



Meeting Location:
216 Prospect Street
Port Orchard, WA 98366

Contact us:
Phone (360) 876-4407
Email cityhall@portorchardwa.gov
www.portorchardwa.gov

**City Council
Work Study Session
Tuesday, February 17, 2026
6:30 PM**

Pursuant to the Open Public Meetings Act, Chapter 42.30 RCW, the City Council is conducting its public meeting in a hybrid format with options for in-person attendance in the Council Chambers at City Hall or remote viewing and participation via Zoom (link below). The meeting is streamed live on the City's YouTube channel, click [here](#).

Remote Access

Link: <https://us02web.zoom.us/j/87835274312>

Zoom Meeting ID: 878 3527 4312

Zoom Call-In: 1 253 215 8782

- 1. Call to Order**
 - A. Pledge of Allegiance

- 2. Discussion Items**

(No Action to Be Taken.)

 - A. Community Event Center Update (Rice Fergus Miller)
Estimated Time: 60 Minutes
 - B. Tree Canopy (Bond)
Estimated Time: 15 Minutes
 - C. Washington Opportunity Zones Program 2.0
Estimated Time: 10 Minutes
 - D. Town Hall Dates and Locations
Estimated Time: 30 Minutes

- 3. Good of the Order**

- 4. Adjournment**

ADA Requirements

In compliance with the American with Disabilities Act, if you need accommodations to participate in this meeting, please contact the City Clerk's office at (360) 876-4407. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

Reminder: Please silence all electronic devices while City Council is in session.

To subscribe to our general news & public notices click the link: <http://portorchardwa.gov/subscribe>.

For current City Council member and contact information, please visit <https://portorchardwa.gov/departments/city-council/>.

For Committee Membership please visit <https://portorchardwa.gov/city-council-advisory-committees/>.



City of Port Orchard
216 Prospect Street, Port Orchard, WA 98366
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Agenda Staff Report

Discussion Item: 2.A. Community Event Center Update (Rice Fergus Miller)

Estimated Time: 60 Minutes

Meeting Date: February 17, 2026

Presenter: Nick Bond, Community Development Director

Summary and Background:

Rice Fergus Miller, the City's architect on the Community Event Center, will be give a presentation on a donor signage program for the CEC and will also present a concept for a kraken sculpture. Presentation materials will be shared at the meeting on February 17th.

Relationship to Comprehensive Plan: N/A

Recommendation: Discuss fundraising campaign and signage, kraken concept.

Motion for Consideration:

Has item been presented to Committee/Work Study? No

If so, which one:

Fiscal Impact:

Alternatives:

Attachments:

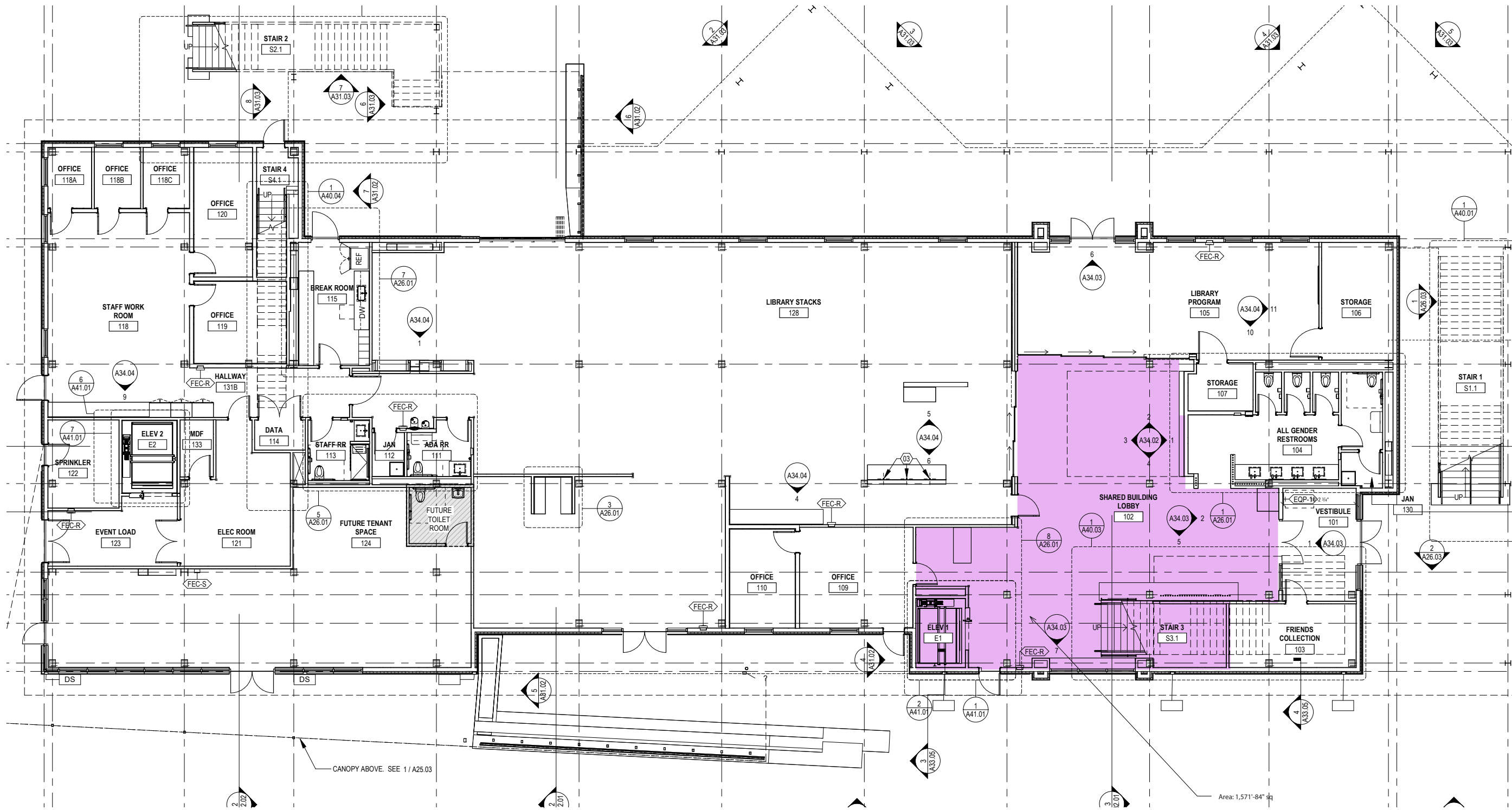
1. 260217_POCEC_Donor_Signage_Presentation
2. 20260212_City_Council_presentation_sculpture



PORT ORCHARD COMMUNITY EVENTS CENTER
DONOR PROGRAM


DESIGN DEVELOPMENT
02.17.2026

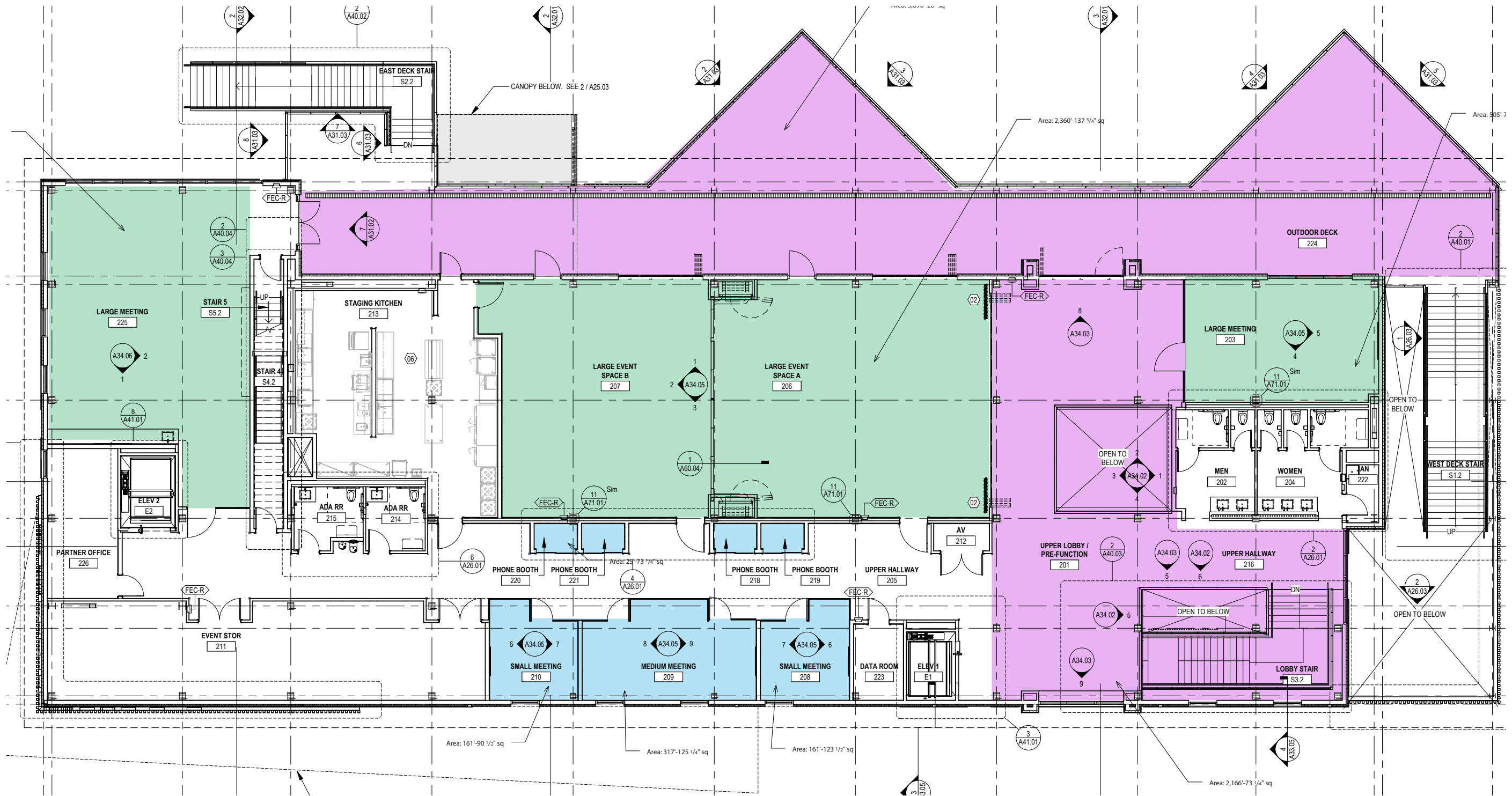




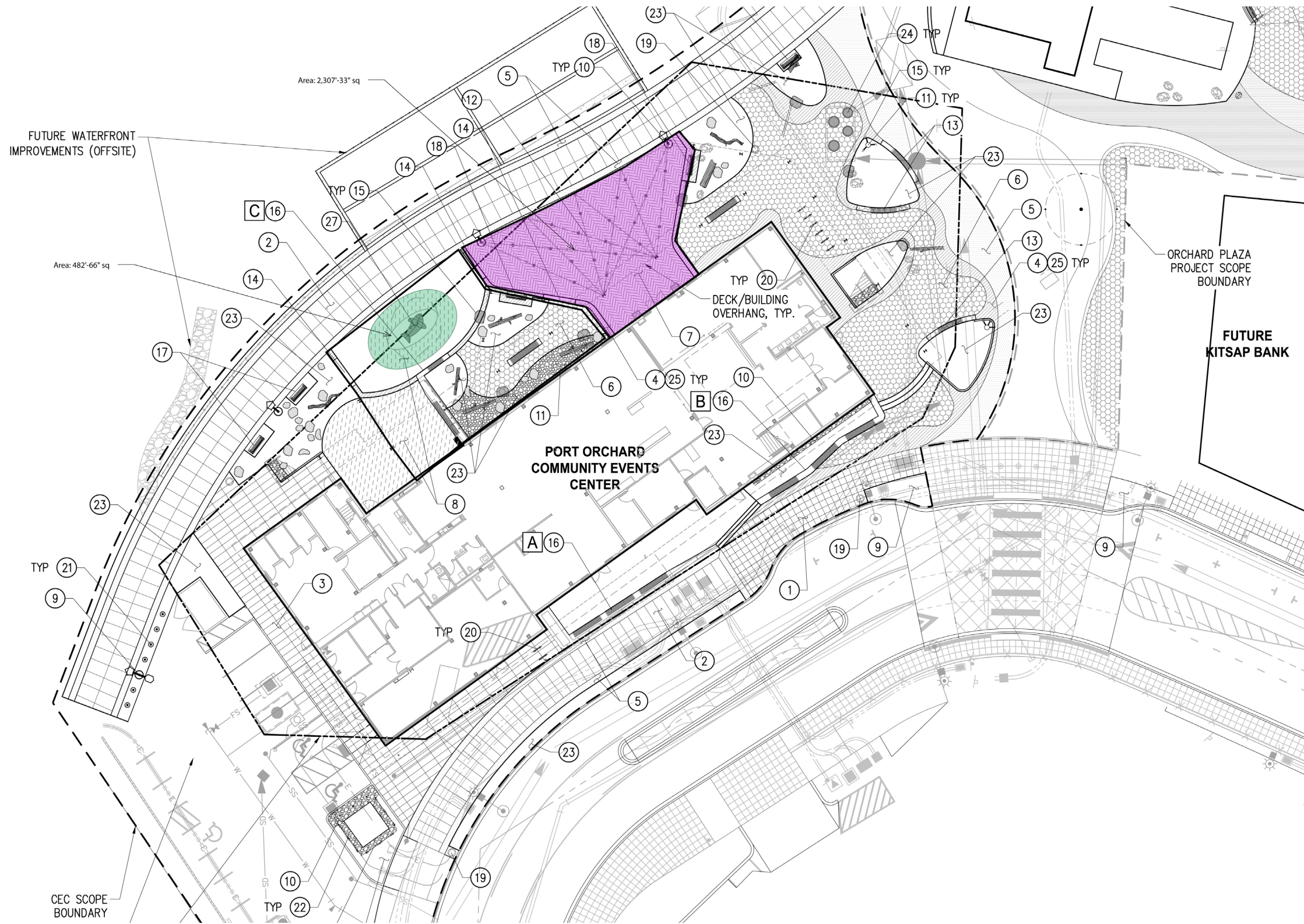
 Tier 1

 Tier 2

 Tier 3



Tier 1
 Tier 2
 Tier 3



ASSIGNED VALUE

	Room Name	Value	QTY	Total Value
Tier 1				
	Building Naming	\$ 2,000,000	\$ 1	\$ 2,000,000
	Atrium	\$ 500,000	\$ 1	\$ 500,000
	Deck	\$ 300,000	\$ 1	\$ 300,000
	Exterior Plaza	\$ 250,000	\$ 1	\$ 250,000
Tier 2				
	Co-Joined Meeting Room	\$ 100,000	\$ 1	\$ 100,000
	Children's Play Structure	\$ 75,000	\$ 1	\$ 75,000
	Large Meeting Room West	\$ 75,000	\$ 1	\$ 75,000
	Large Meeting Room East	\$ 50,000	\$ 1	\$ 50,000
Tier 3				
	Medium Meeting Room	\$ 40,000	\$ 1	\$ 40,000
	Small Meeting Rooms (2)	\$ 25,000	\$ 2	\$ 50,000
	Phone booth (4)	\$ 15,000	\$ 4	\$ 60,000
	Exterior Bench (14)	\$ 8,000	\$ 14	\$ 112,000
Tier 4				
	4A Larger Names on donor wall	\$ 5,000	\$ 50	\$ 250,000
	4B Smaller Names on donor wall	\$ 1,000	\$ 300	\$ 300,000
CAMPAIGN TOTAL				\$ 4,162,000.00

NAMED PLACES SQFT

	Room Name	SQFT	\$\$ per SQFT	Unit Value	QTY	Total Value
Tier 1						
	Building Naming	23,700	\$ 125	\$ 2,962,500	1	\$ 2,962,500
	Atrium	3,750	\$ 125	\$ 468,750	1	\$ 468,750
	Deck	3,090	\$ 125	\$ 386,250	1	\$ 386,250
	Exterior Plaza	2,315	\$ 125	\$ 289,375	1	\$ 289,375
Tier 2						
	Co-Joined Meeting Room	2,360	\$ 125	\$ 295,000	1	\$ 295,000
	Children's Play Structure	483	\$ 125	\$ 60,375	1	\$ 60,375
	Large Meeting Room West	1,110	\$ 125	\$ 138,750	1	\$ 138,750
	Large Meeting Room East	505	\$ 125	\$ 63,125	1	\$ 63,125
Tier 3						
	Medium Meeting Room	317	\$ 125	\$ 39,625	1	\$ 39,625
	Small Meeting Rooms (2)	162	\$ 125	\$ 20,250	2	\$ 40,500
	Phone booth (4)	25	\$	\$ 12,000	4	\$ 48,000
	Exterior Bench (14)	12	\$	\$ 8,000	14	\$ 112,000
Tier 4						
	4A Larger Names on donor wall			\$ 5,000	50	\$ 250,000
	4B Smaller Names on donor wall			\$ 1,000	300	\$ 300,000
CAMPAIGN TOTAL				\$ 5,454,250.00		

SIGNAGE COST

DONOR ROOM NAMING SIGNAGE

\$25,000-\$35,000

DONOR RECOGNITION WALL

OPTION 1 - \$26,000-\$30,000

OPTION 2 - \$56,000-\$65,000



PORT ORCHARD



MATERIAL REFERENCE



RENDERING

PORT ORCHARD



MATERIAL REFERENCE



RENDERING



MEETING ROOM



EVENT SPACE



PHONE ROOMS



SMALL MEETING ROOM



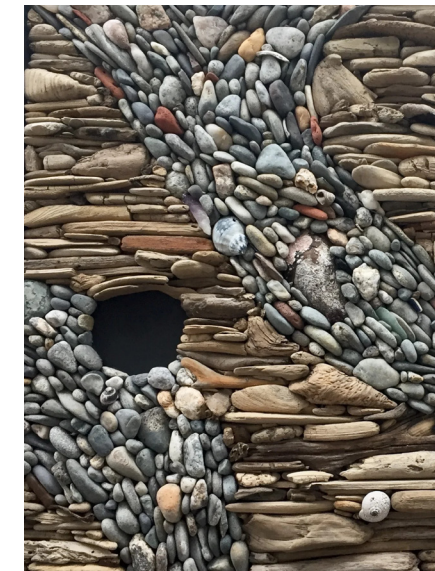
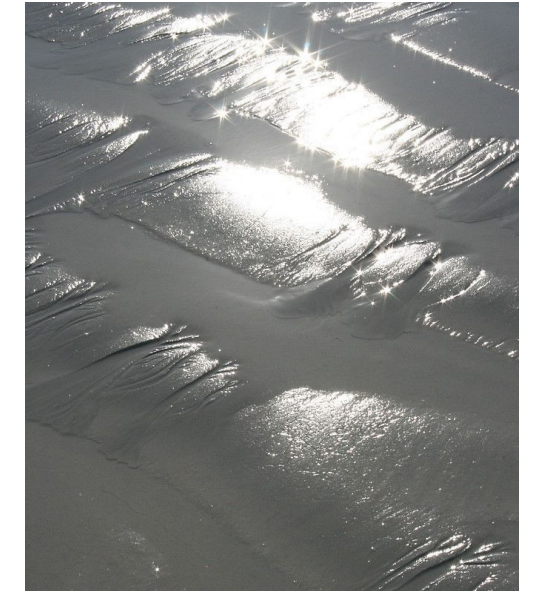
EXTERIOR BENCHES



MEDIUM MEETING ROOM

Stories of our Shores

Along the shores of the Salish Sea, each walk uncovers subtle wonders hidden beneath the waves and among the rocks. This is an ecosystem as rich and interconnected as the community these donors support.



DONOR WALL OPTION 1



VESTIBULE



DETAIL



MATERIAL REFERENCE

DONOR WALL OPTION 1

Studying the dynamic shoreline features of Sinclair Inlet from aerial views, we recreated the shape of sediment deposits seen at Port Orchard during low tide. These forms provide the basis for the donor wall design.

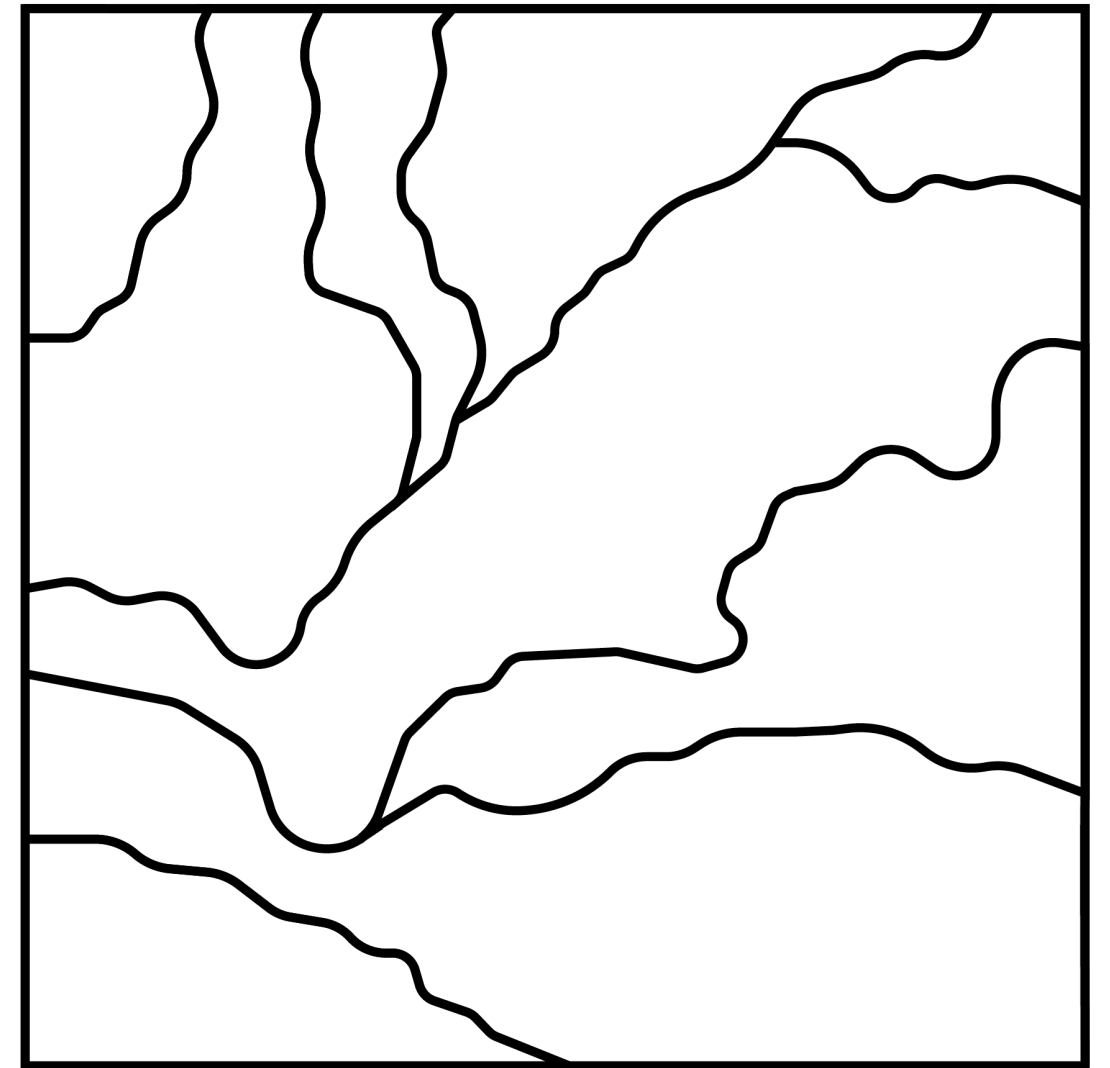
1_AERIAL VIEW



2_FORM STUDY



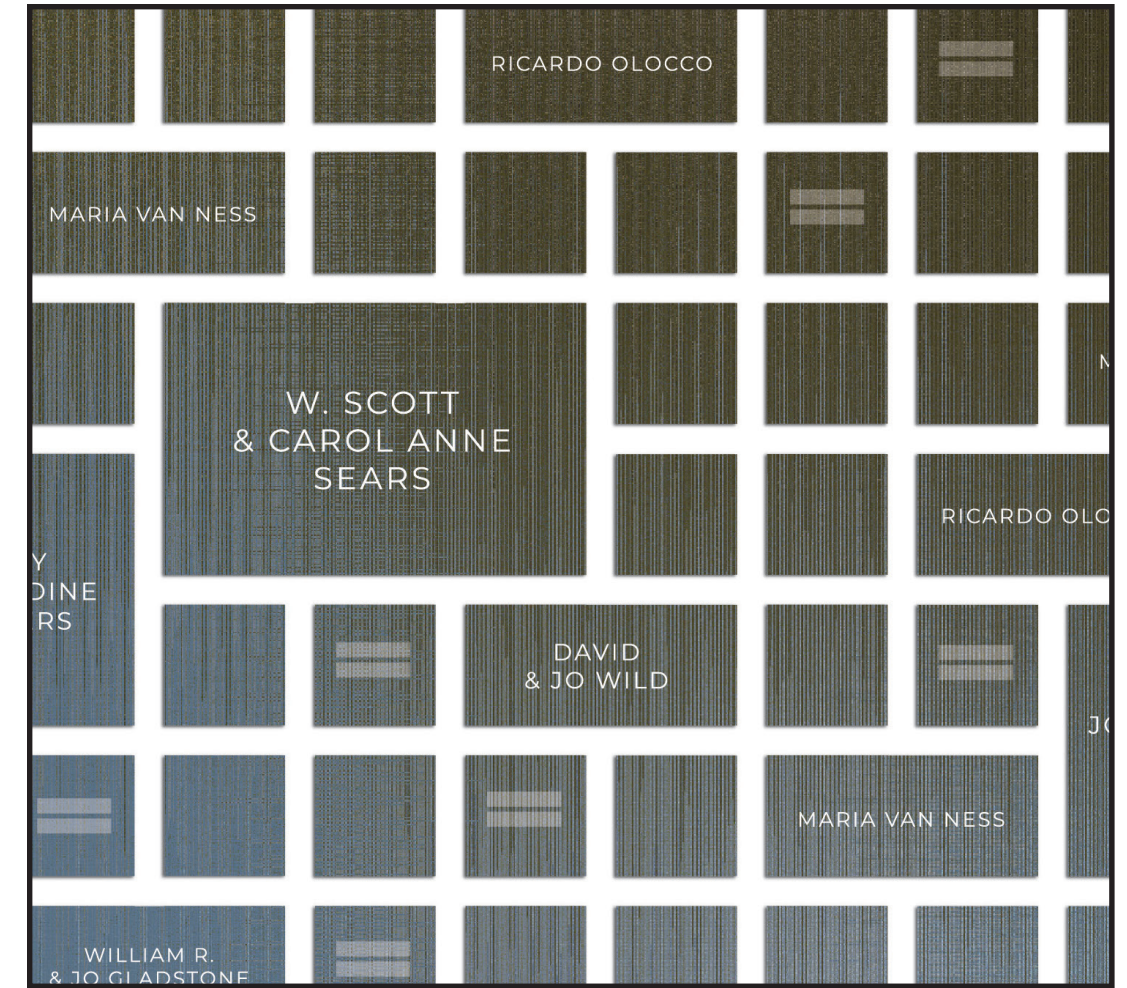
3_COMPOSITION



DONOR WALL OPTION 2



VESTIBULE



DETAIL



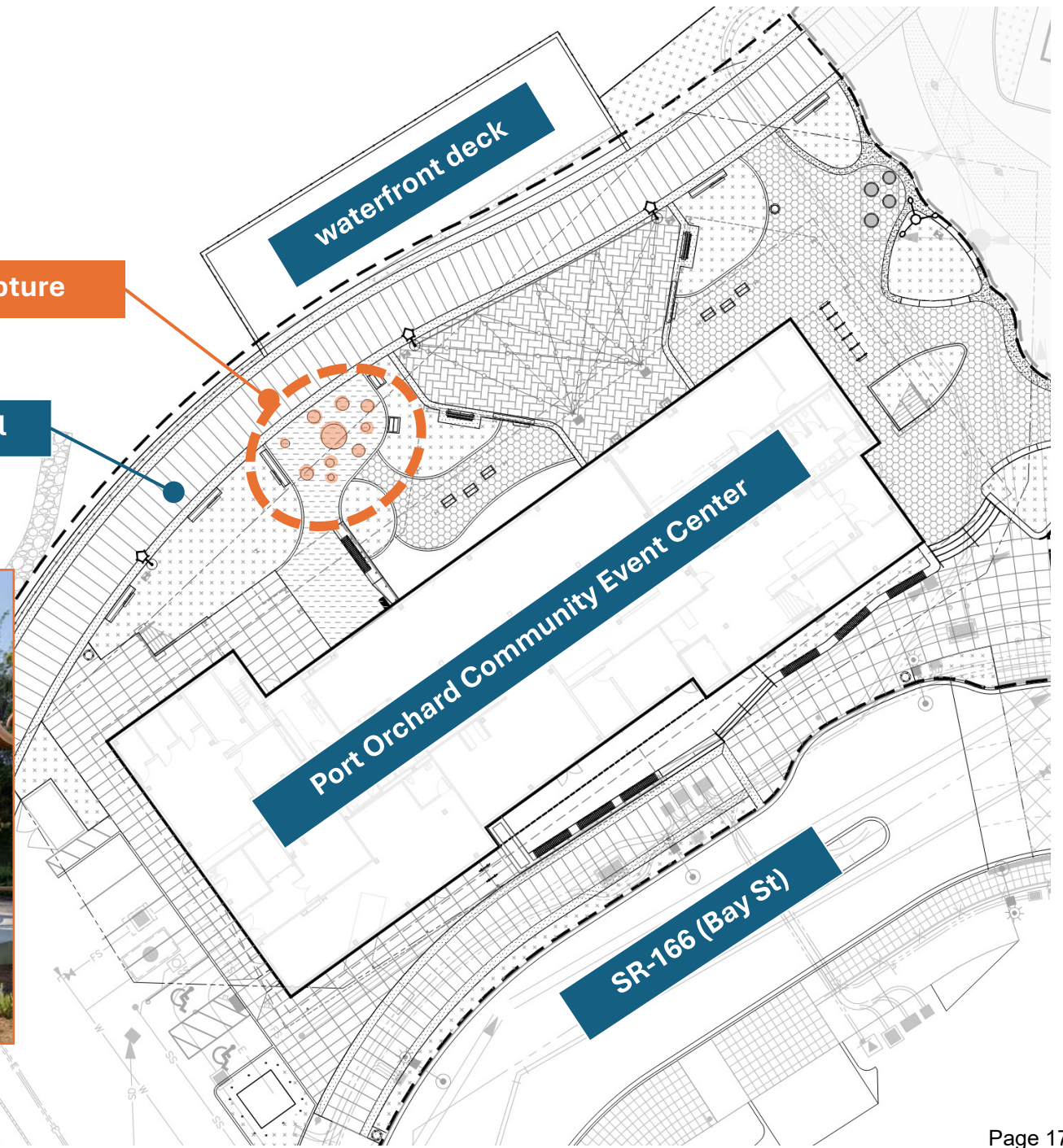
MATERIAL REFERENCE

SCULPTURE | LOCATION



Sculpture

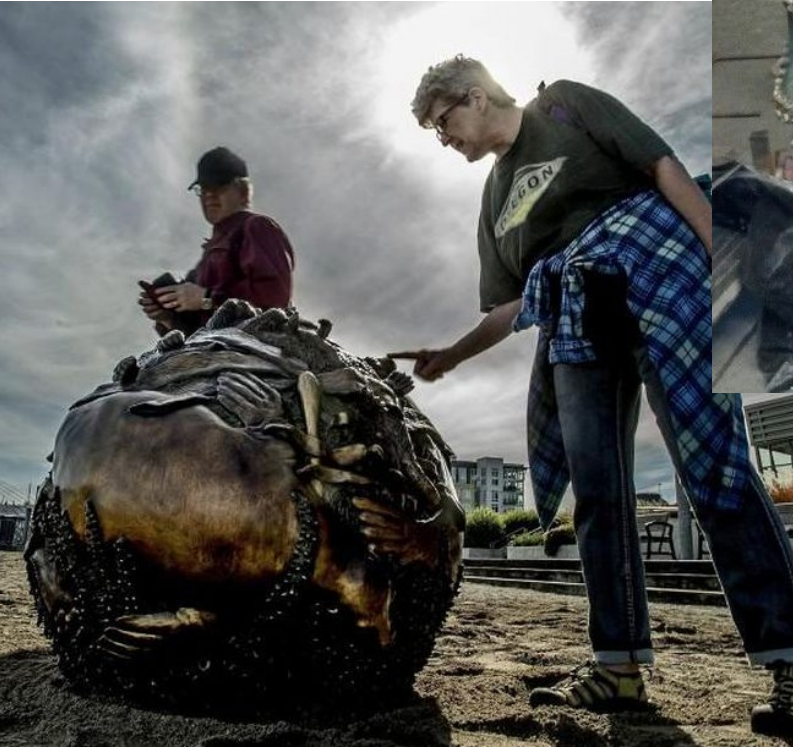
Waterfront Trail



SCULPTURE | VISION



SCULPTURE | QUALITY



SCULPTURE | QUALITY



SCULPTURE | QUALITY



**Artist: Peter Tammata
Highwire, Inc
Tacoma, WA**



**Gil's Foundry &
Manufacturing
Seattle, WA**



**Hiwire Art
mold making / casting
Portland, WA**

SCULPTURE | VISION



Tree Canopy Requirements

WESTERN WASHINGTON PHASE II MUNICIPAL STORMWATER PERMIT



Adopt and implement tree canopy goals and policies to support stormwater management due 12/31/28



Establish a long-term (5-10yrs) goal of canopy, existing or future projection to be used for stormwater management on City-owned properties



Consider how existing or future tree canopy can support stormwater management and water quality improvements in receiving waters



Specific considerations shall include maintaining or increasing canopy in overburdened communities and maintaining existing mature canopy



Overburdened Communities

What is an “Overburdened Community”

A geographic area where vulnerable populations face combined, multiple environmental harms and health impacts, and includes, but is not limited to, highly impacted communities

2022 Overburdened Communities Assessment

Kitsap County conducted a thorough, data-driven analysis of demographic, socioeconomic, and environmental factors to identify overburdened communities throughout the region, including the City of Port Orchard. Their report provides clear guidance, mapping, and engagement strategies that align with state requirements - making it the most practical and locally relevant framework for our city.



[Kitsap County 2022 Overburdened Communities Assessment](#)

City of Port Orchard's Overburdened Population

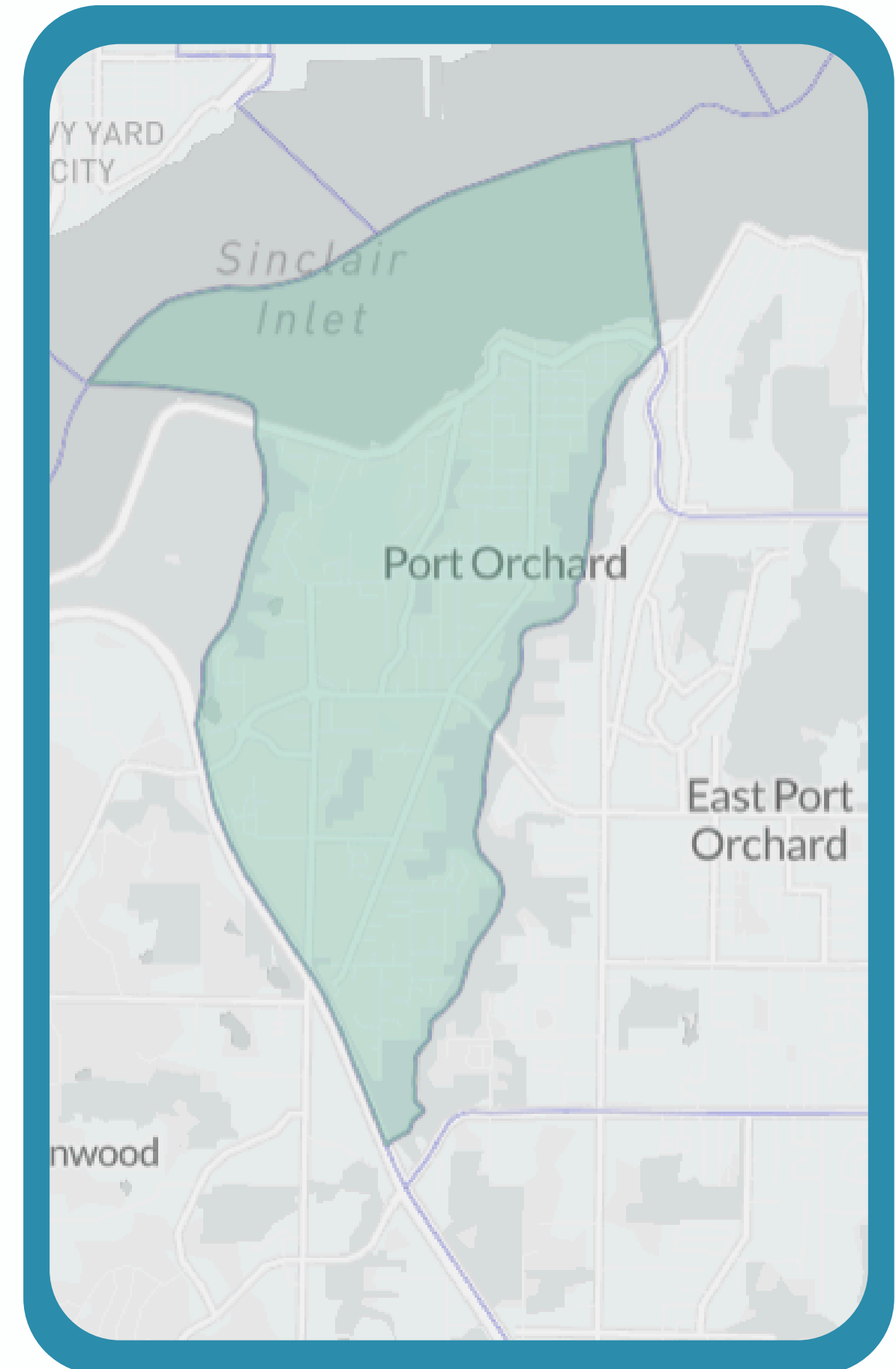
Communities on the eastern limits of the City (particularly Census Tract 922) could be considered overburdened based on the following criteria:

Key Factors

- Socioeconomic:
High poverty, education factors, limited internet access, unemployment up to 18%
- Health & Environment:
Flood hazard zones and pathogen-impaired waterways

Overburdened Audiences

- Households with no internet access
- Low-income community members
- Multi-unit dwelling residents
- Transit dependent community members

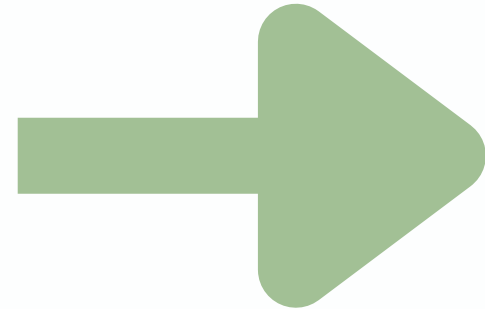


Tree Canopy Planning - Path Forward

Working with the Planning Commission to:

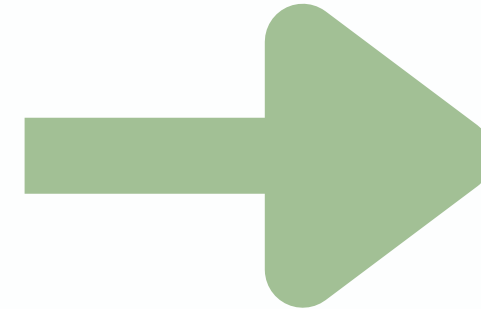
Set Long-Term Tree Canopy Goals

- For the entire City
- For City-Owned Properties



Integrate Stormwater Management

- Use existing and future canopy to reduce runoff and improve water quality





Prioritize Equity

- Maintain and enhance canopy in overburdened communities



Legend 2/13/2026

-  Tree_Canopy = 3529517 square feet
-  Census_Tract_922

0 0.25 0.5 1 Miles



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Agenda Staff Report

Discussion Item: 2.C. Washington Opportunity Zones Program 2.0

Estimated Time: 10 Minutes

Meeting Date: February 17, 2026

Presenter: Nick Bond, Community Development Director

Summary and Background:

The Opportunity Zone program has been renewed as part of recently passed federal legislation. The new program is called Opportunity Zones 2.0. Port Orchard previously applied to the Governor to have two of its census tracts designated as Opportunity Zones under the old 1.0 program and was successful in this application. From 2017 to 2025, the census tract that included downtown Port Orchard and the census tract along Bethel from downtown to Sedgwick, were designated as Opportunity zones. In the Opportunity Zone 2.0 program, the downtown census tract no longer meets eligibility requirements. The Bethel census tract north of Sedgwick remains eligible. Additionally, the Bethel census tract south of Bethel, located in both Port Orchard and the unincorporated county, are eligible. If the City wishes to have either of these census tracts designated as opportunity zones under the 2.0 program, an application must be submitted to the Governor by April 10. The City Council should discuss whether is would like city staff to pursue this designation and provide direction so that we can start working to gather letters of support and to assemble application materials. An application to the Governor does not guarantee an Opportunity Zone designation. Opportunity Zones (OZs) are federally designated tracts meant to spur investment in undercapitalized communities. The program encourages long-term (five-, seven- and 10-year) private investment in housing and businesses in historically underserved, low-income communities, giving investors tax benefits for investing in real estate projects and operating businesses. A revised program is being rolled out, designating new opportunity zones. Communities will apply for OZ designation and will do so again once every ten years. For more information about Opportunity Zones, visit the Department of Commerce website at the following address:
<https://www.commerce.wa.gov/opportunity-zones/>

Relationship to Comprehensive Plan: N/A

Recommendation: Discuss whether the City should seek new Opportunity Zone designations for census tracts in Port Orchard.

Alternative(s) Consider seeking an Opportunity Zone designation for none, one, or both of the following census tracts: Census Tract: 53035092300 (Bethel North) Census Tract: 53035092801 (Bethel South)

Motion for Consideration:

Has item been presented to Committee/Work Study? No
If so, which one:

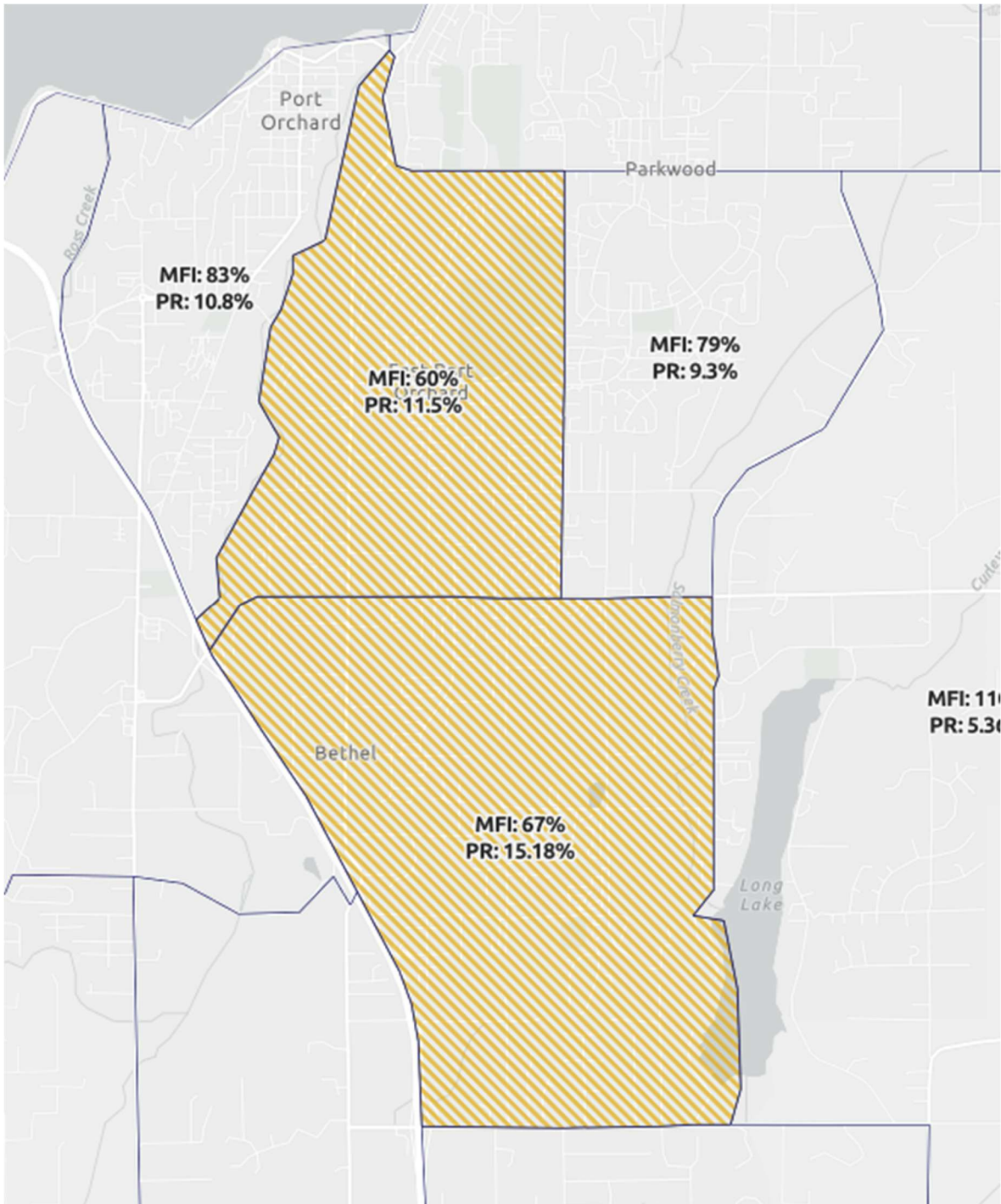
Fiscal Impact:

Alternatives:

Attachments:

1. OZ_Census_Tracts

Port Orchard Census Tracts Eligible for Opportunity Zone Designation





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Agenda Staff Report

Discussion Item: 2.D. Town Hall Dates and Locations

Estimated Time: 30 Minutes

Meeting Date: February 17, 2026

Presenter:

Summary and Background:

Proposed Town Hall Dates:

Thursday, April 2, 2026

Thursday, June 4, 2026

Thursday, September 3, 2026

Locations: TBD Start Time: TBD

Relationship to Comprehensive Plan:

Recommendation:

Motion for Consideration:

Has item been presented to Committee/Work Study? No

If so, which one:

Fiscal Impact:

Alternatives:

Attachments:

None