs for the middle school and junior high school are similar in many of their components including mathematics, science, language arts, health, and physical education. The District’s standard of service for middle and junior high schools tries to keep the class sizes to approximately 25 students.

Fife High School

Fife High School aims to maintain a standard of service that has twenty-five or less students in each classroom depending on the subject taught. The current grade configuration of the school is tenth through twelfth grades with ninth grade at Columbia Junior High.

The District is considering future grade reconfiguration to a comprehensive ninth through twelfth grade high school. Any changes as a result of this will be included in future plans.

CAPITAL FACILITIES INVENTORY

The Growth Management Act (GMA) (RCW 36.70A.020) states as a goal to “...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 Capital Facilities Inventory identifies the existing facilities providing services for the Fife School District. Facility capacity and projections are addressed in the Capacity and Space Needs section.

Table 1 – Facilities Inventory

School Facility	Grades Served	Site Size (Acres)*	Building Area (square feet)	Portable Area (square feet)	Program Capacity (excluding portables)
Discovery Primary School	K-2	5.44	58,496	1,195	485
Alive V. Hedden Elementary	3-5	14.72	55,534	3,546	475
Fife Elementary School	K-5	28.86	110,650	0	825
Surprise Lake Middle School	6-7	19.8	103,178	0	630
Columbia Junior High School	8-9	29.01	97,496	3,546	560
Fife High School	10-12	21.08	165,744	0	1,015
Central Office	n/a	27.45	56,572	0	0
Transportation Center		n/a	n/a	0	0
ELC	Pre-K	27.45	56,572	0	varies

**Fife Elementary School and Fife High School are located on a shared parcel. The Central Office and the ELC also share a parcel/facility.*

Discovery Primary School

(grades K-2)

1205 – 19th Avenue, Milton, WA 98354

Built new and opened in 1992.

Alice V. Hedden Elementary School

(grades 3-5)

11313 8th Street East, Edgewood, WA 98372

Built new and opened in 2001.

Fife Elementary School

(grades K-5)

5804 20th Street East, Tacoma, WA 98424

Built new and opened in 2021

Surprise Lake Middle School

(grades 6-7)

2001 Milton Way, Milton, WA 98354

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998. New replacement structure opened in fall 2021.

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995. New addition opened in Fall 2022.

Transportation Center

5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Central Services Office

1720 Oak Street, Milton, WA 98424

Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School. ESC moved in 2021, renamed as the Central Services Office, following opening of Fife Elementary School and closure of Endeavour.

Early Learning Center

1720 Oak Street, Milton, WA 98424

ELC is located in the same building as the Central Services Offices. The District's early learning program previously was housed at Discovery Elementary School.

ENROLLMENT PROJECTIONS

The District incorporates the Office of the Superintendent of Public Instruction's (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections. The method does not incorporate real-time population changes and the Fife School District resides within one of the fastest growing regions nationally. As such, actual student enrollment frequently exceeds the projected enrollment.

The Cohort Survival Method computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using the October headcount for each grade to project the enrollment in the next grade for the next year. For example, the average ratio over the past five years for second grade is multiplied by the current first grade class to project the enrollment when they enter the second grade. Notably, the Cohort Survival Method does not account for anomalies, like a global pandemic, that may affect student enrollment.

The District uses a modified cohort survival method to account for changes in migration of new students moving into the District. The Cohort Survival Method is used as a base. Then, the District adjusts the projects to anticipate enrollment impacts from students moving into the District by using development data in comprehensive plans and population statistics from the counties and cities in and surrounding the District. Due to the District's unique geography covering parts of three cities and two counties, no single source of current information is available. The Office of Financial Management (OFM) provides a school district Small Area Estimate Program (SAEP), estimated historical population counts by school district, as well as estimated historical population counts by cities and counties. These estimates are approximations and may have an error rate of 5-15% for every 1,000 in population. However, this information is useful to indicate trends in growth.

According to the school district SAEP, Fife School district grew by approximately 11.8% between 2010 and 2020. Growth between 2020 and 2025 was at 6.31%.

OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2010 and 2020, Fife grew 19.9%. During the same time periods, Milton grew 14.99% and Edgewood grew 31.32%. The State change in population during the same time period grew 14.61%

In addition to a retrospective look at population growth and trends, OFM provides population projections every five years by county. In 2022 these projections were updated and show Pierce County increasing 10.32% by 2030 and 19.96% by 2040 (both over 2020 actual population). These figures are aligned with projected increases for the State of Washington using the same measures (10.48% and 19.99% respectively).

Another factor in considering population growth and therefore continued School District enrollment growth is the availability of buildable lands for housing units. Pierce County, in partnership with each city, updated the buildable land report in 2021. According to that update, it is estimated that the incorporated cities within the Fife School District have the capacity to accommodate 5,555 additional housing units.

Birth rate data from the surrounding area is used to predict elementary enrollment since there is no existing cohort.

Enrollment projections are updated annually using the most OSPI data and modified as identified above. Table 2 below identifies the District's current projected enrollment through the 2031-32 school year. The District provides pre-kindergarten services to its special needs population. These students currently add between 60-75 students annually to the projected enrollment but that figure is expected to increase over the six year planning period.

Table 2 – Enrollment Projections

						Current Year	Projected Enrollment					
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Pre-K Special Needs	49	42	35	47	57	63	65	70	75	80	85	90
KINDERGARTEN	253	262	276	264	288	241	260	260	280	280	300	300
GRADE 1	284	274	283	287	274	294	240	252	305	305	326	326
GRADE 2	262	285	289	286	299	282	320	318	308	326	305	307
GRADE 3	281	269	314	297	303	289	232	267	266	257	272	255
GRADE 4	312	290	284	314	304	297	221	220	253	252	243	257
GRADE 5	277	322	307	292	317	306	293	247	259	313	313	335
GRADE 6	299	296	344	308	293	332	281	304	256	269	325	325
GRADE 7	285	290	300	341	311	308	290	286	310	261	274	331
GRADE 8	283	280	285	295	323	317	298	298	294	319	268	282
GRADE 9	323	293	271	302	282	312	307	309	309	305	331	278
GRADE 10	271	323	303	273	297	282	331	309	311	311	307	333
GRADE 11	249	228	270	260	235	229	307	325	304	306	306	302
GRADE 12	253	232	222	248	239	229	317	307	325	304	306	306
TOTAL	3,681	3,686	3,783	3,814	3,823	3,782	3,762	3,772	3,855	3,888	3,961	4,027
* Projections are based on the OSPI Cohort Survival Method as modified to consider growth assumptions. Kindergarten class and pre-kindergarten special needs uses the average birth-rate.												

CAPACITY AND SPACE NEEDS

The student population and needs have changed over the years requiring flexibility in the programmatic use of spaces. The district takes into account several factors when determining its capacity and space needs.

- Standard of service by elementary, middle, and high school.
- Number of teachers currently and projected to be assigned under the district’s standard of service.
- Planned capacity of a facility when originally built or after the last major remodel.
- Programmatic uses within a facility that may or may not align with the original intended use of the space.
- Number of classrooms needed to meet the basic education programmatic needs within each school.

Special programs significantly affect school capacity by the need for separate space, scheduling accommodations, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

The projected capacity and space needs utilizes the count of classrooms from the original built floor plans or latest major renovation less any spaces modified to accommodate program changes that remove the classroom from its intended use. Program capacity assumes a standard level of service as adopted by the school district during their annual budget approval process while also trying to maximize state allocations of support.

The district aims to keep class sizes at a headcount between 17-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the table below illustrates the current Washington State allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

	Current State Allocation	Target by Legislature	Target in high poverty districts
Grades K-3	17.00	17.0	15.0
Grades 4	27.00	25.0	22.0
Grades 5-6	27.00	25.0	23.0
Grades 7-8	28.53	25.0	23.0
Grades 9-12	28.74	25.0	23.0

*Full-time equivalent students per teacher

Table 3 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Oct 2025 FTE Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary	30	485	0	-	485	434	--	2	0	Special ed.
Alice V. Hedden Elementary	27	485	1	(10)	475	457	--	4	88	
Fife Elementary School	40	825	0	-	825	825	--	0	0	
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	650	2	(20)	630	642	12	0	0	Special ed.
Columbia Junior High School	29	600	4	(40)	560	633	73	4	88	
HIGH SCHOOL										
Fife High School	50	1,025	1	(10)	1,015	751	--	0	0	Special ed.
TOTAL	205	4,070	8	(80)	3,990	3,742	**	10	176	

** No direct correlation due to grade level configuration and differing program needs.

SIX-YEAR CAPITAL IMPROVEMENT PLAN

Recently Completed

The District's voters approved a \$176.3 million general obligation construction bond in February 2018. The projects below were funded from the bond proceeds, as well as state matching funds, and other resources including impact fees.

- **New Surprise Lake Middle School:** Surprise Lake Middle School was replaced and reopened in the fall of 2020. The replacement school included an expansion of total capacity to 650 students to allow for growth and possible grade reconfiguration in the future with sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High.
- **Fife High School STEAM Center Addition:** This project provided for additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This addition is on the west side of the high school campus. These additional classrooms provided for an estimated increase of 330 students. This project opened in January 2023.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the District Educational Service Center was relocated to the former Endeavor Intermediate School site (Endeavor closed following the opening of the larger new Fife Elementary School).
- **New Elementary School:** Fife Elementary School opened in the fall of 2021 to accommodate student growth at the K-5 level.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the District readjusted attendance boundaries and reconfigured grades at the elementary school level.

Current Planning

The District's planning over the current six-year planning period, through the 2031-32 school year, includes the following:

- **New Fife High School (Addition and Modernization):** Subject to voter-approved bond funding, the District plans to replace the existing Fife High School with a new expanded facility located adjacent to the existing high school and integrated with the new STEAM Center. Upon opening, the New High School, with the STEAM Center will increase total capacity to 1,300 students and the District plans to reconfigure grades to serve students in grades 9-12 at the New High School.

The recently completed STEAM Center and the planned Fife High School project, along with the recent Surprise Lake Middle School project and Columbia Junior High School, allow for grade reconfiguration to accommodate existing capacity needs and future growth for grades 6-12 at all three schools. It is important to note that interim capacity may be needed to accommodate the continually growing student population. Thus, the District may add portable capacity during the

six-year planning period.

Long-term (2032+)

Future updates to this capital Facilities Plan will include details and updated information related to facilities planning beyond the 2031-32 school year. The District's planning follows an incremental plan to achieve the following goals.

- Create an environment where all students are being prepared for college, career, and life.
- Continue to provide a safe and engaging environment for students to learn.
- Align the School District's Strategic Direction, Building Strategic Directions, and Capital Plan for continued educational excellence for all students.
- Expand Science, Technology, Engineering, Arts, and Mathematics educational opportunities.
- Reduce the number of transitions between schools.
- Reduce the need for relocatable classrooms.
- Maximize existing properties for future development.

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of April 2026 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

In addition, an allowance for site costs, interior improvements, furniture, and other related expenses are included in the projected project costs. The amounts below do not include any additional finance costs that would result in a bond and/or state match different from what is displayed.

Table 4 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students	Status
PHASE IA	New Surprise Lake Middle School [complete 2020]**	\$ 62,956,152	102,814	650	Complete
PHASE IA	Relocate Educational Service Center (Endeavor EI) [complete 2021]	\$ 18,227,155	56,572	n/a	Complete
PHASE IB	District Wide Infrastructure and Safety Improvements	\$ 10,524,063			Complete
PHASE II	New Fife Elementary School [complete 2021]**	\$ 78,495,790	105,751	825	Complete
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School (complete January 2023)**	\$ 28,745,126	23,305	330	Complete
2026 Bond	New Fife High School (Modernization and Addition)^	225,130,000*	205,000	970	Pending
		\$ 424,078,286			

**Continues to provide capacity to serve new students from growth.

*Project used to calculate school impact fees using estimated construction costs.

^To be integrated with new STEAM Center for total HS capacity of 1,300

IMPACT FEES

Impact fees are calculated on the basis of the facilities needed to house students from new residential development.

In 2025, the King County Council adopted Ordinance 19965 to implement Engrossed Second Substitute Senate Bill 5258 (2023), requiring local jurisdictions to use bedroom count, square footage, or traffic count to “produce a proportionally lower impact fee for smaller housing units.” Under Ordinance 19965, school districts must calculate impact fees for single family detached, middle housing (townhome/duplex/multi-plex), and apartment/condo stacked units using bedroom count categories that distinguish between small and large units.

The District’s impact fees are based on the District’s cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable facilities that add interim capacity needed to serve new development.

- The Site Acquisition Cost, School Construction Cost, and Temporary/Portable Facility Cost factors are based on planned or actual costs (on/off site required improvements) of growth-related school capacity. Costs vary with each site and each facility. See Table 7, Finance Plan.
- A student factor (or student generation rate) is used to identify the average cost per dwelling unit by measuring the average number of students generated by each housing type. The student factor analysis involves comparing student street addresses with street addresses from new residential development within the previous five to ten year period to identify current students living at new housing units. The data is aggregated to show the number of students per grade grouping for each type of residential development. Student generation rates are calculated by dividing the number of students living at new housing units by the total number of new housing units for different categories. See Table 5, Student Generation Rates.
- Where applicable, credits are applied in the formula to account for State School Construction Assistance funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit. Average assessed value data for the property tax credit was obtained from the King County Assessor’s Office. However, there is insufficient data to calculate the middle housing and apartment unit average assessed value. Therefore, the District is using the AAV data from the Federal Way School District for those units.

For purposes of the 2026 CFP, the District’s school impact fees are calculated using a student generation rate based on all units in each dwelling unit category as current permit data is insufficient for purposes of distinguishing bedroom counts by unit. This “blended” student generation rate is applied to the “large” units in each dwelling unit category to produce a cost

per dwelling unit. The District is assuming a \$0 fee for the smaller units. The District intends, as permit data allows, to calculate fees for both large and small units in future updates to this Capital Facilities Plan.

The District is using the planned Fife High School modernization and addition project to calculate its school impact fees. The recently completed Fife High School STEAM Center continues to have available capacity to serve students from new residential growth.

Impact fees for Fife School District are shown on Table 6 and summarized below:

Housing Type	Impact Fee Per Dwelling Unit*
Single Family (3+ Bedroom)	\$7,933
Single Family (2 or less Bedroom)	No Data - \$0
Middle Housing (3+ Bedroom)	\$1,878
Middle Housing (2 or less Bedroom)	No Data - \$0
Apartment/Condo (2+ Bedroom)	\$744
Apartment/Condo (1 or less Bedroom)	No Data - \$0

**Reflects a 50% adjustment to the calculated fee as required by local ordinances.*

APPENDIX Table 5 – Student Generation Rates

The District's Student Generation Rates were prepared by an outside demographer (FLO Analytics) using parameters set forth in Pierce County Code Chapter 4A.30 and King County Code Chapter 21A.43

K–12 Students by Grade Group per Housing Unit Built 2020–2024

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	268	82	35	39	156	0.306	0.131	0.146	0.582
Two Bedrooms or Less	--	--	--	--	--	--	--	--	--
Three Bedrooms or More	268	82	35	39	156	0.306	0.131	0.146	0.582
Middle Housing (a)	50	9	3	3	15	0.180	0.060	0.060	0.300
Two Bedrooms or Less	--	--	--	--	--	--	--	--	--
Three Bedrooms or More	50	9	3	3	15	0.180	0.060	0.060	0.300
Apartments (b)	322	11	12	10	33	0.034	0.037	0.031	0.102

Notes

Housing units built in 2025 are excluded, because they may not have been completed and occupied by October 2025.

Parcels with present use codes Condominium (Residential) and Condominium (Mixed Use) are classified as single-family detached, middle housing, or apartments based on dwelling unit type.

(a) The middle housing category includes parcels with present use codes: Duplex, Triplex, 4-Plex, and Townhouse Plat. As defined in King County Title 21A.43.003, "Middle housing units" includes duplex, houseplex, townhouse, and cottage housing units.

(b) The apartments category includes parcels with present use codes: Apartment, Apartment (Mixed Use), Apartment (Co-Op), Apartment (Subsidized), Vacant (Multi-Family). As defined in King County Title 21A.43.003, "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. 21A.06.069 Apartment: a building consisting of ten or more dwelling units sharing a common roof, wall, or floor.

Sources

Fife Public Schools October 2025 headcount enrollment.

King County GIS Center and Pierce County Geographic Information Systems parcels.

King County Department of Assessments and Pierce County Assessor - Treasurer property data.

APPENDIX Table 6 – School Impact Fee Calculation

School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Student			
	Acreage	Acre	Capacity	SFR 3+	Mid H 3+	Apt/Cn 2+	Cost/	Cost/	Cost/
Elementary	10.00	\$ -	825	0.306	0.180	0.034	\$0	\$0	\$0
Middle	20.00	\$ -	650	0.131	0.060	0.037	\$0	\$0	\$0
High	30.00	\$ -	970	0.146	0.060	0.031	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR 3+	Mid H 3+	Apt/Cn 2+	SFR 3+	Mid H 3+	Apt/Cn 2+
Elementary	92.29%	\$ -	825	0.306	0.180	0.034	\$0	\$0	\$0
Middle	95.84%	\$ -	650	0.131	0.060	0.037	\$0	\$0	\$0
High	96.90%	\$ 179,150,000	970	0.146	0.060	0.031	\$26,129	\$10,738	\$5,548
						TOTAL	\$26,129	\$10,738	\$5,548
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR 3+	Mid H 3+	Apt/Cn 2+	SFR 3+	Mid H 3+	Apt/Cn 2+
Elementary	7.08%	\$ -	25	0.306	0.180	0.034	\$0	\$0	\$0
Middle	4.16%	\$ -	30	0.131	0.060	0.037	\$0	\$0	\$0
High	3.10%	\$ -	32	0.146	0.060	0.031	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	SFR 3+	Mid H 3+	Apt/Cn 2+	SFR 3+	Mid H 3+	Apt/Cn 2+
Elementary	\$ 399.38	90	0.00%	0.306	0.180	0.034	\$0	\$0	\$0
Middle	\$ 399.38	108	0.00%	0.131	0.060	0.037	\$0	\$0	\$0
High	\$ 399.38	130	54.43%	0.146	0.060	0.031	\$4,126	\$1,696	\$876
						TOTAL	\$4,126	\$1,696	\$876
Tax Payment Credit:							SFR 3+	Mid H 3+	Apt/Cn 2+
Average Assessed Value							\$623,740	\$537,311	\$323,597
Capital Bond Interest Rate							4.77%	4.77%	4.77%
Net Present Value of Average Dwelling							\$4,870,608	\$4,195,708	\$2,526,877
Years Amortized							10	10	10
Property Tax Levy Rate							\$1.26	\$1.26	\$1.26
Present Value of Revenue Stream							\$6,137	\$5,287	\$3,184
Fee Summary:				Single	Middle	Apt/Cn			
				Family 3+	Housing 3+	2+			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$26,129	\$10,738	\$5,548			
Temporary Facility Cost				\$0	\$0	\$0			
State SCFA Credit				(\$4,126)	(\$1,696)	(\$876)			
Tax Payment Credit				(\$6,137)	(\$5,287)	(\$3,184)			
FEE (AS CALCULATED)				\$15,866	\$3,756	\$1,488			
Fee (AS DISCOUNTED)				\$7,933	\$1,878	\$744			

APPENDIX Table 7 – Six Year Finance Plan

PROJECTS				2026	2027	2028	2029	2030^	2031	Total Project Cost*	Bond Funding	State SCAP	Other Funds	Impact Fees	
	New Fife High School (Modernization and Addition)							205,000		205,000	Future Bond	X		X	
*Total Project Costs include hard and soft costs.															
^Estimated based on future bond – Expenditure schedule TBD															
Costs in Millions															

Projects Capacity to House Students

APPENDIX Table 8 – Projects Capacity to House Students

	2025	2026	2027	2028	2029	2030	2031
Adjusted Program Capacity	3990	3990	3990	3990	3990	3990	3990
Portable Capacity	176	176	176	176	176	176	176
Total	4166	4166	4166	4166	4166	4166	4166
 Projected Enrollment (K-12)	 3782	 3762	 3772	 3855	 3888	 3961	 4027
<i>New Capacity From Projects*</i>							285
 <i>Projected Removal of Portables</i>							
Surplus / (Deficit) w/o Portables	208	228	218	135	102	29^	248
Surplus / (Deficit) w Portables	384	404	394	311	278	205	424

*January 2023: Fife High School STEAM Center opened with added capacity of 330.

*Fife High School modernization and addition opens with added capacity of 285.

^FHS enrollment, with planned grade reconfiguration will require additional capacity (planned FHS modernization and addition) to serve new growth expected through 2030-31.

Please refer to Table 3 for adjusted program capacity details.



Auburn School District No. 408

Capital Facilities Plan 2026 through 2032



Terminal Park Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 8, 2026.



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Board of Directors

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SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington's Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2026 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans.

The Plan will be submitted to jurisdictions located within the District's service area along with a request to include the plan as an element in the jurisdictions' Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific did not adopt a school impact fee ordinance or the District's Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District's school impact fees for 2026.

The District's 2026 impact fee for Single-Family Residences is \$8,003, \$0 for Middle Housing (Townhome/Duplex/Multiplex), and \$8,966 for Apartments/Condos. The Single Family and Apartment/Condo impact fees include a discretionary adjustment to the fee generated from the King County formula. The adjustment by the District reduces the fee to match the fees calculated by the District in the 2025 CFP. This reduction was made to establish a more stable impact fee from year to year. Additionally, King County caps apartment/condo school impact fees at \$5,000.

The Plan establishes the District's Standard of Service to determine the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for school capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District's specific needs.

The District's Standard of Service is based upon the District's current student-teacher ratio and service models tailored for specific program needs. The Standard of Service and District's school inventory has been used to calculate the capacity of schools in the District. The District's permanent capacity for the 2026-27 school year is 14,550 students. The number of students enrolled in the District as of April 1, 2026, is 16,897 students.

The following table summarizes changes that are incorporated in the District's 2026-2032 Capital Facilities Plan:

Table 1: 2026 Capital Facilities Plan Changes

ITEM	2025 CFP	2026 CFP	SOURCE
Debt Service Tax Rate	1.78915	1.50213	Per King County
District Average Assessed Value - Apt/Condo 2+ Bd	n/a	\$349,208	Per King County
District Average Assessed Value – Single Family 3+ Bd	\$602,881	\$634,827	Per King County
District Average Assessed Value - Townhome/ Duplex/Triplex/Fourplex 3+ Bd	n/a	\$656,062	Per King County
District Student Capacity - Permanent	14,550	14,451	Updated calculation
District Student Capacity - Permanent + Portables	17,496	17,409	Updated calculation
District Impact Fee – Single Family 3+Bedroom	\$8,003	\$8,003	Updated calculation with discretionary adjustment
District Impact Fee – Middle Housing (Townhouse, Duplex, Triplex, Fourplex 3+Bedroom)	N/A	\$0	New fee category
District Impact Fee – Apartment/Condo	\$8,966	\$5,000	Updated calculation with discretionary adjustment and King County cap
Facility Cost - Middle School	\$182,000,000	\$189,000,000	Construction cost refinement and escalation
Facility Cost - Portable Classroom	\$250,000	\$250,000	Based on current portable classroom cost
Genl. Obligation Bonds Interest Rate	4.15%	4.77%	Per Bond Buyer Index
OSPI Match % - District	33.22%	34.14%	Calculation
OSPI Match % - State	66.78%	65.83%	Per OSPI
Site Cost per Acre	\$533,937	\$560,634	District Data
Student Generation Rate - Elementary - SFR	0.331	0.434	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.118	0.196	Updated housing inventory
Student Generation Rate - High School - SFR	0.161	0.143	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.431	0.478	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.154	0.186	Updated housing inventory
Student Generation Rate - High School - MFR	0.152	0.175	Updated housing inventory
Middle Housing Student Generation Rate	n/a	0.130	Borrowed from Highline School District

SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King

County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools to accommodate growth and four are located at the District's Administration Building and used for conferences, training, and office space.

The following map shows the District's boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILITY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				193.67	997,039	975,180
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				88.86	378,631	378,631
HIGH SCHOOLS						
Auburn High - Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High - TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				100.74	677,976	676,973
GRAND TOTAL				383.27	2,053,646	2,030,784

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILITY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				22.58	122,732	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	6	0	6
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	1	0	1
Hazelwood	2	0	2
Ilalko	0	0	0
Lake View	0	0	0
Lakeland Hills	1	1	3
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	10	0	10
Willow Crest	0	0	0
TOTAL	24	1	26
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	8	3	14
Olympic	8	0	8
Rainier	9	1	11
TOTAL	33	4	41
HIGH SCHOOLS			
Auburn High - Main Building	10	0	10
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	1	0	1
TOTAL	27	7	41
GRAND TOTAL	84	12	108

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road /129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E/ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			256.58		

SECTION 3 – ENROLLMENT PROJECTIONS

The District has prepared a comprehensive and detailed demographic analysis of the school district. This includes updating District mapping files, analyzing the District using geocoded student data files, developing and researching pertinent demographic data, identifying current and future residential development plans, and preparing a ten-year student population forecast. The data collected and used in the ten-year forecast includes:

- an analysis of birth rates and their effect on incoming kindergarten classes,
- the effects of student mobility including cohort survival rates,
- student yield rates based upon historic housing data and trends, and
- a detailed review of future residential development within the district.

The methodology utilized is more extensive than traditional cohort survival projections and has proven to be reasonable and effective in predicting the student population in the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.0% over the past 10 years. This includes a 4.42% decrease in 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
KDG	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,214	1,205	1,225	1,147
1	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,135	1,304	1,305	1,232	1,239
2	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	1,320	1,338	1,220
3	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	1,265	1,338	1,318
4	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	1,356	1,314	1,339
5	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	1,349	1,345	1,320
6	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	1,276	1,314	1,270
7	1,014	1,057	1,034	1,125	1,060	1,032	1,036	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230	1,259	1,271
8	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	1,277	1,241	1,255
9	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	1,453	1,367	1,341
10	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,188	1,416	1,507	1,501	1,382
11	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	1,309	1,409	1,415
12	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,039	1,248	1,251	1,252	1,280	1,380
TOTALS	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,190	16,601	17,059	17,239	17,312	16,897
Student Gain/Loss	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-715	411	458	180	73	-266	
Percent Gain/Loss			0.98%	-0.70%	-0.85%	-0.95%	1.74%	2.50%	1.98%	2.53%	1.47%	3.40%	1.75%	1.81%	-4.42%	2.48%	2.68%	1.04%	0.42%	-1.57%

Projected Enrollment

Based upon a district-wide analysis:

- Birth rates continue to decline leading to variability in Kindergarten enrollment.
- Overall, the student population is projected to decrease by 1.8% over the next 5 years and 1.5% over the next 10 years.
- The elementary school grade group represents the largest portion of students and shows consistent stability, with a slight decline of 1.7% in the short-term, peaking growth in school year 2032, and then stabilizing for a ten-year average return to current levels.
- The middle school grades group will maintain stability near the current level and increase slightly in the first four years of the planning period. Thereafter, this population is expected to slightly decline over 2025 actual enrollment and through the second half of the forecast for a total of -0.5% over ten years.
- High school grades 9-12 show a gradual decline over the forecast. This grade group is expected to decrease by -2.7% in the five-year forecast and -4.7% in the ten-year forecast.

The following table identifies October 1 student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
IN-DISTRICT STUDENTS						
Pre-K	122	122	122	122	122	122
K	1,191	1,169	1,145	1,164	1,169	1,179
1	1,105	1,201	1,178	1,154	1,181	1,195
2	1,205	1,125	1,219	1,195	1,180	1,217
3	1,189	1,213	1,137	1,228	1,213	1,208
4	1,301	1,215	1,240	1,161	1,263	1,258
5	1,309	1,314	1,229	1,254	1,182	1,293
6	1,253	1,288	1,295	1,206	1,241	1,180
7	1,228	1,234	1,269	1,275	1,191	1,233
8	1,245	1,225	1,232	1,263	1,279	1,201
9	1,255	1,267	1,244	1,254	1,283	1,313
10	1,270	1,275	1,288	1,265	1,279	1,315
11	1,186	1,187	1,194	1,204	1,187	1,207
12	1,258	1,154	1,157	1,161	1,180	1,171
Subtotal	16,117	15,989	15,949	15,906	15,950	16,092
OUT-OF-DISTRICT STUDENTS						
K-5	415	412	407	407	409	418
6-8	65	65	66	65	64	63
9-12	450	442	442	443	447	454
Subtotal	930	919	915	915	920	935
TOTAL STUDENTS						
PreK-5	7,837	7,771	7,677	7,685	7,719	7,890
6-8	3,791	3,812	3,862	3,809	3,775	3,677
9-12	5,419	5,325	5,325	5,327	5,376	5,460
TOTAL	17,047	16,908	16,864	16,821	16,870	17,027

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate.” This rate is the average number of students generated by a residential housing unit and is used to estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and students generated from recently constructed housing units. This

information links each student with a housing unit. Three general housing categories are analyzed - single-family detached units, “middle housing” consisting of duplexes/multiplexes, and stacked apartments/condo units.

The District also uses the Student Generation Rates to estimate student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates are applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data has been provided by MGT with additional data obtained by the District from city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a current snapshot of the District. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2025 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	176	73	55	304	0.463	0.192	0.145	0.800
Forest Glen at Lakeland	2021	30	30	0	18	11	7	36	0.600	0.367	0.233	1.200
Greenvale (Hazel Hts)	2023	17	17	0	2	2	0	4	0.118	0.118	0.000	0.235
Greenview Estates	2023	17	17	0	3	3	2	8	0.176	0.176	0.118	0.471
Lozier Ranch	Pending	18	7	11	2	2	1	5	0.286	0.286	0.143	0.714
Palisades-Omni Homes	Pending	16	15	1	6	3	1	10	0.400	0.200	0.067	0.667
River Rock	Pending	14	10	4	2	1	1	4	0.200	0.100	0.100	0.400
The Willows/Phase 1	Pending	25	10	15	5	3	3	11	0.500	0.300	0.300	1.100
Vasily	2021	8	8	0	1	1	0	2	0.125	0.125	0.000	0.250
Willow Place	2021	11	11	0	4	0	2	6	0.364	0.000	0.182	0.545
TOTALS		536	505	31	219	99	72	390	0.434	0.196	0.143	0.772

The following table provides information about recent apartment/condo residential developments in the District and associated Student Generation Rates.

Table 9: Apartment/Condo Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2025 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	384	150	139	673	0.768	0.300	0.278	1.346
Divine Court Apts.	2024	98	98	0	2	0	0	2	0.020	0.000	0.000	0.020
The Verge Auburn	2022	226	226	0	8	3	5	16	0.035	0.013	0.022	0.071
TOTALS		824	824	0	394	153	144	691	0.478	0.186	0.175	0.839

The District does not have its own data to determine the Middle Housing Student Generation Rate. Instead, as permitted by King County Code 21A.43.030(B), the District is using the Highline School District's Middle Housing Student Generation Rates, given that HSD is a school district with demographics similar to the District.

Table 10 provides a summary of the 2026 Student Generation Rates.

Table 10: Student Generation Rates Summary

Housing Type	K-5	6-8	9-12	Total
Single-Family	0.434	0.196	0.143	0.772
Apartments/Condos	0.478	0.186	0.175	0.839
Middle Housing*	0.078	0.031	0.021	0.130
TOTALS	0.99	0.413	0.339	1.741

*Student Generation Rate taken from Highline School District.

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a “Standard of Service” to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2026 are:

- Elementary Schools: 8,435 students
- Middle Schools: 3,799 students
- High Schools: 5,375 students
- Total Enrollment: 17,609 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District's blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom

-
- Middle Schools: 28.02 students per classroom
 - High Schools: 28.74 students per classroom
 - Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located at schools owned and operated by the District. The school district does not lease classroom space. The number of permanent classrooms at the District's 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms
- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 26 portables
- Middle Schools: 41 portables
- High Schools: 41 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with special needs. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching

stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra, physical education, robotics, science, sports medicine, theater arts, and visual communications.

- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District including permanent classrooms and portable classrooms.

TABLE 11: SCHOOL CAPACITIES - MARCH 2026

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	19	1	0	6	0	26	20.29	12.00	100.00%	406	531
Arthur Jacobsen	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	25	4	2	8	0	39	20.29	12.00	100.00%	612	637
Dick Scobee	24	4	2	9	0	39	20.29	12.00	100.00%	592	592
Evergreen Heights	15	1	2	4	0	22	20.29	12.00	100.00%	349	449
Gildo Rey	19	1	1	4	0	25	20.29	12.00	100.00%	418	418
Hazelwood	21	1	1	5	0	28	20.29	12.00	100.00%	458	458
Ilalko	19	1	2	6	0	28	20.29	12.00	100.00%	430	430
Lake View	18	1	1	5	0	25	20.29	12.00	100.00%	398	398
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	508
Lea Hill	28	3	2	6	0	39	20.29	12.00	100.00%	653	653
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Washington	13	3	2	6	0	24	20.29	12.00	100.00%	349	599
Willow Crest	27	3	2	7	0	39	20.29	12.00	100.00%	633	633
TOTALS	353	34	25	95	0	507				8,152	8,702
MIDDLE SCHOOLS											
Cascade	13	0	2	8	17	40	28.02	12.00	76.67%	663	943
Mt Baker	12	0	2	7	15	36	28.02	12.00	76.67%	598	990
Olympic	11	0	3	9	17	40	28.02	12.00	76.67%	629	853
Rainier	10	0	3	7	15	35	28.02	12.00	76.67%	565	873
TOTALS	46	0	10	31	64	151				2,455	3,659
HIGH SCHOOLS											
Auburn High	24	0	3	14	40	81	28.74	12.00	76.67%	1,438	1,718
Auburn High - TAP	-1	0	4	0	0	3	28.74	12.00	76.67%	15	15
Auburn Mountainview	19	0	3	10	30	62	28.74	12.00	76.67%	1,107	1,499
Auburn Riverside	20	0	3	10	28	61	28.74	12.00	76.67%	1,085	1,589
West Auburn	8	0	0	4	1	13	28.74	12.00	76.67%	198	226
TOTALS	70	0	13	38	99	220				3,843	5,047
GRAND TOTALS	469	34	48	164	163	878				14,451	17,409

SECTION 6 - CAPACITY AND FACILITY PLANNING

Since 1975, the District has regularly performed in-depth reviews of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three elementary schools. In November 2016, the voters approved a bond proposition to build and replace these schools. The last project in this building program was completed in October 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements to 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School within six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended construction of a new middle school to increase capacity, replace an aging elementary and middle school, and provide improvements at 22 existing schools and support facilities. Based upon these recommendations, the District Board of Directors placed a bond proposition on the November 2024 ballot for these projects which received a 55% approval, missing the required 60% approval requirement. The Board put the bond proposition for the same schools on the November 2025 ballot which received a 54% approval, again below the 60% approval requirement.

Here is a record of construction bonds submitted to the voters during the past 10 years. This includes the funding measures identified above.

Table 12 – Construction Bond and Capital Levy – 10 Year History

FUNDING MEASURE	PROJECTS	FUNDING AMOUNT	ELECTION DATE	ELECTION RESULT
Capital Levy	Safety, Security, Facility Improvements and Technology Replacement Levy	\$110,800,000	Nov. 2025	Passed
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement	\$490,000,000	Nov. 2025	Failed
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement, Facility Improvements	\$532,100,000	Nov. 2024	Failed
Construction Bond	2 New Elementary Schools, Replace 5 Elementary Schools and 1 Middle School	\$456,056,000	Nov. 2016	Passed

The District Board of Directors has approved a resolution to propose a bond proposition to the voters in November 2026 to build a new Middle School #5 and replace Alpac Elementary and Cascade Middle School. The District is not eligible for state funding assistance for the Middle School #5 project. The District is eligible for state funding assistance for the replacement of Alpac Elementary and Cascade Middle School. The District will front fund the Alpac Elementary and Cascade Middle School projects because the state funding assistance is not guaranteed for these projects.

The new middle school and portable classrooms are part of the District's capacity solution. The new middle school will provide added capacity to serve growth and is the basis for the District's impact fees. The District also plans to purchase or relocate portable classrooms to continue to accommodate growth at the middle and high school levels.

The District's six-year facility needs are summarized in the following table.

Table 13 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST	SIX-YEAR FINANCE PLAN (Estimated)						
					2026	2027	2028	2029	2030	2031	Total
New Middle School	800	Future Bond	Aug. 2028	\$184,000,000	\$7,360,000	\$75,440,000	\$92,000,000	\$7,360,000	\$1,840,000	\$0	\$184,000,000
Cascade MS Replacement	125	Future Bond	Aug. 2028	\$189,000,000	\$7,560,000	\$77,490,000	\$94,500,000	\$7,560,000	\$1,890,000	\$0	\$189,000,000
Alpac Elem. Replacement	224	Future Bond	Aug. 2029	\$118,000,000	\$0	\$1,770,000	\$2,950,000	\$48,380,000	\$59,000,000	\$5,900,000	\$118,000,000
Improvements at 22 Facilities	0	Future Cap. Levy	Aug. 2031	\$53,400,000	\$7,905,297	\$8,512,435	\$8,976,492	\$9,189,356	\$9,342,314	\$9,474,106	\$53,400,000
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2026	\$1,075,000	\$1,075,000	\$0	\$0	\$0	\$0	\$0	\$1,075,000
Property Acquisitions	0	Cap. Proj. Fund	NA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS				\$545,475,000	\$23,900,297	\$163,212,435	\$198,426,492	\$72,489,356	\$72,072,314	\$15,374,106	\$545,475,000

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Code Section 21A.43.030.

In 2025, the King County Council adopted Ordinance 19965 to implement Engrossed Second Substitute Senate Bill 5258 (2023), requiring local jurisdictions to use bedroom count, square footage, or traffic count to “produce a proportionally lower impact fee for smaller housing units.” Under Ordinance 19965, school districts must calculate impact fees for single family detached, middle housing (townhome/duplex/multi-plex), and apartment/condo stacked units using bedroom count categories that distinguish between small and large units.

Residential development in the District is expected to add students to elementary and middle schools in the upcoming years. The 2026 student generation rates are set forth in Table 10. The tables below show the calculations for single-family, middle housing, and apartments/condos. Because the data on the number of bedrooms for each housing type is not available, the student generation rates are based on all units in a housing category. As a result, impact fees cannot be calculated for specific numbers of bedrooms in each of the housing types identified in the updated ordinance. Therefore, the District assumes a \$0 impact fees for single family units with 2 bedrooms or less, middle housing units with 2 bedrooms or less, and apartments/condo units with 1 bedroom or less.

The development data available for apartments/condo units is limited to three developments including one development with an exceptionally high Student Generation Rate. This limited data and high student generation rate at one apartment development resulted in a high overall Student Generation Rate and high impact fee for 2026 for apartment/condo dwellings. In recognition of this, the District has made a discretionary adjustment to this fee and reduced it to match the multi-family fee collected in 2025. The same applies to single-family residence with 3 or more bedrooms. In addition, King County caps apartment/condo school impact fees at \$5,000.

The following table shows the impact fee calculation for single-family residences with 3 bedrooms or more.

Table 14: Impact Fee Calculation – Single-Family Residence 3+ Bedroom

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	\$0	650	\$0	0.434	\$0
Middle	24	\$0	800	\$0	0.196	\$0
High	36	\$0	1,500	\$0	0.143	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	\$0	650	0.9773	\$0	0.434	\$0
Middle	\$189,000,000	800	0.9128	\$215,649	0.196	\$42,267
High	\$0	1,500	0.9487	\$0	0.143	\$0
TOTAL						\$42,267
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen.	Cost per SFR
Elementary	\$250,000	20.29	0.0227	\$280	0.434	\$122
Middle	\$250,000	28.02	0.0872	\$778	0.196	\$152
High	\$0	28.74	0.0513	\$0	0.143	\$0
TOTAL						\$274
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	\$399.38	90	0.6583	\$0	0.434	\$0
Middle	\$399.38	108	0.6583	\$0	0.196	\$0
High	\$399.38	130	0.6583	\$0	0.143	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	\$634,827	1.50213	0.0477	10		\$7,446
IMPACT FEE SUMMARY – SINGLE-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee SFR
\$0	\$42,267	\$274	\$0	(\$7,446)	0.500	\$17,548
Auburn School District adjustment						(\$9,545)
Single-Family Residence 3+ Bedroom Impact Fee						\$8,003

The following table shows the impact fee calculation for multi-family residences.

Table 15: Impact Fee Calculation – Middle Housing Townhome/Duplex/Triplex/Fourplex 3+ Bedroom

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MH
Elementary	12	\$0	650	\$0	0.078	\$0
Middle	24	\$0	800	\$0	0.031	\$0
High	36	\$0	1,500	\$0	0.021	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MH
Elementary	\$0	650	0.9773	\$0	0.078	\$0
Middle	\$189,000,000	800	0.9128	\$215,649	0.031	\$6,685
High	\$0	1,500	0.9487	\$0	0.021	\$0
TOTAL						\$6,685
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MH
Elementary	\$250,000	20.29	0.0227	\$280	0.078	\$22
Middle	\$250,000	28.02	0.0872	\$778	0.031	\$24
High	\$0	28.74	0.0513	\$0	0.021	\$0
TOTAL						\$46
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MH
Elementary	\$375.00	90	0.6678	\$0	0.078	\$0
Middle	\$375.00	108	0.6678	\$0	0.031	\$0
High	\$375.00	130	0.6678	\$0	0.021	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MH
Multi-Family	\$656,062	1.50213	0.0477	10		\$7,695
IMPACT FEE SUMMARY – MIDDLE HOUSING RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MH
\$0	\$6,685	\$46	\$0	(\$7,695)	0.500	\$0

Table 16: Impact Fee Calculation – Multi-Family Apartment/Condo 2+ Bedrooms

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	12	\$0	650	\$0	0.478	\$0
Middle	24	\$0	800	\$0	0.186	\$0
High	36	\$0	1,500	\$0	0.175	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	\$0	650	0.9773	\$0	0.478	\$0
Middle	\$189,000,000	800	0.9128	\$215,649	0.186	\$40,111
High	\$0	1,500	0.9487	\$0	0.175	\$0
TOTAL						\$40,111
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	\$250,000	20.29	0.0227	\$280	0.478	\$134
Middle	\$250,000	28.02	0.0872	\$778	0.186	\$145
High	\$0	28.74	0.0513	\$0	0.175	\$0
TOTAL						\$279
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MFR
Elementary	\$375.00	90	0.6678	\$0	0.478	\$0
Middle	\$375.00	108	0.6678	\$0	0.186	\$0
High	\$375.00	130	0.6678	\$0	0.175	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MFR
Multi-Family	\$349,208	1.50213	0.0477	10		\$4,096
IMPACT FEE SUMMARY – MULTI-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MFR
\$0	\$40,111	\$279	\$0	(\$4,096)	0.500	\$18,147
Auburn School District Adjustment						(\$9,181)
						\$8,966
King County cap applied						\$5,000

SECTION 8 – CONCLUSIONS

New housing units continue to be built in the District, and the student population begins to stabilize.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past five years. This increased elementary school capacity, and it now fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 82 portable classrooms are being used to accommodate middle and high school students and are part of the District's short-term capacity solution.

Because of a shortage of permanent classrooms in middle schools, the District has decided to place a bond proposition on the ballot in November 2026. This includes funding to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

During the past year, the District experienced an increase in the construction cost for a new middle school and a notable increase in single-family and multi-family Student Generation Rates. The increased Student Generation Rates contributes to an increase in the impact fee for single-family residences with 3 bedrooms or more from \$8,003 to \$17,548. It also contributed to an increase in the impact fee for apartment/condo residences. Based on an application of King County Code 21A and its associated formula, the District's 2026 impact fee for multi-family residences with 2 bedrooms or more would increase from \$14,408 to \$18,147. The District has adjusted this fee and reduced it to match the single- and multi-family fee collected in 2025. This discretionary reduction was made to establish a more stable impact fee for students generated from the respective developments. Conversely, the low Middle Housing Student Generation Rate, borrowed from the Highline School District, results in a fee of \$0. Again, given the lack of available permit data, the District assumes a fee of \$0 for single family units with 2 bedrooms or less, middle housing units with 2 bedrooms or less, and apartments/condo units with 1 bedroom or less.

The District's 2026-2032 Capital Facilities Plan will be submitted for adoption by the Auburn School District Board of Directors. After adoption, the Plan, including its 2026 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The submission to these public agencies will include a request that the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.

Attachment L



CAPITAL PLANNING AND CONSTRUCTION

DATE: June 11, 2026
TO: Dr. Damien Pattenaupe, Superintendent
FROM: Matt Feldmeyer, Executive Director, Capital Planning and Construction
FOR BOARD MEETING: June 24, 2026 MRF 6/11/26

CONSENT AGENDA ITEM: 2026-2032 Capital Facilities Plan

A Six-Year Capital Facilities Plan, to be updated annually, is required by the Washington State Growth Management Act and the School Impact Fee Ordinance Act, of King County, Code Title 21A. It serves as a guide to the development of school facilities and forms the basis for the calculation of school impact fees that are imposed on new development by King County and the cities whose service areas overlap the Renton School District.

The Plan is intended to evaluate the need for future facilities based on forecast enrollment growth and student capacity of existing facilities. The Plan also identifies potential sources of funding for additional construction or acquisition.

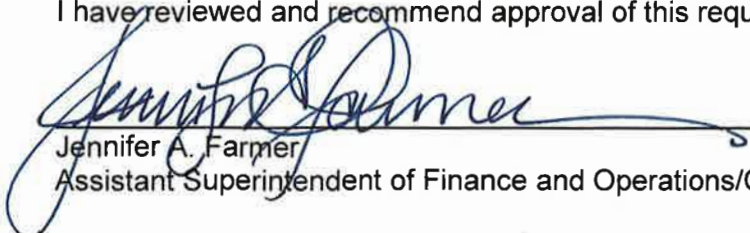
DISTRICT GOALS:
Removing Barriers & Supporting Students

BUDGET IMPLICATION:
This item has no budget implication.

RECOMMENDATION:
Recommend approval of the District's 2026 Capital Facilities Plan.

Attachment: 2026 Capital Facilities Plan

Recommendations:
I have reviewed and recommend approval of this request:


Jennifer A. Farmer
Assistant Superintendent of Finance and Operations/CFO

Board Approved

Signature _____ Date _____
6/24/2026
17 June 2026
Date

SERVICE | EXCELLENCE | EQUITY

2026 CAPITAL FACILITIES PLAN

Renton School District No. 403

Board of Directors

Justin Booker, President
Susan Talley, Vice President
Avanti Bergquist, MD
Stefanie McIrvin, Ed. D
Lindsay Jensen

Damien Pattenau, Ed. D, Superintendent



Adopted: 24 June 2026



2026 SIX YEAR CAPITAL FACILITIES PLAN

Renton School District No. 403

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I. INTRODUCTION

Purpose of the Capital Facilities Plan:

This Six-Year Capital Facilities Plan (the “Plan”) is prepared by the Renton School District (the “District”) in compliance with the requirements of the Washington State Growth Management Act (the “GMA”), King County Code, and applicable ordinances of the cities of Bellevue, Newcastle, and Renton. The Plan was prepared using data available in the spring of 2026. The GMA outlines 15 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

It is the District’s intent that the Plan be adopted by King County and the cities of Bellevue, Newcastle, Renton, SeaTac, and Tukwila as a sub-element of their respective Capital Facilities Plans. Currently, King County and the cities of Bellevue, Newcastle, and Renton collect school impact fees on behalf of the District when requested.

The Capital Facilities Plan contains the following required elements:

1. Enrollment forecasts for each grade span over the next six years.
2. An inventory of the existing capital facilities owned by the District and capacity of those facilities based on the District’s current Standard of Service.
3. A forecast of future needs for capital facilities and the proposed capacities of expanded or new facilities.
4. A six-year plan for financing those capital improvements.
5. As relevant, a calculation of school impact fees and data substantiating such fees.

Overview of the Renton School District:

The District is located on the south end of Lake Washington, eleven miles southeast of Seattle and eleven miles south of Bellevue. Home to more than 100,000 people who value working, living, and playing in the Pacific Northwest, Renton has a strong economic base and a favorable business climate. The District spans approximately thirty-two square miles and serves a diverse population of approximately 14,000 students in pre-K through 12th grade at four high schools, four middle schools, sixteen elementary schools, and an early childhood learning center.

District programs also address the special needs of disabled, academically gifted, and artistically talented students. Three schools (Renton Park Elementary, McKnight Middle, and Lindbergh High) are U.S. Department of Education-recognized Blue-Ribbon Schools of Excellence. Community support for Renton schools is strong. School levies, which make up 25% of the district’s budget, have been consistently approved by the community for more than 20 years. Voter-approved bond measures or capital facilities levies from 1992 through 2025 have brought exciting improvements in school buildings and support facilities, including the rebuilding of all

elementary schools, the remodeling of most middle and high schools, and the recent additional construction of two new elementary schools (Sartori and Hilltop Heritage) and a middle school (Risdon). Voter support has also provided state-of-the-art technology - a must to prepare students for living and working in this leading high-tech region. Every classroom has high-speed Internet connections and ample computer devices for all students.

Ensuring each student graduates with options and is prepared to participate fully in our democracy is at the heart of Renton School District's mission. Three core values of Service, Excellence, and Equity guide the district's strategic framework in family and community engagement, excellence in learning and teaching, and removing barriers and supporting students. Students are encouraged to reach for excellence through a variety of programs that focus on rigorous academic skills, problem solving, creative and critical thinking, and social and emotional growth. Renton School District staff are committed to preparing all students for success in their post-secondary journey. Teachers are encouraged to take an active role in promoting their own professional growth through collaborating on the use and development of high-quality instructional materials, sharing successful strategies, and looking for new ways to assess student progress. This focus on continuous staff development enables teachers to consistently improve the quality of instruction and prepares them to help students meet rigorous state academic standards.

The District's voters in 2019 approved a \$249.6 M bond measure to fund a new elementary school (Hilltop Heritage Elementary School) to accommodate enrollment needs. Sartori Elementary School opened in 2018 as a choice school, providing additional capacity relief. The voters in November 2022 approved a \$676 M bond to fund property acquisition and construction of a new Renton High School and security, seismic, and building systems updates at various schools throughout the District. Property acquisition is nearing completion and the high school project will begin construction during the summer of 2026.

In recent years the District's K-12 enrollment has seen an overall decline. Consistent with much of the region, the District's enrollment was affected by the global pandemic, lower birth rates, and increases in home based school instruction. The number of new homes planned for future construction in the District continues to be higher than the number of permitted units that were built between 2019 and 2023. Despite this construction activity, the District anticipates, based on recent enrollment projections, that enrollment at all grade levels is likely to see a small decrease over the six year planning period. The District plans to monitor actual enrollment patterns closely and will incorporate new information as a part of future updates to this Plan.

II. STANDARD OF SERVICE & CAPACITY

The District's adopted Standard of Service establishes the program year, school organizational structure, student/teacher ratios by grade level (considering the requirements of students with special needs), daily class schedule, types of facilities and other factors necessary to support the District's educational programs and objectives. The Standard of Service is used to ascertain current and future capacity. It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the actual program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to adjust the standard of service based on the District's specific needs.

The District uses a traditional elementary (K-5)/middle (6-8)/high school (9-12) organizational structure.

The District, and the Renton Education Association, recognize that reasonable class size is necessary for optimum learning, and have established the following targets in student/teacher ratios for most regular classroom purposes:

Grade Levels K-1	21:1
Grade Level 2	22:1
Grade Level 3	24:1
Grade Levels 4-12	29:1

Students receive instruction in classes such as band/orchestra, choir, physical education at a larger ratio based on program and space.

Student /teacher ratio for special education classes held in self-contained classrooms within comprehensive elementary and secondary facilities is assumed to be 12:1. Educational facilities dedicated solely to special education or other specialized programs are excluded from capacity calculations, as are associated student headcounts.

At the high school level, due to adopted State and local graduation requirements, it is not possible to achieve 100% utilization of regular teaching stations. Based on actual utilization due to these considerations, the District uses a standard utilization rate of 80% at the high school level (4 out of 5 periods) for determining high school capacity. Beginning with the graduating class of 2020-2021, high school graduation requirements require one additional credit of science (three instead of two), and a total of twenty-four credits; three more than the previously required 21. This requirement impacted high school capacity as well. Additionally, similar to the high school utilization rate, a typical middle school utilizes a six-period day and requires that one period be designated for teacher planning. This requirement creates a standard utilization rate of 83% at the middle school level (5 out of 6 periods) for determining middle school capacity.

Student/teacher ratios are applicable to both permanent and relocatable classrooms. However, since relocatable facilities do not allow for the full range of educational activities promoted by the District, they are generally viewed as temporary or interim housing, necessary to

accommodate enrollment fluctuations and interim development driven enrollment increases until such time as permanent facilities can be financed and constructed. For those reasons, relocatable classrooms capacities are calculated, but not used in the analysis of future facility needs.

Using the Standard of Service, the District calculates building capacity for each of its facilities. The calculation is made by reviewing the use of each classroom/teaching station in each facility in collaboration with individual school leadership. Spaces in buildings used for special program purposes such as special education and alternative learning environments are not included in the District's regular classroom capacity. Core facilities, such as the cafeteria or gymnasium, are not considered regular classrooms. A building's regular classroom capacity may change from year to year. For example, if the school enrollment has a higher number of special education students in a given year, there is potential that a teaching station is removed from the capacity inventory, thereby reducing the overall school capacity for that given year. Capacity at the secondary school level is further limited by the previously identified class scheduling restrictions (80% standard utilization at high schools and 83% standard utilization at middle schools) and student distribution among elective classes. Elective classes, many of which require specialized classrooms, also figure into the equation for determining a school's capacity, which together with required classes, require a well thought out master schedule if the facility's capacity is to be maximized.

Current Capacity:

The District's capital facilities include both permanent structures and relocatable (interim or portable) classrooms. The District's permanent K-12 facilities include 16 elementary schools, four middle schools, and four high schools. Two Special Instructional Use facilities house a portion of the District's early childhood, special education, and alternative learning programs. Support facilities include the Kohlwees Education Center (District administration), Transportation Center, Facilities Operations and Maintenance Center, Nutrition Services/Warehouse, Renton Memorial Stadium, and the Lindbergh Swimming Pool. Total permanent facilities encompass 2,670,757 square feet, with 2,495,051 square feet (93%) devoted to K-12 and instructional special use. See Appendix A for District Maps.

The District's current permanent K-12 facilities capacity is 15,342 (including the opening of Hilltop Heritage Elementary School fall of 2023). See Tables 1 & 2 below and Appendix B. Importantly, current and future capacity at the elementary level, as documented in this report, is based on the District's current Standard of Service, and does not necessarily reflect aspirational K-3 student/teacher ratios of seventeen students to one teacher. The District continues to make progress towards these requirements, by utilizing available classroom space, added staffing and plans to utilize the new elementary school classrooms to work towards this ratio. Most recent ratios have been anywhere from 17.3 to 19:1; however recent enrollment changes and budget impacts have slowed the District's progress in achieving the aspirational goal.

The District uses relocatable or portable facilities primarily to address enrollment fluctuations and to house students on an interim or temporary basis until permanent facilities can be constructed. For those reasons they are not considered a long-term solution for housing students and are not considered "permanent" capacity. Of the 59 relocatable facilities in the District's

inventory, 50 are “double portables” containing two classrooms (approximately 1,792 square feet together), and nine are singles (each approximately 896 square feet). See Appendix B. Combined, they provide the District with a total of 109 relocatable classrooms, encompassing 97,664 square feet of additional space available for instruction.

The tables below summarize existing K-12 permanent and portable classroom capacity. See also Appendix B for detail by school building.

Table 1 – Existing Permanent and Portable Capacity by Grade Level

FACILITY TYPE	ELEMENTARY SCHOOLS		MIDDLE SCHOOLS		HIGH SCHOOLS		TOTAL	
	Total Capacity/Permanent to Portable		Total Capacity/Permanent to Portable		Total Capacity/Permanent to Portable		Total Capacity/Permanent to Portable	
PERMANENT	7,449	79.81%	3,435	81.44%	4,458	92.20%	15,342	83.44%
RELOCATABLE	1,885	20.19%	783	18.56%	377	7.80%	3,045	16.56%
TOTAL	9,334	100.00%	4,218	100.00%	4,835	100.00%	18,387	100.00%

Table 2 – Inventory and Capacity of Permanent Facilities

	NAME	LOCATION	AREA (ft ²)	PROGRAM CAPACITY
ELEMENTARY SCHOOLS	Benson Hill	18665 116th Ave. SE, Renton 98058	67,533	520
	Bryn Mawr	8212 S 118th St., Seattle 98178	49,157	338
	Campbell Hill	6418 S 124th St., Seattle 98178	57,072	332
	Cascade	16022 116th Ave. SE, Renton 98058	59,164	467
	Hazelwood	7100 116th Ave. SE, Newcastle 98056	66,161	591
	Highlands	2727 NE 7th St., Renton 98056	60,000	547
	Hilltop Heritage	1075 Duvall Ave NE 98059	79,881	554
	Honey Dew	800 Union Ave. NE, Renton 98059	54,620	336
	Kennydale	1700 NE 28th St., Renton 98056	65,169	622
	Lakeridge	7400 S 115th St., Seattle 98178	52,958	398
	Maplewood Heights	130 Jericho Ave., Renton 98059	56,220	402
	Renton Park	16828 128th Ave. SE, Renton 98058	65,955	476
	Sartori	332 Park Ave. N, Renton 98057	76,797	554
	Sierra Heights	2501 Union Ave. NE, Renton 98058	53,992	472
	Talbot Hill	2300 Talbot Rd., Renton 98055	57,844	460
	Tiffany Park	1601 Lake Youngs Way, Renton 98058	58,758	380
	Total Grades K-5 Capacity		981,281	7,449
MIDDLE SCHOOLS	Dimmitt	12320 80th Ave. S, Seattle 98178	109,070	794
	McKnight	2600 NE 12th St., Renton 98056	126,706	847
	Nelsen	2304 Jones Ave. S, Renton 98055	124,234	896
	Risdon	6928 116th Ave. SE, Newcastle 98056	133,934	898
	Total Grades 6-8 Capacity		493,944	3,435
HIGH SCHOOLS	Hazen	1101 Hoquiam Ave. NE, Renton 98059	327,395	1,462
	Lindbergh	16426 128th Ave. SE, Renton 98058	242,662	1,211
	Renton	400 S 2nd St., Renton 98057	278,373	1,389
	Talley	7800 S 132nd St., Renton 98178	70,831	397
	Total Grades 9-11 Capacity		919,261	4,458
	TOTAL GRADE LEVELS K-12		2,394,486	15,342
ALT LEARNING	Meadow Crest ELC	1800 Index Ave. NE, Renton 98056	68,752	464
	HOME Program - Spring Glen	2607 Jones Ave. S, Renton 98055	7,008	84
	Renton Academy	2607 Jones Ave. S, Renton 98055	24,805	48
	Total Instructional Special Use		100,565	596
	Total Instructional Facilities		2,495,051	15,938

SUPPORT SERVICES	Facilities Operations Center	7812 S 124th St., Seattle 98178	21,894
	Kohlwes Educational Center	300 SW 7th St., Renton 98057	57,200
	Lindbergh Pool	16740 - 128th Ave. SE, Renton 98058	13,710
	Nutrition Services / Warehouse	409 S Tobin St., Renton 98057	27,466
	Renton Memorial Stadium	405 Logan Ave. N, Renton 98057	35,193
	Transportation Center	420 Park Ave. N, Renton 98057	20,243
	Total Support Services		175,706
Total All Permanent Facilities			2,670,757

Undeveloped Property

The District currently has the following undeveloped real property in its inventory:

Skyway Site S Langston Rd. & 76th Ave. S, Seattle 4.18 Acres

IV. ENROLLMENT PROJECTIONS

The District saw consistent year-over-year growth between 2011 and 2018. In 2019, enrollment started to decline slightly and, like most school districts, the District's enrollment was impacted by the global pandemic and temporary closure of in-person learning. The District's enrollment has continued to decline between 2021 and 2026. Using medium growth projections, the District expects that its enrollment will continue to decline approximately 1 percent each year for the next six-year planning period.

Projection Methodology:

Numerous methodologies are available for projecting long-term enrollments. The most common method is known as cohort survival which tracks groups of students through the system and adjusts the populations to account for the average year-to-year growth. For example, fourth grade enrollment is adjusted based on the average enrollment trend of the past in order to estimate next year's fifth grade enrollment. This calculation method considers the past five years' trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, where there is no previous year data. For kindergarten, two methodologies are generally used: A linear extrapolation from the previous five years of kindergarten enrollment, assuming that there is a trend; or, alternatively, a comparison of the kindergarten enrollment to births from five years prior can be used to calculate a "birth-to-k" ratio. For example, kindergarten enrollment in 2025 is divided by the total births in King County in 2020 to produce a birth-to-k ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

The Office of the Superintendent of Public Instruction (OSPI) uses the cohort survival method to project enrollments for purposes of the School Construction Assistance Program. The cohort survival method generally works well for Districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in Districts where spikes in demographic trends (especially a marked increase or decrease in new housing or other enrollment factors) can lead to dramatic swings in enrollment from one year to the next. In addition, the use of the linear extrapolation method at the kindergarten level can result in a distorted trend since it does not consider changes in birth rate trends. Combining cohort survival with other information about births, housing, regional population trends, and even trends in service area and private school enrollment can often provide for a more accurate forecast.

The District contracted with FLO Analytics to prepare a modified cohort survival projection in 2025. Based on the lack of growth projected between 2025 & 2026, the District is continuing to utilize that modified cohort survival projection for our 2026 Capital Facilities Plan. The modified cohort survival projection combines the average rollup at existing grades with estimates of growth expected from new housing, as well as assumptions about market share gains or losses that the District is likely to see at certain grade levels. Estimates of housing growth for this model were obtained from building permit information provided by the respective jurisdictions. However, there are many unknowns due to market concerns in real estate, inflation, and recent changes in government funding and job markets. As a result, and to be prepared for the different

scenarios, the District reviews three projections: a low, medium, and high. See Appendix D for recent enrollment history and projected enrollment.

Projections through 2031/32:

The District reviewed FLO Analytics' low, medium, and high modified cohort survival projections to determine our enrollment forecast for 2025-2031, and chose the medium scenario as the likely enrollment forecast for this time period. All of these scenarios included a continued decline in enrollment for the District. However, the medium scenario projected an enrollment decline similar to the last five years of enrollment, with slightly less of a decline per year to accommodate the current residential developments in the pipeline for our area. The District will continue to monitor development, move-in/move-outs, and trends within the four-county area to better predict enrollment more than two years out. Table 3 below identifies projected enrollment using the medium growth scenario.

Table 3 – Projected Enrollment – 2025 to 2031

PROJECTED ENROLLMENT GROWTH				
	ACTUAL OCT. 2025 HEADCOUNT	PROJECTED OCT. 2031 HEADCOUNT (medium)	PROJECTED CHANGE 2025 - 2031	PERCENTAGE CHANGE 2025 - 2031
ELEMENTARY	6,256	6,007	(249)	-3.98%
MIDDLE	3,164	2,864	(300)	-9.48%
HIGH	4,141	3,899	(242)	-5.84%
other/alt	164	154	(10)	-6.10%
TOTAL	13,725	12,924	(801)	-5.84%

V. CAPITAL FACILITIES NEEDS AND PLANNING

Capacity Needs:

When considering the District's existing permanent capacity as compared to projected enrollment through the 2031-2032 school year, the District shows sufficient capacity in the near term at the elementary, middle school, and high school level. Importantly, the opening of the new Sartori Elementary School in August 2018 and Hilltop Heritage Elementary School in 2023 addressed capacity-specific needs and provides an overall increase in capacity for the elementary grade span, which were identified during 2015 & 2018 long-range planning and Citizens' Facilities Advisory Committee sessions in preparation for our voter-approved 2016 capital levy (which provided funding to construct Sartori Elementary School) and 2019 capital bond (which provided funding to construct Hilltop Heritage Elementary School). Table 4 compares the District's permanent capacity (from Table 2) with the six year enrollment projections by grade level (Appendix D). Anticipated capacity additions over the planning period are included in the analysis but are subject to funding and completion.

Table 4 – Capacity Analysis: Surplus/Deficit Projections¹ (2025/26 – 2031/32)

		25/26*	26/27	27/28	28/29	29/30	30/31	31/32
ELEM. K-5	PROGRAM CAPACITY	7,449	7,449	7,449	7,449	7,449	7,449	7,449
	STUDENT ENROLLMENT	6,256	6,273	6,210	6,076	6,044	6,027	6,007
	SURPLUS / (DEFICIT CAPACITY)	1,193	1,176	1,239	1,373	1,405	1,422	1,442
MIDDLE 6-8	PROGRAM CAPACITY	3,435	3,435	3,435	3,435	3,435	3,435	3,435
	STUDENT ENROLLMENT	3,164	3,162	3,129	3,057	3,008	2,938	2,864
	SURPLUS / (DEFICIT CAPACITY)	271	273	306	378	427	497	571
HIGH 9-12	PROGRAM CAPACITY ²	4,458	4,458	4,458	4,458	4,669	4,669	4,669
	STUDENT ENROLLMENT	4,141	4,012	3,960	3,989	3,939	3,917	3,899
	SURPLUS / (DEFICIT CAPACITY)	317	446	498	469	730	752	770

*October 2025 enrollment

medium range projection - 25/26 and beyond

1. Does not include relocatable facilities (portables)
2. High School capacity increases by 211 students in 2029 with Renton HS replacement

The 2022 voter-approved capital bond provided funding for property acquisition, planning, and construction of a replacement of Renton High School. This project is expected to include added program capacity to address potential enrollment growth beyond the six-year planning period. The project is also intended to replace an aging school building and work towards program equity across the high school grade space at all District high schools.

Additionally, the 2022 capital bond included a building modernization of Hazen High School, including seismic structural updates, safety/security updates, HVAC system updates, finish

updates in classrooms, corridors, and the library. This project is eligible for approximately \$27.5 million from OSPI – School Construction Assistance Program (SCAP) funding for a building modernization at the secondary school grade level. We are currently pursuing the SCAP funding for this project and it is the only OSPI – SCAP funding that the District is currently eligible to receive.

Table 4 does not include planned capacity additions at the middle school level but there is discussion for future bond planning that includes the need to replace both Nelson Middle School and Dimmitt Middle School, based on the age and condition of the school buildings. The District will continue to monitor middle school enrollment growth to determine if additional capacity as a part of these potential projects is needed for growth.

It should be noted that the District is also reaching its maximum limit in providing portable classrooms at many of its existing sites due to current land use and building code requirements.

Capital Construction Plan:

In recent years, the District's highest priorities have been to address existing and projected facility capacity deficits, aging infrastructure at secondary schools, and responding to/planning for both growth and program related added capacity. These projects funded by the 2019 bond, 2022 bond, and impact fees, responded to growth and included:

- Completion of Hilltop Heritage Elementary School, helping to relieve capacity needs in the Hazen High School service area. With the opening of Hilltop Heritage Elementary School in 2023, the District continues to have available capacity at the elementary level to serve potential enrollment growth.
- High school additions and/or renovations to create additional science classroom/laboratory space to address changes in State graduation requirements.
- Planning for replacement of Renton High School, Dimmitt Middle School, and/or Nelson Middle School – all aging facilities and potentially impacted by future growth.
- Acquisition of land for future development.
- Addition and or relocation of relocatable classrooms (interim classroom space known as portables).

Over the next six years the District will continue to implement the projects funded by the votes in the November 2022 bond. These projects include the following capacity and non-capacity projects:

Safety & Security

- Interior door hardware/lock updates
- New key system
- Main entry video intercoms
- Entryway improvements to provide front door line-of-sight for office staff
- Security camera updates and new installations

- Updated fire alarm and security alarm panels, devices, and systems

School Improvements

- Update seismic and structural systems in older buildings (retrofitting and modification of existing structures to make them more resistant to seismic activity, ground motion, or soil failure)
- Improvements and equipment replacement of school Heating, Ventilation, and Air Conditioning (HVAC) systems
- Upgrades to electrical, plumbing, and mechanical systems
- Upgrades to boilers and domestic hot water heaters
- Replacement of aging roofs at school buildings

Purchase Property

- Provide property for site expansion at Renton High School and the relocation of our Nutrition Services/Warehouse facility.

Build New Renton High School

- Build a new high school facility for the Renton High School service area, providing a modern learning environment and equitable athletic opportunities for all students.

The District's intent in structuring its capital improvement program is to maintain a constant level of construction throughout the program period to optimize the utilization of its management capabilities. The District utilizes a combination of in-house project management (Capital Planning and Construction Office) and outside management consultants to accomplish this goal.

VI. SIX-YEAR FINANCE PLAN

Funding Sources:

Funding for planned improvements is typically secured from several sources including voter-approved bonds or capital levies, State Construction Assistance Program funding, and impact fees (when eligible).

Bonds are typically used to fund the construction of new schools and other capital improvement projects and require 60% voter approval. The District's voters in 2019 approved a \$249.6 M bond measure to fund a new elementary school (Hilltop Heritage Elementary School) to accommodate enrollment needs. Sartori Elementary School opened in 2018 as a choice school, providing additional capacity relief. The voters in November 2022 approved a \$676 M bond to fund property acquisition and construction of a new Renton High School and security, seismic, and building system updates at various schools throughout the District.

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds, or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance Program (SCAP) funds for specific capital projects based on a prioritization system. The District anticipates receiving approximately \$27.5 M in SCAP funding for the Hazen High School Modernization project.

Where a district is eligible, impact fees are a means of supplementing traditional funding sources for the construction of public facilities needed to accommodate new development. *See Section VII School Impact Fees.*

Finance Plan:

The primary funding sources for all capital construction projects scheduled over the next six years include remaining funds from the 2022 technology/capital levy, 2022 capital bond, and 2025 technology/capital replacement levy. Growth driven projects funded by impact fee revenue and 2019 bond funds have reached completion. The majority of the recent bond funds will be directed towards land acquisition and the replacement of Renton High School. Construction of this school will begin in 2026, as the District is nearing completion of land acquisition and site preparation. If enrollment projections change to show that added capacity is needed to accommodate growth at the 9-12 grade level, the District will evaluate including the high school capacity additions as a part of a future impact fee calculation.

Capacity adding projects are not currently included in the district's total capital improvement plan. Estimated expenditures for capacity projects over the duration of this six-year plan are indicated in Table 5 below.

Table 5a – Six Year Finance Plan – Added New Capacity

Project	Estimated Expenditures ¹ (\$1,000,000's)								Funding (\$1,000,000's)	
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total	Secured ²	Unsecured ³
Land Acquisition	0	0	0	0	0	0	0	0	0	0
Portable Classrooms	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0

1. Estimated expenditures based on total project cost, including hard and soft costs.
2. Secured funding includes 2022 bond monies, and capital/technology levy funds.
3. Unsecured funds include future school impact fees and potential bond initiatives.

Table 5b – Six Year Finance Plan – Projects not Related to Added Capacity

Project	Estimated Expenditures ¹ (\$1,000,000's)								Funding (\$1,000,000's)	
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Total	Secured ²	Unsecured
Renton High School Replacement & Site Expansion	43	124	124	54	18			363	363	0
Hazen HS Modernization³	25	21	14	3				63	63	0
Sierra Heights Secure Entry and Admin Remodel & Seismic Updates	1							1	1	0
Lindbergh HS HVAC & Seismic Updates	2	16	12	6				36	36	0
District-wide Safety/Security Updates	3	3	4	2				12	12	0
District-wide Seismic Updates (phase I)	9	6	1					16	16	0
District-wide HVAC Updates (phase I)	8	4	3	1				16	16	0
District-wide Building Envelope and Roof Updates (phase I)	5	3	1					9	9	0
Total	96	177	159	66	18	0	0	516	516	0

1. Estimated expenditures based on total project cost, including hard and soft costs.

2. Secured funding includes 2022 bond monies, and capital/technology levy funds.

3. Includes approximately \$27.5 M in WA State OSPI - SCAP funding.

VII. IMPACT FEES

The GMA authorizes jurisdictions to assess and collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. In the case of public schools, impact fees are assessed only on residential new development. King County and the cities of Bellevue, Newcastle, and Renton have previously collected impact fees on behalf of the District. Where applicable, the District calculates its impact fees in conformance with the codes of each jurisdiction.

To be eligible to collect school impact fees for new capacity projects, a district must demonstrate expected grade level enrollment growth over the six-year planning period and a related need for new capacity. The school impact fee formula examines the costs of housing new students from growth by using a student generation factor, which indicates the number of students that each type of dwelling produces based on recent historical data. See Appendix C for detail on the student generation rates.

Other factors used to calculate school impact fees include:

Site Acquisition Costs - the actual or estimated cost per acre to purchase property.

Building Cost – the actual or estimated cost to construct growth related facilities.

Temporary Facility Cost - the actual or estimated cost per classroom to purchase and install a relocatable classroom, including site work and utilities.

State Construction Assistance Program Funding Credit - the amount of funding provided by the State, subject to District eligibility, based on a construction cost allocation and funding assistance percentage established by the State.

Tax Credit – the estimated amount that a new homeowner will pay toward the school construction bond primarily funding the capacity improvement, derived from assessed property values, taxation rate, and current bond interest rates.

As required by local ordinances, the District's fee formula incorporates a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

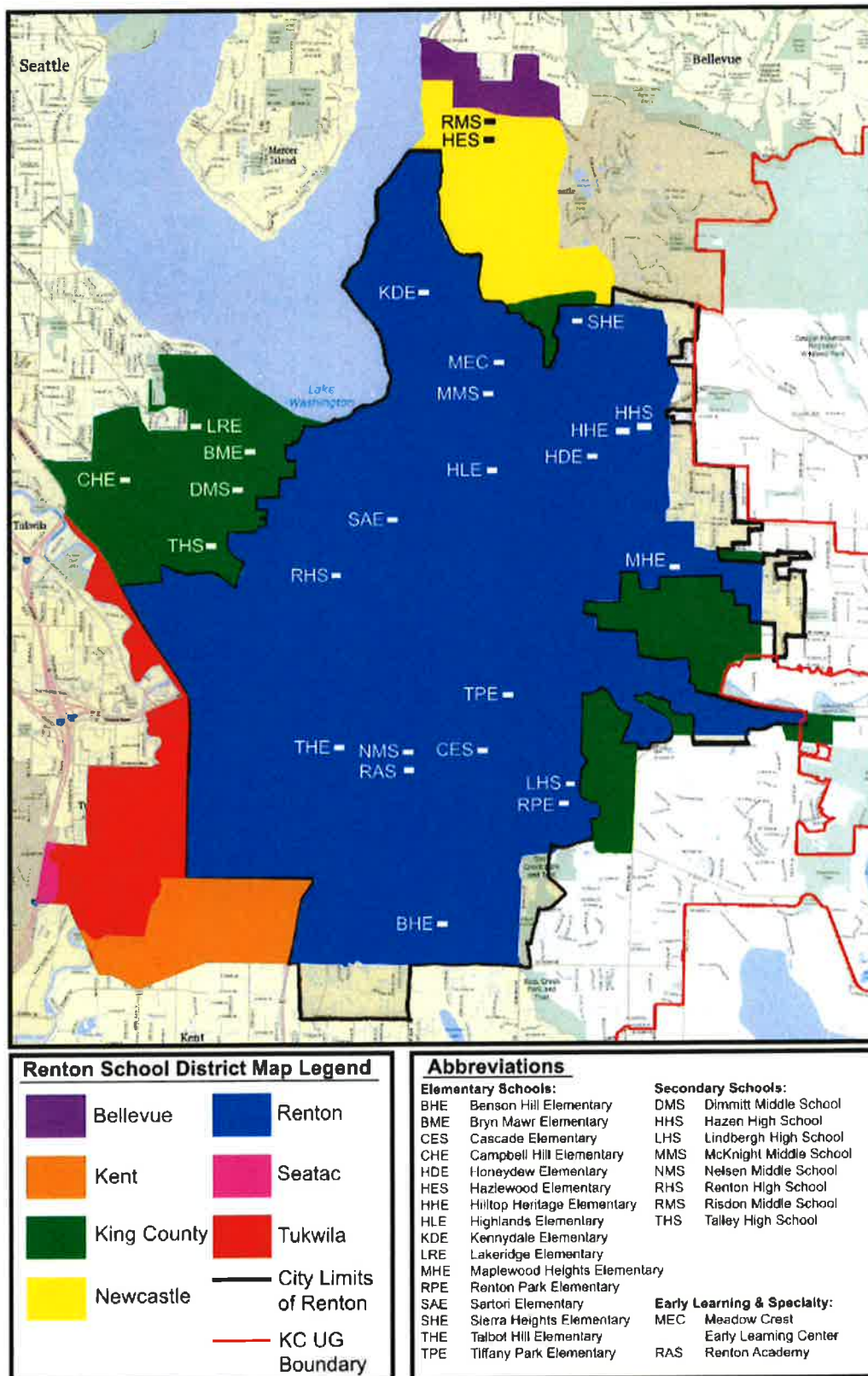
As noted above, and as reflected in Table 6 below, the District is not currently eligible to request school impact fees due to the projected continuing decline in student enrollment.

Table 6 – School Impact Fees

IMPACT FEES	Effective January 2026	Proposed January 2027	CHANGE
SINGLE- FAMILY	\$0	\$0	\$0
MULTI-FAMILY	\$0	\$0	\$0

The District intends to monitor enrollment growth closely and will update the CFP accordingly should the District become eligible for school impact fees in the future.

APPENDIX A – RENTON SCHOOL DISTRICT MAP



APPENDIX B – SCHOOL CAPACITY CHARTS

Appendix B: Table 1 – Current Elementary School Capacity, including student/teacher ratios

FACTORS: Student/Teacher Ratios:
 Grades K - 1 21:1
 Grade 2 22:1
 Grade 3 24:1
 Grades 4 - 5 29:1
 Scheduling Efficiency 1.00
 Program Efficiency 1.00

SCHOOL	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
BENSON HILL	32	8	3	3	6	4	8	520	0	0	0	0	0	0	0	0	520
BRYN MAWR	25	7	3	5	0	1	9	338	6	0	0	0	5	0	1	145	483
CAMPBELL HILL	25	6	2	6	0	2	9	332	8	0	0	3	5	0	0	217	549
CASCADE	31	7	4	0	7	3	10	467	6	0	0	4	0	0	2	96	563
HAZELWOOD	32	9	4	4	7	2	6	591	2	0	0	0	0	0	2	0	591
HIGHLANDS	32	8	4	3	7	2	8	547	0	0	0	0	0	0	0	0	547
HILLTOP HERITAGE	30	8	4	4	6	3	5	554	0	0	0	0	0	0	0	0	554
HONEY DEW	22	7	4	4	0	1	6	336	8	0	0	0	6	0	2	174	510
KENNYDALE	33	9	3	5	8	2	6	622	0	0	0	0	0	0	0	0	622
LAKERIDGE	26	6	3	3	4	2	8	398	6	0	0	0	1	0	5	29	427
MAPLEWOOD HGTS.	26	11	5	2	0	2	6	402	12	0	0	3	9	0	0	333	735
RENTON PARK	32	7	3	3	6	2	11	476	0	0	0	0	0	0	0	0	476
SARTORI	32	8	4	4	6	3	7	554	0	0	0	0	0	0	0	0	554
SIERRA HGTS.	29	8	4	3	4	3	7	472	8	0	0	1	3	0	4	111	583
TALBOT HILL	26	8	3	2	6	1	6	460	5	0	0	2	0	1	2	60	520
TIFFANY PARK	27	8	3	3	2	2	9	380	4	0	0	0	3	0	1	87	467
TOTAL	460	117	56	54	69	35	121	7,449	65	0	0	13	32	1	19	1,252	8,701

LINDBERGH SERVICE AREA	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
BENSON HILL	32	8	3	3	6	4	8	520	0	0	0	0	0	0	0	0	520
CASCADE	31	7	4	0	7	3	10	467	6	0	0	4	0	0	2	96	563
RENTON PARK	32	7	3	3	6	2	11	476	0	0	0	0	0	0	0	0	476
TIFFANY PARK	27	8	3	3	2	2	9	380	4	0	0	0	3	0	1	87	467
TOTAL	122	30	13	9	21	11	38	1,843	10	0	0	4	3	0	3	183	2,026

HAZEN SERVICE AREA	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
HAZELWOOD	32	9	4	4	7	2	6	591	2	0	0	0	0	0	2	0	591
HILLTOP HERITAGE	30	8	4	4	6	3	5	554	0	0	0	0	0	0	0	0	554
HONEY DEW	22	7	4	4	0	1	6	336	8	0	0	0	6	0	2	174	510
KENNYDALE	33	9	3	5	8	2	6	622	0	0	0	0	0	0	0	0	622
MAPLEWOOD HGTS.	26	11	5	2	0	2	6	402	12	0	0	3	9	0	0	333	735
SIERRA HGTS.	29	8	4	3	4	3	7	472	8	0	0	1	3	0	4	111	583
TOTAL	172	44	24	22	25	13	36	2,977	30	0	0	4	18	0	8	618	3,595

RENTON HIGH SERVICE AREA	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
BRYN MAWR	25	7	3	5	0	1	9	338	6	0	0	0	5	0	1	145	483
CAMPBELL HILL	25	6	2	6	0	2	9	332	8	0	0	3	5	0	0	217	549
HIGHLANDS	32	8	4	3	7	2	8	547	0	0	0	0	0	0	0	0	547
LAKERIDGE	26	6	3	3	4	2	8	398	6	0	0	0	1	0	5	29	427
TALBOT HILL	26	8	3	2	6	1	6	460	5	0	0	2	0	1	2	60	520
TOTAL	134	35	15	19	17	8	40	2,075	25	0	0	5	11	1	8	451	2,526

Appendix B: Table 2 – Middle School Capacity

FACTORS: Student/Teacher Ratios:

Core Classes	29:1
PE	35:1
Band /Orchestra	40:1
Choir	50:1
SPED	12:1
Other	31:1
Scheduling Efficiency	0.83
Program Efficiency	0.95

SCHOOL	PERMANENT TEACHING STATIONS									RELOCATABLES					TOTAL CAP
	TOTAL	CORE	PE	BAND	CHOIR	SPED	OTHER	SUPP	CAP	TOTAL	CORE	SPED	SUPP	CAP	
DIMITT	41	21	3	1	1	4	5	6	794	4	4	0	0	91	885
McKNIGHT	41	25	3	1	1	4	5	2	847	8	8	0	0	183	1,030
NELSEN	52	22	3	1	1	2	9	14	896	8	8	0	0	183	1,079
RISDON	47	24	3	2	1	7	4	6	898	4	4	0	0	91	990
TOTAL	181	92	12	5	4	17	23	28	3,435	24	24	0	0	548	3,984

Appendix B: Table 3 – High School Capacity

FACTORS: Student/Teacher Ratios:

Core Classes	29:1	(24:1 @ Talley)
PE	40:1	
Band /Orchestra	40:1	
Choir	50:1	
SPED	12:1	
Other	31:1	(24:1 @ Talley)
Scheduling Efficiency	0.80	
Program Efficiency	0.90	

SCHOOL	PERMANENT TEACHING STATIONS									RELOCATABLES					TOTAL CAP
	TOTAL	CORE	PE	BAND	CHOIR	SPED	OTHER	SUPP	CAP	TOTAL	CORE	SPED	SUPP	CAP	
HAZEN	78	44	3	2	1	7	18	3	1,462	0	0	0	0	0	1,462
LINDBERGH	55	32	3	1	1	6	11	1	1,211	5	4	1	0	92	1,303
RENTON	68	34	3	1	1	7	16	6	1,389	0	0	0	0	0	1,389
TALLEY	24	13	1	0	0	1	6	3	397	0	0	0	0	0	397
TOTAL	225	123	10	4	3	21	51	13	4,458	5	4	1	0	92	4,550

APPENDIX C – STUDENT GENERATION RATES (SGR)

The formula for determining school impact fees, as established by King County Council Ordinance 19965, requires that school districts provide “student factors based on district records of average actual student generation rates for a statistically valid sample of newly constructed dwelling units over a period of between five years and ten years before the date of the fee calculation.” The Ordinance also provides that, in the event this information is not available in the District, “data from adjacent districts, districts with similar demographics, or county-wide averages must be used.” The District last updated its student generation rates in 2025.

Appendix C: Table 1 – Student Generation Rates by Housing Subcategory (2025)

Housing Type	Housing Units	Students				SGRs			
		K-5	6-8	9-12	K-12	K-5	6-8	9-12	K-12
Single-family	553	60	25	36	121	0.108	0.045	0.065	0.219
Multifamily ^(a)	505	66	19	23	108	0.131	0.038	0.046	0.214
Apt/Plex ^(b)	376	50	14	16	80	0.133	0.037	0.043	0.213
Townhome	129	16	5	7	28	0.124	0.039	0.054	0.217

Notes

Units built in 2024 are excluded, because they may not have been completed and occupied by October 2024.

King County code Title 21A.43 defines the housing types as such, “single family units shall mean single detached dwelling units, and multi-family units shall mean townhouses and apartments.”

(a) The multifamily category represents all structures with five or more housing units, including the following structure types: apartment, townhome, and plex (i.e., duplex, triplex, and fourplex).

(b) The multifamily Apt/Plex subcategory includes the following structure types: apartment and plex.

Sources

Renton School District October 2024–25 headcount enrollment.

King County GIS parcels and King County Department of Assessments assessor information.

Appendix C: Table 2 – Student Generation Rates for Projects with 25+ Housing Units (2019-2023)

Housing Type	Project Name	Year Built	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Housing Units	Students				SGRs			
										K-5	6-8	9-12	K-12	K-5	6-8	9-12	K-12
Apt/Plex ^(a)	June Leonard Place	2019	0	23	20	5	0	0	48	12	3	0	15	0.250	0.063	0.000	0.313
Apt/Plex	Sunset Oaks Apartments	2021	5	43	12	0	0	0	60	5	2	3	10	0.083	0.033	0.050	0.167
Apt/Plex	Sunset Terrace Apartments	2021	10	73	25	0	0	0	108	2	1	1	4	0.019	0.009	0.009	0.037
Apt/Plex	Watershed Apartments	2022	6	77	30	32	0	0	145	27	6	10	43	0.186	0.041	0.069	0.297
Townhome	Earlington Village	2019	0	0	3	28	29	0	60	6	2	4	12	0.100	0.033	0.067	0.200
Single-family	Akers Farms No. 06	Multiple	---	---	---	---	---	---	32	5	2	1	8	0.156	0.063	0.031	0.250
Single-family	Allura At Tiffany Park	Multiple	---	---	---	---	---	---	95	7	2	4	13	0.074	0.021	0.042	0.137
Single-family	Canyon Terrace	Multiple	---	---	---	---	---	---	59	6	3	8	17	0.102	0.051	0.136	0.288
Single-family	Hillmans Lake Wash Garden Of Eden	Multiple	---	---	---	---	---	---	34	4	3	2	9	0.118	0.088	0.059	0.265

Notes

Only developments with 25 or more units included.

Units built in 2024 are excluded, because they may not have been completed and occupied by October 2024.

King County code Title 21A.43 defines the housing types as such, "single family units shall mean single detached dwelling units, and multi-family units shall mean townhouses and apartments."

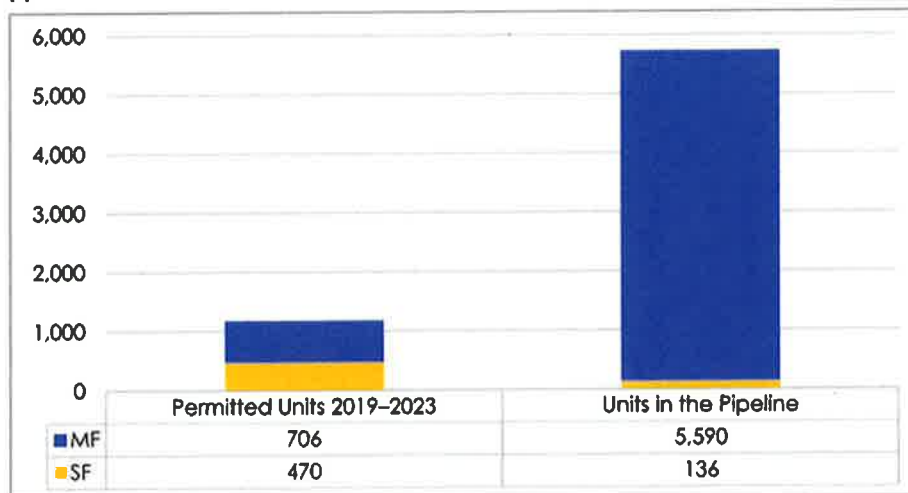
(a) The multifamily Apt/Plex subcategory includes the following structure types: apartment, and plex (i.e., duplex, triplex, and fourplex).

Sources

Renton School District October 2024-25 headcount enrollment.

King County GIS parcels and King County Department of Assessments assessor information.

Appendix C: Table 3 – Past & Future Housing Development



Source

City of Renton, Planning Division. Prepared by special request, April 11, 2025.

Appendix C: Table 4 – Residential Development Details

Map ID	Jurisdiction	Development Name	Type	Units	Notes
R_1	City of Renton	Longacres Renton	MF	3,458	Completion TBD
R_2	City of Renton	800 Renton	MF	1,179	Phase 1 (419 units) under construction soon
R_3	City of Renton	Triton Towers	MF	900	Completion TBD
R_4	City of Renton	Solera Apartments	MF	651	Preleasing in Spring 2025; 277 affordable units
R_5	City of Renton	Kennydale Gateway	MF	385	Approved
R_6	City of Renton	Logan 6	MF	105	Preliminary Application
R_7	City of Renton	Solera Townhomes	MF	90	
R_8	City of Renton	Camellia Court Apartments	MF	72	Planned for 2025
R_9	City of Renton	Grant Place Townhomes	MF	36	Construction underway; completion in 2025
R_10	City of Renton	4th Dimension Building	MF	26	
R_11	City of Renton	Towns on 12th	SF	90	Construction has not started
R_12	City of Renton	Lakeview Terrace	SF	55	Construction underway
R_13	City of Renton	Harmony Ridge	SF	21	Preliminary plat approved
R_14	City of Renton	Willowcrest II	SF	19	
R_15	City of Renton	Christelle Ridge	SF	19	Plat recorded
R_16	City of Renton	Skyhorse	SF	18	Construction underway
R_17	City of Renton	Jefferson Highlands	SF	13	
R_18	City of Renton	VEK on Aberdeen	SF	12	
R_19	City of Renton	Emerald Highlands	SF	10	
KC_1	King County	Skyway Village	SF	15	Construction underway
Total SF				272	
Total MF				6,902	
Total Units				7,174	

Notes

King County code Title 21A.43 defines the housing types as such, "single family units shall mean single detached dwelling units, and multi-family units shall mean townhouses and apartments."

SF is single-family and MF is multifamily, which represents all structures with five or more housing units, including the following structure types: apartment, townhome, and plex (i.e., duplex, triplex, and fourplex).

Sources

City of Renton and King County.

APPENDIX D – ENROLLMENT HISTORY AND PROJECTIONS

Appendix D: Table 1 – Historical Enrollment by Grade

GRADE	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2019-20 to 2025-26
K	1,263	1,097	1,116	1,097	1,022	1,019	1,008	-255
1	1,248	1,213	1,099	1,124	1,111	1,033	1,054	-194
2	1,208	1,216	1,181	1,099	1,094	1,112	1,016	-192
3	1,225	1,142	1,176	1,161	1,091	1,098	1,106	-119
4	1,256	1,186	1,106	1,162	1,172	1,073	1,094	-162
5	1,286	1,204	1,137	1,090	1,137	1,174	1,055	-231
6	1,246	1,236	1,113	1,052	1,037	1,058	1,119	-127
7	1,175	1,253	1,145	1,117	1,043	1,037	1,060	-115
8	1,125	1,167	1,183	1,131	1,078	1,048	1,040	-85
9	1,118	1,123	1,127	1,200	1,110	1,071	1,021	-97
10	1,131	1,109	1,106	1,164	1,203	1,114	1,074	-57
11	960	992	973	1,017	1,021	1,072	1,041	81
12	931	980	971	969	1,006	944	1,037	106
K-12 Total	15,172	14,918	14,433	14,383	14,125	13,853	13,725	-1,447

Appendix D: Table 2 - Enrollment Forecasts by Individual Grade – Middle Scenario

GRADE	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
K	1,008	996	1,030	970	992	1,002	1,007
1	1,054	1,038	1,006	1,041	980	1,002	1,012
2	1,016	1,025	1,034	1,002	1,037	976	998
3	1,106	1,027	1,023	1,032	1,000	1,035	974
4	1,094	1,103	1,021	1,017	1,025	994	1,028
5	1,055	1,084	1,096	1,014	1,010	1,018	988
6	1,119	1,008	1,025	1,037	959	955	963
7	1,060	1,108	1,006	1,023	1,035	957	953
8	1,040	1,046	1,098	997	1,014	1,026	948
9	1,021	1,024	1,042	1,094	993	1,010	1,022
10	1,074	1,058	1,037	1,056	1,108	1,006	1,023
11	1,041	972	948	929	946	993	901
12	1,037	958	933	910	892	908	953
K-5	6,333	6,273	6,210	6,076	6,044	6,027	6,007
6-8	3,219	3,162	3,129	3,057	3,008	2,938	2,864
9-12	4,173	4,012	3,960	3,989	3,939	3,917	3,899
K-12 Total	13,725	13,447	13,299	13,122	12,991	12,882	12,770

Notes:

- Students enrolled full-time in Running Start are excluded from analysis.
- Highlighted yellow column represents Renton School District October 2025-2026 headcount enrollment

Sources:

- Renton School District October 2025-2026 headcount enrollment and FLO 2025-26 to 2031-32 enrollment forecasts (middle scenario)

APPENDIX E – IMPACT FEE CALCULATION

Due to the current projection of no expected grade level enrollment growth at K-5, 6-8, or 9-12, the District is not eligible to collect impact fees for 2027.



Executive Girmay Zahilay

Chinook Building, CNK-EX-0800
401 Fifth Avenue, Suite 800
Seattle, WA 98104-2391

September 24, 2026

The Honorable Sarah Perry
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Perry:

This letter transmits a proposed Ordinance that would, if enacted, adopt by reference the 2026 – 2027 capital facilities plans for school districts serving unincorporated King County as a subelement of the King County Comprehensive Plan’s Capital Facilities Element. The proposed Ordinance also amends the King County Code (KCC) to update the school impact fees assessed by King County on residential development in the unincorporated areas.

This proposed Ordinance updates the capital facilities plans for the Auburn, Enumclaw, Federal Way, Fife, Highline, Issaquah, Lake Washington, Northshore, Renton, Riverview, Snoqualmie Valley, and Tahoma school districts. This proposed Ordinance also updates the impact fees for the Auburn, Enumclaw, Fife, Lake Washington, Northshore, Riverview, Snoqualmie Valley, and Tahoma school districts.

Key partner review was conducted through meetings of the County’s School Technical Review Committee (STRC) and during the public comment period for the draft proposed Ordinance. The STRC has found that all the plans meet the school concurrency standards of KCC 21A.28.160. The permanent and interim improvements necessary to serve development are planned to be in place at the time the impacts of development are expected to occur.

School impact fees are now calculated every two years using a formula agreed upon by the County and each school district in 2025. The fee amounts for individual districts may be updated every two years, when the districts provide the county with an updated capital facilities plan and which may reflect changes in student enrollment, new residential development, and state reimbursement levels. If a district does not plan to build additional capacity within the next six years, it cannot assess school impact fees.

The proposed Ordinance lists the updated impact fee amounts calculated by each school district and adopts the district-calculated fee for single detached units. For middle housing units and apartment units, the Ordinance adopts the district-calculated fee up to the maximum allowable amount of \$5,000.

Implementation of this proposed Ordinance is not expected to have a fiscal impact on the County, as reflected in the enclosed fiscal note.

Included in the proposed Ordinance transmittal package is the 2026 School District Capital Facilities Plans and Impact Fees King County School Technical Review Committee Report as required by KCC 21A.28.154.

Thank you for your consideration of this proposed Ordinance, which will help the participating school districts build out their capital facilities programs.

If your staff have any questions or concerns, please feel free to contact Leon Richardson, Director, Department of Local Services, at 206-263-3332.

Sincerely,



for

Girmay Zahilay
King County Executive

Enclosure

cc: King County Councilmembers

ATTN: Stephanie Cirkovich, Chief of Staff, King County Council

Melani Hay, Clerk of the Council

Karan Gill, Deputy Executive, Office of the Executive

Jasmin Weaver, Chief of Staff, Office of the Executive

Hyeok Kim, Chief Operating Officer, Office of the Executive

Sierra Howlett Browne, Director of Government Relations, Office of the Executive

Garrett Holbrook, Council Relations Manager, Office of the Executive

Leon Richardson, Director, Department of Local Services

2026-2027 FISCAL NOTE

Ordinance/Motion: 2026-XXX
 Title: Ordinance relating to school impact fees/school capital facilities plans
 Affected Agency and/or Agencies: DLS-Permitting Division
 Note Prepared By: Dan Cardwell and Warren Cheney, DLS
 Date Prepared: 7/24/26
 Note Reviewed By: Bonnie Fluckinger, Executive Office Budget Team
 Date Reviewed: 9/11/2026

Description of request:

This proposed Ordinance updates the capital facilities plans for the Auburn, Enumclaw, Federal Way, Fife, Highline, Issaquah, Lake Washington, Northshore, Renton, Riverview, Snoqualmie Valley, and Tahoma school districts. This proposed Ordinance also updates the impact fees for the Auburn, Enumclaw, Fife, Lake Washington, Northshore, Riverview, Snoqualmie Valley, and Tahoma school districts.

Revenue to:

Agency	Fund Code	Revenue Source	2026-2027	2028-2029	2030-2031
DLS-Permitting	7770		None ¹	0	0
TOTAL			0	0	0

Expenditures from:

Agency	Fund Code	Department	2026-2027	2028-2029	2030-2031
DLS-Permitting	7770		None ¹	0	0
TOTAL			0	0	0

Expenditures by Categories

	2026-2027	2028-2029	2030-2031
TOTAL	0	0	0

Does this legislation require a budget supplemental? No

Notes and Assumptions: ¹ This legislation does not change any expenditures or revenues of King County. School impact fees are collected by King County (DLS-Permitting Division Cash Fund Code 7770) and remitted to the school districts' respective custodial funds.

2026 School District Capital Facilities Plans and Impact Fees Report

September 2026



King County

Summary

School construction projects that expand student capacity may be funded through school impact fees. These fees are charged on new residential developments to help offset the cost of building or expanding schools needed to serve students from those developments. For the County to collect impact fees from new development in unincorporated King County, a school district must have its capital facility plan (CFP) adopted as part of the capital facilities element of the King County Comprehensive Plan.

The King County School Technical Review Committee (STRC) is responsible for reviewing capital facility plans (CFPs) submitted to the County by school districts (districts) seeking to collect impact fees. This report provides a comprehensive summary of STRC's evaluation of each district's CFP, and recommendations for adoption into the King County Comprehensive Plan.

For the 2026 review cycle, 12 public school districts serving unincorporated King County submitted CFPs to the STRC for evaluation:

- | | |
|--------------------------------|------------------------------------|
| 1. Auburn School District | 7. Lake Washington School District |
| 2. Enumclaw School District | 8. Northshore School District |
| 3. Federal Way School District | 9. Renton School District |
| 4. Fife School District | 10. Riverview School District |
| 5. Highline School District | 11. Snoqualmie School District |
| 6. Issaquah School District | 12. Tahoma School District |

Each CFP outlines projected student enrollment, identifies facility capacity needs, defines standards of classroom service, and identifies financing mechanisms to support future development. These plans also include the rationale for any proposed impact fees, along with the detailed calculations supporting those fees. This is the first year that school districts used a new methodology to calculate proposed impact fees following the County's adoption of Ordinance 19965 in 2025, in accordance with Engrossed Second Substitute Senate Bill 5258.

The STRC evaluated each CFP using detailed technical and policy criteria contained in KCC 21A.28.154 subsections F. through J. The STRC concluded that all 12 districts demonstrated reasonable enrollment projections, adequate planning for future capacity, and sound financial strategies. Classroom service standards and staffing ratios were consistent with state and regional expectations. While some districts reported capacity constraints, all proposed feasible remedies backed by identified funding sources or reconfiguration opportunities. No district required substantive revisions to its plan. Only minor editorial adjustments were recommended to improve clarity and internal consistency. The STRC recommends adoption of all submitted CFPs and proposed impact fees up to the maximum fee allowable under KCC.

Background

Washington State's Growth Management Act (GMA)¹ authorizes the collection of impact fees to help fund school construction (Revised Code of Washington 82.02.050²). These fees may be collected by the County from new residential developments, with limited exceptions. To be eligible for impact fee collection, a school district must have its capital facility plan (CFP) adopted as part of the capital facilities element of the King County Comprehensive Plan, and each district's board of directors must approve its CFP. The district approval process includes public notice and the issuance of a State Environmental Policy Act (SEPA) threshold determination.

King County began collecting impact fees for districts serving residents in unincorporated King County (UKC) in 1994. Impact fees are updated every two years and are incorporated into the Department of Local Services (DLS) Permitting Division's fee schedule, which takes effect January 1 following the County's adoption of the district's CFP. The amount collected for any district can vary depending on factors such as student enrollment, planned construction, new residential growth, and state reimbursement levels. If a district does not need to build additional capacity to accommodate projected student enrollment growth from new development within the next six years, an impact fee cannot be justified, and no school impact fees are assessed.

For the 2026 review cycle, 12 public school districts serving unincorporated King County submitted CFPs to the STRC for evaluation:

- | | |
|--------------------------------|------------------------------------|
| 1. Auburn School District | 7. Lake Washington School District |
| 2. Enumclaw School District | 8. Northshore School District |
| 3. Federal Way School District | 9. Renton School District |
| 4. Fife School District | 10. Riverview School District |
| 5. Highline School District | 11. Snoqualmie School District |
| 6. Issaquah School District | 12. Tahoma School District |

Each CFP outlines projected student enrollment, identifies facility capacity needs, defines standards of classroom service, and financing mechanisms to support future development. These plans also include the rationale for any proposed impact fees, along with the detailed calculations supporting those fees.

Impact Fee Calculation Methodology

This is the first year that districts' proposed impact fees are required to produce a proportionally lower fee for small housing units, in accordance with E2SSB 5258³ enacted in 2023 and implemented through Ordinance 19965⁴ in 2025. King County Code (KCC) 21A.43.030⁵ establishes an impact fee formula that includes student enrollment projections; the district's standard of service, which defines the desired classroom space per student; existing student capacity; and a student generation factor that estimates the number of students likely to be generated by new housing units based on housing type and bedroom count.

The modified formula requires school districts to calculate impact fees for single detached residences, middle-housing types (including townhomes, duplexes, and houseplexes), and stacked condos/apartments using bedroom-count categories that differentiate between small and large units. Some districts encountered difficulties obtaining detailed building permit data for certain housing type categories, and in their respective CFPs they outline how they addressed these data limitations when determining the proposed impact fees.

Ordinance 19965 also set a County-imposed impact fee cap or “maximum fee” of \$5,000 on all middle housing and apartment units, regardless of bedroom count.

Report Requirements

This report is based on information from CFPs submitted by districts, as well as relevant sections of the Revised Code of Washington (RCW) and Washington Administrative Code (WAC). If a district's CFP did not include the required information, the STRC chair requested the district provide it through email or another means of written documentation. Districts provided information when requested.

The STRC evaluated each CFP using detailed technical and policy criteria from KCC 21A.28.154 subsections F. through J. (see Appendix A for more information about the criteria). The CFPs included projected enrollment, facility needs, and the financing mechanisms to support future development. They were reviewed for:

- Enrollment forecasting accuracy;
- Facility capacity and service standards;
- Capital deficiencies and funding plans;
- Financial planning;
- CFP submittal compliance; and
- Potential Impact of the Proposed Impact Fees on Housing Production.

The KCC provides flexibility for STRC in its decision-making process. To form its recommendations for each district, the STRC considers district-specific factors and broader trends. Appendix A outlines the requirements for the report, information sources, and the general approach to analysis.

STRC Evaluation and Findings Summary

A summary of the STRC's findings across all districts' CFPs is presented below. Appendix B provides detailed analysis and findings for each district.

Enrollment Forecasting Accuracy

- All districts used the cohort survival method, which tracks student progression by grade level and incorporates local birth rates, as the baseline methodology, and most incorporated housing development data to modify the cohort method.
- Forecasts were compared against actual enrollment over two immediately preceding six-year periods to assess reliability.
- A roughly 12 percent margin of error was considered acceptable, with allowances for greater variance in smaller districts and for unforeseen circumstances in all districts.

Facility Capacity and Service Standards

- Each district established a locally defined standard of service, typically expressed as students per classroom by grade level.
- These standards were compared across districts to ensure consistency.
- The STRC also reviewed whether districts met or exceeded the state-mandated staffing ratio.

Capital Deficiencies and Funding Plans

- Where districts identified shortfalls in total student capacity, they proposed solutions such as portable classrooms, new construction, and/or program adjustments.
- Funding sources included general obligation bonds or capital levies, impact fee revenue, and anticipated state School Construction Assistance Program funds.

Financial Planning

All districts submitted six-year finance plans detailing proposed capital projects and associated funding mechanisms.

CFP Submittal Compliance

- Each district submitted both draft and final CFPs within the required timeframe.
- No district required resubmittal or a change in their service standard. Only minor textual adjustments were recommended to improve internal clarity.

Potential Impact of the Proposed Impact Fees on Housing Production

KCC 21A.28.154.K directs the STRC to consider the potential impacts of proposed impact fees on housing production within the school districts. The STRC takes this factor into account; however, it is not responsible for conducting the necessary research or performing an independent evaluation. Rather, the STRC's role is to review an evaluation that is resourced through the direction of the Executive. At this time, a complete analysis could not be performed due to several data and timing challenges. Staff from the Department of Community and Housing Services (DCHS) conducted initial research on how impact fees may influence housing production. DLS staff, with input from school district representatives and DCHS staff, used that research to inform this section of the report. Although no conclusions are offered here, the following discussion provides contextual information and outlines an approach for a future, comprehensive analysis when additional time and resources are available.

Context and Observations

Over the past decade, school impact fees collected across King County school districts show considerable variation, reflecting differences in growth-related capital facility needs, enrollment trends, and the annual methodologies used to update fee schedules. Statewide, the average school impact fee is approximately \$8,100 for new single-unit detached homes and \$3,856 for new multi-unit homes.⁶ These statewide averages are slightly lower than the ten-year average for school districts serving unincorporated King County. However, the statewide average is influenced by the fact that some jurisdictions across the state impose artificial caps that significantly reduce calculated school impact fees.

Using all available non-zero fee values across districts and years, the countywide average school impact fee for new single-unit detached housing in unincorporated King County is \$8,606. For multi-unit housing, the countywide average is \$4,538. These countywide figures reflect substantial variation in fee levels among individual districts over a 10-year period, and with seven districts having \$0 impact fees for 2026. (See Appendix D – King County School Impact Fee Schedule, 10-Year History.)

While school impact fees are only one of many factors in development costs, it is important to recognize that unincorporated King County does not assess additional impact fees for fire, parks,

or transportation—fees that other jurisdictions commonly impose and that may cumulatively affect housing production. Exempting income-restricted affordable housing from impact fees—as King County already does—can lower development costs, and improve project feasibility.^{7, 8} Improved project feasibility could lead to an increased production level.

Impact fees also play a critical role in funding infrastructure needed to support new development. In some contexts, well-funded infrastructure has been associated with increased construction activity, economic growth, and higher property values.^{9, 10} These dynamics underscore the complexity of isolating the specific impact that school impact fees may have on housing production.

Challenges Limiting the Analysis

One aspect of assessing the relationship between impact fees and housing production requires comparing fee levels with permit activity over time. However, a key structural challenge complicates this analysis: historically, King County has collected 50 percent of school impact fees at the time of plat approval, not at the issuance of building permits. Because plat approval may precede construction by months or years, fee collection dates do not correspond directly with the timing of actual housing production. As a result, it is not possible to reliably match fee levels with the number of homes built in any given year.

Another challenge is that many King County school districts serve mostly incorporated cities and only small portions of unincorporated areas. Because most new development occurs within incorporated areas, the limited data from unincorporated areas may not accurately represent how impact fees influence housing production at the broader district level.

To strengthen future analysis, additional datasets would be needed to link plat approvals, permit issuance dates, and fee payments for individual projects. These linkages are essential to accurately assess whether fee levels correspond to changes in housing development activity. It is important to recognize that housing production is influenced by a wide range of factors. In addition to market conditions, development outcomes depend on the availability and cost of financing, the amount of buildable land, the efficiency and predictability of local permitting processes, and the cumulative impact of permit fees, mitigation requirements, and concurrency obligations. Although this report does not provide a detailed analysis of each factor, acknowledging their influence is needed for understanding the full context of housing production challenges.

Approach for Future Analysis

When more complete data is available, the County could conduct an analysis using the following steps:

- Compare annual school impact fee levels with yearly counts of development permits for single-unit detached housing, middle housing, and multi-unit housing, and include development activity within the school districts in incorporated areas where impact fees are also collected.
- Track the timing between plat approvals and building permit issuance in King County to account for delays between fee payment and construction.
- Link fee amounts to specific projects or plats to better understand how fees interact with development decisions.
- Evaluate fee trends alongside market conditions, zoning changes, infrastructure availability, and other regulatory factors that may influence housing production.

- Identify whether impact fees appear to have a dampening, neutral, or negligible effect on development activity within individual districts or countywide.

This approach would allow the County to assess whether changes in school impact fees correlate with changes in housing production, or whether other factors are more influential. Once additional data and resources are available, this analysis could provide meaningful insight into the role impact fees play in supporting school infrastructure improvement while balancing housing production goals.

STRC Recommendation

STRC recommends adopting all submitted CFPs and the proposed impact fees that fall within the limits established by KCC. For any proposed fees that exceed the maximum levels permitted, STRC recommends setting them at the highest amount allowed under KCC (i.e., \$5,000 for middle housing and apartment units).

Table 1: Single Detached Dwelling Units¹¹ - Proposed Impact Fees Effective January 1, 2027

School District	School District Fee Calculation		Impact Fee (No Maximum Fee Obligation)	
	3 or More Bedrooms	2 or Fewer Bedrooms	3 or More Bedrooms	2 or Fewer Bedrooms
Auburn	\$8,003	\$0	\$8,003	\$0
Enumclaw	\$16,559	\$2,693	\$16,559	\$2,693
Federal Way	\$0	\$0	\$0	\$0
Fife	\$7,933	\$0	\$7,933	\$0
Highline	\$0	\$0	\$0	\$0
Issaquah	\$0	\$0	\$0	\$0
Lake Washington	\$5,874	\$0	\$5,874	\$0
Northshore	\$11,395	\$8,400	\$11,395	\$8,400
Renton	\$0	\$0	\$0	\$0
Riverview	\$3,608	\$0	\$3,608	\$0
Snoqualmie Valley	\$17,251	\$2,005	\$17,251	\$2,005
Tahoma	\$3,182	\$0	\$3,182	\$0

Table 2. Middle Housing Units¹² - Proposed School Impact Fees Effective January 1, 2027

School District	School District Fee Calculation		Impact Fee (Max. Fee Obligation = \$5,000 ¹³)	
	3 or More Bedrooms	2 or Fewer Bedrooms	3 or More Bedrooms	2 or Fewer Bedrooms
Auburn	\$0	\$0	\$0	\$0
Enumclaw	\$5,949	\$5,634	\$5,000	\$5,000
Federal Way	\$0	\$0	\$0	\$0
Fife	\$1,878	\$0	\$1,878	\$0
Highline	\$0	\$0	\$0	\$0
Issaquah	\$0	\$0	\$0	\$0
Lake Washington	\$0	\$0	\$0	\$0

School District	School District Fee Calculation		Impact Fee (Max. Fee Obligation = \$5,000 ¹³)	
	3 or More Bedrooms	2 or Fewer Bedrooms	3 or More Bedrooms	2 or Fewer Bedrooms
Northshore	\$ 3,577	\$0	\$ 3,577	\$0
Renton	\$0	\$0	\$0	\$0
Riverview	\$960	\$0	\$960	\$0
Snoqualmie Valley	\$5,326	\$5,109	\$5,000	\$5,000
Tahoma	\$157	\$0	\$157	\$0

Table 3. Apartment Units¹⁴ - Proposed School Impact Fees Effective January 1, 2027

School District	School District Fee Calculation		Impact Fee (Max. Fee Obligation = \$5,000 ¹³)	
	2 or More Bedrooms	1 or Fewer Bedrooms	2 or More Bedrooms	1 or Fewer Bedrooms
Auburn	\$8,966	\$0	\$5,000	\$0
Enumclaw	\$9,537	\$0	\$5,000	\$0
Federal Way	\$0	\$0	\$0	\$0
Fife	\$744	\$0	\$744	\$0
Highline	\$0	\$0	\$0	\$0
Issaquah	\$0	\$0	\$0	\$0
Lake Washington	\$0	\$0	\$0	\$0
Northshore	\$255	\$0	\$255	\$0
Renton	\$0	\$0	\$0	\$0
Riverview	\$2,697	\$0	\$2,697	\$0
Snoqualmie Valley	\$9,583	\$0	\$5,000	\$0
Tahoma	\$2,181	\$0	\$2,181	\$0

Conclusion

The STRC concluded that all 12 districts demonstrated reasonable enrollment projections, adequate planning for future capacity, and sound financial strategies. Classroom service standards and staffing ratios were consistent with state and regional expectations. While some districts reported capacity constraints, all proposed feasible remedies backed by identified funding sources or reconfiguration opportunities. No district required substantive revisions to its plan. Only minor editorial adjustments were recommended to improve clarity and internal consistency.

The impact fee calculations for three school districts resulted in amounts that exceeded the maximum fee allowed under KCC 21A.28.154. The districts whose calculated fees surpassed the allowable limit are Auburn, Enumclaw, and Snoqualmie Valley school districts.

¹ Chapter 36.70A RCW: [\[LINK\]](#)

² RCW 82.02.050: [\[LINK\]](#)

³ Senate Bill 5258: [\[LINK\]](#)

⁴ Ordinance 19965: [\[LINK\]](#)

⁵ KCC Chapter 21A.43: [\[LINK\]](#)

⁶ Patrick H. (2025, February 5). *Impact Fees in Washington State for 2024*. Washington Center for Housing Studies: [\[LINK\]](#)

⁷ Reid, C., Corsiglia, L., & Metcalf, B. (2026, January 22). *Assessing the cost of impact fees on affordable housing: An analysis of low-income housing tax credit projects in California*. Turner Center for Housing Innovation at UC Berkeley: [\[LINK\]](#)

⁸ King County Council. (2025, September 8). *Ordinance 19965: An ordinance relating to school impact fees*: [\[LINK\]](#)

⁹ Burge, G. S. (2010, May). *The effects of development impact fees on local fiscal conditions*. Lincoln Institute of Land Policy: [\[LINK\]](#)

¹⁰ Nelson, A. C., & Moody, M. (2003, June 1). *Paying for prosperity: Impact fees and job growth*. Brookings Institution: [\[LINK\]](#)

¹¹ Means single detached residences, manufactured home, and mobile home units as each of these terms is defined individually in KCC Chapter 21A.06: [\[LINK\]](#)

¹² Includes duplex, houseplex, townhouse, and cottage housing units, as each of these terms is defined individually in KCC Chapter 21A.06: [\[LINK\]](#)

¹³ Ordinance 19965 [\[LINK\]](#)

¹⁴ Has the same meaning as that term is defined in KCC Chapter 21A.06, and it does not include a townhouse: [\[LINK\]](#)

Appendices

- Appendix A – Report Requirements
- Appendix B – Individual School District Capital Facility Plan Analysis and Recommendation
- Appendix C – Comparison of School District Level of Service (LOS) Standards
- Appendix D – King County School Impact Fee Schedule, 10-year History

Appendix A – STRC Report Requirements

This appendix outlines the information the STRC must consider when reviewing each submitted district CFP, as well as other information that must be analyzed and documented in the report. This report includes the analysis required by KCC 21A.28.154.F. through J¹. for each district's CFP. The KCC provides flexibility for STRC in its decision-making process. In forming its recommendations for each district, the STRC considers district-specific factors and broader trends. The following is a summary of report requirements, the sources of information, and the general approach to analysis.

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

- 1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.**

Analysis Approach: Enrollment projections were compared with actual reported enrollment to assess the reliability of each district's enrollment forecasting system. The data was compiled from previous district CFPs and includes two six-year periods: 2014–2019 and 2020–2025. The earlier period is useful for comparison as the later period is impacted by the pandemic. The specific document from which the data is derived is cited under each district's report section.

Enrollment projections are generally most accurate in the early years of the projection period. This is because assumptions about economic conditions and demographic trends, which impact the projections, become more uncertain over time. While previous enrollment projections may differ from actual enrollment each year, student enrollment projections are updated in each new CPF to reflect actual enrollment numbers as well as current economic forecasts and demographic trends.

Research on acceptable margins of error for school district student growth projections yielded no established standard. Thus, the STRC has opted to instead use the acceptable margin of error for countywide population projections, which is 12 percent.² Noting that projections for smaller populations tend to have wider margins of error than those for larger populations and that near-term projections are typically more accurate than long-term projections, the STRC concluded that projections that are roughly within 12 percent of actual enrollment should be considered reliable. Further, a higher margin of error may be acceptable for smaller school districts.

The projection methodology used by a district, as documented in its 2026 CFP, is reviewed to assess the reasonableness of its enrollment forecasting system. While there is no single "best" method for school enrollment forecasting, it is generally recognized that a reasonable approach should combine more than one methodology.³ However, there may be exceptions if a district has used only one methodology and it has been demonstrated to be an accurate approach over time.

The baseline methodology used by districts is the cohort survival method. This approach applies historical enrollment trends to track the progression of existing students through each grade level. The cohort survival method is effective for districts with gradual changes in student enrollment over several years. However, for districts experiencing significant growth or unanticipated enrollment

¹ [\[LINK\]](#)

² Lombard, Hamilton, "How accurate are population projections?," University of Virginia Demographics StatChat, Juneli 21, 2017: [\[LINK\]](#)

³ Swanson, David A., et al. Forecasting for School Attendance Zone Changes & Capital Needs; Merging GIS and Demographic Methods with Local Expert Judgment. Hillsboro School District 1J, 1996: [\[LINK\]](#)

shifts, the results from this method should be adjusted using other relevant data. Districts may adjust these projections by incorporating additional relevant factors, such as expected new housing development, student migration patterns, and birth rate data.

The analysis section provides a comparison between a district's enrollment projection and actual enrollment and describes the district's projection methodology.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis Approach: The STRC reviewed the information in each district's 2026 CFP and noted where there was voter support for bond (or, in some districts, capital levies) issues to fund capital projects included in the district's current six-year financial program. If mentioned in the plan, support for previous bond measures is also acknowledged. The lack of information about bond measures not linked to current or proposed capital projects does not influence the STRC's recommendation. The analysis section summarizes the bond information provided by the district.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis Approach: Assessing a district's ability to secure anticipated State funding is difficult, as State matching funds are not guaranteed until a project moves forward, and the district does not receive these funds until the capital project is completed. Additionally, the State Legislature updates the construction cost allocation every two years and revises the district's eligibility annually.⁴

The STRC has reviewed each district's 2026 CFP to determine whether the following information is included:

- The district's most recent bond or capital levy proposal, including amount requested, the projects to be financed (if known), and whether voters approved it.
- The district's next anticipated bond or capital levy proposal (if any), including the projects to be financed (if known), and anticipated timing (if known).
- Whether the district anticipates receiving School Construction Assistance Program funds for any project and if this is included in the finance plan. The School Construction Assistance Program funds are referred to as State funding assistance in the remainder of the report.

The STRC reviewed the State funding assumptions as well as existing and anticipated bond or capital levy proposals to support district capital projects as documented in each district's CFP. The analysis section summarizes the existing and potential bonds and levies that support proposed capital projects and notes if State funding is anticipated.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis Approach: If a district has experienced an emergency closure of school facility, it should be identified and addressed in its CFP capacity analysis. An emergency closure of a school facility does not influence the STRC's recommendation regarding a district's proposed CFP and

⁴ School Construction Assistance Program: Summary Handbook, 2021, Washington Office of Superintendent of Public Instruction: [LINK](#)

associated impact fees. The analysis section indicates if a district has had an emergency closure of a school facility.

5. **The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.**

Analysis Approach: Level of service standards for grade levels or categories of grade levels have been compiled for comparison between districts. The information was extracted from each district's 2026 CFP. The data reviewed by the STRC for this analysis is provided in Appendix C. The analysis section provides the district's service standard for elementary, middle, and high schools and states if the district's service standards are reasonably consistent, when compared to the service levels provided in Appendix C.

6. **The standards identified by the state concerning the ratios of certificated instructional staff to students.**

Analysis Approach: RCW 28A.150.100 (Basic Education Certificated Instructional Staff – Definition – Ratio to Students) requires each district to maintain a minimum of 46 certificated instructional staff members for every 1,000 annual average full-time equivalent students. This sets a standard ratio of 21.7 students per certificated staff member, excluding alternative learning courses. The analysis section compares this standard with information provided by the district.

Statutory language provides a basis for the State funding allocation model. It broadly defines certificated staff to include classroom teachers, librarians, counselors, health service staff, and other certificated instructional staff (e.g. specialists, tutors, instructional coaches). It further identifies that the staffing ratio covers staffing not just at the “regular classroom level” but includes basic education, secondary vocational education, general instruction support, and support services, and excludes student counts in alternative learning programs.

Consequently, this is not a teacher-to-student ratio by classroom analysis or a building level application. The statute states expressly that it does not require a particular classroom teacher-to-student ratio. The Office of the State Superintendent of Public Instruction (OSPI), through apportionment compliance, annually reviews and certifies district compliance with the Basic Education provisions for purposes of distributing operational funds from the State.

With this information, the STRC acknowledges 1) the State sets basic education apportionment funding standards relative to staffing ratios for K-12 instruction, 2) the OSPI monitors compliance by each district with State staffing ratios for purposes of the State funding allocation, and 3) in some cases, districts may exceed State allocation standards in setting their locally adopted standards of service based on unique factors related to local educational programming and district-specific bargained contracts.

7. **The potential impacts of the proposed impact fee on housing production within the school district.**

Analysis Approach: To assess whether proposed school impact fees may influence housing production, the Executive will appoint an individual to coordinate a regional evaluation on behalf of all participating school districts and King County. Conducting this work at a regional scale, rather

than district by district, allows for a more comprehensive understanding of shared housing and enrollment dynamics. The coordinator will analyze regional housing affordability to determine whether schools can continue to serve families across all income levels without enrollment barriers, whether a full range of housing options remains available near schools, and how new development can contribute to school funding without creating disincentives for housing production, particularly affordable homes for working families. The evaluation may also include feasibility modeling of different development types under various school impact fee levels to identify potential impacts on project viability and overall housing supply.⁵

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis Approach: Each district's 2026 CFP includes a narrative or data table that clearly identifies any deficiencies in total programming capacity, including permanent and relocatable facilities (portables). Most districts have shown no deficiencies when considering both permanent and relocatable facilities. The analysis in Appendix B uses both permanent and temporary facilities for purposes of determining available capacity/deficiencies. However, most district CFPs note that portable capacity is neither a desired nor a long-term capacity solution. For districts with deficiencies, the STRC reviewed the financial plans to ensure all funding sources are identified to achieve the required level of service. The analysis section indicates if a district has any deficiencies in its program capacity and summarizes identified funding sources to address the deficiencies.

KCC 21A.28.154.H.

The district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

- 1. Establish a six-year financing plan and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and**

Analysis Approach: The STRC reviewed the financial information in each district's 2026 CFP, identifying approved and proposed bonds and capital levies intended to support the proposed capital projects. Additionally, the STRC noted proposed capital projects that do not have an existing or identified potential funding source. The analysis section includes a summary of the information provided in each district's CFP.

- 2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.**

Analysis Approach: The STRC reviewed the financial information in each district's CFP to assess the district's efforts to secure State funding and comply with State eligibility requirements. If a capital project qualifies for State funding, it is expected that the district will include this information in its financial plan and apply for the funding, as it helps reduce the financial burden on local taxpayers. The analysis section includes a summary of the information provided in each district's CFP.

⁵ King County Ordinance 19965: [\[LINK\]](#)

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis Approach: The analysis section documents if the STRC requested that the district review and resubmit its CFP, establish a different standard of service, or review its capacity for accommodating new students. It should be noted that districts provide the STRC a draft CFP and are required to submit a final CFP to the STRC after the district's board of directors approves its final document. Where the STRC requested changes, the STRC confirmed that the changes were made in its final CFP as approved by the district's board of directors.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis Approach: The analysis section documents the submittal date for each district's draft and final CFP. Not all districts that serve UKC have submitted a CFP for consideration. Districts that do not submit CFPs so that the County can collect impact fees in the unincorporated areas of their districts may still request mitigation for impacts to school facilities caused by new residential development on a project-by-project basis, in accordance with the State Environmental Policy Act (SEPA).

Appendix B - Capital Facility Plan Analysis and Recommendation

This appendix provides the STRC's recommendation for each district and documents the analysis and conclusions required by KCC 21A.28.154.K.

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Auburn School District

Overview

The Auburn School District covers about 62 square miles, mainly in King County, with a small area extending into Pierce County. It includes areas within the cities of Algona, Auburn, Pacific, and surrounding unincorporated King County (UKC). The district has 16 elementary schools, four middle schools, and four high schools. Currently, it educates approximately 16,900 students from Pre-K through 12th grade. Student enrollment is expected to grow by less than one percent over the next six years, reaching around 17,027 students by 2031. The six-year capital construction plan in the district's CFP includes five projects or categories, with a total estimated cost of approximately \$545.5 million.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$8,003	\$0	\$0	\$0	\$8,966	\$0

The impact fees for single detached and apartment categories include a discretionary adjustment made by the district. This adjustment lowers the fees calculated using the King County formula to match the district's 2025 CFP fees to keep the fees more consistent from year to year.

Recommendation

The STRC recommends approval of the Auburn School District's 2026 CFP and the documented impact fees, with the Apartment 2+ Bedroom category reduced to \$5,000 to match the maximum impact fee allowed, in accordance with KCC 21A.43.030.G., based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's forecasting system for enrollment projections has proven to be reliable. A comparison of the projections for 2014 to 2019 with actual enrollment data shows that the projections were accurate, with a 0.7 percent overestimate for 2014 and a 2.3 percent overestimate for 2019. Comparing the projections for 2020 to 2025 with actual enrollment reveals a slightly larger discrepancy, although it still fell within an acceptable margin of variance. The difference between the projected and actual enrollment during this period ranged from 3.1 percent to 7.2 percent.

Table 4. Auburn School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ¹	17,254	17,693	17,815	17,784	18,083	18,204
	Actual ²	16,190	16,601	17,059	17,239	17,312	16,897
	% Difference	6.2%	6.2%	4.2%	3.1%	4.3%	7.2%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ³	15,391	15,788	16,252	16,814	17,248	17,702
	Actual ⁴	15,277	15,663	15,945	16,525	16,949	17,300
	% Difference	0.7%	0.8%	1.9%	1.7%	1.7%	2.3%

The district's forecasting system for enrollment projections is reasonable. It combines historical student population data, demographic trends, such as expected kindergarten enrollment based on birth rates, and planned residential developments to project future student enrollment.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: The voters in the district approved a \$456 million bond measure in November 2016 with a 62 percent approval rate. A bond measure voted on in November 2024 and a second measure addressing the same capital projects voted on in November 2025 both failed with 55 percent and 54 percent approval, respectively.⁵ The district's CFP states that it intends to place a bond measure on the November 2026 ballot to fund construction of an additional middle school. It also explains that the district will continue monitoring annual enrollment trends and its bonding capacity to determine the appropriate timing for building a future high school.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis: The voters in the district approved a \$456 million bond measure in November 2016 with 62 percent approval. A proposed November 2024 bond measure failed with a 55 percent approval. A bond measure voted on in November 2024 and a second measure addressing the same capital projects voted on in November 2025 both failed with a 55.05 percent and 54 percent approval, respectively. The voters did approve a \$110.8 million capital levy in November 2025.

The district's CFP states the construction of the new middle school is not eligible for State funding assistance. However, it is eligible for State funding assistance for the replacement of the elementary and middle schools.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

¹ Auburn School District, Capital Facilities Plan 2020 through 2026, June 22, 2020: [\[LINK\]](#)

² Auburn School District, Capital Facilities Plan 2026 through 2032, June 8, 2026.

³ Auburn School District, Capital Facilities Plan 2014 through 2020, June 9, 2014: [\[LINK\]](#)

⁴ Auburn School District, Capital Facilities Plan 2020 through 2026, June 22, 2020: [\[LINK\]](#)

⁵ Bond measures typically need a 60 percent favorable majority to pass, per RCW 28A.530.020: [\[LINK\]](#)

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 5. Auburn School District Standard of Service

Grade Level	Pre-K	K - 3	4 - 5	6	7 - 8	9 - 12
Students Per Classroom	20	17	27	27	28.53	28.74

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:17.23 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its middle and high schools do not have sufficient capacity to accommodate future students at its current standard of service. The district has identified both permanent capacity and relocatable capacity projects to meet the future needs. Through its 2026 CFP, the district has identified all sources of funding necessary to achieve its standard of service. These sources are: 1) general obligation bonds, 2) school mitigation and impact fees, and 3) State funding assistance.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes a potential bond measure. While two projects meet eligibility criteria for State funding, the district is not assured of receiving those funds.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district is eligible for State funding assistance for the two school replacement projects. It is not eligible for State funding assistance for a new middle school project.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 draft CFP prior to the June 5, 2025, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted a 2026 draft CFP on May 15, 2026, and a final CFP on June 12, 2026.

Enumclaw School District

Overview

The Enumclaw School District encompasses approximately 449 square miles in southern King County. It includes areas within the cities of Enumclaw and Black Diamond, and surrounding UKC. The district has five elementary schools, two middle schools, and one high school. The district currently serves approximately 4,330 students in grades K through 12. Student enrollment is projected to increase by about 33 percent over the next six years, reaching around 5,779 by 2031. The six-year finance plan in the district's CFP identifies project costs estimated at approximately \$298.25 million. These costs include six projects that add to student capacity at the elementary, middle, and high school level.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$16,559	\$2,693	\$5,949	\$5,634	\$9,537	\$0

In its impact fee calculation, the district uses student generation factors from the Snoqualmie Valley School District, which has similar demographics. Because the Snoqualmie Valley School District could not obtain bedroom count data for the apartments, separate student generation rates could not be calculated for apartment units with 2 bedrooms or more and apartment units with one bedroom or less (small units). As a result, a blended rate is used for all apartments when setting fees for units with two or more bedrooms, and small units are assigned a \$0 fee.

Recommendation

The STRC recommends approval of the Enumclaw School District's 2026 CFP and the documented impact fees, with the Middle Housing 3+ Bedroom, Middle Housing <3 bedroom, and Apartment 2+ Bedroom categories each reduced to \$5,000 to match the maximum impact fee allowed, in accordance with KCC 21A.43.030.G., based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable considering the size of the district and impact of the pandemic. A comparison of projections from 2014 to 2019 with actual enrollment data shows that most projections fell within an acceptable margin of variance. Projections from 2020 to 2025 compared to actual enrollment were within 12 percent of actual figures in the early years of the series. However, the margin of variance increases toward the end of the projection period, eventually exceeding 21 percent in 2025. This larger discrepancy is attributed to lower than expected number of housing units completed within both of the large master planned developments located within the district. The district has adjusted its future projections to accommodate for the anticipated build-out of these communities.

Table 6. Enumclaw School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ⁶	4,255	4,367	4,636	4,855	5,153	5,538
	Actual ⁷	3,951	4,046	4,236	4,269	4,288	4,336
	% Difference	7.1%	7.3%	8.6%	12.1%	16.8%	21.7%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ⁸	3,858	4,143	4,390	4,580	4,703	4,732
	Actual ⁹	3,964	3,963	3,934	3,963	3,971	4,104
	% Difference	(2.8%)	4.3%	10.4%	13.5%	15.6%	13.3%

The district's enrollment forecasting system is reasonable. The district uses two population forecasts to project student enrollment. The first is an estimate provided by the OSPI, which predicts future enrollment through 2031 using a cohort survival method. The second forecast is a modified cohort analysis. This approach builds on the cohort projections by incorporating King

⁶ Enumclaw School District, Capital Facilities Plan 2020-2025, July 20, 2020: [\[LINK\]](#)

⁷ Enumclaw School District, Capital Facilities Plan 2026-2031, June 8, 2026.

⁸ Enumclaw School District, Capital Facilities Plan 2014-2019, July 21, 2014: [\[LINK\]](#)

⁹ Enumclaw School District, Capital Facilities Plan 2020-2025, July 20, 2020: [\[LINK\]](#)

County live birth data and the district's historical percentage of those births to estimate the number of kindergartners entering the system. It also takes into account assumptions based on proposed new residential developments within the district. These projections are further validated by the district's multi-year demographic study.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: The voters in the district approved a \$68.5 million bond measure in April 2015. Two proposed bond measures failed in 2023. The first measure in 2023 included building a new elementary school and replacing an elementary school. The second measure included replacing an elementary school and districtwide maintenance projects. The district passed a six-year technology capital levy in February 2020, and after an unsuccessful attempt in April 2025 to secure funding for district-wide maintenance projects, voters again approved a six-year technology levy in February 2026.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis: Two separate proposed bond measures failed in 2023. The district is considering future bond measures to replace Byron Kibler Elementary and to build a new middle school in Ten Trails. The district anticipates an elementary school replacement project will be eligible for State funding assistance.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 7. Enumclaw School District Standard of Service

Grade Level	K - 3	4 - 5	6 - 8	9 - 12
Students Per Classroom	20	26	28	28

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:15.95 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that it may have a capacity deficiency at the middle school level in the 2030 school year. The CFP states that four portable classrooms will be added at a middle school to address the projected shortfall, and a new middle school is planned to open in 2031 subject to future bond funding approval.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes a potential bond measure, State funding assistance, and impact fees. The CFP notes that funding for a new elementary school would come from existing district resources in partnership with a developer through a mitigation agreement.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district anticipates an elementary school replacement project will be eligible for State funding assistance.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;

2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or

3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 11, 2026, and a final CFP on June 11, 2026.

Federal Way School District

Overview

The Federal Way School District encompasses approximately 35 square miles in South King County. It includes areas within the cities of Federal Way, Des Moines, Auburn, and Kent, and surrounding UKC. The district has 20 elementary schools, three K–8 schools, six middle schools, four high schools, and four small secondary schools. The district currently serves more than 21,000 students in grades K through 12. Student enrollment is expected to decrease by a little more than one percent over the next six years, dropping to around 20,742 students by 2032. The six-year finance plan in the district's CFP includes projects related to the update of the district central building, field/track updates, middle school roof, site acquisition, and portables, with an estimated cost totaling approximately \$15.58 million between 2026 and 2033.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$0	\$0	\$0	\$0	\$0	\$0

Recommendation

The STRC recommends approval of the Federal Way School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

- 1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.**

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 and 2020 to 2025 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014, enrollment was underestimated by seven percent, while the 2019 projection was off by three percent. For 2020 to 2025, the 2024 projection differed by 5.4 percent, and the 2023 and 2025 projections had an 6.7 percent difference from actuals.

Table 8. Federal Way School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ¹⁰	21,593	21,723	21,940	22,181	22,359	22,537
	Actual ¹¹	20,730	20,302	20,565	20,697	21,148	21,006
	% Difference	6.0%	6.5%	6.2%	6.7%	5.4%	6.7%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ¹²	20,312	20,351	20,424	20,472	20,696	20,945
	Actual ¹³	21,754	21,995	21,933	21,915	21,716	21,584
	% Difference	(7.1%)	(8.1%)	(7.4%)	(7.1%)	(4.9%)	(3.1%)

The district's forecasting system for enrollment projections is reasonable. It relies on a range of statistical methods, with the core approach being a cohort survival analysis. The projections also incorporate expected enrollment changes due to new housing developments and account for net migration gains or losses.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: The voters in the district approved a \$450 million bond measure in 2017 with a 62 percent approval rate. This measure supported the replacement, and in some instances, increased student capacity for eight schools. The voters approved a renewal of the district's Educational Programs and Operations Levy in February 2026, which is expected to generate approximately \$307.7 million in total funding through 2030.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues

Analysis: The district's six-year finance plan includes reference to a balance of State funding assistance not yet spent as of the end of 2025.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

¹⁰ Federal Way Public Schools, Capital Facilities Plan 2021, June 5, 2020: [\[LINK\]](#)

¹¹ Federal Way Public Schools, Capital Facilities Plan 2027, June 9, 2026.

¹² Federal Way Public Schools, Capital Facilities Plan 2014, June 25, 2013: [\[LINK\]](#)

¹³ Federal Way Public Schools, Capital Facilities Plan 2021, June 5, 2020: [\[LINK\]](#)

Table 9. Federal Way School District Standard of Service

Grade Level	K – 3	4 – 5	6 - 12
Students Per Classroom	17	25	26

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:17.95 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that it does not have any deficiencies in its current facilities.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

- 1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and**

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes secured funding from a bond fund measure balance, State funding assistance, land sale funds, and impact fees.

- 2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.**

Analysis: The CFP's six-year finance plan identifies State funding assistance as a secured funding source.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 8, 2026, and a final CFP on June 25, 2026.

Fife School District**Overview**

The Fife School District includes parts of the cities of Fife, Milton, and Edgewood, and unincorporated areas in Pierce and King counties. The district has one primary school, two elementary schools, one middle school, one Junior High, and one high school. The district currently serves a little more than 3,700 students in grades K through 12. Student enrollment is projected to increase by approximately 40 students per year, reaching approximately 3,940 students by 2031. The estimated near term total project costs in the district's CFP include the modernization and addition of a new high school at an estimated cost of approximately \$225 million.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$7,933	\$0	\$1,878	\$0	\$744	\$0

In its impact fee calculation, the district uses a blended student generation rate because current permit data cannot distinguish unit sizes. The blended rate is applied only to the large units, and the small units are assigned a \$0 fee.

Recommendation

The STRC recommends approval of the Fife School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's forecasting system for enrollment projections has proven to be reliable. A comparison of the projections for 2014 to 2019 with actual enrollment data shows that the projections were accurate, with a 1.2 percent underestimate for 2014 and projections on target for 2019. Projections for 2020 to 2025 had a slightly larger discrepancy compared with actual enrollment. The difference between the projected and actual enrollment during this period ranged from five percent for 2022 to 8.5 percent for 2025. These projections fell within an acceptable margin of variance.

Table 10. Fife School District Projected/Actual Student Enrollment

		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
2020 - 2025	Projected ¹⁴	3,904	3,930	3,982	4,030	4,067	4,135
	Actual ¹⁵	3,681	3,686	3,783	3,814	3,823	3,782
	% Difference	5.7%	6.2%	5.0%	5.4%	6.0%	8.5%
		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
2014 - 2019	Projected ¹⁶	3,547	3,615	3,655	3,742	3,769	3,848
	Actual ¹⁷	3,589	3,644	3,663	3,820	3,773	3,847
	% Difference	(1.2%)	(0.8%)	(0.2%)	(2.1%)	(0.1%)	0.0%

The district's enrollment forecasting system is reasonable. It uses a modified cohort survival method to account for changes in student migration into the district. The traditional cohort survival method serves as the foundation, and the district refines these projections by incorporating data on new housing developments from comprehensive plans, as well as population statistics from the counties and cities within and around the district.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: The district's voters approved a \$176.3 million bond in February 2018. The district anticipates presenting a bond proposal to voters potentially in 2026 to replace the existing high school with a new expanded facility.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues

Analysis: The district has received State funding assistance for recent projects.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

¹⁴ Fife School District, Capital Facilities Plan 2020 – 2026, September 28, 2020: [\[LINK\]](#)

¹⁵ Fife School District, Capital Facilities Plan 2026-2032, July 27, 2026.

¹⁶ Fife School District, Capital Facilities Plan 2014 – 2020, June 30, 2014: [\[LINK\]](#)

¹⁷ Fife School District, Capital Facilities Plan 2020 – 2026, September 28, 2020: [\[LINK\]](#)

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 11. Fife School District Standard of Service

Grade Level	K – 3	4 – 5	6 - 12
Students Per Classroom	17	17 - 25	25

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:14.25 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its schools have sufficient capacity to accommodate future students at its current standard of service. The district has identified a high school replacement project that increases capacity. Through its 2026 CFP, the district has identified all sources of funding necessary to achieve its standard of service. These sources are 1) general obligation bonds, 2) impact fees, and 3) State funding assistance.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes a potential bond measure, State funding assistance, and impact fees.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district received State funding assistance for past projects. The district anticipates it will be eligible and receive for State funding assistance its new Fife High School modernization and addition project.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 7, 2026, and a final CFP on July 29, 2026.

Highline School District

Overview

The Highline School District encompasses approximately 31 square miles. It includes areas within the cities of Burien, Des Moines, Normandy Park, and SeaTac, and parts of North Highline in UKC. The district has 18 elementary schools, five middle schools, and five comprehensive high schools, along with several alternative programs including Big Picture Schools and Maritime High School. The district currently serves more than 17,320 students in grades K through 12. Student enrollment is projected to reach around 18,270 students by 2031.

The six-year capital facilities financing plan in the district's CFP includes 20 projects totaling more than \$763.5 million and reflects the continuation of a multi-phase investment strategy to modernize the district's facilities through school replacements, operational and support infrastructure, and systemwide improvements, such as roof restoration and remediation, and assumes the passage of a potential November 2026 bond proposal. An estimated \$612.5 million of the total cost is dedicated to school replacements. This amount covers completing the replacement of some schools already underway as well as constructing new replacement facilities for additional schools, for a combined total of six schools.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$0	\$0	\$0	\$0	\$0	\$0

Recommendation

The STRC recommends approval of the Highline School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 and from 2020 to 2025 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014, enrollment was underestimated by 3.5 percent, while the 2019 projection was overestimated by 7.8 percent. For the 2020 to 2025 series, the 2020 projection differed by less than two percent, and the 2025 projection had a 3.3 percent variance from actuals.

Table 12. Highline School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ¹⁸	18,046	17,979	17,927	17,812	17,892	17,912
	Actual ¹⁹	17,745	17,476	17,341	17,069	17,377	17,322
	% Difference	1.7%	2.8%	3.3%	4.2%	2.9%	3.3%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ²⁰	18,670	18,746	19,017	19,209	19,423	19,725
	Actual ²¹	19,322	19,058	19,187	18,783	18,273	18,189
	% Difference	(3.5%)	(1.7%)	(0.9%)	2.2%	5.9%	7.8%

The district's enrollment forecasting system is reasonable. It uses a modified cohort survival method and takes into account several factors to assess potential student population growth. These factors include projected births, anticipated growth in the K-12 population, and a model that evaluates population and housing growth within the district's boundaries.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: The voters in the district approved four bond measures between 2002 and 2022:

- 2002 - \$189 million bond;
- 2006 - \$148 million bond;

¹⁸ Highline School District, Capital Facilities Plan 2020 – 2025, July 8, 2020: [\[LINK\]](#)

¹⁹ Highline School District, Capital Facilities Plan 2024-2029, July 10, 2024: [\[LINK\]](#). Highline School District, Capital Facilities Plan 2025 – 2030, July 10, 2025 [\[LINK\]](#). Highline School District, Capital Facilities Plan 2026 – 2031, July 1, 2026.

²⁰ Highline School District, Capital Facilities Plan 2013 – 2019, June 26, 2013: [\[LINK\]](#)

²¹ Highline School District, Capital Facilities Plan 2020-2025, July 8, 2020: [\[LINK\]](#)

- 2016 - \$299 million bond; and
- 2022 - \$518.3 million bond.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis: The district qualified for State funding assistance for its 2016 and 2022 bond projects. The district anticipates putting a bond measure before voters in 2026; however, the district's CFP states that it has reached the maximum eligibility threshold under current State funding formulas and does not expect to receive further State funding assistance for projects included in the 2026 bond measure.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: During the 2024–2025 school year, a school facility was closed due to an emergency. However, since the building had been repurposed to house the district's Virtual Academy and the Innovation Heights program, the closure did not impact student enrollment capacity for general education programs.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 13. Highline School District Standard of Service

Grade Level	K – 3	4 – 5	6 - 8	9 - 12
Students Per Classroom	20 - 22	27	29	29

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:11.7 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its elementary schools do not have sufficient capacity to accommodate existing and future students at its current standard of service. While the district is not currently planning to add new portables at the elementary level during this CFP cycle, it is actively evaluating several interim strategies. These strategies include the possible use of portables, program adjustments, and repurposing existing space to address short-term enrollment pressures if needed.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

- 1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and**

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes a potential bond measure, State funding assistance, and funding from the Port of Seattle/Federal Administration Authority due to the proximity of a future school project to air traffic corridors.

- 2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.**

Analysis: The district does not expect to receive further State funding assistance for projects in its 2026 bond proposal.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

- 1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;**
- 2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or**
- 3. Any other basis that is consistent with this section.**

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 7, 2026, and a final CFP on July 24, 2026.

Issaquah School District

Overview

The Issaquah School District encompasses approximately 110 square miles in East King County. It includes areas within the cities of Issaquah, Sammamish, Newcastle, and Renton, and surrounding UKC. The district has 16 elementary schools, six middle schools, and four high schools. The district currently serves approximately 17,850 students in grades K through 12. Student enrollment is projected to decrease by approximately 660 students over the next six years. The six-year finance plan in the district's CFP includes the construction of a new high school with an estimated total cost of \$145.7 million.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$0	\$0	\$0	\$0	\$0	\$0

Recommendation

The STRC recommends approval of the Issaquah School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014, enrollment was underestimated by 1.5 percent, while the 2019 projection was underestimated by approximately 10 percent. The early years of the 2020–2025 projection series fall within an acceptable margin of variance. However, this variance grows over time and ultimately exceeds 14 percent by 2025.

Table 14. Issaquah School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ²²	20,361	20,645	20,705	20,739	20,802	20,879
	Actual ²³	19,431	18,892	18,861	18,755	18,364	17,851
	% Difference	6.0%	8.5%	8.9%	9.6%	11.72%	14.5%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ²⁴	17,740	17,958	18,034	18,214	18,226	18,388
	Actual ²⁵	18,006	18,445	19,606	20,072	19,971	20,245
	% Difference	(1.5%)	(2.7%)	(8.7%)	(10.2%)	(9.6%)	(10.1%)

²² Issaquah School District, 2020 Capital Facilities Plan, May 28, 2020: [\[LINK\]](#)

²³ Issaquah School District, 2026 Capital Facilities Plan, June 9, 2026.

²⁴ Issaquah School District, 2014 Capital Facilities Plan, July 9, 2014: [\[LINK\]](#)

²⁵ Issaquah School District, 2020 Capital Facilities Plan, May 28, 2020: [\[LINK\]](#)

The district's enrollment forecasting system is reasonable. It employs a cohort survival method, which predicts enrollment growth based on the progression of current students, and supplements this with projections of new students from upcoming developments within the district.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: The district's voters approved a \$533 million bond measure in 2016. This bond measure provides funding for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools. The voters also approved an April 2022 capital levy to provide additional funding for the high school project as well as other projects. More recent two major bond measures, in November 2024 and in February 2025, failed. These measures would have funded construction of a fourth comprehensive high school and addressed a wide range of critical repair needs. In February 2026 voters approved a \$55 million critical repairs levy, allowing the district to move forward with high-priority projects. The district plans to ask voters to approve another critical repairs levy in 2030, as it did not include all of the identified critical repairs in the 2026 proposal to keep a more stable tax rate.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues

Analysis: The district anticipates receiving State funding assistance for its new high school project.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 15. Issaquah School District Standard of Service

Grade Level	K - 5	6 – 8	9 - 12
Students Per Classroom	20	26	28

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:14.27 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its high school does not have sufficient capacity to accommodate future students at its current standard of service. The district has identified a new high school project that will increase capacity. Through its 2026 CFP, the district has identified all sources of funding necessary to achieve its standard of service. These sources are 1) general obligation bonds, and 2) State funding assistance.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes expenditure of an approved bond measure, and State funding assistance.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district anticipates its new high school project will be eligible for State funding assistance.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;

2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or

3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 7, 2026, and a final CFP on June 12, 2026.

Lake Washington School District**Overview**

The Lake Washington School District serves a 68.7 square mile area. It includes areas within the cities of Redmond, Kirkland, Sammamish, Bellevue, Woodinville, and surrounding UKC. The district has 32 elementary schools, 13 middle schools, and seven high schools. The district currently serves more than 30,100 students in grades K through 12. Student enrollment is projected to decrease by roughly 2,892 between 2026 and 2031, to a total of approximately 27,263 students; however, high school student enrollment is projected to grow by approximately 80 students. A district may project enrollment growth at one grade level over the six-year planning period, requiring additional capacity, even where the district projects a decline in K-12 enrollment overall during the same period. The six-year finance plan in the district's CFP includes eight projects with an estimated total cost of \$643.8 million for rebuilding, enlarging, and adding to elementary, middle and high schools within the district.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$5,874	\$0	\$0	\$0	\$0	\$0

In its impact fee calculation, the district uses a blended student generation rate because current permit data cannot distinguish unit sizes. The blended rate is applied only to the large units, and the small units are assigned a \$0 fee.

Recommendation

The STRC recommends approval of the Lake Washington School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 and 2020 to 2025 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014, enrollment was overestimated by under one percent, while the 2019 projection was underestimated by approximately seven percent. For 2020 to 2025, the 2020 projection differed by four percent, and the 2025 projection was off by 12 percent.

Table 16. Lake Washington School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ²⁶	31,973	32,737	33,214	33,644	33,930	34,277
	Actual ²⁷	30,689	30,548	30,422	30,611	30,640	30,155
	% Difference	4.0%	6.7%	8.4%	9.0%	9.7%	12.0%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ²⁸	26,876	27,536	28,048	28,519	28,863	29,046
	Actual ²⁹	26,716	27,830	29,006	29,570	29,987	31,106
	% Difference	0.6%	(1.1%)	(3.4%)	(3.7%)	(3.9%)	(7.1%)

The district's enrollment forecasting system is reasonable. It employs a cohort survival method, which predicts enrollment growth based on the progression of current students, and supplements this with projections of new students from upcoming developments within the district.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: The district's voters approved a bond measure in April 2016. The district had a bond measure that failed in February 2018. In April 2019, voters approved a six-year Capital Project Levy measure. In February 2022, voters approved a capital levy to fund the first part of the district's Building Excellence Plan, which includes capital projects that provide additional classroom capacity at the elementary, middle, and high school levels. This additional capacity is primarily accomplished through additions to existing schools, and a few remodels or rebuilding of existing schools. In November 2024 district voters approved funds through a capital levy for part two of this plan.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues

Analysis: The district has received State funding assistance for past projects. The planned projects are eligible for State funding assistance. The district anticipates receiving State funding assistance.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

²⁶ Lake Washington School District, Six-Year Capital Facilities Plan 2020 – 2025, June 1, 2020: [\[LINK\]](#)

²⁷ Lake Washington School District, Six-Year Capital Facilities Plan 2026-2031, June 22, 2026.

²⁸ Lake Washington School District, Six-Year Capital Facilities Plan 2014 – 2019, May 19, 2014: [\[LINK\]](#)

²⁹ Lake Washington School District, Six-Year Capital Facilities Plan 2020 – 2025, June 1, 2020: [\[LINK\]](#)

Table 17. Lake Washington School District Standard of Service

Grade Level	K - 1	2 - 3	4 - 5	6 - 8	9 – 12
Students Per Classroom	20	23	27	30	32

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:14.36 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its high schools do not have sufficient capacity to accommodate future students as its current standard of service. The district includes projects in its CFP that will increase capacity at its high schools.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

- 1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and**

Analysis: The district's CFP established a six-year finance plan. The finance plan includes voter-approved levies and impact fees.

- 2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.**

Analysis: The planned projects are eligible for State funding assistance. The district anticipates receiving State funding assistance.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district to review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2025 draft CFP on May 11, 2026, and a final CFP on June 23, 2026.

Northshore School District**Overview**

The Northshore School District encompasses 60 square miles across portions of King and Snohomish counties. Approximately two-thirds of the district is located within King County. It includes areas within the cities of Bothell, Kenmore, Woodinville, and Brier, along with UKC. The district has 20 elementary schools, six middle schools, and six high schools. The district currently serves close to 21,900 students in grades K through 12. Student enrollment is projected to increase by roughly 1,626 students between 2025 and 2031, to a total of approximately 23,500 students. The eight-year capital facilities expenditure finance plan in the district's CFP identifies 12 student capacity projects with a total estimated cost of \$484 million between 2025 and 2032-33. This plan also identifies seven other categories of projects that do not add student capacity with a total estimate cost of \$256 million between 2025 and 2032-33.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$11,395	\$8,400	\$3,577	\$0	\$255	\$0

Recommendation

The STRC recommends approval of the Northshore School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 and 2020 to 2025 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014 and 2015, enrollment was underestimated by under one percent, while the 2017 projection was underestimated by a little more than seven percent. For 2020 to 2025, the 2019 projection differed by less than three percent, and the 2025 projection was off by approximately eight percent.

Table 18. Northshore School District Projected/Actual Student Enrollment

		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
2020 - 2025	Projected ³⁰	23,324	23,515	23,698	23,740	23,822	23,903
	Actual ³¹	22,686	22,419	22,318	22,391	22,064	21,891
	% Difference	2.7%	4.7%	5.8%	5.7%	7.4%	8.4%
		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
2014 - 2019	Projected ³²	19,631	19,968	20,032	20,421	21,331	21,815
	Actual ³³	19,671	20,018	20,449	22,021	22,622	22,943
	% Difference	0	0	(2.1%)	(7.8%)	(6.0%)	(5.1%)

The district's enrollment forecasting system is reasonable. It uses a cohort survival method alongside several additional factors to predict potential student population growth. These factors include projected birth rates, housing development, regional population trends, and enrollment in homeschooling and private schools.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: District voters approved a \$275 million bond measure in 2018. In 2022, voters approved a \$425 million bond measure by a 61.2 percent rate. Voters also approved a \$698 million bond measure in February 2026 to fund growth related projects as well as other districtwide building and infrastructure projects, with a 61.2 percent rate as well.

³⁰ Northshore School District, Capital Facilities Plan 2020 – 2026, July 13, 2020: [\[LINK\]](#)

³¹ Northshore School District, Capital Facilities Plan 2026 – 32, June 22, 2026. Northshore School District, Capital Facilities Plan 2025 – 31, June 23, 2025: [\[LINK\]](#). Northshore School District, Capital Facilities Plan 2024-30, June 2024: [\[LINK\]](#). Northshore School District, Capital Facilities Plan 2023-29, June 2023: [\[LINK\]](#). Northshore School District, Capital Facilities Plan 2022-28, May 2022: [\[LINK\]](#). Northshore School District, Capital Facilities Plan 2021 – 2027, June 28, 2021: [\[LINK\]](#).

³² Northshore School District, 2014 Capital Facilities Plan, June 10, 2014: [\[LINK\]](#)

³³ Northshore School District, Capital Facilities Plan 2020-26, July 13, 2020: [\[LINK\]](#). Northshore School District, Capital Facilities Plan 2019-2025, July 8, 2019: [\[LINK\]](#). Northshore School District, Capital Facilities Plan 2018-2024, June 25, 2018: [\[LINK\]](#). Northshore School District, DRAFT Capital Facilities Plan 2016: [\[LINK\]](#). Northshore School District, Capital Facilities Plan 2015, June 23, 2015: [\[LINK\]](#).

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis: The district is currently eligible for State funding assistance. The district anticipates receiving State funding assistance for the elementary and high school capacity projects identified in its CFP.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 19. Northshore School District Standard of Service

Grade Level	K - 1	2 -3	4 - 5	6 – 12
Students Per Classroom	22	23	27	27

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:19.25 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its high school does not have sufficient capacity to accommodate future students at its current standard of service. The district includes projects in its CFP that will increase capacity. Through its 2026 CFP, the district has identified all sources of

funding necessary to achieve its standard of service. These sources are 1) general obligation bonds, 2) State funding assistance, and 3) impact fees.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes approved bond measures, State funding assistance, and impact fees.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district is currently eligible for State funding assistance. The district anticipates receiving State funding assistance for the elementary and high school capacity projects identified in its CFP.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2025 draft CFP on May 13, 2026, and a final CFP on July 10, 2026.

Renton School District

Overview

The Renton School District encompasses approximately 32.5 square miles. It includes areas within the cities of Renton, Bellevue, and Newcastle, and surrounding UKC. The district has 16 elementary schools, four middle schools, and four high schools. The district currently serves approximately 13,700 students in grades K through 12. Student enrollment is projected to decrease

by approximately 800 between 2025 and 2031. The six-year finance plan in the district's CFP does not include any projects that would add capacity between 2025 and 2031. However, during this same period, a total of approximately \$516 million may be expended on non-capacity projects, including the modernization and replacement of two high schools.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$0	\$0	\$0	\$0	\$0	\$0

Recommendation

The STRC recommends approval of the Renton School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 and 2020 to 2025 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014, enrollment was underestimated by under two percent, while the 2019 projection was overestimated by approximately 12 percent. For 2020 to 2025, the 2020 projection differed by approximately one percent, and the 2025 projection was off by a little more than eight percent.

Table 20. Renton School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ³⁴	15,096	15,157	15,150	15,125	15,076	14,981
	Actual ³⁵	14,918	14,433	14,383	14,125	13,863	13,725
	% Difference	1.2%	4.7%	5.1%	6.1%	8.0%	8.4%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ³⁶	14,672	15,044	15,475	16,031	16,539	17,064
	Actual ³⁷	14,918	15,078	15,117	15,274	15,254	14,986
	% Difference	(1.7%)	(0.2%)	2.3%	4.7%	7.8%	12.2%

The district's enrollment forecasting system is reasonable. It employs a modified cohort survival method, which predicts enrollment growth based on the progression of current students, and

³⁴ Renton School District, 2020 Capital Facilities Plan, June 2020 [\[LINK\]](#)

³⁵ Renton School District 2026 Capital Facilities Plan, June 24, 2026.

³⁶ Renton School District, Six-Year Capital Facilities Plan 2014 – 2020, March 2014: [\[LINK\]](#)

³⁷ Renton School District, 2020 Capital Facilities Plan, June 2020: [\[LINK\]](#). Renton School District, 2018 Capital Facilities Plan, May 2018: [\[LINK\]](#). Renton School District, 2017 Capital Facilities Plan, May 2017: [\[LINK\]](#). Renton School District, 2016 Capital Facilities Plan, May 2016: [\[LINK\]](#). Renton School District, 2015-2021 Capital Facilities Plan, May 27, 2015: [\[LINK\]](#).

supplements this with projections of new students from new housing and assumptions about market share gains or losses that the district is likely to see at certain grade levels.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: District voters approved a \$249.6 million bond measure in November 2019, and a \$676 million bond measure in 2022. The 2022 bond measure allows the district to purchase property and plan for the replacement of Renton High School.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis: The district is currently pursuing State funding assistance for the modernization of the Hazen High School. This is the only project eligible for State funding assistance.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 21. Renton School District Standard of Service

Grade Level	K - 1	2	3	4 - 12
Students Per Classroom	21	22	24	29

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS: 16.55 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that it does not have any deficiencies in its current facilities.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes an approved bond measure and State funding assistance.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district is currently pursuing State funding assistance for the modernization of the Hazen High School. This is the only project eligible for State funding assistance.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;

2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or

3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 7, 2026, and a final CFP on June 25, 2026.

Riverview School District

Overview

The Riverview School District encompasses approximately 250 square miles in the lower Snoqualmie Valley. It includes areas within the cities of Duvall and Carnation and surrounding UKC. The district has three elementary schools, one middle school, and one high school, in addition to supporting several alternative programs at the Riverview Learning Center. The district currently serves approximately 2,880 students in grades K through 12. Student enrollment is projected to increase by approximately 280 students, reaching around 3,170 students by 2031. The 2026 – 2032 financing plan in the district's CFP shows four project categories with an estimated total cost of \$206.4 million for rebuilding an elementary school, major facility maintenance projects, technology and security upgrades, and additional portable classrooms within the district.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$3,608	\$0	\$960	\$0	\$2,697	\$0

In its impact fee calculation, the district uses a blended student generation rate because current permit data cannot distinguish unit sizes. The blended rate is applied only to the large units, and the small units are assigned a \$0 fee.

Recommendation

The STRC recommends approval of the Riverview School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be relatively reliable for the first few years of the projection. A comparison of projections from 2014 to 2019 and 2020 to 2025 with actual enrollment data shows that the projections had a higher margin of variance in the out-years. This may be a consequence of the small size of the district and impact of the pandemic. For 2014, enrollment was overestimated by approximately nine percent, while the 2019 projection was overestimated by a little under 10 percent. For 2020 to 2025, the 2020 projection differed by approximately nine percent, and the 2025 projection was off by 17 percent.

Table 22. Riverview School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ³⁸	3,301	3,334	3,369	3,404	3,439	3,474
	Actual ³⁹	3,001	2,982	3,037	2,987	2,881	2,883
	% Difference	9.1%	10.6%	9.6%	12.3%	16.2%	17.0%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ⁴⁰	3,311	3,371	3,445	3,511	3,569	3,628
	Actual ⁴¹	3,011	3,158	3,268	3,277	3,296	3,268
	% Difference	9.1%	6.3%	5.1%	6.7%	7.7%	9.9%

The district's enrollment forecasting system is reasonable. It employs a cohort survival method, which predicts enrollment growth based on the progression of current students, and supplements it with other enrollment factors, including local and surrounding housing growth.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: District voters did not pass a bond measure in 2022. In February 2022, voters approved a four-year capital improvement levy that generates \$3.8 million per year. This levy will fund technology infrastructure and building improvements. Most recently, a February 2026 bond measure failed as it received 54.66 percent support, less than the 60 percent needed for passage.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis: The district anticipates requesting voter approval a bond measure at some future time to fund a similar scope of projects as those in the failed February 2026 bond measure. The district is currently conducting its post-election analysis and collecting feedback from the community.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

³⁸ Riverview School District, Capital Facilities Plan 2020: [\[LINK\]](#)

³⁹ Riverview School District, Capital Facilities Plan 2026, June 23, 2026. Riverview School District, Capital Facilities Plan 2025, June 24, 2025: [\[LINK\]](#). Riverview School District, Capital Facilities Plan 2024, June 25, 2024: [\[LINK\]](#). Riverview School District, Capital Facilities Plan 2023, June 27, 2023: [\[LINK\]](#). Riverview School District, Capital Facilities Plan 2022: [\[LINK\]](#). Riverview School District, Capital Facilities Plan 2021: [\[LINK\]](#).

⁴⁰ Riverview School District, 2014 Capital Facilities Plan, May 27, 2014: [\[LINK\]](#)

⁴¹ Riverview School District, 2020 Capital Facilities Plan: [\[LINK\]](#). Riverview School District, 2019 Capital Facilities Plan, June 25, 2019: [\[LINK\]](#). Riverview School District, 2018 Capital Facilities Plan, June 12, 2018: [\[LINK\]](#). Riverview School District, 2017 Capital Facilities Plan, June 13, 2017: [\[LINK\]](#). Riverview School District, 2016 Capital Facilities Plan, May 24, 2016: [\[LINK\]](#). Riverview School District, 2015 Capital Facilities Plan, June 23, 2015: [\[LINK\]](#).

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 23. Riverview School District Standard of Service

Grade Level	K - 3	4 - 5	6 - 8	9 - 12
Students Per Classroom	17	24	27	27

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:19.09 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that it has a deficiency in total capacity (permanent and portables) at the elementary school level. To address this deficiency, the district will explore repurposing portable space currently used for specialized services, adjusting the locations where some services are delivered, and implementing rotating-schedule approaches.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

- 1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and**

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes an approved levy, a potential bond measure, State funding assistance, and impact fees.

- 2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.**

Analysis: The district is eligible for State funding assistance and intends to seek matching funds for the Tolt Middle School replacement project if a future bond measure is approved by voters.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's draft 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 11, 2026, and a final CFP on July 13, 2026.

Snoqualmie Valley School District

Overview

The Snoqualmie Valley School District encompasses approximately 400 square miles in eastern King County. It includes areas within the cities of Snoqualmie and North Bend, and the unincorporated area of Fall City, and other surrounding UKC. The district has six elementary schools, three middle schools, and two high schools. The district currently serves more than 6,770 students in grades K through 12. Total student enrollment is projected to increase by 72 students over the next 6 years; however, middle school student enrollment is projected to decrease by approximately 180 students. A district may project enrollment growth at one grade level over the six-year planning period, requiring additional capacity, even where the district projects a decline in K-12 enrollment overall during the same period. The finance plan in the district's CFP includes a cost estimate of \$129.1 million for the construction of an elementary school, and another approximately \$9.6 million for portable classrooms, and land acquisition/development for transportation facility expansion.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
3+ Bedroom	<3 Bedroom	3+ Bedroom	<3 Bedroom	2+ Bedroom	<2 Bedroom
\$17,251	\$2,005	\$5,326	\$5,109	\$9,583	\$0

Snoqualmie Valley School District could not obtain bedroom count data for apartments; as a result, separate student generation rates couldn't be calculated for apartment units with 2 bedrooms or more and apartment units with one bedroom or less (small units). Instead, the district uses a blended student generation rate for apartments. The blended rate is applied only to the large units, and the small units are assigned a \$0 fee.

Recommendation

The STRC recommends approval of the Snoqualmie Valley School District's 2026 CFP and the documented impact fees, with the Middle Housing 3+ Bedroom, Middle Housing <3 Bedroom, and Apartment 2+ Bedroom categories each reduced to \$5,000 to match the maximum impact fee allowed, in accordance with KCC 21A.43.030.G., based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 and 2020 to 2025 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014, enrollment was underestimated by under one percent, while the 2018 projection was overestimated by approximately four percent. For 2020 to 2025, the 2021 projection differed by five percent, and the 2025 projection was off by a little more than 10 percent.

Table 24. Snoqualmie Valley School District Projected/Actual Student Enrollment

2020 - 2025		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ⁴²	7,078	7,240	7,337	7,426	7,500	7,571
	Actual ⁴³	6,610	6,876	6,813	6,836	6,815	6,773
	% Difference	6.6%	5.0%	7.1%	8.0%	9.1%	10.5%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ⁴⁴	6,115	6,271	6,678	6,852	7,017	7,142
	Actual ⁴⁵	6,160	6,322	6,629	6,691	6,728	6,946
	% Difference	(0.7%)	(0.8%)	0.7%	2.4%	4.1%	2.7%

The district's forecasting system for enrollment projections is sound and reasonable. It combines historical student population data, future housing construction plans, birth rates, as well as economic factors that contribute to overall population growth.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: District voters approved a \$244 million bond measure in 2015 with 62.52 percent in favor.

⁴² Snoqualmie Valley School District, Capital Facilities Plan 2020, June 4, 2020: [\[LINK\]](#)

⁴³ Snoqualmie Valley School District, Capital Facilities Plan 2026, June 4, 2026.

⁴⁴ Snoqualmie Valley School District, Capital Facilities Plan 2014, June 12, 2014: [\[LINK\]](#)

⁴⁵ Snoqualmie Valley School District, Capital Facilities Plan 2020, June 4, 2020: [\[LINK\]](#)

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues

Analysis: The district received State funding assistance for the Timber Ridge Elementary and Mount Si High School projects. The district's elementary school project is not currently eligible for 'unhoused' construction funding since the funding formula considers the district's K-8 capacity sufficient. This results from the formula's cap on allowable square footage and its determination that there is surplus middle school square footage to serve a portion of the elementary students in portables.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

Table 25. Snoqualmie Valley School District Standard of Service

Grade Level	K - 3	4 - 5	6 - 8	9 - 12
Students Per Classroom	17	27	27	30

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:14.31 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine

whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its existing facilities have sufficient capacity to accommodate existing and future students at its current standard of service.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a finance plan. The finance plan includes a potential bond measure, minor State funding assistance, and impact fees.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district is not eligible for State funding for new construction to increase student capacity in elementary schools.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;

2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or

3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's draft 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2026 draft CFP on May 5, 2026, and a final CFP on June 25, 2026.

**Tahoma School District
Overview**

The Tahoma School District encompasses approximately 60 square miles in southeast King County. It includes areas within the cities of Covington, Black Diamond, and Renton, and surrounding unincorporated King County. The district has six elementary schools, two middle

schools, and one high school. The district currently serves approximately 8,800 students in grades K through 12. Student enrollment is projected to decrease to a total of approximately 7,850 by the 2030-31 school year, a decrease of roughly 950 students. The finance plan in the district's CFP shows four capacity projects associated with an elementary school, a middle school, a high school, and portable units with an estimated cost of approximately \$210.45 million. The district's CFP indicates that it currently does not have any non-capacity projects.

The CFP documents the following impact fees:

Single Detached		Middle Housing		Apartment	
Bedroom 3+	<3 Bedroom	Bedroom 3+	<3 Bedroom	Bedroom 2+	<2 Bedroom
\$3,182	\$0	\$157	\$0	\$2,181	\$0

The Tahoma School District uses student generation factors from the Snoqualmie Valley School District, a neighboring district with similar demographics. Because Snoqualmie Valley School District could not obtain bedroom count data for apartments, separate student generation rates couldn't be calculated for apartment units with 2 bedrooms or more and apartment units with one bedroom or less (small units). As a result, a blended rate is used for all apartments when setting fees for units with two or more bedrooms, and smaller units are assigned a \$0 fee.

Recommendation

The STRC recommends approval of the Tahoma School District's 2026 CFP and the documented impact fees based on the following analysis:

KCC 21A.28.154.F.

In its review, the committee shall consider the following factors:

1. Whether the school district's forecasting system for enrollment projections has been demonstrated to be reliable and reasonable.

Analysis: The district's enrollment forecasting system has proven to be reliable. A comparison of projections from 2014 to 2019 and 2020 to 2025 with actual enrollment data shows that the projections were within an acceptable margin of variance. For 2014, enrollment was underestimated by a little under one percent, while the 2019 projection was underestimated by 4.5 percent. For 2020 to 2025, the 2022 projection differed by less than one percent, and the 2025 projection was off by a little more than six percent.

Table 26. Tahoma School District Projected/Actual Student Enrollment

2019 - 2024		'20/'21	'21/'22	'22/'23	'23/'24	'24/'25	'25/'26
	Projected ⁴⁶	8,718	8,847	8,896	8,993	9,070	9,372
	Actual ⁴⁷	8,411	8,621	8,829	8,873	8,928	8,794
	% Difference	3.5%	2.6%	0.8%	1.3%	1.6%	6.2%
2014 - 2019		'14/'15	'15/'16	'16/'17	'17/'18	'18/'19	'19/'20
	Projected ⁴⁸	7,736	7,855	8,005	8,173	8,311	8,462
	Actual ⁴⁹	7,805	7,913	8,085	8,354	8,560	8,846
	% Difference	(0.9%)	(0.8%)	(0.9%)	(2.2%)	(2.9%)	(4.5%)

The district's enrollment forecasting system is reasonable. It uses a cohort survival method that predicts enrollment growth based on the progression of current students and considers population and housing growth within the district.

2. The historic levels of funding and voter support for bond issues in the school district.

Analysis: District voters approved a \$195 million bond measure in 2013 with a 69.5 percent approval rate. Voters have also approved three of four capital levies for district capital projects over the past decade. While a capital levy failed in 2018, voters most recently passed a \$22.2 million capital levy in February 2026 with a 58.3 percent approval rate.

3. The inability of the school district to obtain the anticipated state funding or to receive voter approval for school district bond issues.

Analysis: The district has received State funding assistance for projects in the 2013 bond measure. The district anticipates it will receive State funding assistance for projects included in this six-year CFP.

4. In emergency or emergencies in the school district that required the closing of a school facility or facilities resulting in a sudden and unanticipated decline in districtwide capacity.

Analysis: The district's 2026 CFP does not identify any emergency school facility closures.

5. The standards of service set by school districts in similar types of communities. While community differences will be allowed, the standard established by the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile.

Analysis: The district's CFP indicates the district's general standard of service (students per classroom) is as follows:

⁴⁶ Tahoma School District, Capital Facilities Plan 2020 to 2025, July 14, 2020: [\[LINK\]](#)

⁴⁷ Tahoma School District, Capital Facilities Plan 2026 to 2031, June 9, 2026. Tahoma School District, Capital Facilities Plan 2025 to 2030, June 10, 2025: [\[LINK\]](#). Tahoma School District, Capital Facilities Plan 2024 to 2029, June 11, 2024: [\[LINK\]](#). Tahoma School District, Capital Facilities Plan 2023 to 2028, June 13, 2023: [\[LINK\]](#). Tahoma School District, Capital Facilities Plan 2022 to 2027, June 28, 2022: [\[LINK\]](#). Tahoma School District, Capital Facilities Plan 2021 to 2026, June 22, 2021: [\[LINK\]](#).

⁴⁸ Tahoma School District, Capital Facilities Plan 2014 to 2019, July 29, 2014: [\[LINK\]](#)

⁴⁹ Tahoma School District, Capital Facilities Plan 2021 to 2026, June 22, 2021: [\[LINK\]](#)

Table 27. Tahoma School District Standard of Service

Grade Level	K - 3	4 - 5	6 - 8	9 - 12
Students Per Classroom	19	26	30	32

A review of the standard of service for all the districts the County collects impact fees for (Appendix C) shows the district's standard of service is reasonably consistent with the standards set by other districts.

6. The standards identified by the state concerning the ratios of certificated instructional staff to students.

Analysis: The district's ratio of certificated instructional staff (CIS) to students is 1 CIS:18.22 students. This is less than the State ratio of 1 CIS:21.7 students.

7. The potential impacts of the proposed impact fee on housing production within the school district.

Analysis: This analysis is conducted at a regional scale rather than district by district to allow for a more accurate understanding of shared housing and enrollment dynamics. Refer to the report on the associated analysis and findings.

KCC 21A.28.154.G.

In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

Analysis: The district's 2026 CFP indicates that its existing elementary and middle schools have sufficient permanent capacity to accommodate existing and future students at its current standard of service. The district's existing high school does not have permanent capacity to accommodate its future students. The CFP includes additional permanent capacity at the high school category.

The CFP states, "The district will continue to use relocatable facilities to address growth needs and deficiencies. In particular, the district plans to closely monitor capacity needs and add or adjust (for example, moving portables from one grade level to another, if possible based on site and facility conditions) relocatable capacity as necessary depending on actual enrollment growth." The CFP clarifies that relocatable capacity is used only as a short-term solution. In its 2026 Capital Facilities Plan, the district identifies future voter-approved bonds as the primary funding source for completing long-term capacity projects, supplemented by impact fees when the added capacity is tied to enrollment growth.

KCC 21A.28.154.H.

The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

Analysis: The district's CFP establishes a six-year finance plan. The finance plan includes unsecured local funds, which may be a potential bond measure, State funding assistance, and impact fees to be used for capacity projects resulting from growth.

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

Analysis: The district anticipates it will receive State funding assistance for projects included in this six-year capital facilities plan.

KCC 21A.28.154.I.

The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

1. The standard of service established by the school district is not reasonable in light of the factors in subsection F. of this section;
2. The committee finds that the school district's standard of service cannot reasonably be achieved in light of the secured financial commitments and the historic levels of support in the school district; or
3. Any other basis that is consistent with this section.

Analysis: The STRC reviewed the district's draft 2026 CFP prior to the June 5, 2026, STRC workshop session. The STRC did not request that the district review and resubmit its plan to establish a different standard or review its capacity for accommodating new students.

KCC 21A.28.154.J.

If a school district fails to submit its capital facilities plan for review by the committee, King County shall assume the school district has adequate capacity to accommodate growth for the following six years.

Analysis: The district submitted its 2025 draft CFP on May 15, 2026, and a final CFP on July 15, 2026.

Appendix C - Comparison of School District Level of Service (LOS) Standards

The following table provides a comparison of the level of service standards for each of the 12 school districts evaluated in this report, measured by number of students per classroom.

School District		Elementary School			Middle School		High School
Auburn ¹	Grade Level	Pre-K	K - 3	4 - 5	6	7 - 8	9 - 12
	LOS	20	17	27	27	28.53	28.74
Enumclaw ²	Grade Level	K - 3		4 - 5	6 - 8		9 - 12
	LOS	20		26	28		28
Federal Way ³	Grade Level	K - 3		4 - 5	6 - 12		
	LOS	17		25	26		
Fife ⁴	Grade Level	K - 3		4 - 5	6 - 12		
	LOS	17		17-25	25		
Highline ⁵	Grade Level	K - 3		4 - 5	6 - 8		9 - 12
	LOS	20-22		27	29		29
Issaquah ⁶	Grade Level	K - 5			6 - 8		9 - 12
	LOS	20			26		28
Lake Washington ⁷	Grade Level	K - 1	2 - 3	4 - 5	6 - 8		9 - 12
	LOS	20	23	27	30		32
Northshore ⁸	Grade Level	K - 1	2 - 3	4 - 5	6 - 12		
	LOS	22	23	27	27		

¹ Auburn School District, Capital Facilities Plan 2026 through 2032, June 8, 2026.

² Enumclaw School District, Capital Facilities Plan 2026-2031, June 8, 2026.

³ Federal Way Public Schools, Capital Facilities Plan 2027, June 9, 2026.

⁴ Fife School District, Capital Facilities Plan 2026-2032, July 27, 2026.

⁵ Highline School District, Capital Facilities Plan 2026 – 2031, July 1, 2026.

⁶ Issaquah School District, 2026 Capital Facilities Plan, June 9, 2026.

⁷ Lake Washington School District, Six-Year Capital Facilities Plan 2026-2031, June 22, 2026.

⁸ Northshore School District, Capital Facilities Plan 2026 – 2032, June 22, 2026.

Appendix C: Comparison of School District Level of Service (LOS) Standards

School District		Elementary School				Middle School	High School
Renton⁹	Grade Level	K - 1	2	3	4 - 5	6 - 12	
	LOS	21	22	24	29	29	
Riverview¹⁰	Grade Level	K - 3		4 - 5		6 - 8	9 - 12
	LOS	17		24		27	27
Snoqualmie Valley¹¹	Grade Level	K - 3		4 - 5		6 - 8	9 - 12
	LOS	17		27		27	30
Tahoma¹²	Grade Level	K - 3		4 - 5		6 - 8	9 - 12
	LOS	19		26		30	32

⁹ Renton School District 2026 Capital Facilities Plan, June 24, 2026.

¹⁰ Riverview School District, Capital Facilities Plan 2026, June 23, 2026.

¹¹ Snoqualmie Valley School District, Capital Facilities Plan 2026, June 4, 2026.

¹² Tahoma School District, Capital Facilities Plan 2026 to 2031, June 9, 2026.

BFM Meeting Materials

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- October 28, 2026

Summary of Proposed Ordinance Relating to 2027 School Impact Fees

This summary fulfills Washington State Growth Management Act and King County Code (K.C.C.) 20.18.100 requirements for a “plain language summary.”

Background

The 1990 Growth Management Act (GMA) passed by the Washington State Legislature authorized the collection of impact fees to help fund school construction. Under the GMA, fees may be collected and spent only for school facilities needed to accommodate new student growth, and which are addressed by a capital facilities element of a comprehensive land use plan. King County incorporates the plans prepared by the school districts into the county's Comprehensive Plan

The capital facilities plans must include:

- current enrollment and enrollment projections for the next six years;
- a standard of service;
- an inventory of existing faculties and capacity for the next six years; and
- a financial plan for achieving the standard of service.

The amount of the impact fee for each district is determined by a formula that was adopted by the King County Council. The school districts biennially update the factors used in the formula. Fees only apply to new single detached units, middle-housing units and apartment units in unincorporated King County. The fees are paid at the time of a building permit issuance.

Under King County Code (KCC), a limited set of development types are exempt from a school impact fee. Exemptions include nonresidential development, nursing homes and retirement centers, remodels or replacements of existing structures, temporary or transitional housing, qualified low-income housing, medical-hardship dwellings, accessory dwelling units, projects already mitigated for school impacts through SEPA or other agreements, and community residential facilities.

Proposed Ordinance

Section 1. Provides background and authority to impose school impact fees.

Section 2. Updates K.C.C. 20.12.473 related to school district capital facilities plans to reference the latest school district capital facilities plans. The update is required because the County must have a current capital facilities plan adopted as part of its Comprehensive Plan to collect impact fees for a school district.

Section 3. Updates K.C.C. 27.44.010 related to school impact fees to adopt the 2027 school impact fee amounts for each school district. Fees calculated by each district for single-detached residences are adopted as proposed. For middle-housing and apartment units, fees calculated by each district are adopted, except for those higher than the maximum of \$5,000, in accordance with KCC 21A.43.030.G. For those fees higher than the maximum allowed, a fee of \$5,000 is adopted. The purpose of this update is to ensure the County collects impact fees that match the amounts identified in each district's approved capital facilities plan, up to the limits allowed by Code. Updating these fee amounts keeps the Code consistent with the school districts' plans.



Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management Committee		
Agenda Item:	11	Analyst:	Olivia Brey
Proposed No.:	2026-0294	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: Proposed Ordinance 2026-0294 would authorize the amendments on each of the two leases for the continued use of the South Downtown Enhanced Shelter.

LEGISLATION SUMMARY

Proposed Ordinance 2026-0294 would authorize the extension of two leases to allow for the continued operations of the Enhanced South Downtown (SoDo) Shelter. The Enhanced SoDo Shelter would continue to provide 269 shelter beds, operated by the Salvation Army. The current leases will expire on May 31, 2027, and the extended terms would continue the leases through December 31, 2033. Additionally, the base rent would be reduced from \$2.90 per square foot to \$1.99 per square foot. The City of Seattle has agreed to continue funding 65% of operations and lease expenses.

KEY ISSUES FROM THE ANALYSIS

A. Unspecified DCHS Occupancy Usage. The primary use of the site is the emergency shelter; however, additional space has been used by other agencies, as needed. Metro had been occupying the space but will be vacating the space and Department of Community and Human Services (DCHS) will be able to take occupancy. According to Executive staff, the County intends to evaluate and leverage additional warehouse space to meet agency storage needs and may consider subleasing underutilized space. The Council may wish to clarify the Executive's intentions regarding the space available for DCHS occupancy.

BACKGROUND & TIMING CONSIDERATIONS

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Current Ground Leases. The proposed ordinance contemplates the following properties owned by two companies in Seattle:

- S-QOZB, LLC owns 1000-1050 6th Ave S

- South Downtown Partners, LLC owns 831 Seattle Blvd and 831 Airport Way S.

The County entered into a ground lease with each property owner in 2022, as authorized by Ordinance 19432,¹ for a 60-month term expiring May 31, 2027. The leases supported a co-located network of enhanced shelter support services, in partnership with the City of Seattle. Under this arrangement, Seattle provided 65% of the lease and operations costs and King County provided 35%.

The base rent for both leases was \$2.90 per square foot month for a total of \$867,332 per month, with annual inflationary adjustments according to the Consumer Price Index (CPI) for the Seattle area.

For the S-QOZB, LLC lease, there was a requirement for the landlord to provide the tenant with a \$2 million tenant improvement allowance, which was to be paid back through additional rent over the course of the lease. According to Executive staff, over \$21 million in facility improvements have been made including HVAC, bathroom facilities, and fire alarm system improvements.

Ground Lease Addendum. The S-QOZB, LLC lease authorized in Ordinance 19432 allowed for the County to lease the additional property adjacent to the existing property, 1101 Airport Way S, if the landlord acquired it during the lease term. Beginning on September 1, 2023, the County gained access to the additional property through an addendum to the lease.² The additional property increased the base rent by \$46,714.36 per month.

In 2026, the total annual base rent, including the additional adjacent property and payments on the tenant improvement allowance, was approximately \$12.5 million.

ANALYSIS

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Property Utilization. Proposed Ordinance 2026-0294 would extend the leases' terms to allow for the continued operations of the Enhanced South Downtown (SoDo) Shelter. Executive staff noted that the SoDo Shelter would continue to have 266 beds with 24/7 operations operated by the Salvation Army. The pet clinic, Doney Coe, has requested an additional term at the site and the Facilities Management Division (FMD) is currently drafting a new lease contingent on the approval of the leases subject to this proposed ordinance.

¹ Ordinance 19432.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=5533686&GUID=AF3C7381-26CD-4208-A480-ECCB3D3AC1CE&Options=Advanced&Search=>

² The addendum to the lease was not transmitted to the Council.

In addition to the shelter space occupancy, Executive staff noted that the King County Sheriff's Office will continue to use the space for storage of seized vehicles and vehicles used by the Criminal Investigations Division. The property summary notes that the "space formerly occupied by Metro will be taken over by DCHS, almost doubling DCHS's occupancy square footage."

Key Issue A. Unspecified DCHS Occupancy Usage. According to Executive staff, the primary use for the site is the emergency shelter, but since the landlord will only lease the entire site, the County intends to evaluate and leverage additional warehouse space to meet agency storage needs and may consider subleasing underutilized space. The Council may wish to clarify the Executive's intentions regarding the space available for DCHS occupancy.

Additionally, Executive staff stated due to Metro vacating the space in June 2027 and DCHS assuming the space, the Facilities Management Division cost share payments from the respective agencies will change commensurate to the changes in square footage. Council staff analysis on the impact of the payment changes is ongoing.

Lease Extension Terms. The leases' extended terms would begin June 1, 2027, and expire on December 31, 2033, totaling six years and seven months. The leases' extended terms would also reduce the base rent to \$1.99 per square foot per month, with annual inflationary adjustments according to the CPI for the Seattle area.

The other terms that would change in both lease extensions include a clarification of the condemnation language, as well as a replacement of the non-discrimination language.

The proposed leases' extensions have been reviewed by Council's legal counsel.

Fiscal Impact. The leases' extended terms would cost approximately \$4.2 million for the remainder of the biennium. The 2026-2027 2nd Omnibus³ includes a proposed appropriation for the lease and operations costs, as well as expenses from FMD, as shown in Table 1. Executive staff state that FMD provides facility management services, including security services, which are then reimbursed by DCHS. The costs were not included in FMD's budget in the adopted 2026-2027 Biennial Budget.

³ Proposed Ordinance 2026-0282.

<https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=8238191&GUID=5604CE18-F842-44AA-8485-7EE22E482AF7&Options=Advanced&Search=>

Table 1. Existing and Proposed Lease and Operations Expenses

	Existing Appropriations Jan 2026 – May 2027	Proposed Appropriations Jun – Dec 2027	Proposed Biennial Appropriation 2026-2027	Estimated Biennial Appropriation Proposal 2028-2029 ⁴	% Change
Leases	\$17,831,692	\$4,204,815	\$22,036,507	\$14,760,000	(33%)
Operations	\$5,563,000	\$2,346,017	\$7,909,017	\$8,200,000	4%
FMD Expenses	\$0 ⁵	\$5,300,000 ⁶	\$5,300,000	\$5,535,000	4%
TOTAL	\$23,394,692	\$11,850,832	\$35,245,524	\$28,495,000	(19%)

The City of Seattle has agreed to continue funding 65% of operations and lease expenses. Executive staff stated that the proposed appropriation for June through December 2027 will be funded by one-time VSHSL revenues (i.e., VSHSL revenues above original estimates in the levy's implementation plan), moneys from the City of Seattle, and the Consolidated Homeless Grant. Council staff analysis on the funding sources is ongoing.

Timing Considerations. Executive staff requested that the legislation be adopted in concurrence with the 2nd Omnibus to allow for the shelter to continue operations through the remainder of the biennium.

INVITED

- Lisa Pearson, Division Director, Facilities Management Division
- Julie Ockerman, Real Estate Section Manager, Facilities Management Division

ATTACHMENTS

1. Proposed Ordinance 2026-0294 (and its attachments)
2. Transmittal Letter
3. Fiscal Note
4. Property Summary

⁴ Council staff calculated based on annual values provided by Executive Budget and assumes a 5.0% rate of inflation for 2029.

⁵ FMD expenses were not previously budgeted.

⁶ FMD expenses include 2026 and 2027 costs that were not previously budgeted.



KING COUNTY
Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0294.1

Sponsors Dembowski

1 AN ORDINANCE authorizing the execution of
2 amendments of two existing leases to support the operation
3 of department of community and human services to
4 continue to provide shelter, supportive services, and crisis
5 behavioral health services to people experiencing
6 homelessness.

7 **STATEMENT OF FACTS:**

8 For the lease from S-QOZB, LLC, located at 1000-1050 6th Ave S, Seattle
9 and 1101 Airport Way S, Seattle, and the lease from South Downtown
10 Partners, LLC, located at 831 Seattle Blvd and 831 Airport Way S, Seattle
11 within council district eight, the facilities management division
12 determined that there was not an appropriate county-owned option and
13 successfully negotiated to extend the existing leases through lease
14 amendments.

15 **BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

16 **SECTION 1.** The executive is authorized to execute an amendment to an existing
17 lease for the properties located at 1000-1050 6th Ave S, Seattle and 1101 Airport Way S,
18 Seattle with S-QOZB, LLC, substantially in the form of Attachment A to this ordinance,
19 and to take all actions necessary to implement the terms of the lease amendment.

20 SECTION 2. The executive is authorized to execute an amendment to an existing
21 lease for the properties located at 831 Seattle Blvd and 831 Airport Way S, Seattle, with
22 South Downtown Partners, LLC, substantially in the form of Attachment B to this

- 23 ordinance, and to take all actions necessary to implement the terms of the lease
- 24 amendment.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: A. S-QOZB, LLC Lease Amendment, B. South Downtown Partners, LLC Lease Amendment

ATTACHMENT A:

LEASE AMENDMENT

FIRST AMENDMENT TO GROUND LEASE AGREEMENT

THIS FIRST AMENDMENT TO GROUND LEASE AGREEMENT (this “Amendment”) is made and entered between S-QOZB, LLC, a Washington limited liability company (“Landlord”) and King County, a home rule charter county and political subdivision of the State of Washington (“Tenant”), each a “Party” and together the “Parties.”

RECITALS

A. The Parties entered into that certain Ground Lease Agreement dated May 5, 2022, and that certain First Addendum to Lease dated August 31, 2023 (collectively, the “Lease”), for the property located at 1000-1050 6th Ave. S., Seattle, WA 98134 and 1101 Airport Way S., Seattle, WA 98134, on that certain real property that is legally described in Exhibit A to the Ground Lease Agreement (as appended by Attachment 1 to the First Addendum to Lease) (the “Real Property”), and as further depicted on Exhibit B to the Ground Lease Agreement (as appended by Attachment 2 to the First Addendum to Lease) (the “Premises”).

B. The current Lease Term expires May 31, 2027.

C. The Parties desire to amend the Lease to extend the Term and make other modifications as set forth below.

AGREEMENT

The Recitals set forth above and the Lease referred to therein are hereby incorporated herein by reference as if set forth in full in the body of this Amendment. NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **DEFINED TERMS.** All defined terms used in the Lease shall have the same meaning when used in this Amendment, except as noted to the contrary in this Amendment.

2. **LEASE TERM.** Upon approval of this Amendment by the King County Council and execution by Tenant, the Lease Term is hereby extended for seventy-nine (79) calendar months (the “Extended Term”), beginning June 1, 2027 (the “Extension Commencement Date”) and expiring on December 31, 2033 (the “Extension Expiration Date”).

3. **RENT.** Base Rent for the Extended Term shall be as follows:

Months	Base Rent per rentable square foot per month	Base Rent per month
1-12	\$1.99	\$574,511.89
13-24	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
25-36	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
37-48	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease

49-60	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
61-72	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
73-79	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease

4. TENANT'S ADDRESS. Section 1.15 of the Lease is deleted in its entirety and replaced with the following:

1.15 Tenant's Address for Mailed Notices: King County, Attn: Real Estate Services Section, 401 Fifth Avenue, Suite 930, Seattle, WA 98104

5. CONDEMNATION CLARIFICATION. Notwithstanding Section 13 of the Lease, Tenant acknowledges and agrees that a future partial taking of a portion of the Premises by eminent domain or condemnation ("Partial Taking") might not have any material impact on Tenant's occupancy or use of the Premises. As such, Tenant agrees to not seek an abatement of Base Rent or other remedies from Landlord for a Partial Taking unless Tenant's occupancy, use, or operations will be materially affected as of the date the Partial Taking is finalized. If either Party learns of a future eminent domain or condemnation action affecting the Premises, the Parties agree to meet and confer regarding potential impacts on the Lease and discuss potential alternatives to preserve Tenant's occupancy and use of the Premises at least thirty (30) days before taking any action under Section 13 of the Lease.

6. NON-DISCRIMINATION. Section 20 of the Lease is deleted in its entirety and replaced with the following:

20. Non-Discrimination. The Parties, their successors, and assigns as a part of the consideration hereof, do hereby covenant and agree to comply with all civil rights and anti-discrimination requirements of federal, state, and local laws, ordinances, executive orders, and regulations applicable to the Real Property and Premises, including, without limitation, King County Charter Section 840, King County Code Chapter 12.16, Chapter 49.60 RCW, and Titles VI and VII of the Civil Rights Act of 1964. The Parties shall not discriminate on the basis of sex, race, color, national origin, ethnicity, religious affiliation, disability, sexual orientation, gender identity or expression, age (except by minimum age and retirement provisions), status as a family caregiver, parental status, marital status, military status or status as a veteran who was honorably discharged or who was discharged solely as a result of the person's sexual orientation or gender identity or expression, citizenship or immigration status, unless based upon a bona fide occupational qualification in the employment or application for employment or in the administration or delivery of services or any other benefits under King County Code Chapter 12.16, as now codified and as hereafter amended. Any violation of this provision shall be considered a default of this Lease and shall be grounds for cancellation, termination, or suspension, in whole or in part, of this Lease and may result in ineligibility for further agreements between the Parties.

7. EXHIBITS D, E, F, and G. The Parties agree that as of the Extension Commencement Date, Exhibits D, E, F, and G to the Lease (as appended through the First Addendum to Lease,

Attachments 3, 4, 4, and 6) are no longer applicable and shall have no further bearing on the Parties or their obligations under the Lease.

8. MISCELLANEOUS.

(a) CONTINUED EFFECT. The Lease shall continue in full force and effect as written, except as specifically modified in this Amendment.

(b) COUNTERPARTS. This Amendment may be executed in one or more counterparts, each of which shall be deemed original, and all of which together shall constitute one and the same instrument. The signatures to this Amendment may be executed on separate pages and when attached to this Amendment shall constitute one complete document. For purposes of this Amendment, a signature by facsimile or electronic signature on a portable document format (PDF) or other electronic counterpart shall be fully binding as though it was an original signature.

(c) AUTHORITY. Each signatory of this Amendment represents hereby that they have the authority to execute and deliver the same on behalf of the Party hereto for which such signatory is acting.

(d) SUCCESSORS AND ASSIGNS. This Amendment shall extend to, be binding upon, and inure to the benefit of, the respective successors and permitted assigns and beneficiaries of the Parties hereto.

(e) NO OTHER MODIFICATION. The Parties agree that except as otherwise specifically modified in this Amendment, the Lease has not been modified, supplemented, amended, or otherwise changed in any way and the Lease remains in full force and effect between the Parties hereto as modified by this Amendment. To the extent of any inconsistency, conflict or ambiguity between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall apply and govern the Parties.

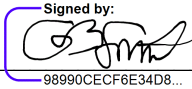
(f) SEVERABILITY. Any provision of this Amendment which shall be held invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof and the remaining provisions hereof shall nevertheless remain in full force and effect.

*****Signatures on following page*****

IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the date and year set forth below.

LANDLORD:

S-QOZB, LLC, a Washington limited liability company

By:  Signed by:
98990CECF6E34D8...

Name: Gregory B. Smith

Title: Manager

Date 9/18/2026

LANDLORD NOTARY

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Gregory B. Smith is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged him as the Manager of S-QOZB, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of
September, 2026.

Notary Public  DocuSigned by:
Print Name Steve Rizika
My commission expires 05/30/2027

(Use this space for notarial stamp/seal)

STEVE RIZIKA
NOTARY PUBLIC
STATE OF WASHINGTON
Commission #178995
My Comm. Expires 5/30/2027

TENANT:

KING COUNTY, a home rule charter county and political subdivision of the State of Washington

By: _____

Name: Lisa K. Pearson

Title: Director, Facilities Management Division

Date _____

APPROVED AS TO FORM ONLY:

By: _____

Darren Thompson, Senior Deputy Prosecuting Attorney

TENANT NOTARY

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that Lisa K. Pearson signed this instrument, on oath stated that she was authorized by the King County Executive to execute the instrument and acknowledged her as the Director of the Facilities Management Division of the Department of Executive Services of King County, Washington, to be the free and voluntary act of said County for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____, 2026.

Notary Public

Print Name

My commission expires

(Use this space for notarial stamp/seal)

ATTACHMENT B:

LEASE AMENDMENT

FIRST AMENDMENT TO GROUND LEASE AGREEMENT

THIS FIRST AMENDMENT TO GROUND LEASE AGREEMENT (this “Amendment”) is made and entered between South Downtown Partners, LLC, a Washington limited liability company (“Landlord”) and King County, a home rule charter county and political subdivision of the State of Washington (“Tenant”), each a “Party” and together the “Parties.”

RECITALS

A. The Parties entered into that certain Ground Lease Agreement (the “Lease”), dated May 5, 2022, for the property located at 831 Seattle Blvd., Seattle, WA 98134 and 831 Airport Way S., Seattle, WA 98134, on that certain real property that is legally described in Exhibit A to the Lease (the “Real Property”) and as further depicted on Exhibit B to the Lease (the “Premises”).

B. The current Lease Term expires May 31, 2027.

C. The Parties desire to amend the Lease to extend the Term and make other modifications as set forth below.

AGREEMENT

The Recitals set forth above and the Lease referred to therein are hereby incorporated herein by reference as if set forth in full in the body of this Amendment. NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **DEFINED TERMS.** All defined terms used in the Lease shall have the same meaning when used in this Amendment, except as noted to the contrary in this Amendment.

2. **LEASE TERM.** Upon approval of this Amendment by the King County Council and execution by Tenant, the Lease Term is hereby extended for seventy-nine (79) calendar months (the “Extended Term”), beginning June 1, 2027 (the “New Commencement Date”) and expiring on December 31, 2033 (the “New Expiration Date”).

3. **RENT.** Base Rent for the Extended Term shall be as follows:

Months	Base Rent per rentable square foot per month	Base Rent per month
1-12	\$1.99	\$50,488.11
13-24	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
25-36	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
37-48	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
49-60	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
61-72	Per Section 5.2 of the Lease	Per Section 5.2 of the Lease
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4. TENANT'S ADDRESS. Section 1.15 of the Lease is deleted in its entirety and replaced with the following:

1.15 Tenant's Address for Mailed Notices: King County, Attn: Real Estate Services Section, 401 Fifth Avenue, Suite 930, Seattle, WA 98104

5. NON-DISCRIMINATION. Section 20 of the Lease is deleted in its entirety and replaced with the following:

20. Non-Discrimination. The Parties, their successors, and assigns as a part of the consideration hereof, do hereby covenant and agree to comply with all civil rights and anti-discrimination requirements of federal, state, and local laws, ordinances, executive orders, and regulations applicable to the Real Property and Premises, including, without limitation, King County Charter Section 840, King County Code Chapter 12.16, Chapter 49.60 RCW, and Titles VI and VII of the Civil Rights Act of 1964. The Parties shall not discriminate on the basis of sex, race, color, national origin, ethnicity, religious affiliation, disability, sexual orientation, gender identity or expression, age (except by minimum age and retirement provisions), status as a family caregiver, parental status, marital status, military status or status as a veteran who was honorably discharged or who was discharged solely as a result of the person's sexual orientation or gender identity or expression, citizenship or immigration status, unless based upon a bona fide occupational qualification in the employment or application for employment or in the administration or delivery of services or any other benefits under King County Code Chapter 12.16, as now codified and as hereafter amended. Any violation of this provision shall be considered a default of this Lease and shall be grounds for cancellation, termination, or suspension, in whole or in part, of this Lease and may result in ineligibility for further agreements between the Parties.

6. MISCELLANEOUS.

(a) CONTINUED EFFECT. The Lease shall continue in full force and effect as written, except as specifically modified in this Amendment.

(b) COUNTERPARTS. This Amendment may be executed in one or more counterparts, each of which shall be deemed original, and all of which together shall constitute one and the same instrument. The signatures to this Amendment may be executed on separate pages and when attached to this Amendment shall constitute one complete document. For purposes of this Amendment, a signature by facsimile or electronic signature on a portable document format (PDF) or other electronic counterpart shall be fully binding as though it was an original signature.

(c) AUTHORITY. Each signatory of this Amendment represents hereby that they have the authority to execute and deliver the same on behalf of the Party hereto for which such signatory is acting.

(d) SUCCESSORS AND ASSIGNS. This Amendment shall extend to, be binding upon, and inure to the benefit of, the respective successors and permitted assigns and beneficiaries of the Parties hereto.

(e) NO OTHER MODIFICATION. The Parties agree that except as otherwise specifically modified in this Amendment, the Lease has not been modified, supplemented, amended, or otherwise changed in any way and the Lease remains in full force and effect between the Parties hereto as modified by this Amendment. To the extent of any inconsistency, conflict or ambiguity between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall apply and govern the Parties.

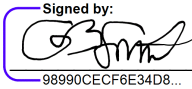
(f) SEVERABILITY. Any provision of this Amendment which shall be held invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision hereof and the remaining provisions hereof shall nevertheless remain in full force and effect.

*****Signatures on following page*****

IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the date and year set forth below.

LANDLORD:

South Downtown Partners LLC, a Washington limited liability company

By:  Signed by:
98990CECF6E34D8...

Name: Gregory B. Smith

Title: Manager

Date 9/18/2026

LANDLORD NOTARY

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Gregory B. Smith is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged him as the Manager of South Downtown Partners LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of
September, 2026.

Notary Public  DocuSigned by:
08CBBF2BA5AB4DB...
Print Name Steve Rizika
My commission expires 05/30/2027

STEVE RIZIKA
NOTARY PUBLIC
STATE OF WASHINGTON
Commission #178995
My Comm. Expires 5/30/2027

(Use this space for notarial stamp/seal)

TENANT:

KING COUNTY, a home rule charter county and political subdivision of the State of Washington

By: _____

Name: Lisa K. Pearson

Title: Director, Facilities Management Division

Date _____

APPROVED AS TO FORM ONLY:

By: _____

Darren Thompson, Senior Deputy Prosecuting Attorney

TENANT NOTARY

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that Lisa K. Pearson signed this instrument, on oath stated that she was authorized by the King County Executive to execute the instrument and acknowledged her as the Director of the Facilities Management Division of the Department of Executive Services of King County, Washington, to be the free and voluntary act of said County for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _____ day of _____,
2026.

Notary Public

Print Name

My commission expires

(Use this space for notarial stamp/seal)

**Executive Girmay Zahilay**

Chinook Building, CNK-EX-0800
 401 Fifth Avenue, Suite 800
 Seattle, WA 98104-2391

September 24, 2026

The Honorable Sarah Perry
 Chair, King County Council
 Room 1200
 COURTHOUSE

Dear Councilmember Perry:

This letter transmits the proposed second omnibus supplemental budget Ordinance of the 2026-2027 biennium and accompanying proposed legislation for consideration by the King County Council. Details are provided in the narrative table included in this package.

The proposed budget supplemental totals approximately \$746 million and includes \$548 million in net operating appropriations and \$198 million in net capital appropriations. The proposed increase of General Fund expenditures is approximately \$15.6 million. The proposed budget re-establishes an 8 percent undesignated fund balance in the General Fund.

King County continues to face significant budget constraints, and the General Fund is facing a \$120 million shortfall in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, every Executive department was asked to identify savings. As a result, the proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions.

My proposed budget makes strides in key areas, including:

- \$19.5 million to fund over 600 new units of emergency shelter, permanent supportive housing, and workforce housing.
- \$4.6 million to build climate resilience through investments in healthy homes and buildings, resilience hubs, climate equity and workforce development, preparing for climate impacts, and clean transportation.
- \$5 million to hire new attorneys, supervisors and support staff in the Department of Public Defense to ensure clients receive high-quality legal representation.
- \$500,000 to create a new Office of Labor Standards within the Department of Local Services to strengthen labor standards and support an empowered workforce in unincorporated areas.
- \$19 million for tenant improvements to activate space in King County owned buildings, including the implementation of the County's hybrid work policy.

- \$68 million to invest in King County roads, bridges, drainage systems, safety, and customer service.
- \$64.4 million for the RapidRide R line to expedite delivery of the project and improve transit between Downtown Seattle and Rainier Beach.
- \$14.4 million for the continued expansion of Link Light Rail operations in Metro Transit.
- \$2.5 million to sustain the Regional Office of Gun Violence Prevention's work, supporting community partners who intervene in conflicts, prevent retaliation, and connect people at highest risk of gun violence with support.
- \$4.4 million to continue critical shelter services at the SoDo Shelter through the end of 2027.
- \$100 million in competitive grant funding for 57 conservation projects that would increase access to urban green space, restore salmon habitat, and protect farmland and forestland.
- \$95 million to reflect the latest Healthcare Authority premium rates and higher than anticipated behavioral health demand and costs.
- \$27.6 million in operational adjustments in Department of Natural Resources and Parks (DNRP) to implement the voter approved Parks Levy work and to implement the recently approved Wastewater and Solid Waste rates.
- \$198 million in major capital investments to expand access to critical healthcare, including building out the Broadway Crisis Care Center and new medical facilities and infrastructure at Harborview Medical Center.
- \$38.6 million in continued investments in projects that enhance the safety and health of employees in Solid Waste and at the Maleng Regional Justice Center, and continued maintenance of stormwater, wastewater, airport, and other County infrastructure.
- \$9.3 million in Americans with Disabilities Act (ADA) investments help King County become universally accessible to all.
- \$12 million in parks funds to support a regional public sports facility in Marymoor Park that is funded by a unique public-private partnership that includes \$12 million in private investment.

In addition, the proposed budget continues to strengthen financial management and improve accountability, transparency and accessibility in government operations by:

- Continuing the work to transfer contract administration responsibilities from the King County Regional Homelessness Authority to the Department of Community and Human Services (DCHS).
- Investing in full-time positions in DCHS to level up compliance, contracting, and procurement functions.
- Investing in staff in DNRP to manage grant activities.
- Building out the Treasury compliance team to enhance tracking and monitoring of the investment portfolio and implement the County's short-term debt program to reduce borrowing costs.
- Implementing the first phase of the County's base budget work by cleaning up multiple capital projects.

The proposed budget also reflects difficult choices for King County's General Fund. For more than 20 years, the cost to maintain programs and services has exceeded revenue growth because of the State Legislature's one percent limit on annual property tax revenue increases. As a result, King County is facing a General Fund deficit of about \$120 million in the 2028-2029 biennium. To lessen the severity of reductions in 2028-2029, my proposed budget includes \$15.4 million in General Fund savings, including \$8.7 million in reductions to General Fund programs and services and \$6.8 million in new revenues or savings from moving existing programs to other County revenues. Unfortunately, these reductions are only the first step toward balancing the General Fund. In September 2027, I will transmit a 2028-2029 proposed budget with much more challenging decisions.

The supplemental budget also responds to the challenging economic conditions that the local and national economy are facing. On the revenue side, the major County revenue tools authorized by the State are no longer seeing underlying growth. Countywide assessed value is expected to decrease by more than 1% from 2026 to 2027. Similarly, the County's taxable sales tax base is expected to grow by less than 2% in 2027 and less than 1% in 2028, followed by a further decrease of 2% in 2029 as a result of changes at the State level. The County is also seeing revenue declines due to historically low permitting volumes and reductions in the short-term lodging tax, which funds homelessness response, and gambling taxes which have declined by over 75% over the last decade. On the expenditure side, the County is seeing cost growth across the enterprise for fuel, utilities, information technology, and capital costs that exceed local inflation, which continues to hover between 3.5% and 4.0%.

Looking forward, the County faces a challenging 2028-2029 budget. In addition to cost and revenue pressures, the demand for legal, health, and human services is increasing and the cost to maintain and meet State and Federal requirements for the County's infrastructure (treatment plants, sewer pipes, buildings) is growing. In anticipation, all agencies have been asked to examine their base budgets in detail with the goal of reprioritizing resources to address the county's highest needs. The County continues to seek partnerships with labor, private industry, and philanthropy (as shown by the most recent housing investment) to find ways to improve service delivery, enhance productivity, and chart a sustainable path.

In addition to the proposed second omnibus Ordinance, this transmittal package includes the following separate legislative components and amendments:

Property Tax Ordinances – Included in this transmittal package are the proposed property tax ordinances necessary to collect the 2027 property tax revenue supporting the proposed budget. Executive Office staff will work with Council staff to ensure final numbers are included in these ordinances once the information is received from the Assessor, consistent with the previous year's practice.

District Court Postage Fee Increase Ordinance – This proposed Ordinance would authorize District Court to assess and collect a flat postage fee of \$3 for mailing out responses to records requests. Currently, postage fees are estimated in advance for each request, resulting in both overcharging and undercharging

of final requests based on actual response size and weight. Changing to a flat fee will streamline the records request process. This change has no financial impact to District Court.

Regional Animal Services of King County Pet Licensing Fees Increase Ordinance – This proposed Ordinance would authorize Regional Animal Services of King County to increase the pet license fee from \$60 annually to \$75 for unaltered pets and from \$30 annually to \$40 for altered pets. This fee has not been increased since 2008. Revenue derived from pet licensing helps offset the cost of animal care and control services and reduces the cost impact on the General Fund.

Public Health – Seattle & King County Plumbing Fees Increase Ordinance – This proposed Ordinance would authorize Environmental Health Services to implement a new fee model that would increase the time charged per permit from 30 minutes per permit to 45 minutes per permit to better reflect the amount of time spent on each permit.

Public Health – Seattle & King County Medical Examiner’s Office Disposition Authorization Fee Increase Ordinance – This proposed Ordinance would authorize the Medical Examiner’s Office (MEO) to increase the Disposition Authorization (DA) fee from \$100 to \$110. The Medical Examiner’s Office (MEO) charges a DA fee to review every death to determine whether the circumstances surrounding each death in King County would warrant further investigation or invocation of the Medical Examiner’s jurisdiction prior to authorizing cremation or burial. At the proposed \$110 fee, the DA fee is projected to realize \$160,310 in additional revenue, assuming 16,600 DA reviews per year. Revenue will help address increased costs of supplies and support the MEO’s operating budget.

Electric Vehicle Recharging Station Fee Ordinance – This proposed Ordinance would authorize Metro Transit, the Department of Natural Resources and Parks, the Facilities Management Division, and the King County International Airport to establish fees for the public use of electric vehicle charging stations to reimburse the county for per kWh rates charged by electric utilities.

King County Code Section 4A King County Transportation District Change – This proposed Ordinance would amend King County Code title 4A to add a new section creating the King County Transportation District Fund in the Department of Local Services. The fund would receive all proceeds of an additional one-tenth of one percent sales and use tax imposed by the King County Transportation District to raise revenue to pay for transportation improvements.

Master Lease Agreement – This proposed Ordinance would authorize the execution of a Master Lease Agreement with the nonprofit 701 Essential Housing for the development of 111 workforce housing apartments in Seattle’s Chinatown-International District.

SoDo Shelter Lease Renewal – This proposed Ordinance would authorize the execution of a renewal of two existing leases for the property located at 1000-1050 6th Ave S, 1101 Airport Way S, 831 Seattle Blvd and

The Honorable Sarah Perry
September 24, 2026
Page 5

831 Airport Way S in Seattle. This facility houses the SoDo Shelter, which provides enhanced 24/7 shelter for individuals experiencing homelessness.

Best Starts for Kids Levy Letter – Consistent with requirements of Ordinance 20086, Section 69, Expenditure Restriction 1 and the Best Starts for Kids Levy Implementation Plan, this letter serves to notify the King County Council of substantial changes to the funding allocation estimates provided in the Implementation Plan.

Crisis Care Centers Levy Letter – Consistent with requirements of the Crisis Care Centers Levy Implementation Plan, this letter serves to notify the King County Council of substantial changes to the funding allocation estimates provided in the Implementation Plan.

I certify that funds are available.

Thank you for your consideration of this legislation. If your staff have questions, please contact Aaron Rubardt, Chief Budget Officer, at 206-263-9715.

Sincerely,



Executive Girmay Zahilay
King County

Enclosure

cc: King County Councilmembers
ATTN: Stephanie Cirkovich, Chief of Staff
Melani Hay, Clerk of the Council
Karan Gill, Deputy Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Hyeok Kim, Chief Operating Officer, Office of the Executive
Sierra Howlett Browne, Director of Government Relations, Office of the Executive
Garrett Holbrook, Council Relations Manager, Office of the Executive
Aaron Rubardt, Chief Budget Officer, Office of the Executive

KING COUNTY FISCAL NOTE - *Property Leases and Sales*

GENERAL TRANSACTION INFORMATION

Ordinance/Motion:					
Title:	The SoDo buildings incorporate a DCHS Shelter run by the Salvation Army, KCSO and Doney Coe a vet clinic for shelter resident's pets.		Transaction Duration:	Six years, Seven months	
Affected Agency/Agencies:	DCHS & KCSO		Fair Market Value:	N/A	
Note Prepared By:	Scott Warnock & Nick Morris	Date Prepared:	09-16-2026	Legal Transaction Type:	Amendments for renewals of two different leases covering two different address, however with the same landlord and at the same rate per square foot, are combined on this Fiscal Note.
Note Reviewed By:	Date Reviewed:		Fiscal Transaction Type:	To be included in the second 2026 Omnibus, if unable to add in the Omnibus, this package may be submitted as a Stand Alone lease.	
Description of Request:	FMD seeks approval for the amendments to leases, for renewal terms negotiated with the landlord for two separate leases covering the total combined space know as the SODO Campus. All information in this fiscal note, (unless noted), is a combination of the two leases together.				

FINANCIAL IMPACTS

Part 1 - Net Present Value Analysis Results

Net Present Value to King County (all impacts): ***	NA	Net Present Value to Primary Impacted Agency (customer of transaction): ***	NA
--	----	--	----

Part 2 - Revenue and Expenditure Impacts

As of the preparation date of this fiscal note, the impact of the above legislation on the financial affairs of King County is *estimated* to be as indicated below:

Revenue to: ^{2,3,5}

Appropriation Unit	Appr. Number	Department	Fund Number	Project Number	Revenue Account Code and Source/Description	Sum of Revenues Prior to 2027	2027 / 2028	2029 / 2030	2031 / 2032	Sum of Outyear Impacts ²
				0		\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL						\$ -	\$ -	\$ -	\$ -	\$ -

Expenditures from: ^{2,3,4,5}

Appropriation Unit/Expenditure Type	Appr. Number	Department	Fund Number	Project Number	Expenditure Notes	Sum of Expenditures Prior to 2027	2027 / 2028	2029 / 2030	2031 / 2032	Sum of Outyear Impacts ²
Real Estate Services Labor Costs					All these costs will be incurred in 2026.	\$ -	\$ -	\$ -	\$ -	\$ -
King County Project Management					N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Payments/Associated O&M					Incremental rent for the renewal effective June 1, 2027.	\$ -	\$ 5,696,430	\$ 20,720,200	\$ 22,277,995	\$ 23,713,406
Service Costs (Appraisal, Title, Move)					N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant and Other Improvements					N/A	\$ -	\$ -	\$ -	\$ -	\$ -
10% Art for General Fund Transactions					N/A	\$ -	\$ -	\$ -	\$ -	\$ -
Other Transaction Costs					N/A	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL						\$ -	\$ 5,696,430	\$ 20,720,200	\$ 22,277,995	\$ 23,713,406
Real Estate Services Labor Costs						\$ -	\$ -	\$ -	\$ -	\$ -
King County Project Management						\$ -	\$ -	\$ -	\$ -	\$ -
Lease Payments/Associated O&M						\$ -	\$ -	\$ -	\$ -	\$ -
Service Costs (Appraisal, Title, Move)						\$ -	\$ -	\$ -	\$ -	\$ -
Tenant and Other Improvements						\$ -	\$ -	\$ -	\$ -	\$ -
10% Art for General Fund Transactions						\$ -	\$ -	\$ -	\$ -	\$ -
Other Transaction Costs						\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL						\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL						\$ -	\$ 5,696,430	\$ 20,720,200	\$ 22,277,995	\$ 23,713,406

APPROPRIATION IMPACTS

As of the preparation date of this fiscal note, the impact of the above legislation on the budget appropriation of King County is *estimated* to be as indicated below: ¹

Appropriation Unit	Appr. Number	Department	Fund Number	Project Number	Appropriation Notes	2027 / 2028 Appropriation Change
Long Term Lease Fund	0	DES	3310	1039895	0	\$ -
						\$ -
						\$ -
TOTAL						\$ -

Total 6-Year CIP Outyear Planning Level Costs	
\$	-
\$	-
\$	-
\$	-

Assumption and Additional Notes:

*** An NPV analysis was not performed because this was just an extension of a pre-existing leased space. There was an analysis done of an alternative locations.

- If the expenditure impact equals or exceeds five percent of the fund expenditures, a copy of the most recent applicable appropriation unit financial plan is attached to this transmittal.
- The sum of outyear impacts is provided for capital projects and agreements. This sum for revenue and expenditures includes all revenues/expenditures for the duration of the lease/other agreement or life of the capital investment.
- This transaction does not require the use of fund balance or reallocated grant funding.
- The transaction is not backed by new revenue.
- A detailed explanation of how the revenue/expenditure impacts were developed is provided below, including major assumptions made in developing the values presented in the fiscal note and other supporting data:
The original leases for these properties were allocated between Metro, DCHS, KCSO and a small amount of vacant space. The DCHS space was and continues to be predominately used for a shelter run by the Salvation Army. The amendments of these leases assume that the space formerly occupied by Metro will be taken over by DCHS, almost doubling DCHS's occupancy square footage. In partnership with King County, the City of Seattle's contributes five million dollars annually.

Lease Property Summary

Photo of Property



Property Owner: S-QOZB, LLC
Address: 1000-1050 6th Ave S & 1101 Airport Way S, Seattle, WA
Cost Per Sq. Ft.: \$23.85 per year
Operational Costs: NNN¹
Term: Six Years, Seven Months
Square Footage: 289,076
Template: County Template
Council District: Eight
Funding Source: King County & City of Seattle
Previous Location: N/A
Offer Expiration: Proposed Ordinance to be in effect by May 31, 2027, but requested to be concurrent with adoption of the second 2026 Omnibus.

Photo of Property



Property Owner: South Downtown Partners, LLC

¹ This is a triple net (NNN) lease, where the tenant pays for their share of property taxes, insurance, and common area maintenance in addition to the base rent.

Address: 831 Seattle Blvd and 831 Airport Way S, Seattle, WA
Cost Per Sq. Ft.: \$23.85 per year
Operational Costs: NNN
Term: Six years, Seven months
Square Footage: 25,404
Template: County Template
Council District: Eight
Funding Source: King County & City of Seattle
Previous Location: N/A
Offer Expiration: Proposed Ordinance to be in effect by May 31, 2027, but requested to be concurrent with adoption of the second 2026 Omnibus.

Lease Synopsis:

This legislation package includes two companion lease amendments, both for six-year, seven-month terms (79 months total), transmitting under one proposed Ordinance for continued use of the South Downtown (SoDo) Enhanced Shelter.

Context

In 2022, in partnership with the City of Seattle, King County's Department of Community and Human Services (DCHS) entered into two leases to provide co-located enhanced services in the SoDo area of Seattle at properties previously utilized during the COVID-19 pandemic response. The original leases for these properties were allocated between Metro, DCHS, KCSO, and a small amount of vacant space. From 2022 to its current use in 2026, the campus has continued to host a co-located network of enhanced shelter support services. The Salvation Army Shelter, known as the William Booth Center, accommodates 267 beds and 35 Severe Weather shelter beds for individuals experiencing homelessness. The shelter provides case managers, housing navigators, and mental health staff, providing holistic services that focuses on moving people from crisis to stability and onto transitional/permanent housing solutions and long-term self-sufficiency. The location also hosts the Doney Coe Pet Clinic, which provides no-cost veterinary care to companion animals of qualifying low-income and unhoused individuals. In continued partnership with the City of Seattle, King County is seeking to secure an additional six years and seven months of term. Additional space will be used by County agencies as needed, including but not limited to storage and construction lay down sites.

Rationale for transaction: King County and the City of Seattle look to continue providing shelter and other associated support services to the unhoused community in and around downtown Seattle beyond the current leases' expiration date of May 31, 2027². The amendments of these leases assume that the space formerly occupied by Metro will be taken over by DCHS, almost doubling DCHS's occupancy square footage.

² King County Ordinance 19432 [[LINK](#)]

Policy considerations: This proposed Ordinance will allow King County to continue to invest funds which Council has appropriated for shelter and supportive services.

Political considerations: N/A

Community considerations

or partnerships: The City of Seattle and King County's continued partnership at this location provides opportunities to continue to host enhanced services with the support of the City's contributions of funding.

Fiscal considerations: The extended term will provide substantial savings relative to King County's current lease costs. Annual savings in base rent amount to \$4.7 million in the first year of the extended term, equating to a decrease in costs from \$38.80 to \$23.85 per square foot. In addition, the City of Seattle's \$5 million is contributed annually to lease costs.

Other considerations: The lease amendments would allow for continued operations of the existing SoDo shelter. This location was initially leased on a short-term basis for COVID-19 response and later extended for five years to May 31, 2027.

CIP/operational impacts: There are no current planned tenant improvement or operational impacts to this location.

King County Strategic Plan impact: N/A

Equity and Social Justice impact: In accordance with Real Property Asset Management Plan (RAMP) policies, the Facilities Management Division (FMD) and DCHS reviewed this legislation for Equity and Social Justice (ESJ) impacts. Housing affordability and homelessness have become crises that are worsening in King County. In addition, there are broad racial and socio-economic disparities in access to housing. One adverse event (illness, accident, reduced work hours) can easily launch these vulnerable households into severe risk of homelessness. DCHS continues to partner with the City of Seattle to host a co-located network of enhanced shelter, supportive services, and crisis behavioral health services for people who are experiencing homelessness.

Energy Efficiency impact: Any future development of the site will be in accordance with King County Green Building requirements and will comply with Seattle Energy Code.

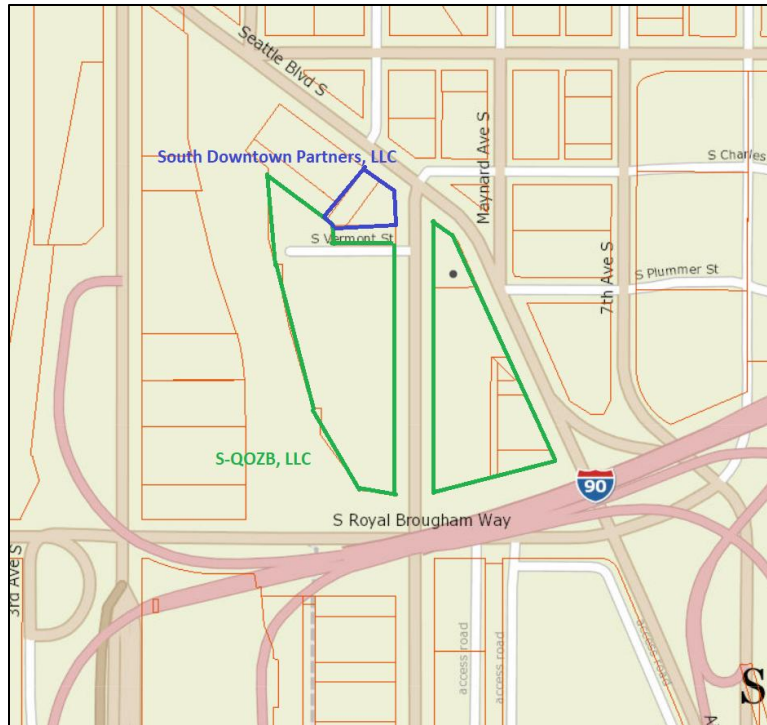
Lease Alternatives Analysis

Summary: FMD explored a potential relocation of the SoDo Enhanced Shelter to a similar site. While the property would have the potential to reduce monthly rental and reimbursement costs, it required a substantial one-time County investment to meet programmatic needs, estimated to be between \$43 million and \$58 million. The projected operational savings did not justify the substantial initial investment.

Vicinity View Map



Parcel Map





Metropolitan King County Council Staff Report

Committee:	Budget and Fiscal Management		
Agenda Item:	12	Analyst:	Nick Bowman
Proposed No.:	2026-0283	Meeting Date:	October 28, 2026

OVERVIEW

TOPIC: An ordinance adopting the Road Services Division's annual six-year (2027-2032) capital improvement program.

LEGISLATION SUMMARY

Proposed Ordinance 2026-0283 would adopt the annual six-year capital improvement program (CIP) for the Road Services Division of the Department of Local Services (Roads) for the years 2027 through 2032. Attachment A to Proposed Ordinance 2026-0283 (“proposed CIP Ordinance”) must be submitted to the County Road Administration Board (CRAB) no later than December 31st for the County to receive its share of the state gas tax. Council approval of the proposed CIP ordinance would not provide any new appropriation authority.

The proposed CIP Ordinance is consistent with, and assumes, the adoption of the 2026 2nd Omnibus proposed ordinance¹ as transmitted by the Executive and referred to this committee for discussion and action.

KEY ISSUES FROM THE ANALYSIS

- A. **Adoption timing with the Budget.** The proposed CIP Ordinance must be approved before the adoption of the 2026 2nd Omnibus to ensure consistency between the planning documents included in Attachment A and the budget and to confirm that expenditures are based on a realistic assessment of available funding. By statute, once the proposed CIP Ordinance is adopted, the 2027 road plan allocations set out in Attachment A may not be changed, revised, or increased except by unanimous vote of members of the Council (present at the meeting).

¹ Proposed Ordinance 2026-0282

As a result, any changes made by the Council to any Roads capital appropriation included in the transmitted 2nd Omnibus, it is presumed, would require a corresponding change to the 2027 allocations in the proposed CIP Ordinance.

BACKGROUND & TIMING CONSIDERATIONS

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Transportation Planning Requirements. To receive a distribution of the state gas tax revenue, the County must comply with Standards of Good Practice (Standards) as established by the CRAB.² Under these Standards, the County must adopt both a six-year comprehensive transportation program (RCW 36.81.121) and an annual road plan (RCW 36.81.130) which must be submitted to the CRAB within thirty days of adoption, but not later than December 31st of each year. King County Code 4A.100.020 and .030 also requires each capital fund to have six-year capital improvement plan setting forth the projects associated with each budget (or appropriation).

The proposed CIP Ordinance serves to satisfy all three of these functions: it meets the County Code's CIP budget requirements and satisfies the requirements of both state-required planning documents.

State-Mandated Planning Documents

The adopted annual six-year transportation program as required by RCW 36.81.121 & WAC 136-15 must include:

- A road fund revenue and expenditure analysis for the six-year period; and
- A program listing of specific projects.

The adopted annual Road Plan as required by RCW 36.81.130 & WAC 136-16 must include:

- A line item for estimated preliminary engineering costs;
- A line item for estimated right-of-way acquisition costs;
- A listing of all proposed construction projects for the year including a brief description of the work, the name, number and functional classification of the road, an estimate of the total cost of each project, including construction engineering but excluding preliminary engineering and right of way acquisition, and a notation as to whether construction work on each project is to be done by contract or construction by County forces or both; and

² RCW 36.78 & WAC 136-11

- A list of all major road equipment purchases and repairs contemplated for the year, together with the estimated costs thereof.

ANALYSIS

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Key Issue A. Adoption timing with the Budget. The funding estimates in the proposed CIP Ordinance represent planned expenditures, not actual appropriations and Council approval of the proposed ordinance would not provide any new appropriation authority. However, the proposed CIP Ordinance, acting as both state-mandated annual road plan and the six-year transportation program, must be approved before the adoption of the 2026 2nd Omnibus to ensure consistency between the planning documents and the budget and to confirm that expenditures are based on a realistic assessment of available funding. By statute, once the proposed CIP Ordinance is adopted, the 2027 road plan allocations set out in Attachment A may not be changed, revised, or increased except by unanimous vote of members of the Council (present at the meeting). Accordingly, the 2027 allocations in the proposed CIP Ordinance, are consistent with, and assumes, the adoption of the 2026 2nd Omnibus as transmitted by the Executive.

As a result, any changes made by the Council to any Roads capital appropriation included in the transmitted 2nd Omnibus, it is presumed, would require a corresponding change to the 2027 allocations in the proposed CIP Ordinance.

Therefore, it is recommended that any amendments to the Roads capital budget should be made before final adoption of the 2nd Omnibus and reflected in an amendment to the proposed CIP Ordinance. The amended CIP Ordinance should then be adopted first, and no further changes should be made to the 2nd Omnibus that could affect the adopted CIP Ordinance. Otherwise, the Council could be caught in a recurring cycle of having to amend the CIP Ordinance through adoption of a new ordinance and subsequently adopt another supplemental budget ordinance for the roads capital appropriations to satisfy the statutory requirement that the annual roads plan and six-year comprehensive transportation program be adopted before the applicable budget.

Table 1 below lists the estimated funding by project/program for the Roads 2027-2032 CIP.

Table 1. Proposed Roads 2027-2032 CIP

Project Number	Project/Program	2027 Planned Funding	Projected 2027-2032 Funding
1129582	Emergent Need Fund 3855	\$1,120,000	\$9,597,736
1129584	Countywide Quick Response Program	\$12,050,000	\$37,466,453

Project Number	Project/Program	2027 Planned Funding	Projected 2027-2032 Funding
1129585	Countywide Roadway Preservation Program	\$14,094,049	\$46,094,049
1129586	Countywide Drainage Preservation Program	\$1,230,000	\$22,624,000
1129587	Countywide Guardrail Preservation Program	\$550,000	\$3,050,000
1129591	Countywide School Zone Safety Program	\$200,000	\$1,000,000
1129592	Emergent Need 3865	\$1,000,000	\$4,234,000
1129593	Grant Contingency for Fund 3865	\$5,000,000	\$5,000,000
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements	\$1,594,415	\$11,794,415
1134079	SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement	\$1,297,000	\$1,900,000
1134080	NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements	\$200,000	\$1,400,000
1134093	Countywide Traffic Safety Program	\$500,000	\$6,550,000
1135042	Vashon Maintenance Facility Replacement	(\$485,000)	(\$485,000)
1135998	Ames Lake Trestle Bridge #1320A Replacement	\$0	\$0
1136000	Baring Bridge #509A Replacement	\$200,000	\$29,300,000
1136236	NE 165th Street at 176th Avenue NE Culvert Replacement	\$0	\$0
1136239	Thomas Road SE and SE 317th Place - Culvert Replacement - Fish Passage	\$300,000	\$3,400,000
1136419	SE 432nd Street Culvert Replacement	\$0	\$0
1139144	SE Reinig Road Drainage Improvement Culvert	\$750,000	\$750,000
1139145	SE Green Valley Road and 218th Avenue SE Improvements	\$50,000	\$3,750,000
1139147	Countywide Americans with Disabilities Act Program	\$250,000	\$2,250,000
1139286	Countywide Bridge Load Safety Program	\$0	\$0
1139811	SE 384th Street and 172nd Avenue SE - Drainage Improvement Culvert	\$0	\$0
1142615	SE Lake Francis Road Haul Road Mitigation	\$0	\$0

Project Number	Project/Program	2027 Planned Funding	Projected 2027-2032 Funding
1143975	Road Services Division 5 Facility	(\$990,000)	(\$990,000)
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement	\$2,500,000	\$3,700,000
1144165	SE 424th Street Near 254th Avenue S Culvert Replacement	\$0	\$0
1144167	NE 100th Street on Ames Creek Culvert Replacement	\$0	\$0
1144168	SE Ravensdale Way on Rock Creek Culvert Replacement	\$0	\$0
1148396	NE Tolt Hill Road High Friction Surface Treatment	\$110,070	\$110,070
1148397	148th Avenue SE at SE 224th Street Intersection Improvements	\$150,000	\$4,350,000
1148401	Countywide Roads Facilities and EV Infrastructure Program	\$1,965,000	\$19,965,000
1150639	238th Avenue NE and NE 70th Street Culvert Construction - Fish Passage	\$1,900,000	\$1,900,000
1153175	Countywide Road Services Facilities Upgrades	\$3,440,000	\$21,440,000
1153176	Countywide Active Transportation Facilities Upgrades	\$200,000	\$4,500,000
1153177	Vashon Island Seawall Replacement	\$1,000,000	\$10,000,000
1153178	8th Avenue SW Sidewalk	\$832,500	\$832,500
1153179	8th Avenue SW Reconstruction	\$900,000	\$900,000
1153180	15th Avenue SW Reconstruction	\$771,750	\$771,750
1153181	76th Avenue S Sidewalk	\$144,000	\$1,262,000
1153182	Renton Road Maintenance Building C HVAC and Roofing	\$2,070,000	\$2,070,000
1153183	Cross Snoqualmie Valley Connector	\$6,800,000	\$27,800,000
1153199	Countywide Street Light Installations	\$200,000	\$1,000,000
Total		\$61,893,784	\$289,286,973

INVITED

- Aaron Rubardt, Chief Budget Officer, Executive Office
- Doug Hodson, Interim Director, Road Services Division of the Department of Local Services.
- Joann Kosai-Eng, County Road Engineer, Road Services Division of the Department of Local Services

ATTACHMENTS

1. Proposed Ordinance 2026-0283 (and its attachment)
2. Transmittal Letter
3. Fiscal Note



KING COUNTY

Signature Report

ATTACHMENT 1
1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2026-0283.1

Sponsors Dembowski

1 AN ORDINANCE to adopt the King County department of
2 local services, annual Road Services Division 2027-2032
3 Capital Improvement Program in accordance with K.C.C.
4 4A.100.030, to serve as the county's adopted 2027 annual
5 road plan in accordance with RCW 36.81.130 and to serve
6 as the county's adopted comprehensive transportation
7 program in accordance with RCW 36.81.121.

8 **STATEMENT OF FACTS:**

- 9 1. K.C.C. 4A.100.010 requires King County to adopt a biennial budget for
10 such county funds as the council may determine and conduct a
11 midbiennium review and modification for the second year of the
12 biennium.
- 13 2. K.C.C. 4A.100.030 requires each county agency to include its capital
14 projects in a six-year capital improvement program ("CIP") for the fiscal
15 period and the next fiscal periods.
- 16 3. The county adopted the road services division's six-year CIP for 2026-
17 2031 in the 2026-2027 biennial budget.
- 18 4. RCW 36.81.121 requires that before the adoption of a roads division
19 budget, the council must adopt a comprehensive transportation program
20 for the next ensuing six calendar years. The purpose of the statute is to

21 ensure that each county shall perpetually have available advanced plans
22 looking to the future for not less than six years as a guide in carrying out a
23 coordinated transportation plan.

24 5. RCW 36.81.130 requires the council to adopt an annual road plan. Any
25 appropriations contained in a county road budget are void if the county's
26 annual road plan is not adopted before such appropriations.

27 6. The proposed Road Services Division 2027-2032 Capital Improvement
28 Program incorporates the executive's proposed amendments to the roads
29 division capital budget included in the second omnibus supplemental
30 budget ordinance in 2026.

31 7. Attachment A to this Ordinance is the Road Services Division 2027-
32 2032 Capital Improvement Program

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. The Road Services Division 2027-2032 Capital Improvement
35 Program, which is Attachment A to this ordinance, shall serve as the county's
36 comprehensive transportation program for 2027 through 2032.

37 SECTION 2. The planned expenditures for those projects in fiscal year 2027 as
38 reflected in the King County Road Services Division 2027-2032 Capital Improvement
39 Program, which is Attachment A to this ordinance, shall serve as the county's final road
40 plan for fiscal year 2027.

- 41 SECTION 3. The road services division 2027-2032 capital improvement
42 program, which is Attachment A to this ordinance, is hereby approved.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Sarah Perry, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this ____ day of _____, ____.

Girmay Zahilay, County Executive

Attachments: A. Road Services Division 2027-2032 Capital Improvement Program



Road Services Division 2027-2032 Capital Improvement Program



King County Executive

Girmay Zahilay

Metropolitan King County Council

District 1

Rod Dembowski

District 2

Rhonda Lewis

District 3

Sarah Perry

District 4

Jorge L. Barón

District 5

Steffanie Fain

District 6

Claudia Balducci

District 7

Pete von Reichbauer

District 8

Teresa Mosqueda

District 9

Reagan Dunn

Department of Local Services

Leon Richardson, Director

Road Services Division

Doug Hodson, Interim Director

For more information, please contact the King County Road Services Division
at **206-296-6590**
or visit our Web site at www.kingcounty.gov/roads

Projects - Proposed 2027-2032 6-Year CIP
Sorted by Project Number

Project Number	Project Name
1129582	Emergent Need Fund 3855
1129584	Countywide Quick Response Program
1129585	Countywide Roadway Preservation Program
1129586	Countywide Drainage Preservation Program
1129587	Countywide Guardrail Preservation Program
1129591	Countywide School Zone Safety Program
1129592	Emergent Need 3865
1129593	Grant Contingency for Fund 3865
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements
1134079	SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement
1134080	NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements
1134093	Countywide Traffic Safety Program
1135042	Vashon Maintenance Facility Replacement
1135998	Ames Lake Trestle Bridge #1320A Replacement
1136000	Baring Bridge #509A Replacement
1136236	NE 165th Street at 176th Avenue NE Culvert Replacement
1136239	Thomas Road SE and SE 317th Place - Culvert Replacement - Fish Passage
1136419	SE 432nd Street Culvert Replacement
1139144	SE Reinig Road Drainage Improvement Culvert
1139145	SE Green Valley Road and 218th Avenue SE Improvements
1139147	Countywide Americans with Disabilities Act Program
1139286	Countywide Bridge Load Safety Program
1139811	SE 384th Street and 172nd Avenue SE - Drainage Improvement Culvert
1142615	SE Lake Francis Road Haul Road Mitigation
1143975	Road Services Division 5 Facility
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement
1144165	SE 424th Street Near 254th Avenue S Culvert Replacement
1144167	NE 100th Street on Ames Creek Culvert Replacement
1144168	SE Ravensdale Way on Rock Creek Culvert Replacement
1148396	NE Tolt Hill Road High Friction Surface Treatment

Projects - Proposed 2027-2032 6-Year CIP
Sorted by Project Number

Project Number	Project Name
1148397	148th Avenue SE at SE 224th Street Intersection Improvements
1148401	Countywide Roads Facilities and EV Infrastructure Program
1150639	238th Avenue NE and NE 70th Street Culvert Construction - Fish Passage
1153175	Countywide Road Services Facilities Upgrades
1153176	Countywide Active Transportation Facilities Upgrades
1153177	Vashon Island Seawall Replacement
1153178	8th Avenue SW Sidewalk
1153179	8th Avenue SW Reconstruction
1153180	15th Avenue SW Reconstruction
1153181	76th Avenue S Sidewalk
1153182	Renton Road Maintenance Building C HVAC and Roofing
1153183	Cross Snoqualmie Valley Connector
1153199	Countywide Street Light Installations

Projects - Proposed 2027-2032 6-Year CIP
Sorted by Project Name

Project Name	Project Number
8th Avenue SW Reconstruction	1153179
8th Avenue SW Sidewalk	1153178
15th Avenue SW Reconstruction	1153180
76th Avenue S Sidewalk	1153181
148th Avenue SE at SE 224th Street Intersection Improvements	1148397
238th Avenue NE and NE 70th Street Culvert Construction - Fish Passage	1150639
8402 W Snoqualmie Valley Road NE Culvert Replacement	1144163
Ames Lake Trestle Bridge #1320A Replacement	1135998
Baring Bridge #509A Replacement	1136000
Countywide Guardrail Preservation Program	1129587
Countywide Active Transportation Facilities Upgrades	1153176
Countywide Americans with Disabilities Act Program	1139147
Countywide Bridge Load Safety Program	1139286
Countywide Drainage Preservation Program	1129586
Countywide Quick Response Program	1129584
Countywide Road Services Facilities Upgrades	1153175
Countywide Roads Facilities and EV Infrastructure Program	1148401
Countywide Roadway Preservation Program	1129585
Countywide School Zone Safety Program	1129591
Countywide Street Light Installations	1153199
Countywide Traffic Safety Program	1134093
Cross Snoqualmie Valley Connector	1153183
Emergent Need 3865	1129592
Emergent Need Fund 3855	1129582
Grant Contingency for Fund 3865	1129593
Issaquah-Hobart Road SE at SE May Valley Road Improvements	1129598
NE 100th Street on Ames Creek Culvert Replacement	1144167
NE 165th Street at 176th Avenue NE Culvert Replacement	1136236
NE Tolt Hill Road High Friction Surface Treatment	1148396
NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements	1134080

Projects - Proposed 2027-2032 6-Year CIP
Sorted by Project Name

Project Name	Project Number
Renton Road Maintenance Building C HVAC and Roofing	1153182
Road Services Division 5 Facility	1143975
SE 384th Street and 172nd Avenue SE - Drainage Improvement Culvert	1139811
SE 424th Street Near 254th Avenue S Culvert Replacement	1144165
SE 432nd Street Culvert Replacement	1136419
SE Green Valley Road and 218th Avenue SE Improvements	1139145
SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement	1134079
SE Lake Francis Road Haul Road Mitigation	1142615
SE Ravensdale Way on Rock Creek Culvert Replacement	1144168
SE Reinig Road Drainage Improvement Culvert	1139144
Thomas Road SE and SE 317th Place - Culvert Replacement - Fish Passage	1136239
Vashon Island Seawall Replacement	1153177
Vashon Maintenance Facility Replacement	1135042

Project Budgets
Proposed 2027-2032 6-Year CIP

Project	Project Name	Prior Years	Existing	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032
1129582	Emergent Need Fund 3855	0	4,632,395	1,120,000	1,324,600	2,085,950	2,966,425	2,100,761	0	9,597,736
1129584	Countywide Quick Response Program	16,225,357	12,492,805	12,050,000	5,724,500	6,125,215	6,553,980	7,012,758	0	37,466,453
1129585	Countywide Roadway Preservation Program	62,071,530	14,093,789	14,094,049	8,000,000	8,000,000	8,000,000	8,000,000	0	46,094,049
1129586	Countywide Drainage Preservation Program	30,766,437	10,735,890	1,230,000	4,964,000	5,212,000	5,472,000	5,746,000	0	22,624,000
1129587	Countywide Guardrail Preservation Program	8,796,857	603,143	550,000	0	1,200,000	0	1,300,000	0	3,050,000
1129591	Countywide School Zone Safety Program	1,576,436	38,714	200,000	200,000	200,000	200,000	200,000	0	1,000,000
1129592	Emergent Need 3865	0	871,146	1,000,000	500,000	800,000	1,134,000	800,000	0	4,234,000
1129593	Grant Contingency for Fund 3865	0	5,154,679	5,000,000	0	0	0	0	0	5,000,000
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements	768,305	536,695	1,594,415	1,200,000	0	0	9,000,000	0	11,794,415
1134079	SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement	88,952	11,048	1,297,000	0	403,000	0	200,000	0	1,900,000
1134080	NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements	751,857	28,143	200,000	600,000	0	600,000	0	0	1,400,000
1134093	Countywide Traffic Safety Program	2,241,063	467,837	500,000	1,400,000	2,000,000	1,325,000	1,325,000	0	6,550,000
1135042	Vashon Maintenance Facility Replacement	16,317	488,683	(485,000)	0	0	0	0	0	(485,000)
1135998	Ames Lake Trestle Bridge #1320A Replacement	9,791,070	1,344,549	0	0	0	0	0	0	0
1136000	Baring Bridge #509A Replacement	2,602,935	2,370,579	200,000	29,100,000	0	0	0	0	29,300,000
1136236	NE 165th Street at 176th Avenue NE Culvert Replacement	340,516	1,799,984	0	0	0	0	0	0	0
1136239	Thomas Road SE and SE 317th Place - Culvert Replacement - Fish Passage	23,587	401,413	300,000	300,000	300,000	2,500,000	0	0	3,400,000
1136419	SE 432nd Street Culvert Replacement	2,051,980	11,160	0	0	0	0	0	0	0
1139144	SE Reing Road Drainage Improvement Culvert	218,715	1,673,585	750,000	0	0	0	0	0	750,000
1139145	SE Green Valley Road and 218th Avenue SE Improvements	585,594	349,406	50,000	200,000	0	3,500,000	0	0	3,750,000
1139147	Countywide Americans with Disabilities Act Program	687,044	463,500	250,000	750,000	250,000	750,000	250,000	0	2,250,000
1139286	Countywide Bridge Load Safety Program	427,990	141,010	0	0	0	0	0	0	0
1139811	SE 384th Street and 172nd Avenue SE - Drainage Improvement Culvert	1,743,435	341,565	0	0	0	0	0	0	0
1142615	SE Lake Francis Road Haul Road Mitigation	24,310	2,675,690	0	0	0	0	0	0	0
1143975	Road Services Division 5 Facility	21,296	1,058,704	(990,000)	0	0	0	0	0	(990,000)
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement	450,730	1,182,270	2,500,000	0	0	0	1,200,000	0	3,700,000
1144165	SE 424th Street Near 254th Avenue S Culvert Replacement	6,817	1,393,183	0	0	0	0	0	0	0
1144167	NE 100th Street on Ames Creek Culvert Replacement	41,434	8,566	0	0	0	0	0	0	0
1144168	SE Ravensdale Way on Rock Creek Culvert Replacement	336,033	613,967	0	0	0	0	0	0	0
1148396	NE Tolt Hill Road High Friction Surface Treatment	0	954,600	110,070	0	0	0	0	0	110,070
		83,260	516,740	150,000	0	600,000	3,600,000	0	0	4,350,000
1148397	148th Avenue SE at SE 224th Street Intersection Improvements									
1148401	Countywide Roads Facilities and EV Infrastructure Program	10,453	2,514,547	1,965,000	4,000,000	5,000,000	3,000,000	6,000,000	0	19,965,000
1150639	238th Avenue NE and NE 70th Street Culvert Construction - Fish Passage	478,386	1,647,614	1,900,000	0	0	0	0	0	1,900,000
1153175	Countywide Road Services Facilities Upgrades	0	0	3,440,000	4,000,000	5,000,000	3,000,000	6,000,000	0	21,440,000
1153176	Countywide Active Transportation Facilities Upgrades	0	0	200,000	200,000	2,100,000	1,000,000	1,000,000	0	4,500,000
1153177	Vashon Island Seawall Replacement	0	0	1,000,000	0	1,000,000	0	8,000,000	0	10,000,000
1153178	8th Avenue SW Sidewalk	0	0	832,500	0	0	0	0	0	832,500
1153179	8th Avenue SW Reconstruction	0	0	900,000	0	0	0	0	0	900,000
1153180	15th Avenue SW Reconstruction	0	0	771,750	0	0	0	0	0	771,750
1153181	76th Avenue S Sidewalk	0	0	144,000	118,000	1,000,000	0	0	0	1,262,000
1153182	Renton Road Maintenance Building C HVAC and Roofing	0	0	2,070,000	0	0	0	0	0	2,070,000
1153183	Cross Snoqualmie Valley Connector	0	0	6,800,000	0	21,000,000	0	0	0	27,800,000
1153199	Countywide Street Light Installations	0	0	200,000	200,000	200,000	200,000	200,000	0	1,000,000
	Total	143,228,699	71,617,596	61,893,784	62,781,100	62,476,165	43,801,405	58,334,519	0	289,286,973

1129582 RSD EMERGENT NEED 3855

Countywide

Department	Local Services	SPRS Goal	Other	Council District	10 - All
Fund	3855	Major Class of Work	N/A		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	117473	Tier	N/A	Long	N/A

Manager	Syed
Supervisor	Syed
Project Mgr.	Syed

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	0
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation		4,632,395	1,120,000	1,324,600	2,085,950	2,966,425	2,100,761		9,597,736	14,230,131
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	4,632,395	1,120,000	1,324,600	2,085,950	2,966,425	2,100,761	0	9,597,736	14,230,131

Revenue Sources

30800 - BUDGETED FUND BALANCE		4,632,395							0	
33708 - INTERLOCAL GRANTS OTHER			1,120,000	1,324,600	2,085,950	2,966,425	2,100,761		9,597,736	
Annual Revenue Total	0	4,632,395	1,120,000	1,324,600	2,085,950	2,966,425	2,100,761	0	9,597,736	

Scope Provide funding for existing projects that experience unforeseen circumstances such as accelerations or delays.

Justification This project allows flexibility with project implementation. It is to cover costs for unforeseen circumstances and developments not anticipated at the time of budget adoption. If Roads did not have the flexibility of this project to expediently transfer appropriation, the ability of the division to proactively manage projects would be limited.

Status Ongoing

1129584 RSD COUNTYWIDE QUICK RESPONSE 3855 PROGRAM

Countywide

Department	Local Services
Fund	3855
Cost Center	C85501
Award	117473

SPRS Goal	Other
Major Class of Work	N/A
Functional Class	N/A
Tier	N/A

Council District	10 - All
Lat	N/A
Long	N/A

Manager	Syed
Supervisor	Syed
Project Mgr.	Syed

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	856,840	51,262							0	908,102
3 - Final Design	1,412,477	342,755							0	1,755,232
4 - Implementation	13,932,261	12,057,963	12,050,000	5,724,500	6,125,215	6,553,980	7,012,758		37,466,453	63,456,677
5 - Closeout	91	12,000							0	12,091
6 - Acquisition	23,687	28,826							0	52,513
Annual Project Total	16,225,357	12,492,805	12,050,000	5,724,500	6,125,215	6,553,980	7,012,758	0	37,466,453	66,184,615

Revenue Sources

30800 - BUDGETED FUND BALANCE	11,666,140	6,225,637							0	
33340 - FEDERAL HIGHWAY ADMIN	4,155,629	1,262,246							0	
33708 - INTERLOCAL GRANTS OTHER			17,050,000	5,724,500	6,125,215	6,553,980	7,012,758		42,466,453	
39789 - CONTRIB REET #1	403,588	4,922							0	
Annual Revenue Total	16,225,357	7,492,805	17,050,000	5,724,500	6,125,215	6,553,980	7,012,758	0	42,466,453	

Scope

This project allows Roads to respond to emerging needs of citizens and the roadway system that require immediate attention, including emergency repairs associated with storm damage or other infrastructure deterioration or damage, unanticipated pedestrian or vehicle needs, or other emerging issues.

Justification

The Quick Response countywide project will supply funds for projects that arise during the year that require immediate attention. Projects can include emergency repairs associated with storm damage or other infrastructure deterioration or damage, unanticipated pedestrian or vehicle needs or other emerging issues.

Status

Ongoing

1129585 RSD COUNTYWIDE ROADWAY PRESERVATION PROGRAM

Countywide

Department	Local Services	SPRS Goal	Preservation	Council District	10 - All
Fund	3855	Major Class of Work	Other Enhancements		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	117474	Tier	N/A	Long	N/A

Manager	Pen	2023-2024 Biennial - Ordinance #19546
Supervisor	McManus	
Project Mgr.	Torak	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	390,200
2 - Prelim Design	336,671	53,529							0	1,379,279
3 - Final Design	634,610	744,669							0	
4 - Implementation	61,066,181	13,003,010	14,094,049	8,000,000	8,000,000	8,000,000	8,000,000		46,094,049	120,163,240
5 - Closeout	6,921	32,178							0	39,099
6 - Acquisition	27,147	260,403							0	287,550
Annual Project Total	62,071,530	14,093,789	14,094,049	8,000,000	8,000,000	8,000,000	8,000,000	0	46,094,049	122,259,368

Revenue Sources

30800 - BUDGETED FUND BALANCE	46,885,132	7,750,867	94,049							94,049
33437 - RURAL ARTERIAL TRUST ACCT	1,687,624	0								0
33440 - TRANSPORTATION IMPROVEMENT (TIB)	779,364	2,649,390								0
33708 - INTERLOCAL GRANTS OTHER			14,000,000	8,000,000	8,000,000	8,000,000	8,000,000		46,000,000	
33341 - STPU ROAD GRANT	6,708,902	1,463,395							0	
39780 - CONTRIBUTION - CURRENT EXPENSE	4,000,000	0							0	
39789 - CONTRIB REET #1	2,001,508	2,230,136							0	
43367 - ROAD CONSTRUCT OTHER GOVT	9,000	0							0	
Annual Revenue Total	62,071,530	14,093,788	14,094,049	8,000,000	8,000,000	8,000,000	8,000,000	0	46,094,049	

Scope

This program preserves roadway infrastructure by applying cost-effective resurfacing and rehabilitation treatments to extend the life of existing roadways.

Justification

This program delivers critical roadway preservation work that keep unincorporated King County roads safe, reliable, and functional. Preservation treatments are strategically applied to improve roadway performance, address physical deterioration, and extend the useful life of assets. Applying the most cost-effective treatment at the optimal time reduces long-term costs and minimizes service disruptions.

King County's road system supports more than one million trips per day — connecting communities, enabling freight movement, and supporting the regional economy. Without timely preservation investments, the system would face accelerated deterioration, higher lifecycle costs, and increased delays for roadway users.

Status

Ongoing

1129586 RSD COUNTYWIDE DRAINAGE PRESERVATION PROGRAM

Countywide

Department	Local Services
Fund	3855
Cost Center	C85501
Award	117475

SPRS Goal	Preservation
Major Class of Work	Drainage
Functional Class	N/A
Tier	N/A

Council District	10 - All
Lat	N/A
Long	N/A

Manager	Polka
Supervisor	Shular
Project Mgr.	Quach

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	510,084	29,916							0	540,000
3 - Final Design	1,533,796	628,199							0	2,161,995
4 - Implementation	28,581,901	9,942,857	1,230,000	4,964,000	5,212,000	5,472,000	5,746,000		22,624,000	61,148,758
5 - Closeout	0	33,000							0	33,000
6 - Acquisition	140,656	101,918							0	242,574
Annual Project Total	30,766,437	10,735,890	1,230,000	4,964,000	5,212,000	5,472,000	5,746,000	0	22,624,000	64,126,327

Revenue Sources

30800 - BUDGETED FUND BALANCE	12,426,735	4,571,727							0	
33708 - INTERLOCAL GRANTS OTHER			1,230,000	4,964,000	5,212,000	5,472,000	5,746,000		22,624,000	
39719 - CONTRIB FLOOD CONTROL ZONE DT	614,254	164,162							0	
39721 - CONTRIB SURF WATER MGT	17,725,449	6,000,000							0	
									0	
Annual Revenue Total	30,766,437	10,735,890	1,230,000	4,964,000	5,212,000	5,472,000	5,746,000	0	22,624,000	

Scope Fund the replacement and preservation of aging drainage systems and other infrastructure in compliance with current codes and standards. Projects may include new infrastructure, repairs of failing systems, ditches, and shoulders (which help water to properly drain off roads), as well as other necessary drainage features.

Justification This program provides critical drainage preservation work, addressing safety concerns, protecting roads from failure, meeting regulatory requirements and promoting improved water quality.

This program will protect road users and improve and maintain the roadway structure by eliminating failed or failing drainage systems, restoring structural capacity, and preventing water damage to both public and private properties.

Drainage preservation is a critical risk management program for the Road Services Division as even one season of not maintaining the drainage system can result in the loss of many links in the roadway network, which could significantly impact local and regional mobility. Standing water and ponding is a major safety hazard to road users. Failing drainage infrastructure can result in collapsed roadways, landslides, flooding, property damage and associated risks to life safety.

The program's work is regulated by federal statutes, state laws and regulations, and King County Code.

Status Ongoing

1129587 RSD COUNTYWIDE GUARDRAIL PRESERVATION PROGRAM

Countywide

Department	Local Services	SPRS Goal	Preservation	Council District	10 - All
Fund	3855	Major Class of Work	Safety/ Traffic Ops./ TSM		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	117476	Tier	N/A	Long	N/A

Manager	Jaramillo
Supervisor	Wilson
Project Mgr.	Li

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	0
2 - Prelim Design									0	885,319
3 - Final Design	880,671	4,648							0	
4 - Implementation	7,916,186	598,495	550,000		1,200,000		1,300,000		3,050,000	11,564,681
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	8,796,857	603,143	550,000	0	1,200,000	0	1,300,000	0	3,050,000	12,450,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	8,796,857	603,143							0	
33708 - INTERLOCAL GRANTS OTHER			550,000		1,200,000		1,300,000		3,050,000	
Annual Revenue Total	8,796,857	603,143	550,000	0	1,200,000	0	1,300,000	0	3,050,000	

Scope

This project identifies and prioritizes existing guardrails to be refurbished or upgraded to current standards.

Justification

This program will improve the safety of the roadways system by upgrading existing guardrails and bridge rails. This includes identifying and replacing existing end terminals that are missing or do not meet current standards. This project will also install guideposts on the guardrail according to federal standards. Other work includes raising guardrail to current standard height recommended by Washington State Department of Transportation Design Standards. Upgrading existing guardrail and bridge rails will make the roads safer and may lessen the severity of crashes.

Status

Ongoing

1129591 RSD COUNTYWIDE SCHOOL ZONE SAFETY PROGRAM

Countywide

Department	Local Services	SPRS Goal	Safety	Council District	10 - All
Fund	3855	Major Class of Work	Non-Motor Vehicle Proj.		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	117480	Tier	N/A	Long	N/A

Manager	Pen
Supervisor	McManus
Project Mgr.	Hafele

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	0
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation	1,571,596	38,714	200,000	200,000	200,000	200,000	200,000		1,000,000	2,610,310
5 - Closeout									0	0
6 - Acquisition	4,840	0							0	4,840
Annual Project Total	1,576,436	38,714	200,000	200,000	200,000	200,000	200,000	0	1,000,000	2,615,150

Revenue Sources

30800 - BUDGETED FUND BALANCE	1,576,436	38,714							0	
33708 - INTERLOCAL GRANTS OTHER			200,000	200,000	200,000	200,000	200,000		1,000,000	
Annual Revenue Total	1,576,436	38,714	200,000	200,000	200,000	200,000	200,000	0	1,000,000	

Scope This program improves the safety of students, pedestrians, and others using roads near schools in unincorporated King County by implementing traffic calming measures as needed, including safety-related signs, marked crosswalks, radar activated speed signs, rectangular rapid flashing beacons (RRFB), or paved sidewalks or pathways.

Justification This program implements a variety of traffic calming approaches to improve the safety of students, pedestrians and other road users in unincorporated King County to reduce collisions and reduce speeding in school zones. These approaches include, but are not limited to, safety-related signs, marked crosswalks, radar activated speed signs, RRFBs, or paved sidewalks or pathways.

Status Ongoing

1129592 RSD EMERGENT NEED 3865

Administrative

Department	Local Services	SPRS Goal	Other	Council District	10 - All
Fund	3865	Major Class of Work	N/A		
Cost Center	C86501	Functional Class	N/A	Lat	N/A
Award	117481	Tier	N/A	Long	N/A
Manager	Syed				
Supervisor	Syed				
Project Mgr.	Syed				

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	0
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation		871,146	1,000,000	500,000	800,000	1,134,000	800,000		4,234,000	5,105,146
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	871,146	1,000,000	500,000	800,000	1,134,000	800,000	0	4,234,000	5,105,146

Revenue Sources

30800 - BUDGETED FUND BALANCE		671,056							0	
33708 - INTERLOCAL GRANTS OTHER			1,000,000	500,000	800,000	1,134,000	800,000		4,234,000	
39789 - CONTRIB REET #1		200,092							0	
Annual Revenue Total	0	871,148	1,000,000	500,000	800,000	1,134,000	800,000	0	4,234,000	

Scope	This project provides funding for existing projects that experience unforeseen circumstances such as accelerations or delays.									
Justification	This project allows Roads flexibility with project implementation. It is to cover costs for unforeseen circumstances and developments not anticipated at the time of budget adoption. If Roads did not have the flexibility of this project to expediently transfer appropriation, the ability of the division to proactively manage projects would be limited.									
Status	Ongoing									

1129593 RSD GRANT CONTINGENCY 3865

Administrative

Department	Local Services	SPRS Goal	Other	Council District	10 - All
Fund	3865	Major Class of Work	N/A		
Cost Center	C86501	Functional Class	N/A	Lat	N/A
Award	117482	Tier	N/A	Long	N/A

Manager	Syed
Supervisor	Syed
Project Mgr.	Syed

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation		5,154,679	5,000,000						5,000,000	10,154,679
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	5,154,679	5,000,000	0	0	0	0	0	5,000,000	10,154,679

Revenue Sources

30800 - BUDGETED FUND BALANCE		135,250								0
33341 - STPU ROAD GRANT		5,019,429	5,000,000							5,000,000
Annual Revenue Total	0	5,154,679	5,000,000	0	0	0	0	0	5,000,000	

Scope

This provides appropriation authority for potential grant awards.

Justification

This project allows Roads the flexibility to accept emergent grant funds.

Status

Ongoing

1129598 RSD ISSAQUAH-HOBART ROAD SE AT SE MAY VALLEY ROAD IMPROVEMENTS

Intersection of Issaquah-Hobart Road SE and SE May Valley Road, south of the City of Issaquah

Department	Local Services
Fund	3865
Cost Center	C86501
Award	117487

SPRS Goal	Mobility
Major Class of Work	Intersection
Functional Class	Principal Arterial - Urban
Tier	1

Council District	9 - Dunn
Lat	47.484736
Long	-122.027128

Manager	Pen
Supervisor	McManus
Project Mgr.	Torak

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	768,305	(31,139)							0	737,166
3 - Final Design		567,834	1,594,415						1,594,415	2,162,249
4 - Implementation							9,000,000		9,000,000	9,000,000
5 - Closeout									0	0
6 - Acquisition				1,200,000					1,200,000	1,200,000
Annual Project Total	768,305	536,695	1,594,415	1,200,000	0	0	9,000,000	0	11,794,415	13,099,415

Revenue Sources

30800 - BUDGETED FUND BALANCE	664,283	2,398							0	
33341 - STPU ROAD GRANT			1,394,415						1,394,415	
33708 - INTERLOCAL GRANTS OTHER			200,000	1,200,000			9,000,000		10,400,000	
39789 - CONTRIB REET #1	15,703	534,297							0	
44179 - ROADS C E SWM	88,319								0	
Annual Revenue Total	768,305	536,695	1,594,415	1,200,000	0	0	9,000,000	0	11,794,415	

Scope This project will construct intersection improvements at Issaquah Hobart Road SE and SE May Valley Road

Justification Issaquah-Hobart Road SE is a main route connecting the communities of Hobart and Maple Valley and Interstate 90 in the City of Issaquah to state Highway 18. This roadway, which is named Front Street in Issaquah, is a heavily used commuter route. The corridor has experienced significant growth in traffic volumes over the past several years. As a result, congestion on the corridor has worsened, resulting in extended travel times and prolonged peak travel hours.

The City of Issaquah and the Road Services Division partnered on the Issaquah-Hobart Road/ Front Street Corridor Study which evaluated and identified safety, mobility and other related improvements to provide the most efficient and reliable traffic flow possible along the corridor. The study, released in March 2018, recommended several projects to improve traffic flow, including the construction of a roundabout or additional travel lanes with a traffic signal at the intersection with May Valley Road.

This project will benefit road users in unincorporated King County by managing congestion and improving operation of the intersection. It aims to improve system reliability and safety by reducing congestion, which is the common factor contributing to rear-end collisions.

Status Preliminary design

1134079 RSD SE KENT-KANGLEY ROAD AT LANDSBURG ROAD SE INTERSECTION IMPROVEMENT

Intersection of SE Kent-Kangley Road at Landsburg Road, east of the City of Maple Valley

Department	Local Services
Fund	3865
Cost Center	C86501
Award	119002

SPRS Goal	Safety
Major Class of Work	Intersection
Functional Class	Rural Major Collector
Tier	2

Council District	9 - Dunn
Lat	47.357831
Long	-121.974022

Manager	Pen
Supervisor	McManus
Project Mgr.	Linders

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	88,952	11,048	432,000						432,000	532,000
3 - Final Design			865,000		203,000				1,068,000	1,068,000
4 - Implementation									0	0
5 - Closeout									0	0
6 - Acquisition					200,000		200,000		400,000	400,000
Annual Project Total	88,952	11,048	1,297,000	0	403,000	0	200,000	0	1,900,000	2,000,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	88,952	11,048							0	
33341 - STPU ROAD GRANT			1,297,000						1,297,000	
33708 - INTERLOCAL GRANTS OTHER					403,000		200,000		603,000	
Annual Revenue Total	88,952	11,048	1,297,000	0	403,000	0	200,000	0	1,900,000	

Scope To design and construct safety improvements at the intersection of SE Kent-Kangley Road and Landsburg Road SE.

Justification This project will improve the safety of road users in the Maple Valley and Black Diamond areas.

SE Kent-Kangley runs east to west, with Landsburg Road SE intersecting it from the north and Ravensdale Way intersecting it from the southwest. All three roads are considered minor arterials.

The intersection is identified as a High Collision Location in King County's 2020 report. For 2010-2019, the collision rate was 1.14 per million entering vehicles (mev) (a collision rate over 0.9 is considered a high collision location). The three-year crash rate trend from 2017-2019 was 1.47 per mev, giving rise to a growing concern for safety at this intersection. In addition, this intersection is also seeing a large increase in volume due to the new housing and congestion on regional routes in southeast King County. In 2019, SE Ravensdale Way carried an average daily traffic volume of 3,146. In 2022, the volume was 7,869, an increase of over 150 percent.

In February 2021, King County revised the intersection from a two-way stop control to an all-way stop. This correction was an interim solution to the high collision location designation while design of the permanent improvement is completed, and funding is secured. An additional interim improvement to accommodate truck turning movements was completed in 2022.

Status Preliminary design

1134080 RSD NE WOODINVILLE-DUVAL ROAD AT WEST SNOQUALMIE VALLEY ROAD NE IMPROVEMENTS

Intersection of NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE, west of the City of Duvall

Department	Local Services	SPRS Goal	Safety	Council District	3 - Perry
Fund	3865	Major Class of Work	Intersection		
Cost Center	C86501	Functional Class	Urban Principal Arterial	Lat	47.743654
Award	119003	Tier	1	Long	-122.008823
Manager	Pen				
Supervisor	McManus				
Project Mgr.	Linders				

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	751,857 *	(201,857)							0	550,000
3 - Final Design		230,000	200,000	600,000					800,000	1,030,000
4 - Implementation									0	0
5 - Closeout									0	0
6 - Acquisition						600,000			600,000	600,000
Annual Project Total	751,857	28,143	200,000	600,000	0	600,000	0	0	1,400,000	2,180,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	751,857 *	28,143							0	
33708 - INTERLOCAL GRANTS OTHER			200,000	600,000		600,000			1,400,000	
Annual Revenue Total	751,857	28,143	200,000	600,000	0	600,000	0	0	1,400,000	

*Adjusted for 1/1/2026

Scope

This project will design and construct improvements to the intersection of NE Woodinville Duvall Road at West Snoqualmie Valley Road NE.

Justification

This project will improve the safety of road users in north King County by improving the operation of this intersection. Additional improvements include removing and replacing a temporary steel bridge and significant drainage improvements to Tuck Creek. NE Woodinville Duvall Road is a major east-west arterial between the cities of Duvall and Woodinville. West Snoqualmie Valley Road NE functions as a major north-south arterial between the Snohomish County line to near Ames Lake.

Between 2013 and 2017, there were 28 collisions recorded at this intersection. The collision rate during this period was 1.3 per million entering vehicles, making this a high collision location in need of improvement (a collision rate over 0.9 is considered a high collision location).

In addition, both roads at this intersection are designated as urban minor collectors with Average Daily Traffic (ADT) ranging between 6,000 and 10,500 vehicles per day. Significant peak hour backups are observed at this intersection. The light signals, box culvert and steel bridge currently in place were installed as a temporary measure and warrant permanent replacement.

This project will benefit road users in unincorporated King County by managing congestion and improving operation at the intersection. It aims to improve system reliability and safety by reducing both the number and severity of collisions at the intersection.

Status

Final design

1134093 RSD COUNTYWIDE TRAFFIC SAFETY PROGRAM

Countywide

Department	Local Services	SPRS Goal	Safety	Council District	10 - All
Fund	3855	Major Class of Work	Safety/ Traffic Ops./ TSM		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	119008	Tier	N/A	Long	N/A

Manager	Pen
Supervisor	McManus
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	0
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation	2,241,063	467,837	500,000	1,400,000	2,000,000	1,325,000	1,325,000		6,550,000	9,258,900
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	2,241,063	467,837	500,000	1,400,000	2,000,000	1,325,000	1,325,000	0	6,550,000	9,258,900

Revenue Sources

30800 - BUDGETED FUND BALANCE	2,241,063	467,837							0	
33708 - INTERLOCAL GRANTS OTHER			500,000	1,400,000	2,000,000	1,325,000	1,325,000		6,550,000	
Annual Revenue Total	2,241,063	467,837	500,000	1,400,000	2,000,000	1,325,000	1,325,000	0	6,550,000	

Scope

This program funds safety improvements on the roadways in unincorporated King County.

Justification

This program installs appropriate measures to improve the safety of the roadway network to benefit all users. These improvements can include, but are not limited to, rapid rectangular flashing beacons, radar speed signs, upgrading pedestrian crossings, or replacing signals.

Status

Ongoing

1135042 RSD VASHON MAINTENANCE FACILITY REPLACEMENT

Location TBD, Vashon Island, 98103

Department	Local Services	SPRS Goal	Other	Council District	8 - Mosqueda
Fund	3865	Major Class of Work	Facilities		
Cost Center	C86501	Functional Class	N/A	Lat	
Award	119389	Tier	N/A	Long	
Manager	Green				
Supervisor	Salgado				
Project Mgr.	Kim				

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation	5,000	0							0	5,000
5 - Closeout									0	0
6 - Acquisition	11,317	488,683	(485,000)						(485,000)	15,000
Annual Project Total	16,317	488,683	(485,000)	0	0	0	0	0	(485,000)	20,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	16,317	488,683	(485,000)						(485,000)	
Annual Revenue Total	16,317	488,683	(485,000)	0	0	0	0	0	(485,000)	

Scope

Acquire land and construct a new maintenance facility on Vashon Island to replace the current failing and undersized facility, including facilities that were constructed in 1935.

Justification

Road maintenance facilities are critical to support the division's mission. The location and functionality of these facilities is critical for emergency response and efficient ongoing operations. The ability to respond to incidents and emergencies 24 hours a day, seven days a week is an important part of operating a road network. Emergency response capability also helps to keep the road system safe and operational during severe weather, and after earthquakes or other events. Examples of emergency response activities include responding to significant collisions that impede travel; sanding and plowing snow; removing downed trees and clearing other debris caused by landslides, storms or flooding; managing flood-related or other types of emergency road closures; and completing storm-related repairs to roadways and other assets such as drainage systems, shoulders, and adjacent slopes. Additionally, staff at these sites are responsible for initial inspection and closures as needed of bridges, roads and other infrastructure after earthquakes, storms, collisions, or other emergencies.

The Vashon site has undersized and deteriorating buildings that don't address critical crew needs, and the site has inadequate space for safely storing and maneuvering equipment and materials used for emergency responses and regular maintenance activities.

Status

Closing

1135998 RSD AMES LAKE TRESTLE BRIDGE #1320A REPLACEMENT

Ames Lake Carnation Road NE at Ames Creek, west of the City of Carnation

Department	Local Services	SPRS Goal	Safety	Council District	3 - Perry
Fund	3855	Major Class of Work	Bridge Replacement		
Cost Center	C85501	Functional Class	Rural Major Collector	Lat	47.65918
Award	119684	Tier	2	Long	-121.966

Manager	Jaramillo	2023 1st Omnibus - Ordinance #19633	Road Log	96812
Supervisor	Truong	2021 1st Omnibus - Ordinance #19307	BMP	3.700
Project Mgr.	Premachandra	2019-2020 Biennial - Ordinance #18835	EMP	3.780

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	769,366	38,065							0	807,431
3 - Final Design	1,870,235	(143,533)							0	1,726,702
4 - Implementation	7,127,037	1,145,364							0	8,272,401
5 - Closeout	0	20,000							0	20,000
6 - Acquisition	24,433	284,652							0	309,085
Annual Project Total	9,791,070	1,344,549	0	0	0	0	0	0	0	11,135,619

Revenue Sources

30800 - BUDGETED FUND BALANCE	404,550	136,169							0	
33437 - RURAL AREA TRUST ACCT	2,860,833	28,067							0	
39113 - GENERAL OBLIGATION BONDS	6,525,688	1,180,312							0	
Annual Revenue Total	9,791,070	1,344,549	0	0	0	0	0	0	0	

Scope

To replace Ames Lake Trestle Bridge #1320A which is structurally deficient, functionally obsolete, weight restricted, and its timber substructure is at the end of its useful life.

Justification

Located west of the City of Carnation, the bridge carries Ames Lake Carnation Road NE over Ames Creek, connecting NE Carnation Farm Road and West Snoqualmie Valley Road NE to NE Redmond Fall City Road. Ames Lake Carnation Road is a two-lane arterial roadway with a traffic volume of approximately 1,800 vehicles per day, including about 70 trucks per day. The timber trestle bridge serves agricultural and forest use parcels and single-family homes and is a designated county snow and ice route. The bridge was originally built in 1924, and the bridge deck was replaced in 2003.

Ames Lake Trestle Bridge #1320A is a highly ranked candidate for replacement using the bridge priority analysis adopted by the King County Council in 1994 (Ordinance 11693). It has been categorized as structurally deficient with a sufficiency rating of 32.44 out of a possible score of 100 (a bridge in new condition). Due to its age and condition, it is not feasible to repair or rehabilitate the bridge to meet current standards for structural, geotechnical, hydraulic, road design or environmental aspects. The bridge's width, bridge rails and end terminals, and bridge approach alignment were designed and built to standards that are outdated and inadequate for current needs. Additionally, Ames Lake Trestle Bridge is constructed of creosote timbers which can leach into the water and impact water quality, fish, and wildlife.

In 2017, the bridge was posted with weight restrictions. The bridge is unable to support certain types of fire engines used by the adjacent fire districts, including water tenders used to transport water to areas without hydrants. In addition, other service and delivery vehicles, such as typical full-size garbage trucks or concrete mixers, are too heavy to use the bridge. The weight restrictions were put into place after the Federal Highway Administration developed calculations for determining the weight that a bridge can safely carry. Federal, state, and local governments – including King County – are required to evaluate publicly-owned vehicular bridges using these new criteria and formulas to determine whether additional weight restrictions must be placed on bridges under this new requirement.

A new bridge will benefit road users in unincorporated King County because it will be constructed to current design standards, which provides safe access to all legal loads, fire engines and water tenders.

Status

Substantial completion

1136000 RSD BARING BRIDGE #509A REPLACEMENT

Index Creek Road near Skykomish town and State Route 2

Department	Local Services
Fund	3855
Cost Center	C85501
Award	119686

SPRS Goal	Safety
Major Class of Work	Bridge Rehabilitation
Functional Class	Rural Local Access
Tier	4

Council District	3 - Perry
Lat	47.76529
Long	-121.481

Manager	Jaramillo
Supervisor	Truong
Project Mgr.	Truong

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	3,154	0							0	3,154
3 - Final Design	2,411,766	1,490,243							0	3,902,009
4 - Implementation	177,038	11,314	2,000	29,100,000					29,102,000	29,290,352
5 - Closeout									0	0
6 - Acquisition	10,978	869,022	198,000						198,000	1,078,000
Annual Project Total	2,602,935	2,370,579	200,000	29,100,000	0	0	0	0	29,300,000	34,273,514

Revenue Sources

30800 - BUDGETED FUND BALANCE	87,611	1,512,403							0	
33343 - FEDERAL BRIDGE GRANT				22,100,000					22,100,000	
33708 - INTERLOCAL GRANTS OTHER			200,000	7,000,000					7,200,000	
39789 - CONTRIB REET #1	2,515,324	858,176							0	
Annual Revenue Total	2,602,935	2,370,579	200,000	29,100,000	0	0	0	0	29,300,000	

Scope

Replace Baring Bridge #509A which is structurally deficient, functionally obsolete, is severely weight restricted, and at risk of being closed due to its age and condition.

Justification

This bridge carries Index Creek Road over the South Fork Skykomish River near the Town of Skykomish and U.S. Route 2. It was originally built in 1930 and was designated as a King County Landmark Bridge by the Landmarks Commission in 1999, a state and national landmark in 2019, and is currently the only timber and cable suspension bridge in Washington State that still carries traffic. The bridge provides the only public access to a community of approximately 170 properties including more than 40 developed sites south of the South Fork Skykomish River.

Baring Bridge #509A is a highly ranked candidate for replacement using the bridge priority analysis adopted by the King County Council in 1994 (Ordinance 11693). It has been categorized as structurally deficient with a sufficiency rating of 12.94 out of a possible score of 100 (a bridge in new condition) and is functionally obsolete. The bridge is past its useful life, and requires frequent, major and costly repairs during which it is removed from service, cutting off access to the community on the south end of the bridge.

The bridge is a one-lane, two-direction timber suspension bridge with a width of less than nine feet; it is posted for a weight limit of 10 tons and a speed limit of five miles per hour. It does not have adequate capacity to support large fire engines used by the adjacent fire district as well as their water tenders used to transport water to areas without fire hydrants. In addition, most three-axle single-unit trucks are too heavy to use the structure.

In addition to the limited load capacity, other deficiencies include the narrow deck width, substandard rails, rotted timber caps, and scour issues.

A new bridge will benefit road users in unincorporated King County because it will be constructed to current design standards, which provides safe access to all legal loads, fire engines and water tenders.

Road Services has received a Federal Local Bridge Program grant to construct the project.

Status

Final design

1136236 RSD NE 165TH STREET AT 176TH AVENUE NE CULVERT REPLACEMENT

NE 165th Street, 275 west of 176th Avenue NE, east of the City of Woodinville

Department	Local Services
Fund	3855
Cost Center	C85501
Award	119778

SPRS Goal	Preservation
Major Class of Work	Drainage Structure
Functional Class	Urban Major Collector
Tier	3

Council District	3 - Perry
Lat	47.74698
Long	-122.10592

Manager	Polka
Supervisor	Dulan
Project Mgr.	Lester

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	88,179	0							0	88,179
3 - Final Design	251,510	117,311							0	368,821
4 - Implementation		1,678,500							0	1,678,500
5 - Closeout									0	0
6 - Acquisition	828	4,172							0	5,000
Annual Project Total	340,516	1,799,984	0	0	0	0	0	0	0	2,140,500

Revenue Sources

33340 - FEDERAL HIGHWAY ADMIN		1,300,000							0	
33341 - STPU ROAD GRANT		0							0	
39721 - CONTRIB SURF WATER MGT	340,516	499,984							0	
Annual Revenue Total	340,516	1,799,984	0	0	0	0	0	0	0	

Scope

Replace the existing 24-inch culvert with a new concrete box culvert. This project has a fish benefit.

Justification

This project will increase the safety of vehicles and other road users in northeastern King County, improve the condition of the road system, and enhance fish passage by replacing a failing culvert with a new culvert designed to be fish passable.

NE 165th Street is a minor arterial connecting the City of Woodinville with Avondale Road NE. The culvert conveys an unnamed stream under NE 165th Street, and it is undersized and disjointed, causing flooding of public and private property, and needs to be replaced.

This is one of the early action projects funded with Surface Water Management fee funds. These early action projects were chosen due to the need to replace deteriorating culverts that was also seen as having a fish benefit. Over time, this project has been identified as having a lower habitat priority than was initially identified by the county's Fish Passage Program. However, this project is important to the unincorporated road system as the culvert is degraded and needs to be replaced to lessen the likelihood of road failure and damage to the stream corridor.

Status

Final design

1136239 RSD THOMAS ROAD SE AND SE 317TH PLACE - CULVERT REPLACEMENT

Thomas Road SE and SE 317th Place, about 0.24 mile north of Kent-Black Diamond Road SE, and between the cities of Auburn, Black Diamond and Kent

Department	Local Services
Fund	3855
Cost Center	C85501
Award	119781

SPRS Goal	Preservation
Major Class of Work	Drainage Structure
Functional Class	Urban Major Collector
Tier	3

Council District	7 - von Reichbauer
Lat	47.31691
Long	-122.09741

Manager	Polka
Supervisor	Dulan
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	23,587	0	300,000	100,000					400,000	423,587
3 - Final Design		349,413		200,000	300,000				500,000	849,413
4 - Implementation						2,500,000			2,500,000	2,500,000
5 - Closeout									0	0
6 - Acquisition		52,000							0	52,000
Annual Project Total	23,587	401,413	300,000	300,000	300,000	2,500,000	0	0	3,400,000	3,825,000

Revenue Sources

39721 - CONTRIB SURF WATER MGT	23,587	123,413							0	
33708 - INTERLOCAL GRANTS OTHER			300,000	300,000	300,000	2,500,000			3,400,000	
39789 - CONTRIB REET #1		278,000							0	
Annual Revenue Total	23,587	401,413	300,000	300,000	300,000	2,500,000	0	0	3,400,000	

Scope Replace two neighboring culverts with new concrete box culverts. This project has a fish benefit.

Justification This project will increase the safety of vehicles and other road users in southwestern King County, improve the condition of the road system, and enhance fish passage by replacing two failing culverts with new culverts designed to be fish passable.

Thomas Road SE is a minor arterial connecting Kent-Black Diamond Road SE with SE Covington Sawyer Road, between the cities of Auburn, Kent and Black Diamond. The existing 24-inch concrete culvert crossing SE Thomas Road and the 24-inch corrugated metal pipe crossing SE 317th Place at SE Thomas Road convey an unnamed stream. They are undersized, causing flooding of public and private property which may lead to road failure, and need to be replaced. In addition, they do not have adequate cover to protect them from damage caused by vehicles.

This is one of the early action projects funded with Surface Water Management fee funds. These early action projects were chosen due to the need to replace deteriorating culverts that was also seen as having a fish benefit. Over time, this project has been identified as having a lower habitat priority than was initially identified by the county's Fish Passage Program. However, this project is important to the unincorporated road system as the culvert is degraded and needs to be replaced to lessen the likelihood of road failure and damage to the stream corridor.

Status Preliminary design

1136419 RSD SE 432ND STREET CULVERT REPLACEMENT

SE 432nd Street at house 27609, just east of the City of Enumclaw

Department	Local Services
Fund	3855
Cost Center	C85501
Award	119838

SPRS Goal	Preservation
Major Class of Work	Drainage Structure
Functional Class	Urban Major Collector
Tier	5

Council District	9 - Dunn
Lat	47.21387
Long	-122.20502

Manager	Polka
Supervisor	Dulan
Project Mgr.	Dulan

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	21,340	(21,340)							0	0
3 - Final Design		57,000							0	57,000
4 - Implementation	1,985,834	18,306							0	2,004,140
5 - Closeout									0	
6 - Acquisition	44,806	(42,806)							0	2,000
Annual Project Total	2,051,980	11,160	0	0	0	0	0	0	0	2,063,140

Revenue Sources

39721 - CONTRIB SURF WATER MGT	2,051,981	(199,841)							0	
39789 - CONTRIB REET #1		211,000							0	
42010 - WA STATE REC CONSRVTN OFFICE (RCO)		0							0	

Annual Revenue Total	2,051,981	11,159	0	0	0	0	0	0	0	0
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Scope

To replace two twin undersized culverts that are a fish passage barrier and do not meet current Washington State Department of Fish and Wildlife (WDFW) fish passage design criteria, and to replace a driveway culvert that is located in close proximity to the twin culverts and also does not meet the fish passage design criteria.

Justification

This project will increase the safety of vehicles and other road users in south King County, improve the condition of the road system and enhance fish passage by replacing two culverts crossing SE 432nd Street at house number 27609, and one nearby driveway pipe.

The existing drainage culverts convey Watercress Creek across SE 432nd Street, 650 west of the intersection with 284th Avenue SE, just east of the City of Enumclaw. They are undersized and a barrier to fish. The driveway pipe is located immediately northeast of the existing cross culverts and is on a small tributary to Watercress Creek, but it does not meet fish design criteria.

Removing the culverts on SE 432nd Street will improve salmon access to about 1.6 miles of habitat upstream. This location is one of the 50 highest scoring barriers in the inventory of more than 700-scored barriers by the King County Fish Passage Restoration Program.

This project supports the Road Services Division's management of its drainage assets, and the county's Clean Water and Healthy Habitat agenda. The investment to replace this culvert reflects the expansion of the culvert replacement and fish passage program in the 2023-2024 biennium which was collaboratively conceived with the Water and Land Resources Division.

The division's top priority in the 2014 Strategic Plan for Road Services is to address safety concerns on the roadway network. Replacing culverts that are in poor condition or undersized will help to mitigate risk of failure that can result in collapse of the roadway, landslides, flooding, damage to public and private property, and associated risks to life safety.

Another Strategic Plan priority is to preserve the roadway network. Replacing culverts which have reached the end of their useful life with new infrastructure designed to current standards will provide appropriate drainage functionality and mitigate risk.

Culvert replacement and fish passage projects are a primary way that Roads advances its environmental sustainability priorities. The proposed expansion for the fish passage program will increase the quantity of accessible habitat available to salmonid species and other species, while also improving water quality. Each fish passage project also results in improved surface water drainage, which in turn contributes to road safety for all users due to a lower likelihood of roadway flooding and improved road condition in the vicinity of each project location.

Status

Closeout

1139144 RSD SE REINIG ROAD DRAINAGE IMPROVEMENT CULVERT

SE Reinig Road near 428th Avenue SE, north of the City of Snoqualmie

Department	Local Services	SPRS Goal	Preservation	Council District	3
Fund	3855	Major Class of Work	Drainage		
Cost Center	C85501	Functional Class	Rural Minor Collector	Lat	47.522743
Award	120760	Tier	3	Long	-121.776114

Manager	Polka	2023-2024 Biennial - Ordinance #19546	Road Log	87280
Supervisor	Shular	2021-2022 Biennial - Ordinance #19210	BMP	1.510
Project Mgr.	Kounovsky		EMP	1.530

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	216,454	(62,454)							0	154,000
3 - Final Design	1,433	306,567							0	308,000
4 - Implementation		1,370,300	750,000						750,000	2,120,300
5 - Closeout		5,000							0	5,000
6 - Acquisition	828	54,172							0	55,000
Annual Project Total	218,715	1,673,585	750,000	0	0	0	0	0	750,000	2,642,300

Revenue Sources

30800 - BUDGETED FUND BALANCE		125,300								0
33437 - RURAL ARTERIAL TRUST ACCT	145,774	1,444,526								0
33708 - INTERLOCAL GRANTS OTHER			750,000						750,000	
39789 - CONTRIB REET #1	72,941	103,759								0
Annual Revenue Total	218,715	1,673,585	750,000	0	0	0	0	0	750,000	

Scope

Increase the safety and condition of Reinig Road and enhance fish passage by replacing the existing 42-inch corrugated metal pipe which is undersized with a new culvert of fish passable design.

Justification

This project will provide for the safe and effective conveyance of surface water under the roadway, protect the road infrastructure from water damage, and allow migrating fish unimpeded access to habitat.

The project was identified through a comprehensive county effort to inventory, and field inspect all county drainage assets, assess risk and consequence of failure, and prioritize asset replacement to support implementation of a drainage asset management system. Thirty-three drainage assets were identified as critical in the Road Right-of-Way Drainage Trunk Line Assessment Report prepared by HDR and submitted to the King County Council in 2016. This project ranked in the top 33 most urgently needed replacements due to its high risk of failure based on the report of locational deficiencies and structural condition.

The existing culvert on SE Reinig Road near 428th Avenue SE is badly corroded, inadequately sized which restricts water flow and impacts fish migration, and causes annual flooding on nearby roadways and private property.

Since this crossing is upstream of the Snoqualmie Falls it is not accessible by salmon and does not rate highly in the county's Fish Passage Program.

Status

Preliminary design

1139145 RSD SE GREEN VALLEY ROAD AND 218TH AVENUE SE INTERSECTION IMPROVEMENT

SE Green Valley Road and 218th Avenue SE, west of the City of Black Diamond

Department	Local Services
Fund	3865
Cost Center	C86501
Award	1124096

SPRS Goal	Safety
Major Class of Work	Intersection
Functional Class	Rural Major Collector
Tier	2

Council District	7 - von Reichbauer
Lat	47.283642
Long	-122.053308

Manager	Pen
Supervisor	McManus
Project Mgr.	Linders

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	308,831	0							0	308,831
3 - Final Design	276,763	133,166	50,000						50,000	459,929
4 - Implementation						3,500,000			3,500,000	3,500,000
5 - Closeout									0	0
6 - Acquisition		216,240		200,000					200,000	416,240
Annual Project Total	585,594	349,406	50,000	200,000	0	3,500,000	0	0	3,750,000	4,685,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	74,418	85,582							0	
33341 - STPU ROAD GRANT	345,187	237,813							0	
33708 - INTERLOCAL GRANTS OTHER			50,000	200,000		3,500,000			3,750,000	
39789 - CONTRIB REET #1	165,989	26,011							0	
Annual Revenue Total	585,594	349,406	50,000	200,000	0	3,500,000	0	0	3,750,000	

Scope

This project will design and construct improvements to the intersection of SE Green Valley Road and 218th Avenue SE.

Justification

SE Green Valley Road and 218th Avenue SE carry vehicles traveling to the cities of Auburn, Black Diamond, Covington, Enumclaw and Kent, including Black Diamond's new 5,000-home master planned development with retail and commercial business. As these cities grow in population, the intersection is experiencing traffic volume increases. The volumes on 218th Avenue SE have increased at a higher rate than those on SE Green Valley Road, and 218th is currently stop-controlled. Because 218th Avenue SE is the higher volume leg, cars are more apt to disregard stop signs.

The intersection was identified as a high collision location in the 2020 High Collision Location Report. The three-year collision rate from 2017 to 2019 is 1.48 collisions per million entering vehicles. A collision rate over 0.9 is considered a high collision location. Right angle collisions predominate, with about half occurring on the north approach. In addition, about half the collisions also caused injury.

The construction of a single lane roundabout would eliminate angle collisions, sharply reduce the severity of the collisions, and provide more efficient travel through the intersection.

Status

Final design

1139147 RSD COUNTYWIDE AMERICANS WITH DISABILITIES ACT PROGRAM

Countywide

Department	Local Services	SPRS Goal	Regulatory	Council District	10 - All
Fund	3855	Major Class of Work			
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	120763	Tier	N/A	Long	N/A

Manager	Pen
Supervisor	McManus
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation	687,044	463,500	250,000	750,000	250,000	750,000	250,000		2,250,000	3,400,544
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	687,044	463,500	250,000	750,000	250,000	750,000	250,000	0	2,250,000	3,400,544

Revenue Sources

30800 - BUDGETED FUND BALANCE	368,021	482,523							0	
33708 - INTERLOCAL GRANTS OTHER			250,000	750,000	250,000	750,000	250,000		2,250,000	
39789 - CONTRIB REET #1	319,024	(19,024)							0	
									0	
Annual Revenue Total	687,044	463,500	250,000	750,000	250,000	750,000	250,000	0	2,250,000	

Scope

This program will repair and modify road infrastructure such as sidewalks, curb ramps, crosswalks, and crosswalk signal push buttons to be in compliance with the Americans with Disabilities Act (ADA).

Justification

This program will improve the safety of the roadway network by upgrading pedestrian facilities such as curb ramps, sidewalks, and crosswalk signal push buttons. These facilities are critical in assisting people with mobility impairments to reach their destination and avoid conflict with vehicular traffic.

Road Services has completed its ADA Transition Plan that guides upgrades to pedestrian infrastructure associated with the unincorporated King County road network. The Federal Highway Administration sets regulations to implement federal ADA. These regulations require that pedestrian facilities, such as curb ramps and push buttons, be upgraded to standard whenever a roadway is altered as part of a roadway reconstruction, rehabilitation or asphalt surface overlay project.

King County Code defines determinants of equity as the conditions that lead to the creation of a fair and just society. Access to these determinants is necessary to have equity for all people in King County. King County Code Section 2.10.210B identifies 14 determinants of equity. This capital program closely aligns with the following determinant:

- Transportation that provides everyone with safe, efficient, affordable, convenient and reliable mobility options, including public transit, walking, car pooling, and biking.

According to the Determinants of Equity (DoE) data tool, a key indicator for the Transportation determinant is Extreme Commuting. This is defined as traveling to work for more than 90 minutes in one direction. The DoE data tool indicates that the percentages of people with a disability that have extreme commuting are higher than people without a disability. By repairing and modifying road infrastructure to be ADA compliant, Road Services is aiming to reduce extreme commuting for people with mobility disabilities. This budget proposal is also informed by the Road Services ADA Transition Plan and the King County Disability Equity Action Plan (Motion 15954).

Status

Ongoing

1139286 RSD COUNTYWIDE BRIDGE LOAD UPGRADE SAFETY PROGRAM

Countywide

Department	Local Services	SPRS Goal	Safety	Council District	10 - Countywide
Fund	3855	Major Class of Work	Minor Bridge Rehab.		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award		Tier	N/A	Long	N/A

Manager	Jaramillo
Supervisor	Wilson
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	0
2 - Prelim Design									0	0
3 - Final Design									0	569,000
4 - Implementation	427,990	141,010							0	0
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	427,990	141,010	0	0	0	0	0	0	0	569,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	142,961	0							0	
39789 - CONTRIB REET #1	285,029	141,010							0	
Annual Revenue Total	427,990	141,010	0	0	0	0	0	0	0	

Scope

To implement rehabilitation for load-limited bridges to reduce or remove weight carrying restrictions.

Justification

Following a bridge collapse, and more importantly, a recent decision by the Federal Highway Administration (FHWA) to allow heavier trucks on roads, the FHWA developed new calculations for determining the weight that a bridge can successfully carry.

When the program was initially proposed in the 2021-2022 biennial budget, King County owned and maintained 178 vehicular bridges, and as mandated, evaluated each of them using current bridge condition information and the new federal standards to calculate bridge weight carrying capacity between spring 2020 and the federal deadline of 2022.

This program will perform load upgrades on select existing load restricted bridges or on any future bridge that requires it to be load restricted. Candidate bridges for these repairs will be chosen based on the feasibility of the repairs, their constructability, are economical to implement and have a benefit to impacted users.

Status

1139811 RSD SE 384TH STREET AND 172ND AVENUE SE - DRAINAGE IMPROVEMENT CULVERT

SE 384th Street west of 172nd Avenue SE, just north of the Muckleshoot Indian Reservation

Department	Local Services	SPRS Goal	Preservation	Council District	7 - von Reichbauer	
Fund	3855	Major Class of Work	Drainage Structure			
Cost Center	C85501	Functional Class	Rural Collector	Lat	47.25755	
Award	121048	Tier	3	Long	-122.11502	

Manager	Polka	2021 2nd Omnibus - Ordinance #19364	Road Log	31500
Supervisor	Dulan	2021-2022 Biennial - Ordinance #19210	BMP	1.210
Project Mgr.		2025 Omnibus - Ordinance #19956	EMP	1.290

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	255,001
2 - Prelim Design	256,575	(1,574)							0	167,000
3 - Final Design	179,064	(12,064)							0	1,642,899
4 - Implementation	1,298,272	344,627							0	5,000
5 - Closeout		5,000							0	15,100
6 - Acquisition	9,524	5,576							0	
Annual Project Total	1,743,435	341,565	0	0	0	0	0	0	0	2,085,000

Revenue Sources

33437 - RURAL ARTERIAL TRUST ACCT	1,035,000	0							0	
39789 - CONTRIB REET #1	708,435	341,565							0	

Annual Revenue Total	1,743,435	341,565	0	0	0	0	0	0	0	0
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Scope	Increase the safety and condition of SE 384th Street and enhance fish passage by replacing the undersized culvert with a new culvert of fish passable design.
Justification	<p>This project will increase the safety of all users in southeastern King County, improve the condition of the road system, and enhance fish passage by replacing an undersized culvert with a new culvert designed to be fish passable.</p> <p>SE 384th Street is a minor arterial located west of the City of Auburn. Located 700 feet west of 176th Avenue SE, the culvert conveys Charlie Jone Creek north to south beneath 384th Street. The culvert is undersized which causes flooding upstream and is a barrier to fish, and therefore, needs to be replaced.</p> <p>This project will complement the replacement of undersized culverts on Charlie Jones Creek in and around the Muckleshoot Indian reservation lands. This is one of three locations on Charlie Jones Creek where culverts are being replaced. The other two - one completed in 2023 and the other anticipated to be constructed in 2028 - are/ were funded by the King County Flood Control District.</p>
Status	Substantial completion

1142615 RSD SE LAKE FRANCIS ROAD HAUL ROAD MITIGATION

SE Lake Francis Road, east of the city of Renton

Department	Local Services	SPRS Goal	Preservation	Council District	9 - Dunn
Fund	3855	Major Class of Work	Roadway		
Cost Center	C85501	Functional Class	Rural Minor Collector	Lat	47.44096
Award	122065	Tier	3	Long	-122.05475

Manager	Pen	2025 Annual Budget - Ordinance #19861	Road Log	82200
Supervisor	McManus		BMP	0.000
Project Mgr.	Zhang		EMP	0.640

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	19,388	107,612							0	127,000
3 - Final Design	4,922	184,878							0	189,800
4 - Implementation		2,383,200							0	2,383,200
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	24,310	2,675,690	0	0	0	0	0	0	0	2,700,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	7,730	191,067								0
33437 - RURAL ARTERIAL TRUST ACCT	16,580	2,197,420								0
39796 - CONTRIB OTHER FUNDS		287,203								0
Annual Revenue Total	24,310	2,675,690	0	0	0	0	0	0	0	

Scope

This project will repair and overlay 0.64 mile of SE Lake Francis Road which serves hauling operations with heavy truck traffic.

Justification

This project will maintain and preserve the network by rehabilitating a portion of SE Lake Francis Road.

SE Lake Francis Road is a local, two-lane road east of the City of Renton. There are three operations on the road hauling materials in and out of their locations. These trucks and their loads are causing the pavement to deteriorate faster than anticipated from the intersection with Cedar Grove Road SE for about 0.6 mile. The existing roadway is severely broken up and some portions may require a full-depth repair.

Overlaying the road will improve the road's functional performance, address its deterioration and extend its useful life.

Road Services has applied for a Rural Arterial Program grant from the Washington State County Road Administration Board for the project.

Status

Preliminary design

1143975 ROAD SERVICES DIVISION 5 FACILITY

Location TBD

Department	Local Services	SPRS Goal	Other	Council District	8 - Mosqueda
Fund	3865	Major Class of Work	Facilities		
Cost Center	C86501	Functional Class	N/A	Lat	N/A
Award	122518	Tier	N/A	Long	N/A

Manager	Green
Supervisor	Salgado
Project Mgr.	Kim

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	21,296	528,704	(460,000)						(460,000)	90,000
3 - Final Design		135,000	(135,000)						(135,000)	0
4 - Implementation									0	0
5 - Closeout									0	0
6 - Acquisition		395,000	(395,000)						(395,000)	0
Annual Project Total	21,296	1,058,704	(990,000)	0	0	0	0	0	(990,000)	90,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	21,296	1,058,704	(990,000)						(990,000)	
Annual Revenue Total	21,296	1,058,704	(990,000)	0	0	0	0	0	(990,000)	

Scope

This project will evaluate alternatives to refurbish, reconstruct, expand, or relocate the Division 5 Maintenance Regional Shop on Vashon Island, and implement the project.

Justification

Road maintenance facilities are critical to support the division's mission. The location and functionality of these facilities is critical for emergency response and efficient ongoing operations. The ability to respond to incidents and emergencies 24 hours a day, seven days a week is an important part of operating a road network. Emergency response capability also helps to keep the road system safe and operational during severe weather, and after earthquakes or other events. These activities include, but are not limited to, responding to significant collisions that impede travel; sanding and plowing snow; removing downed trees and clearing other debris caused by landslides, storms or flooding; managing flood-related or other types of emergency road closures; and completing storm-related repairs to roadways and other assets such as drainage systems, shoulders, and adjacent slopes. Additionally, staff at these sites are responsible for initial inspection and closures as needed of bridges, roads and other infrastructure after earthquakes, storms, collisions, or other emergencies.

The Vashon site has undersized and deteriorating buildings that don't address critical crew needs, and the site has inadequate space for safely storing and maneuvering equipment and materials used for emergency responses and regular maintenance activities.

Status

Closing

1144163 RSD 8402 W SNOQUALMIE VALLEY ROAD NE CULVERT REPLACEMENT

8400 block of W Snoqualmie Valley Road, west of the City of Redmond

Department	Local Services
Fund	3855
Cost Center	C85501
Award	122559

SPRS Goal	Preservation
Major Class of Work	Drainage Structure
Functional Class	Rural Major Collector
Tier	2

Council District	3 - Perry
Lat	47.675456
Long	-121.980127

Manager	Polka
Supervisor	Shular
Project Mgr.	Walker

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	450,730	(165,730)							0	285,000
3 - Final Design		1,005,000							0	1,005,000
4 - Implementation		268,000	2,500,000				1,200,000		3,700,000	3,968,000
5 - Closeout									0	0
6 - Acquisition		75,000							0	75,000
Annual Project Total	450,730	1,182,270	2,500,000	0	0	0	1,200,000	0	3,700,000	5,333,000

Revenue Sources

33437 - RURAL ARTERIAL TRUST ACCT			2,500,000						2,500,000	
33708 - INTERLOCAL GRANTS OTHER							1,200,000		1,200,000	
39721 - CONTRIB SURF WATER MGMT	450,730	682,270							0	
39789 - CONTRIB REET #1		500,000							0	
Annual Revenue Total	450,730	1,182,270	2,500,000	0	0	0	1,200,000	0	3,700,000	

Scope This project will replace the existing 24-inch concrete culvert with a new concrete box culvert. This project has a fish benefit.

Justification This project will increase the safety of vehicles and other road users in northern King County, improve the condition of the road system and enhance fish passage by replacing the culvert on West Snoqualmie Valley Road NE in the 8400 block.

West Snoqualmie Valley Road NE is a major arterial and one of the few north-south roadways in the Snoqualmie Valley. The culvert at this location conveys an unnamed stream under the roadway. It is in an alluvial fan and often plugs with sediment, causing flooding of the roadway.

Recent maintenance activity extending the life of the culvert has resulted in a Washington State Department of Fish and Wildlife (WDFW) regulatory requirement to replace the culvert with a fish passable culvert. This project has a lower habitat priority score than other projects in the county's Fish Passage Program. However, this project is important in meeting WDFW regulatory requirements and timelines.

Road Services has applied for a Rural Arterial Program grant from the Washington State County Road Administration Board to construct the project.

Status Preliminary design

1144165 RSD SE 424TH STREET NEAR 254TH AVENUE S CULVERT REPLACEMENT

SE 424th Street near 254th Avenue S, north of the City of Enumclaw

Department	Local Services
Fund	3855
Cost Center	C85501
Award	122560

SPRS Goal	Preservation
Major Class of Work	Drainage Structure
Functional Class	Urban Local Access
Tier	4

Council District	9 - Dunn
Lat	47.479570
Long	-122.064690

Manager	Polka
Supervisor	
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	6,817	659,183							0	666,000
3 - Final Design		734,000							0	734,000
4 - Implementation									0	0
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	6,817	1,393,183	0	0	0	0	0	0	0	1,400,000

Revenue Sources

39719 - CONTRIB FLOOD CONTROL ZONE DT		0							0	
39789 - REET #1	6,817	393,183							0	
39796 - CONTRIB OTHER FUNDS		1,000,000							0	
Annual Revenue Total	6,817	1,393,183	0	0	0	0	0	0	0	

Scope

Replace an existing 24-inch round corrugated metal pipe with a new box culvert. This project has a fish benefit.

Justification

This project will increase the safety of vehicles and other road users in southern King County, improve the condition of the road system, and reduce the frequency and duration of flooding to homes upstream of the crossing, and enhance fish passage by replacing a failing culvert on SE 424th Street near 254th Avenue SE.

The existing culvert conveys an unnamed stream under 424th Street, just north of the City of Enumclaw. Community members in the vicinity have experienced chronic flooding of public and private property, residences, standing pools of water and degraded roads due to water damage. In February 2020, a drainage complaint was made to Road Services after a two-day rain event resulted in significant standing water in the adjacent farm field and caused water to flood over SE 424th Street. An investigation found that the existing culvert is undersized and likely causing a backwatering effect upstream. The culvert was also found to be a partial fish barrier.

This project has been identified as having a lower habitat priority than other projects in the county's Fish Passage Program. However, this project is important to the unincorporated road system as the culvert is degraded and needs to be replaced to lessen the likelihood of road failure and damage to the stream corridor and private property.

Road Services has applied for a Flood Risk Mitigation Assistance Program grant from the Federal Emergency Management Agency to continue design.

Status

Preliminary design

1144167 RSD NE 100TH STREET ON AMES CREEK CULVERT REPLACEMENT

NE 100th Street, about 0.24 mile east of West Snoqualmie Valley Road NE, and between the cities of Carnation, Duvall and Redmond

Department	Local Services	SPRS Goal	Preservation	Council District	3 - Perry
Fund	3855	Major Class of Work	Fish Passage		
Cost Center	C85501	Functional Class	Rural Local Access	Lat	47.687
Award	122563	Tier	5	Long	-121.983
Manager	Polka				
Supervisor	Shular				
Project Mgr.	Walker				

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	41,434	8,566							0	50,000
3 - Final Design		0							0	0
4 - Implementation									0	0
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	41,434	8,566	0	0	0	0	0	0	0	50,000

Revenue Sources

39721 - CONTRIB SURF WATER MGMT	41,434	8,566							0	
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Annual Revenue Total	41,434	8,566	0	0	0	0	0	0	0	
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Scope Replace an 8-foot by 8-foot concrete box culvert with a new structure which will be fish passable.

Justification

This project will increase the safety of road vehicles and other road users in north King County, improve the condition of the road network and enhance fish passage by replacing this culvert with a new fish passable culvert.

NE 100th Street is a local road between the cities of Carnation, Duvall and Redmond in the Snoqualmie Valley. The culvert which carries Ames Creek under the road needs to be replaced because it blocks fish access upstream.

Replacing the culvert on NE 100th Street will improve salmon access to about 10.9 miles of habitat upstream. This location is one of the 50 highest scoring barriers in the inventory of more than 700-scored barriers by the King County Fish Passage Restoration Program.

This project supports the Road Services Division's management of its drainage assets, and the county's Clean Water and Healthy Habitat agenda. The investment to replace this culvert reflects the expansion of the culvert replacement and fish passage program in the 2023-2024 biennium which was collaboratively conceived with the Water and Land Resources Division.

The division's top priority in the 2014 Strategic Plan for Road Services is to address safety concerns on the roadway network. Replacing culverts that are in poor condition or undersized will help to mitigate risk of failure that can result in collapse of the roadway, landslides, flooding, damage to public and private property, and associated risks to life safety.

Another Strategic Plan priority is to preserve the roadway network. Replacing culverts which have reached the end of their useful life with new infrastructure designed to current standards will provide appropriate drainage functionality and mitigate risk.

Culvert replacement and fish passage projects are a primary way that Roads advances its environmental sustainability priorities. The proposed expansion for the fish passage program will increase the quantity of accessible habitat available to salmonid species and other species, while also improving water quality. Each fish passage project also results in improved surface water drainage, which in turn contributes to road safety for all users due to a lower likelihood of roadway flooding and improved road condition in the vicinity of each project location.

Status Preliminary design

1144168 RSD SE RAVENSDALE WAY ON ROCK CREEK CULVERT REPLACEMENT

SE Ravensdale Way at Rock Creek, east of the City of Maple Valley

Department	Local Services
Fund	3855
Cost Center	C85501
Award	122564

SPRS Goal	Preservation
Major Class of Work	Drainage Structure
Functional Class	Rural Major collector
Tier	2

Council District	9 - Dunn
Lat	47.343
Long	-121.999

Manager	Polka
Supervisor	Shular
Project Mgr.	Walker

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	336,033	(23,033)							0	313,000
3 - Final Design		537,000							0	537,000
4 - Implementation									0	0
5 - Closeout									0	0
6 - Acquisition		100,000							0	100,000
Annual Project Total	336,033	613,967	0	0	0	0	0	0	0	950,000

Revenue Sources

39721 - CONTRIB SURF WATER MGMT	336,033	213,967							0	
39789 - CONTRIB REET #1		400,000							0	

Annual Revenue Total	336,033	613,967	0	0	0	0	0	0	0	0
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Scope Replace twin 36-inch corrugated metal culverts with a new concrete box culvert. This project has a fish benefit.

Justification This project will increase the safety of vehicles and other road users in southern King County, improve the condition of the road system and enhance fish passage by replacing two failing culverts.

SE Ravensdale Way is a major arterial in the unincorporated King County community of Ravensdale. It connects the City of Black Diamond with SE Kent-Kangley Road. The culverts under SE Ravensdale Way carry Rock Creek under the road, and they are badly corroded and need to be replaced to lessen the likelihood of road failure and damage to the stream corridor.

This project supports Road Services' asset management.

Culverts that convey streams in poor condition, undersized or pose a risk of failure can result in collapse of the roadway, flooding, damage to public and private property, and associated risks to life safety. When culverts reach the end of their life cycle, they need to be designed and replaced with a culvert that is fish passable, provide appropriate drainage functionality, and meet current design standards.

These culverts also need to be replaced in support of the Clean Water Healthy Habitat Initiative.

Status Preliminary design

1148396 NE TOLT HILL ROAD HIGH FRICTION SURFACE TREATMENT

NE Tolt Hill Road, east of the City of Sammamish

Department	Local Services	SPRS Goal	Safety	Council District	2
Fund	3855	Major Class of Work	Roadway		
Cost Center	C85501	Functional Class	Rural Minor Arterial	Lat	47.626
Award		Tier	2	Long	-121.968

Manager	Archuleta	2025 Annual Budget - Ordinance #19861	<i>NE 20th Place to 280th Avenue NE</i>	<i>285th Place to 28700 block</i>
Supervisor	McManus		Road Log	67770
Project Mgr.			BMP	2.8000
			EMP	2.960
			Road Log	67770
			BMP	2.0400
			EMP	2.4500

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design		34,100							0	34,100
3 - Final Design		68,200	17,640						17,640	85,840
4 - Implementation		852,300	92,430						92,430	944,730
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	954,600	110,070	0	0	0	0	0	110,070	1,064,670

Revenue Sources

30800 - BUDGETED FUND BALANCE		95,460							0	
33437 - RURAL ARTERIAL TRUST ACCT		859,140	110,070						110,070	
Annual Revenue Total	0	954,600	110,070	0	0	0	0	0	110,070	

Scope

This project will improve the safety of the roadway network by applying high friction surface treatment on two priority road segments on NE Tolt Hill Road that are identified as high collision roadway locations.

Justification

This project will enhance the safety of the system by making improvements designed to minimize collisions on two roadway segments.

High friction surface treatment (HFST) will be applied to two roadway segments identified as High Collision Locations which need targeted improvements to enhance safety. From NE 20th Place to 280th Avenue NE, the three-year collision trend is 10.2 collisions per million vehicle miles (mvm) (a collision rate over 0.9 is considered a high collision location). At 285th Place, the rate is 9.5 collisions per mvm for the 10-year period and 13.3 per mvm for the three-year trend. These elevated crash rates demonstrate an ongoing safety risk, particularly on curves and during wet weather, where reduced skid resistance is a primary contributing factor.

HFST involves applying a high-quality aggregate to the pavement using a polymer binder to restore and/or maintain pavement friction. The high pavement friction helps motorists maintain better control in both wet and dry conditions. A research report published by the Federal Highway Administration shows that HFST is estimated to reduce wet-weather collisions by 83 percent and total collisions by 57 percent.

Road Services has applied for a Rural Arterial Program grant from the Washington State County Road Administration Board for the project.

Status

Preliminary design

1148397 RSD 148TH AVENUE SE AT SE 224TH STREET INTERSECTION IMPROVEMENTS

148th Avenue SE at SE 224th Street, east of the City of Kent

Department	Local Services	SPRS Goal	Safety	Council District	9
Fund	3865	Major Class of Work	Intersection		
Cost Center	C86501	Functional Class	Urban Major Collector	Lat	47.401
Award	124167	Tier	2	Long	-122.144
Manager	Pen				
Supervisor	McManus				
Project Mgr.	Wang				

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	83,260	66,740							0	150,000
3 - Final Design		450,000	150,000						150,000	600,000
4 - Implementation						3,600,000			3,600,000	3,600,000
5 - Closeout									0	0
6 - Acquisition					600,000				600,000	600,000
Annual Project Total	83,260	516,740	150,000	0	600,000	3,600,000	0	0	4,350,000	4,950,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	83,260	366,740							0	
33708 - INTERLOCAL GRANTS OTHER			150,000		600,000	3,600,000			4,350,000	
39789 - CONTRIB REET #1		150,000							0	
Annual Revenue Total	83,260	516,740	150,000	0	600,000	3,600,000	0	0	4,350,000	

Scope

The project will design and construct improvements to the intersection of 148th Avenue SE at SE 224th Street, south of Lake Youngs.

Justification

This project will benefit road users in unincorporated King County by improving the operation of this intersection, improving system reliability and improving safety by reducing the number and severity of collisions.

Located just east of the City of Kent, 148th Avenue SE is a major arterial running north to south. SE 224th Street is a minor arterial running east to west. This location has been identified as a High Collision Location in King County's 2024 report.

148th Avenue SE connects the cities of Covington, Kent and Renton with unincorporated west King County, Greater Maple Valley and Cedar River areas.

The area is hilly as southbound vehicles on 148th Avenue SE descend a hill and vehicles traveling west on SE 224th Street descend a steep hill to a stop sign at the intersection.

Between 2021 and 2023, there were 25 collisions at this intersection. This has resulted in a collision rate of 1.9 per million entering vehicles, making this a high collision intersection in need of improvement (a collision rate over 0.9 is considered a high collision location).

Many of the collisions occur due to vehicles traveling west on SE 224th Street failing to yield to traffic heading north on 148th Avenue SE.

Other collisions occur as vehicles traveling south on 148th Avenue SE making a left-hand turn onto SE 224th Street fail to yield to northbound traffic. There is no traffic control device on 148th Avenue SE at this intersection.

Status

Preliminary design

1148401 RSD COUNTYWIDE ROADS FACILITIES AND EV INFRASTRUCTURE PROGRAM

Countywide

Department	Local Services	SPRS Goal	Other	Council District	10 - All
Fund	3865	Major Class of Work	Facilities		
Cost Center	C86501	Functional Class	N/A	Lat	N/A
Award	124451	Tier	N/A	Long	N/A

Manager	Green
Supervisor	Salgado
Project Mgr.	Kim

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	2,157	317,843	410,000						410,000	730,000
3 - Final Design	8,296	256,704	585,000						585,000	850,000
4 - Implementation		1,940,000	970,000	4,000,000	5,000,000	3,000,000	6,000,000		18,970,000	20,910,000
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	10,453	2,514,547	1,965,000	4,000,000	5,000,000	3,000,000	6,000,000	0	19,965,000	22,490,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	10,453	2,514,547	(1,135,000)						(1,135,000)	
33708 - INTERLOCAL GRANTS OTHER			3,100,000	4,000,000	5,000,000	3,000,000	6,000,000		21,100,000	
39512 - SALE OF LAND									0	
Annual Revenue Total	10,453	2,514,547	1,965,000	4,000,000	5,000,000	3,000,000	6,000,000	0	19,965,000	

Scope

This countywide program will fund the planning, design and construction of new Road Services Division facilities.

Justification

The Road Services Division owns and operates essential facilities, including a main maintenance campus in Renton, five regional maintenance facilities, and various satellite material storage and emergency use sites throughout the county, many of which are 40-60 years old, with some established in the early 1900s. This infrastructure is essential to support the delivery of services to the public by way of maintenance operations, emergency response, and the capital improvement program. However, Roads has historically underinvested in its facilities due to its structural funding issues and faces challenges in maintaining service efficiency, which has been exacerbated by the rapid growth of the county.

This countywide program will fund the planning, design and construction of new Road Services Division facilities and infrastructure. New facilities are necessary for several reasons, such as providing a safe and healthy workplace for employees; allowing for public services to be delivered in a timely and cost-effective way; and meeting work requirements and regulatory mandates. Projects can include installing electric vehicle charging stations and other infrastructure to support the county's Electric Vehicle (EV) Fleet Transition Plans and the Electric Vehicle Charging Infrastructure (EVCI) Feasibility Study, or new salt and sand storage facilities.

Status

Ongoing

1150639 RSD 238TH AVENUE NE AND NE 70TH STREET CULVERT CONSTRUCTION - FISH PASSAGE

238th Avenue NE and NE 70th Street, east of the City of Redmond

Department	Local Services
Fund	3865
Cost Center	C86501
Award	124980

SPRS Goal	Preservation
Major Class of Work	Drainage Structure
Functional Class	Rural Local Access
Tier	5

Council District	2
Lat	47.22
Long	-122.002

Manager	Polka
Supervisor	Shular
Project Mgr.	Walker

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design	408,556	(138,556)							0	270,000
3 - Final Design	69,830	156,170							0	226,000
4 - Implementation		1,510,000	1,900,000						1,900,000	3,410,000
5 - Closeout		10,000							0	10,000
6 - Acquisition		110,000							0	110,000
Annual Project Total	478,386	1,647,614	1,900,000	0	0	0	0	0	1,900,000	4,026,000

Revenue Sources

33708 - INTERLOCAL GRANTS OTHER			1,900,000						1,900,000	
39789 - CONTRIB REET #1	478,386	1,647,614							0	
Annual Revenue Total	478,386	1,647,614	1,900,000	0	0	0	0	0	1,900,000	

Scope

Replace a 30-inch plastic culvert with a bridge. This project has a fish benefit.

Justification

This project will increase the safety of vehicles and other road users in northern King County, improve the condition of the road system and enhance fish passage by replacing the culvert with a new bridge.

Located just north of the intersection with NE Union Hill Road outside the City of Redmond, 238th Avenue SE is a major arterial. NE 70th Street is a sole access road serving a local neighborhood. The culvert at this location carries an unnamed stream under the road, and it previously failed and was restored with a plastic pipe liner.

This recent maintenance activity extending the life of the culvert resulted in a Washington State Department of Fish and Wildlife (WDFW) regulatory requirement to replace the culvert with a new culvert of fish passable design. This project has a lower habitat priority score than other projects in the county's Fish Passage Program. However, this project is important to meeting regulatory requirements and timelines.

Status

Final design

1153175 RSD COUNTYWIDE ROAD SERVICES FACILITIES UPGRADES PROGRAM

Countywide

Department	Local Services	SPRS Goal	Other	Council District	10 - All
Fund	3855	Major Class of Work	Facilities		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	126034	Tier	N/A	Long	N/A

Manager	Green
Supervisor	Salgado
Project Mgr.	Kim

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			490,000						490,000	490,000
3 - Final Design									0	0
4 - Implementation			2,950,000	4,000,000	5,000,000	3,000,000	6,000,000		20,950,000	20,950,000
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	0	3,440,000	4,000,000	5,000,000	3,000,000	6,000,000	0	21,440,000	21,440,000

Revenue Sources

30800 - BUDGETED FUND BALANCE			540,000						540,000	
33708 - INTERLOCAL GRANTS OTHER			2,900,000	4,000,000	5,000,000	3,000,000	6,000,000		20,900,000	
Annual Revenue Total	0	0	3,440,000	4,000,000	5,000,000	3,000,000	6,000,000	0	21,440,000	

Scope

This countywide program will fund the planning, design and construction of improvements to existing Road Services Division facilities.

Justification

The Road Services Division owns and operates essential facilities, including a main maintenance campus in Renton, five regional maintenance facilities, and various satellite material storage and emergency use sites throughout the county, many of which are 40-60 years old, with some established in the early 1900s. This infrastructure is essential to support the delivery of services to the public by way of maintenance operations, emergency response, and the capital improvement program. However, Roads has historically underinvested in its facilities due to its structural funding issues and faces challenges in maintaining service efficiency, which has been exacerbated by the rapid growth of the county.

This countywide program will fund the planning, design and construction of improvements to existing Road Services Division facilities. Upgrading facilities are necessary for several reasons, such as providing a safe and healthy workplace for employees; allowing for public services to be delivered in a timely and cost-effective way; and meeting work requirements and regulatory mandates. Projects can include replacing roofs and HVAC units, improving salt and sand storage facilities, or establishing safe and reliable electrical systems.

Status

New in 2027

1153176 RSD COUNTYWIDE ACTIVE TRANSPORTATION FACILITIES UPGRADES PROGRAM

Countywide

Department	Local Services	SPRS Goal	Safety	Council District	10 - Countywide
Fund	3855	Major Class of Work	Non-Motorized Facil.		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	126035	Tier	N/A	Long	N/A
Manager	Pen				
Supervisor	McManus				
Project Mgr.					

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning									0	0
2 - Prelim Design									0	0
3 - Final Design									0	0
4 - Implementation			200,000	200,000	2,100,000	1,000,000	1,000,000		4,500,000	4,500,000
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	0	200,000	200,000	2,100,000	1,000,000	1,000,000	0	4,500,000	4,500,000

Revenue Sources

33708 - INTERLOCAL GRANTS OTHER			200,000	200,000	2,100,000	1,000,000	1,000,000		4,500,000	
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Annual Revenue Total	0	0	200,000	200,000	2,100,000	1,000,000	1,000,000	0	4,500,000	
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Scope Improve the road network by adding sidewalks, bicycle lanes, walkways and other non-motorized improvements that help connect communities with schools, libraries, community centers, business districts, parks, bus routes and other destinations.

Justification This investment will improve safety for multi-modal users and provide a healthy, active environment for communities.

Status New in 2027

1153177 RSD VASHON ISLAND SEAWALL REPLACEMENT

Dockton Road SW, adjacent to Tramp Harbor, Vashon Island

Department	Local Services	SPRS Goal	Preservation	Council District	8 - Mosqueda
Fund	3855	Major Class of Work	Bridges and Structures		
Cost Center	C85501	Functional Class	Rural Minor Arterial	Lat	47.418
Award	126036	Tier	2	Long	-122.410
Manager	Jaramillo				
Supervisor					
Project Mgr.					

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			1,000,000		1,000,000		2,000,000		4,000,000	4,000,000
3 - Final Design							6,000,000		6,000,000	6,000,000
4 - Implementation								0	0	0
5 - Closeout								0	0	0
6 - Acquisition								0	0	0
Annual Project Total	0	0	1,000,000	0	1,000,000	0	8,000,000	0	10,000,000	10,000,000

Revenue Sources

33708 - INTERLOCAL GRANTS OTHER			1,000,000		1,000,000		8,000,000		10,000,000	
Annual Revenue Total	0	0	1,000,000	0	1,000,000	0	8,000,000	0	10,000,000	

Scope

This project will replace the 110-year-old 4,000-foot-long timber seawall located on Dockton Road SW adjacent to Tramp Harbor on Vashon Island. The project will also include raising a section of SW Quartermaster Drive adjacent to Inner Quartermaster Harbor to reduce flood impacts on this road as it will be the only access to Maury Island during construction of the replacement seawall on Dockton Road SW.

Justification

Built in 1916, Dockton Road SW is designated a collector arterial located on the eastern shore of Vashon Island, between Portage Way SW and SW Ellisport Road. The road is constructed on embankment fill at the toe of a steep bluff bordering Puget Sound and is supported by a 4,000-foot-long timber seawall. Approximately 3,800 vehicles per day use the two-lane road which has minimal shoulders and no safe area for pedestrians or bicyclists. The roadway is surrounded by natural features.

The timber seawall is 110 years old, varies in height from 3 to 11 feet, and is in very poor condition. Much of the seawall has failed and has been repaired or buttressed over the years with loosely placed riprap and concrete debris. Any wall failure during winter storms leads to costly emergency repairs and road closures.

Ongoing maintenance continues to be problematic and expensive, the frequency of repairs has increased, and the seawall has reached the end of its useful life. Seawall failures and the current roadway both present public safety concerns and undesirable environmental effects. The roadway also does not meet current King County design standards.

Replacing the timber seawall will maintain safe, reliable, and efficient mobility for all travel modes currently using Dockton Road SW between Portage Way SW and SW Ellisport Road.

During extreme high tides and landslides when SW Quartermaster Drive is closed because of water over roadway, Dockton Road SW is the only access to Maury Island. The seawall replacement project design will also address sea level rise and improve long term climate resilience.

Status

New in 2027

1153178 RSD 8TH AVENUE SW SIDEWALK

8th Avenue SW, between SW 100th and SW 102nd streets, White Center

Department	Local Services
Fund	3855
Cost Center	C85501
Award	126037

SPRS Goal	Safety
Major Class of Work	Sidewalks
Functional Class	Urban Principal Arterial; Other
Tier	5

Council District	8 - Mosqueda
Lat	47.514
Long	-122.345

Manager	Pen
Supervisor	McManus
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			54,000						54,000	54,000
3 - Final Design			108,000						108,000	108,000
4 - Implementation			652,500						652,500	652,500
5 - Closeout									0	0
6 - Acquisition			18,000						18,000	18,000
Annual Project Total	0	0	832,500	0	0	0	0	0	832,500	832,500

Revenue Sources

33437 - RURAL ARTERIAL TRUST ACCT	832,500	832,500
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Annual Revenue Total	0	0	832,500	0	0	0	0	0	832,500
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Scope Improve 8th Avenue SW between SW 100th and SW 102nd streets in White Center by adding a dedicated sidewalk.

Justification This project will improve the safety of pedestrians and other non-motorized users of the roadway network.

Located in the unincorporated community of White Center, the west side of 8th Avenue S between SW 100th and SE 102nd streets lacks continuous pedestrian facilities. A sidewalk exists on the east side adjacent to the White Center Heights Elementary School. This creates a critical safety issue as pedestrians, including school children, are forced to cross 8th Avenue SW to access the existing sidewalk. The corridor experiences high pedestrian activities due to the school, two nearby bus stops, and school pickup and drop off activities. These conditions increase the risk of conflict between pedestrians and vehicles, particularly during peak school hours.

Road Services has applied for a Local Road Program grant from the Washington State County Road Administration Board to design and construct the project.

Status New in 2027

1153179 RSD 8TH AVENUE SW RECONSTRUCTION

8th Avenue SW, between SW 100th and SW 102nd streets, White Center

Department	Local Services	SPRS Goal	Preservation	Council District	8 - Mosqueda
Fund	3855	Major Class of Work	Roadway		
Cost Center	C85501	Functional Class	Urban Principal Arterial; Other	Lat	47.514
Award	126038	Tier	5	Long	-122.345
Manager	Pen				
Supervisor	McManus				
Project Mgr.					

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			48,000						48,000	48,000
3 - Final Design			96,000						96,000	96,000
4 - Implementation			756,000						756,000	756,000
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	0	900,000	0	0	0	0	0	900,000	900,000

Revenue Sources

33437 - RURAL ARTERIAL TRUST ACCT	900,000	900,000
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Annual Revenue Total	0	0	900,000	0	0	0	0	0	900,000
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Scope Repair and overlay approximately 0.12 mile of 8th Avenue SW in the unincorporated community of White Center.

Justification This project will maintain and preserve the roadway network by rehabilitating a portion of 8th Avenue SW between SW 100th and SW 102nd streets.

The road is deteriorating and lacks complete pedestrian facilities. The roadway shows signs of aging, including widespread cracking, pitching, rutting, and surface wear which indicates the need for full depth repair and pavement rehabilitation. Drainage limitations and repeated patchwork repairs have also contributed to accelerated pavement degradation. These conditions have reduced ride quality, increased ongoing maintenance costs, and created potential safety concerns for vehicles, bicyclists, and pedestrians. (The west side has no sidewalk. A sidewalk only exists on the east side of the road adjacent to the White Center Heights Elementary School.) The aging roadway surface and lack of pedestrian separation further compound safety risks. The combination of failing pavement conditions and missing pedestrian infrastructure represent a significant deficiency in both preservation and transportation safety, warranting roadway repair, overlay and pedestrian improvements.

Road Services has applied for a Local Road Program grant from the Washington State County Road Administration Board for the project.

Status New in 2027

1153180 RSD 15TH AVENUE SW RECONSTRUCTION

15th Avenue SW between SW Roxbury Street and SE 102nd Street, White Center

Department	Local Services
Fund	3855
Cost Center	C85501
Award	126039

SPRS Goal	Preservation
Major Class of Work	Roadway
Functional Class	Urban Principal Arterial; Other
Tier	2

Council District	8 - Mosqueda
Lat	47.517
Long	-122.354

Manager	Pen
Supervisor	McManus
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			19,500						19,500	19,500
3 - Final Design			39,000						39,000	39,000
4 - Implementation			713,250						713,250	713,250
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	0	771,750	0	0	0	0	0	771,750	771,750

Revenue Sources

33437 - RURAL ARTERIAL TRUST ACCT	771,750	771,750
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Annual Revenue Total	0	0	771,750	0	0	0	0	0	771,750
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Scope Repair and overlay approximately 0.37 mile of 15th Avenue SW in the unincorporated community of White Center.

Justification This project will maintain and preserve the roadway network by rehabilitating a portion of 15th Avenue SW.

Located in the White Center business district, 15th Avenue SW between SW Roxbury Street and SE 102nd Street is a major arterial carrying a high volume of trucks and King County Metro buses daily. Metro recently improved the roadway at each bus stop. However, in other locations, the pavement is failing with severe cracking and alligating with a pavement condition score of 0 out of a possible score of 100 (pavement in new condition). This project will plane the pavement curb to curb, reconstruct the travel lanes, including the subbase, and repave the roadway.

Road Services has applied for a Local Road Program grant from the Washington State County Road Administration Board for the project.

Status New in 2027

1153181 RSD 76TH AVENUE S SIDEWALK

76th Avenue S between Renton Avenue S and S 226th Street, Skyway

Department	Local Services
Fund	3855
Cost Center	C85501
Award	126040

SPRS Goal	Safety
Major Class of Work	Sidewalk
Functional Class	Urban Principal Arterial; Other
Tier	5

Council District	2 - Lewis
Lat	47.491
Long	-122.238

Manager	Pen
Supervisor	McManus
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			48,000						48,000	48,000
3 - Final Design			96,000						96,000	96,000
4 - Implementation					1,000,000				1,000,000	1,000,000
5 - Closeout									0	0
6 - Acquisition				118,000					118,000	118,000
Annual Project Total	0	0	144,000	118,000	1,000,000	0	0	0	1,262,000	1,262,000

Revenue Sources

33708 - INTERLOCAL GRANTS OTHER			144,000	118,000	1,000,000				1,262,000	
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Annual Revenue Total	0	0	144,000	118,000	1,000,000	0	0	0	1,262,000	
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Scope Improve 76th Avenue S between Renton Avenue S and S 126th Street in Skyway by adding a dedicated sidewalk and other non-motorized improvements. A realignment at the intersection of 76th Avenue S and S 126th Street will also be installed.

Justification This project will improve the safety of pedestrians and other non-motorized users on the roadway network.

Located in the unincorporated community of Skyway, 76th Avenue S connects Renton Avenue S, a major arterial, to the new Skyway Resource Center, the Skyway Library and the King County Fire District #20 Administration Building. A paved shoulder serves as a walkway on the east side of 76th Avenue between Renton Avenue S and S 126th Street, however it lacks a dedicated sidewalk. This project will install curb, gutter, sidewalk, Americans with Disabilities curb ramps and drainage improvements along this stretch of roadway.

In addition, the intersection of 76th Avenue S and S126th Street is a skewed intersection. The intersection will be realigned by installing striping which will create a more perpendicular approach for vehicles turning left onto 76th Avenue. It will also reduce the crossing distance for pedestrians on 76th Avenue crossing S 126th Street.

Status New in 2027

1153182 RSD RENTON ROAD MAINTENANCE BUILDING C HVAC AND ROOFING

155 Monroe Avenue NE, Renton 98056

Department	Local Services	SPRS Goal	Other	Council District	5 - Fain
Fund	3855	Major Class of Work	Facilities		
Cost Center	C85501	Functional Class	N/A	Lat	N/A
Award	126042	Tier	N/A	Long	N/A

Manager	Green
Supervisor	Salgado
Project Mgr.	Kim

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			70,000						70,000	70,000
3 - Final Design			375,000						375,000	375,000
4 - Implementation			1,625,000						1,625,000	1,625,000
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	0	2,070,000	0	0	0	0	0	2,070,000	2,070,000

Revenue Sources

30800 - BUDGETED FUND BALANCE	2,070,000	2,070,000
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Annual Revenue Total	0	0	2,070,000	0	0	0	0	0	2,070,000
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Scope Replace the HVAC unit and the roof on Building C at the main Roads Maintenance Campus in Renton.

Justification The HVAC system and the roof are both original to the building when it was constructed in 2003. At 23 years old, they are each at the end of their useful lives; the typical lifespan for an HVAC system is 15 to 20 years and for a roof is roughly 20 years.

The controls on the HVAC system have not worked since 2020 and it needs to be manually restarted daily in the summer and occasionally throughout the remaining seasons. Roads team members have established a workgroup to ensure daily onsite coverage to keep it operational as a workaround. However, this is an unsustainable solution.

The building has experienced a number of leaks in the roof over the years, disrupting staff and equipment.

Replacing the HVAC system and the roof will maximize the lifespan of the building while protecting and maintaining Road Services Division assets. Staff will work comfortably in a heated/ conditioned workspace with more consistent indoor temperatures. Better indoor air quality with updated filtration and ventilation supports health and productivity. Emergency repair costs and unplanned downtime from system failures will be reduced, and there will be fewer disruptions for staff due to repairs, HVAC outages or roof leaks.

Building C occupants include Roads staff from our Engineering and Strategic Business Operations sections, and the Department of Local Services Finance unit.

Status New in 2027

1153183 RSD CROSS SNOQUALMIE VALLEY CONNECTOR

TBD, Snoqualmie Valley

Department	Local Services	SPRS Goal	Safety	Council District	3 - Perry
Fund	3865	Major Class of Work	Bridges and Structures		
Cost Center	C86501	Functional Class	TBD	Lat	TBD
Award	126041	Tier	TBD	Long	TBD

Manager	Jaramillo
Supervisor	Truong
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			6,732,000		3,000,000				9,732,000	9,732,000
3 - Final Design					18,000,000				18,000,000	18,000,000
4 - Implementation			68,000						68,000	68,000
5 - Closeout									0	0
6 - Acquisition									0	0
Annual Project Total	0	0	6,800,000	0	21,000,000	0	0	0	27,800,000	27,800,000

Revenue Sources

33708 - INTERLOCAL GRANTS OTHER	6,800,000	21,000,000	27,800,000
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Annual Revenue Total	0	0	6,800,000	0	21,000,000	0	0	0	27,800,000
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Scope Design and construct an east-west connector in the Snoqualmie Valley to ensure reliable travel across the valley during flooding conditions and improve county-owned roadways to reduce chronic flooding impacts on the community.

Justification The Snoqualmie Valley faces frequent and disruptive flooding that routinely closes major east-west roadways, isolating neighborhoods and limiting access to jobs, schools and essential services. These recurring closures create significant challenges for residents, commuters, first responders and service providers.

This project will maintain a reliable east – west travel connection during flood events, reducing community isolation and ensuring consistent access to jobs, schools, and emergency services. Improved corridor reliability will also reduce costly detours and disruptions for local businesses, supporting economic activity throughout the valley. Environmentally, the project will incorporate designs that accommodate natural floodplain functions, improve long term climate resilience, and minimize impacts to sensitive habitats

A study of major roadways across the valley is expected to be completed in late 2026. It will recommend which corridor is the most feasible to improve. The roadways being evaluated include NE 124th Street, NE Woodinville Duvall Road, NE Tolt Hill Road, and NE Carnation Farm Road.

Status New in 2027

1153199 RSD COUNTYWIDE STREET LIGHT INSTALLATIONS PROGRAM

Countywide

Department	Local Services	SPRS Goal	Safety	Council District	10 - All
Fund	3865	Major Class of Work	Roadside		
Cost Center	C86501	Functional Class	N/A	Lat	N/A
Award	126045	Tier	N/A	Long	N/A

Manager	Pen
Supervisor	McManus
Project Mgr.	

Appropriated and Planned

Phase	Prior Years Expenditures	2026 Budget	2027 Planned	2028	2029	2030	2031	2032	Total 2027-2032	Phase Total
1 - Planning										
2 - Prelim Design			10,000	10,000	10,000	10,000	10,000		50,000	50,000
3 - Final Design			20,000	20,000	20,000	20,000	20,000		100,000	100,000
4 - Implementation			170,000	170,000	170,000	170,000	170,000		850,000	850,000
5 - Closeout								0	0	0
6 - Acquisition								0	0	0
Annual Project Total	0	0	200,000	200,000	200,000	200,000	200,000	0	1,000,000	1,000,000

Revenue Sources

33708 - INTERLOCAL GRANTS OTHER			200,000	200,000	200,000	200,000	200,000		1,000,000	
Annual Revenue Total	0	0	200,000	200,000	200,000	200,000	200,000	0	1,000,000	

Scope

Install streetlights on unincorporated roads in accordance with the King County Road Design and Construction Standards (KCRDCS) to improve nighttime visibility.

Justification

The addition of streetlights at intersections, crosswalks and channelized streets can improve safety and increase comfort and accessibility for all road users.

Status

New in 2027

**Summary of Revenue
2027 Proposed CIP**

2027 Proposed Budget - Revenue totals for Fund 3855

		Prior Years								Totals	
		Expenditures	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	2027-2032	Source Total
30800	BUDGETED FUND BALANCE	84,603,236	26,833,242	2,704,049	0	0	0	0	0	2,704,049	113,997,566
33340	FEDERAL HIGHWAY ADMIN	4,155,629	2,562,246	0	0	0	0	0	0	0	6,717,875
33341	STPU ROAD GRANT	6,708,902	1,463,395	0	0	0	0	0	0	0	8,172,297
33343	FEDERAL BRIDGE GRANT	0	0	0	22,100,000	0	0	0	0	22,100,000	22,100,000
33437	RURAL ARTERIAL TRUST ACCT	5,745,811	4,529,153	5,114,320	0	0	0	0	0	5,114,320	15,389,284
33440	TRANSPORTATION IMPROVEMENT (TIB)	779,364	2,649,390	0	0	0	0	0	0	0	3,428,754
39113	GENERAL OBLIGATION BONDS	6,525,688	1,180,312	0	0	0	0	0	0	0	7,706,000
33708	INTERLOCAL GRANTS OTHER	0	0	40,394,000	33,981,100	34,473,165	31,767,405	42,134,519	0	182,750,189	182,750,189
39719	CONTRIB FLOOD CONTROL ZONE DT	614,254	164,162	0	0	0	0	0	0	0	778,416
39721	CONTRIB SURF WATER MGT	20,969,731	7,328,358	0	0	0	0	0	0	0	26,248,949
39780	CONTRIBUTION - CURRENT EXPENSE	4,000,000	0	0	0	0	0	0	0	0	4,000,000
39789	CONTRIB REET #1	6,312,665	5,442,728	0	0	0	0	0	0	0	10,840,354
39796	CONTRIB OTHER FUNDS	0	1,287,203	0	0	0	0	0	0	0	1,287,203
42010	WA STATE REC CONSRVTN OFFICE (RCO)	0	0	0	0	0	0	0	0	0	0
43367	ROAD CONSTRUCT OTHER GOVT	9,000	0	0	0	0	0	0	0	0	9,000
Total		140,424,280	53,440,189	48,212,369	56,081,100	34,473,165	31,767,405	42,134,519	0	212,668,558	403,425,887

2027 Proposed Budget - Revenue Totals for Fund 3865

		Prior Years								Totals	
		Expenditures	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	2027-2032	Source Total
30800	BUDGETED FUND BALANCE	1,710,836	5,362,152	(2,610,000)	0	0	0	0	0	(2,610,000)	3,877,737
33341	STPU ROAD GRANT	345,187	5,257,242	7,691,415	0	0	0	0	0	7,691,415	13,293,844
33708	INTERLOCAL GRANTS OTHER	0	0	13,600,000	6,700,000	28,003,000	12,034,000	16,200,000	0	76,537,000	76,537,000
39789	CONTRIB REET #1	660,078	2,558,014	0	0	0	0	0	0	0	3,218,092
44179	ROADS C E SWM	88,319	0	0	0	0	0	0	0	0	88,319
Total		2,804,420	13,177,408	18,681,415	6,700,000	28,003,000	12,034,000	16,200,000	0	81,618,415	97,014,992
Total for Funds 3855 and 3865		143,228,699	66,617,597	66,893,784	62,781,100	62,476,165	43,801,405	58,334,519	0	294,286,973	500,440,879

2027 Proposed Budget - Revenue Totals for Fund 3855

		Prior Years								Totals	
		Expenditures	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	2027-2032	Source Total
30800	BUDGETED FUND BALANCE										
1129582	Emergent Need 3855	0	4,632,395	0	0	0	0	0	0	0	4,632,395
1129584	Countywide Quick Response Program	11,666,140	6,225,637	0	0	0	0	0	0	0	17,891,777
1129585	Countywide Roadway Preservation Program	46,885,132	7,750,867	94,049	0	0	0	0	0	94,049	54,730,048
1129586	Countywide Drainage Preservation Program	12,426,735	4,571,727	0	0	0	0	0	0	0	16,998,462
1129587	Countywide Guardrail Preservation Program	8,796,857	603,143	0	0	0	0	0	0	0	9,400,000
1129591	Countywide School Zone Safety Program	1,576,436	38,714	0	0	0	0	0	0	0	1,615,150
1134093	Countywide Traffic Safety Program	2,241,063	467,837	0	0	0	0	0	0	0	2,708,900
1135998	Ames Lake Trestle Bridge #1320A Replacement	404,550	136,169	0	0	0	0	0	0	0	540,719
1136000	Baring Bridge #509A Replacement	87,611	1,512,403	0	0	0	0	0	0	0	1,600,014
1139144	SE Reinig Road Drainage Improvement Culvert	0	125,300	0	0	0	0	0	0	0	125,300
1139147	Countywide Americans with Disabilities Act Program	368,021	482,523	0	0	0	0	0	0	0	850,544
1139286	Countywide Bridge Load Safety Program	142,961	0	0	0	0	0	0	0	0	
1142615	SE Lake Francis Road Haul Road Mitigation	7,730	191,067	0	0	0	0	0	0	0	198,797
1143970	S Peasley Canyon Road and S 321st Street Permanent Signal	0		0	0	0	0	0	0	0	0
1148396	NE Tolt Hill Road High Friction Surface Treatment	0	95,460	0	0	0	0	0	0	0	95,460
1153175	Countywide Road Services Facilities Upgrades Program	0	0	540,000	0	0	0	0	0	540,000	540,000
1153182	Renton Road Maintenance Building C HVAC and Roofing	0	0	2,070,000	0	0	0	0	0	2,070,000	2,070,000
	Total	84,603,236	26,833,242	2,704,049	0	0	0	0	0	2,704,049	113,997,566
33340	FEDERAL HIGHWAY ADMIN										
1129584	Countywide Quick Response Program	4,155,629	1,262,246	0	0	0	0	0	0	0	5,417,875
1136235	Avondale Road NE at NE 144th Place Culvert Replacement	0	0	0	0	0	0	0	0	0	0
1136236	NE 165th Street at 176th Avenue NE Culvert Replacement	0	1,300,000	0	0	0	0	0	0	0	1,300,000
	Total	4,155,629	2,562,246	0	0	0	0	0	0	0	6,717,875
33341	STPU ROAD GRANT										
1129585	Countywide Roadway Preservation Program	6,708,902	1,463,395	0	0	0	0	0	0	0	8,172,297
1136236	NE 165th Street at 176th Avenue NE Culvert Replacement	0	0	0	0	0	0	0	0	0	0
	Total	6,708,902	1,463,395	0	0	0	0	0	0	0	8,172,297
33343	FEDERAL BRIDGE GRANT										
1136000	Baring Bridge #509A Replacement	0	0	0	22,100,000	0	0	0	0	22,100,000	22,100,000
	Total	0	0	0	22,100,000	0	0	0	0	22,100,000	22,100,000

2027 Proposed Budget - Revenue Totals for Fund 3855

		Prior Years Expenditures	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	Totals 2027-2032	Source Total
33437	RURAL ARTERIAL TRUST ACCT										
1129585	Countywide Roadway Preservation Program	1,687,624	0	0	0	0	0	0	0	0	1,687,624
1135998	Ames Lake Trestle Bridge #1320A Replacement	2,860,833	28,067	0	0	0	0	0	0	0	2,888,900
1139144	SE Reinig Road Drainage Improvement Culvert	145,774	1,444,526	0	0	0	0	0	0	0	1,590,300
1139811	SE 384th Street Drainage Improvement Culvert	1,035,000	0	0	0	0	0	0	0	0	1,035,000
1142615	SE Lake Francis Road Haul Road Mitigation	16,580	2,197,420	0	0	0	0	0	0	0	2,214,000
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement			2,500,000	0	0	0	0	0	2,500,000	2,500,000
1148396	NE Tolt Hill Road High Friction Surface Treatment	0	859,140	110,070	0	0	0	0	0	110,070	969,210
1153178	8th Avenue SW Sidewalk	0	0	832,500	0	0	0	0	0	832,500	832,500
1153179	8th Avenue SW Reconstruction	0	0	900,000	0	0	0	0	0	900,000	900,000
1153180	15th Avenue SW Reconstruction	0	0	771,750	0	0	0	0	0	771,750	771,750
	Total	5,745,811	4,529,153	5,114,320	0	0	0	0	0	5,114,320	15,389,284
33440	TRANSPORTATION IMPROVEMENT (TIB)										
1129585	Countywide Roadway Preservation Program	779,364	2,649,390	0	0	0	0	0	0	0	3,428,754
	Total	779,364	2,649,390	0	0	0	0	0	0	0	3,428,754
39113	GENERAL OBLIGATION BONDS										
1135998	Ames Lake Trestle Bridge #1320A Replacement	6,525,688	1,180,312	0	0	0	0	0	0	0	7,706,000
	Total	6,525,688	1,180,312	0	0	0	0	0	0	0	7,706,000
33708	INTERLOCAL GRANTS OTHER										
1129582	Emergent Need 3855	0	0	1,120,000	1,324,600	2,085,950	2,966,425	2,100,761	0	9,597,736	9,597,736
1129584	Countywide Quick Response Program	0	0	17,050,000	5,724,500	6,125,215	6,553,980	7,012,758	0	42,466,453	42,466,453
1129585	Countywide Roadway Preservation Program	0	0	14,000,000	8,000,000	8,000,000	8,000,000	8,000,000	0	46,000,000	46,000,000
1129586	Countywide Drainage Preservation Program	0	0	1,230,000	4,964,000	5,212,000	5,472,000	5,746,000	0	22,624,000	22,624,000
1129587	Countywide Guardrail Preservation Program	0	0	550,000	0	1,200,000	0	1,300,000	0	3,050,000	3,050,000
1129591	Countywide School Zone Safety Program	0	0	200,000	200,000	200,000	200,000	200,000	0	1,000,000	1,000,000
1134093	Countywide Traffic Safety Program	0	0	500,000	1,400,000	2,000,000	1,325,000	1,325,000	0	6,550,000	6,550,000
1136000	Baring Bridge #509A Replacement	0	0	200,000	7,000,000	0	0	0	0	7,200,000	7,200,000
1136239	Thomas Road SE and SE 317th Place - Culvert Replacement	0	0	300,000	300,000	300,000	2,500,000	0	0	3,400,000	3,400,000
1139144	SE Reinig Road Drainage Improvement Culvert	0	0	750,000	0	0	0	0	0	750,000	750,000
1139147	Countywide Americans with Disabilities Act Program	0	0	250,000	750,000	250,000	750,000	250,000	0	2,250,000	2,250,000
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement	0	0	0	0	0	0	1,200,000	0	1,200,000	1,200,000

2027 Proposed Budget - Revenue Totals for Fund 3855

		Prior Years	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	Totals	Source Total
		Expenditures								2027-2032	
1153175	Countywide Road Services Facilities Upgrades Program	0	0	2,900,000	4,000,000	5,000,000	3,000,000	6,000,000	0	20,900,000	20,900,000
1153176	Countywide Active Transportation Facilities Upgrades Program	0	0	200,000	200,000	2,100,000	1,000,000	1,000,000	0	4,500,000	4,500,000
1153177	Vashon Island Seawall Replacement	0	0	1,000,000	0	1,000,000	0	8,000,000	0	10,000,000	10,000,000
1153181	76th Avenue S Sidewalk	0	0	144,000	118,000	1,000,000	0	0	0	1,262,000	1,262,000
Total		0	0	40,394,000	33,981,100	34,473,165	31,767,405	42,134,519	0	182,750,189	182,750,189
39719	CONTRIB FLOOD CONTROL ZONE DT										
1129586	Countywide Drainage Preservation Program	614,254	164,162	0	0	0	0	0	0	0	778,416
1144165	SE 424th Street Near 254th Avenue S Culvert Replacement	0	0	0	0	0	0	0	0	0	0
Total		614,254	164,162	0	0	0	0	0	0	0	778,416
39721	CONTRIB SURF WATER MGT										
1129586	Countywide Drainage Preservation Program	17,725,449	6,000,000	0	0	0	0	0	0	0	23,725,449
1136236	NE 165th Street at 176th Avenue NE Culvert Replacement	340,516	499,984	0	0	0	0	0	0	0	840,500
1136237	S 370th Street Culvert Replacement			0	0	0	0	0	0	0	0
1136239	Thomas Road SE and SE 317th Place - Culvert Replacement	23,587	123,413	0	0	0	0	0	0		
1136419	432nd Street Culvert Replacement	2,051,981	(199,841)	0	0	0	0	0	0		
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement	450,730	682,270	0	0	0	0	0	0	0	1,133,000
1144167	NE 100th Street on Ames Creek Culvert Replacement	41,434	8,566	0	0	0	0	0	0		
1144168	SE Ravensdale Way on Rock Creek Culvert Replacement	336,033	213,967	0	0	0	0	0	0	0	550,000
Total		20,969,731	7,328,358	0	0	0	0	0	0	0	26,248,949
39780	CONTRIBUTION - CURRENT EXPENSE										
1129585	Countywide Roadway Preservation Program	4,000,000	0	0	0	0	0	0	0	0	4,000,000
Total		4,000,000	0	0	0	0	0	0	0	0	4,000,000
39789	CONTRIB REET #1										
1129584	Countywide Quick Response Program	403,588	4,922	0	0	0	0	0	0	0	408,510
1129585	Countywide Roadway Preservation Program	2,001,508	2,230,136	0	0	0	0	0	0	0	4,231,644
1136000	Baring Bridge #509A Replacement	2,515,324	858,176	0	0	0	0	0	0	0	3,373,500
1136239	Thomas Road SE and SE 317th Place - Culvert Replacement	0	278,000	0	0	0	0	0	0		
1136419	432nd Street Culvert Replacement	0	211,000	0	0	0	0	0	0		
1139144	SE Reinig Road Drainage Improvement Culvert	72,941	103,759	0	0	0	0	0	0	0	176,700
1139147	Countywide Americans with Disabilities Act Program	319,024	(19,024)	0	0	0	0	0	0	0	300,000
1139286	Countywide Bridge Load Safety Program	285,029	141,010	0	0	0	0	0	0		
1139811	SE 384th Street Drainage Improvement Culvert	708,435	341,565	0	0	0	0	0	0	0	1,050,000
1144163	8402 W Snoqualmie Valley Road NE Culvert Replacement	0	500,000	0	0	0	0	0	0	0	500,000

2027 Proposed Budget - Revenue Totals for Fund 3855

		Prior Years								Totals		
		Expenditures	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	2027-2032	Source Total	
1144165	SE 424th Street Near 254th Avenue S Culvert Replacement	6,817	393,183	0	0	0	0	0	0	0	0	400,000
1144168	SE Ravensdale Way on Rock Creek Culvert Replacement	0	400,000	0	0	0	0	0	0	0	0	400,000
Total		6,312,665	5,442,728	0	0	0	0	0	0	0	0	10,840,354
39796	CONTRIB OTHER FUNDS											
1142615	SE Lake Francis Road Haul Road Mitigation	0	287,203	0	0	0	0	0	0	0	0	287,203
1144165	SE 424th Street Near 254th Avenue S Culvert Replacement	0	1,000,000	0	0	0	0	0	0	0	0	1,000,000
Total		0	1,287,203	0	0	0	0	0	0	0	0	1,287,203
42010	WA STATE REC CONSRVTN OFFICE (RCO)											
1136419	432nd Street Culvert Replacement	0	0	0	0	0	0	0	0	0	0	0
Total		0	0	0	0	0	0	0	0	0	0	0
43367	ROAD CONSTRUCT OTHER GOVT											
1129585	Countywide Roadway Preservation Program	9,000	0	0	0	0	0	0	0	0	0	9,000
Total		9,000	0	0	0	0	0	0	0	0	0	9,000
Total for Fund 3855		140,424,280	53,440,189	48,212,369	56,081,100	34,473,165	31,767,405	42,134,519	0	212,668,558	403,425,887	

2027 Proposed Budget - Revenue Totals for Fund 3865

		Prior Years								Totals	
		Expenditures	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	2027-2032	Source Total
30800	BUDGETED FUND BALANCE										
1129592	Emergent Need 3865	0	671,056	0	0	0	0	0	0	0	671,056
1129593	Grant Contingency Project for Fund 3865	0	135,250	0	0	0	0	0	0		
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements	664,283	2,398	0	0	0	0	0	0	0	666,681
1134079	SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement	88,952	11,048	0	0	0	0	0	0	0	100,000
1134080	NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements	751,857	28,143	0	0	0	0	0	0	0	780,000
1135042	Vashon Maintenance Facility Replacement	16,317	488,683	(485,000)	0	0	0	0	0	(485,000)	20,000
1139145	SE Green Valley Road and 218th Avenue SE Improvements	74,418	85,582		0	0	0	0	0	0	160,000
1143975	Road Services Division 5 Facility	21,296	1,058,704	(990,000)	0	0	0	0	0	(990,000)	90,000
1148397	148th Avenue SE at SE224th Street Intersection Improvements	83,260	366,740		0	0	0	0	0		
1148401	Countywide Roads Facilities and Fleet Program	10,453	2,514,547	(1,135,000)	0	0	0	0	0	(1,135,000)	1,390,000
	Total	1,710,836	5,362,152	(2,610,000)	0	0	0	0	0	(2,610,000)	3,877,737
33341	STPU ROAD GRANT										
1129593	Grant Contingency Project for Fund 3865	0	5,019,429	5,000,000	0	0	0	0	0	5,000,000	10,019,429
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements	0	0	1,394,415	0	0	0	0	0	1,394,415	1,394,415
1134079	SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement	0	0	1,297,000	0	0	0	0	0	1,297,000	1,297,000
1139145	SE Green Valley Road and 218th Avenue SE Improvements	345,187	237,813	0	0	0	0	0	0	0	583,000
	Total	345,187	5,257,242	7,691,415	0	0	0	0	0	7,691,415	13,293,844
33708	INTERLOCAL GRANTS OTHER										
1129592	Emergent Need 3865	0	0	1,000,000	500,000	800,000	1,134,000	800,000		4,234,000	4,234,000
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements	0	0	200,000	1,200,000	0	0	9,000,000	0	10,400,000	10,400,000
1134079	SE Kent-Kangley Road at Landsburg Road SE Intersection Improvement	0	0	0	0	403,000	0	200,000	0	603,000	603,000
1134080	NE Woodinville-Duvall Road at West Snoqualmie Valley Road NE Improvements	0	0	200,000	600,000	0	600,000	0	0	1,400,000	1,400,000
1139145	SE Green Valley Road and 218th Avenue SE Improvements	0	0	50,000	200,000	0	3,500,000	0	0	3,750,000	3,750,000
1148397	148th Avenue SE at SE224th Street Intersection Improvements	0	0	150,000	0	600,000	3,600,000	0	0	4,350,000	4,350,000
1148401	Countywide Roads Facilities and Fleet Program	0	0	3,100,000	4,000,000	5,000,000	3,000,000	6,000,000	0	21,100,000	21,100,000

2027 Proposed Budget - Revenue Totals for Fund 3865

		Prior Years								Totals	
		Expenditures	Existing Budget	2027 Planned	2028	2029	2030	2031	2032	2027-2032	Source Total
1150639	238th Avenue NE and NE 70th Street Culvert Construction - Fish Passage	0	0	1,900,000	0	0	0	0	0	1,900,000	1,900,000
1153183	Cross Snoqualmie Valley Connector	0	0	6,800,000	0	21,000,000	0	0	0	27,800,000	27,800,000
1153199	Countywide Street Light Installation Program	0	0	200,000	200,000	200,000	200,000	200,000	0	1,000,000	1,000,000
Total		0	0	13,600,000	6,700,000	28,003,000	12,034,000	16,200,000	0 0	76,537,000	76,537,000
39789	CONTRIB REET #1										
1129592	Emergent Need 3865	0	200,092	0	0	0	0	0	0	0	200,092
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements	15,703	534,297	0	0	0	0	0	0	0	550,000
1139145	SE Green Valley Road and 218th Avenue SE Improvements	165,989	26,011	0	0	0	0	0	0	0	192,000
1148397	148th Avenue SE at SE 224th Street Intersection Improvements	0	150,000	0	0	0	0	0	0	0	150,000
1150639	238th Avenue NE and NE 70th Street Culvert Construction - Fish Passage	478,386	1,647,614	0	0	0	0	0	0	0	2,126,000
Total		660,078	2,558,014	0	0	0	0	0	0 0	0	3,218,092
44179	ROADS C E SWM										
1129598	Issaquah-Hobart Road SE at SE May Valley Road Improvements	88,319	0	0	0	0	0	0	0	0	88,319
Total		88,319	0	0	0	0	0	0	0	0	88,319
Total for Fund 3865		2,804,420	13,177,408	18,681,415	6,700,000	28,003,000	12,034,000	16,200,000	0	81,618,415	97,014,992



Executive Girmay Zahilay

Chinook Building, CNK-EX-0800
 401 Fifth Avenue, Suite 800
 Seattle, WA 98104-2391

September 24, 2026

The Honorable Sarah Perry
 Chair, King County Council
 Room 1200
 C O U R T H O U S E

Dear Councilmember Perry:

This letter transmits a proposed Ordinance that, if enacted, would adopt the Road Services Division (Road's) 2027-2032 Capital Improvement Program (CIP). To continue receiving gas tax revenue distribution from the state, the County is required under RCW 36.81.130 and RCW 36.81.121 to prepare and adopt an annual six-year construction program for submission to the state and authorized by the County Road Administration Board (CRAB). The proposed Ordinance approving the Road Services Division 2027-2032 CIP meets this requirement.

This proposed Ordinance is required to be adopted by year end, and prior to the adoption of the supplemental budget Ordinance. Road's proposed six-year CIP is consistent with, and assumes the adoption of, the proposed appropriation changes in the separate supplemental Ordinance. This proposed legislation seeks Council adoption of the CIP but does not seek changes to appropriation authority.

Thank you for your consideration of this proposed Ordinance. If your staff have any questions, please feel free to contact Doug Hodson, Interim Director of Road Services Division, at 206-477-5918.

The Honorable Sarah Perry
September 24, 2026
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Sincerely,

A handwritten signature in black ink, appearing to read 'Girmay Zahilay', written in a cursive style.

for

Girmay Zahilay
King County Executive

cc: King County Councilmembers
 ATTN: Stephanie Cirkovich, Chief of Staff, King County Council
 Melani Hay, Clerk of the Council
Karan Gill, Deputy Executive, Office of the Executive
Jasmin Weaver, Chief of Staff, Office of the Executive
Hyeok Kim, Chief Operating Officer, Office of the Executive
Sierra Howlett Browne, Director of Government Relations, Office of the Executive
Garrett Holbrook, Council Relations Manager, Office of the Executive
Leon Richardson, Director, Department of Local Services (DLS)
Becka Johnson, Chief Administrative Officer, DLS
Doug Hodson, Interim Director, Road Services Division, DLS
JoAnn Kosai-Eng, P.E., County Road Engineer, DLS

2026-2027 FISCAL NOTE

Ordinance/Motion: Ordinance 2026-XXXX
 Road Services 2027 Annual Six-Year Plan 2027-2032
 Affected Agency and/or Agencies: King County Department of Local Services, Road Services Division
 Note Prepared By: Patricia Mitchell, Department of Local Services-Finance
 Date Prepared: 08/31/2026
 Note Reviewed By: Bonnie Fluckinger, Executive Analyst
 Date Reviewed: 9/11/2026

Description of request:

Adopts the Road Services annual six-year CIP Plan 2027-2032, as required by WAC 136-16. This legislation extends Roads' CIP into 2032, a year past what was adopted with the 2026-2027 biennial budget, which went through 2031. This is consistent with, and assumes the adoption of the 2026 2nd Omnibus supplemental appropriations ordinance.

Revenue to:

Agency	Fund Code	Revenue Source	2026-2027	2028-2029	2030-2031
Road Services	N/A	N/A	0	0	0
TOTAL			0	0	0

Expenditures from:

Agency	Fund Code	Department	2026-2027	2028-2029	2030-2031
Roads	N/A		0	0	0
TOTAL			0	0	0

Expenditures by Categories

Agency	2026-2027	2028-2029	2030-2031
	0	0	0
TOTAL	0	0	0

Does this legislation require a budget supplemental? No

Notes and Assumptions: