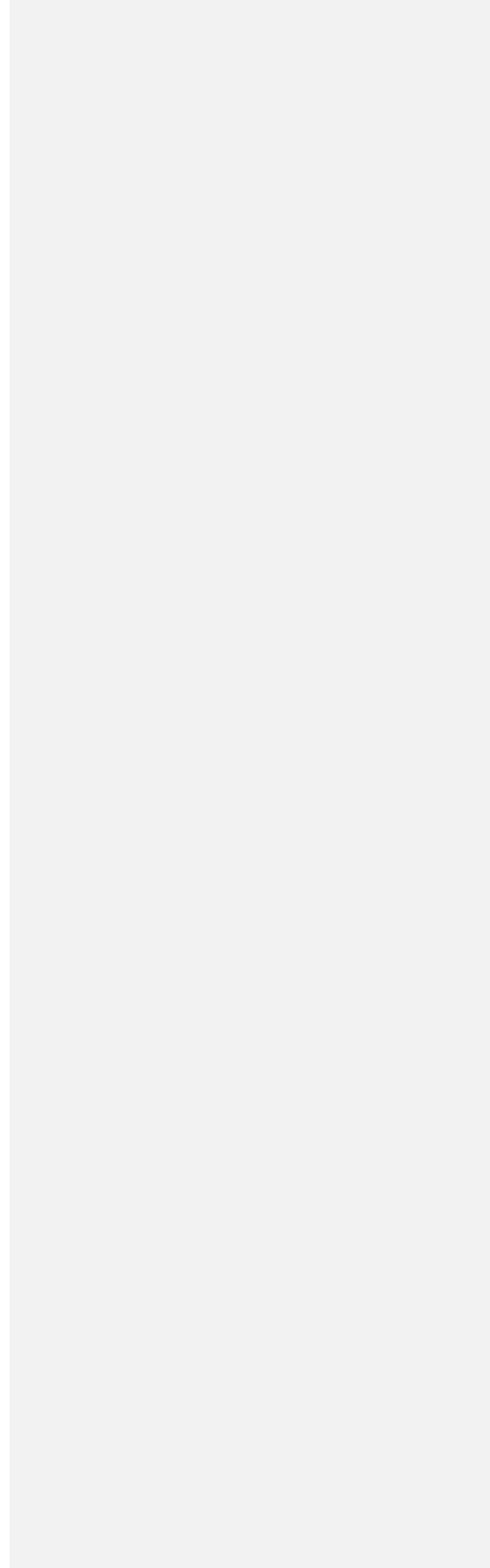


CF: Capital Facilities



Introduction

The Capital Facilities Element discusses facilities needed for public services that will support planned population and employment. Public facilities addressed in the Capital Facilities Element include the transportation system (~~streets, sidewalks, street-lighting systems~~), infrastructure, services, and amenities the community relies on parks, schools, libraries, drainage, water and sanitary sewer systems, public safety, and governmental services.

Capital Facilities include streets, sidewalks, street-lighting, parks, schools, libraries, drainage, water & sanitary sewer system, public safety, emergency response, and government buildings.

This element helps the City to ensure that the right facilities are in the right place to support the development that is planned in the Land Use Element. It also supports other elements, such as Transportation and Parks, Trails, & Open Space, which drive the policies for capital facilities on those topics. By planning ahead to identify which facilities will be needed, the City is better able to ensure that expectations for quality levels of service can be met. Consistent with this direction, goals and policies in this element guide the City to have facilities that adequately support new development, address any past deficiencies, and maintain their stated levels of service.

The Growth Management Act establishes five requirements for this element:

- Provide an inventory of facilities
- List a forecast of needs
- Show proposed locations and capacity of planned facilities
- Provide a financing plan for needed facilities
- Reassess planned facilities if they cannot be provided and paid for

The process of addressing these five requirements helps the decision-making process of the City by organizing and prioritizing future capital improvement projects (CIP). The first four requirements are addressed in the Capital Facilities Element Background Analysis (Volume II). The fifth requirement is addressed in Policy CF-3.6.

Volume II contains the background data and analysis that provide the foundation for the Capital Facilities Element goals and policies. Major topics addressed in Volume II include:

- **Inventory**
- **Forecast of future needs**
- **Capital projects**
- **Funding sources**

Commented [CH1]: Comment: Intro includes most of the definition with the full definition following directly after. Can this be simplified?

Response: Edited as suggested.

Goals and Policies



Goal CF-1

Provide capital facilities and public services necessary to support existing and new development envisioned in the Land Use Element and in conformity with all sections of this comprehensive plan.

Policy CF-1.1: Plan capital facilities that have the capacity and are located to serve existing development and future growth planned in the Land Use Element.

Policy CF-1.2: Provide and maintain City capital facilities, including City Hall and other public buildings, drainage and sewer systems, parks, police, and transportation infrastructure.

Policy CF-1.3: When services are provided by alternative providers, coordinate with them to better understand their provision of fire and rescue, library, schools, sewer, transportation, water, solid waste collection, and other utilities and services.

Policy CF-1.4: Adopt by reference the capital facilities plans of the following providers of public facilities and services in Lake Forest Park, provided those plans are consistent with this Comprehensive Plan.

- Fire and Rescue: Northshore Shoreline Fire Department.
- Library: King County Library System.
- Schools: Shoreline School District.
- Transportation: Metro, Sound Transit, Washington State Department of Transportation.
- Water and Sewer: North City Water District, Lake Forest Park Water District, Seattle Public Utilities, Northshore Utility District.

Policy CF-1.5: Support processes for planning capital facilities of regional or statewide importance, including airport and transportation system changes and expansions.

Policy CF-1.6: If Lake Forest Park is selected as a site for a regional or statewide capital facility, or is otherwise impacted by a regional or statewide facility's development, expansion, or operation, ensure that impacts are minimized to the extent that they are compatible with the goals and policies of Lake Forest Park.

Policy CF-1.7: Investigate ways to improve broadband services, including evaluating the feasibility of the City partnering or providing broadband services.

Policy CF-1.8: Assure that new development and future growth bear the costs of new capital facilities and infrastructure to serve their use, such as drainage and sewer system expansions.

Commented [CH2]: Comment: Would waste pick up be Capital Facilities provider?

Response: The facilities associated with solid waste are an "essential public facility" and not typically addressed in the CF element. The service could be mentioned, but we would not be planning for any solid waste facilities except as "essential public facilities."

Commented [CH3]: Comment: For Fire and Rescue, though this may change next year, for now, aren't we "Shoreline Fire Department"?

Commented [CH4]: Comment: Broadband is defined by the FCC as "download speeds of 00 megabits per second and upload speeds of 20 megabits per second" which, per my personal experience, would not be acceptable for work-from-home or home based businesses plus household internet needs like streaming. We should define a higher threshold for broadband services elsewhere in our Municipal Code - 200Mbps download and 35Mbps upload.

Commented [CH5]: Comment: please add a new policy indicating that new developments and future growth cover the added costs of new capital facilities needed to serve their use. Something like this



Goal CF-2

Promote capital facilities that address past deficiencies, meet the needs of growth, and enhance the quality of life through acceptable levels of service (LOS).

Policy CF-2.1: Maintain acceptable standards necessary for City-provided facilities to adequately serve all developments.

Table I-1: City-Owned Capital Facilities

Type of Public Facility	Level of Service
Drainage	Drainage design shall be consistent with the City's drainage ordinance.
Sewer	All development shall be served by central sewer facilities. Treatment of sewage effluent shall be in accordance with Washington state law and administrative code.
Transportation	Level of Service C/D for local roadways.

Commented [CH6]: Comment: are other utilities such as electricity and natural gas and fiber optic, etc. considered capital facilities alongside water and sewer?

Response: Electricity, natural gas, telecommunications are all capital facilities, but none of these are city-owned and they are not represented in the table.

Commented [CH7]: Comment: In the transportation row, what is "C/D"? For that matter, should LOS just be spelled out as "Level of Service"?

Response: C: stable flow, at or near free flow. D: approaching unstable flow.

This is an oversimplification, but cities are expected to maintain intersections at their adopted LOS standards. Adopting lower LOS (such as D or E) means a lot more wiggle room before intersection improvements are triggered.

The City's **drainage ordinance** is contained in Title 16.24 of the Lake Forest Park Municipal Code, which can be accessed online at: www.codepublishing.com/wa/lakeforestpark/.

The City intends to develop **multimodal transportation LOS standards**, consistent with Policy T-1.16 in the Transportation Element

Policy CF-2.2: Implement the parks LOS standards consistent with the Parks, Recreation, Open Space, and Trails (PROST) Plan and the policy guidance in the Parks, Trails, and Open Space Element and the *Legacy 100 Year Vision*.

Policy CF–2.3: Designate LOS standards that guide the future delivery of community services and facilities provided by other agencies, while providing a measure to evaluate the adequacy of actual services.

Table I-2: Capital Facilities Provided by Other Agencies

Type of Public Facility	Level of Service
Fire and Rescue	Land use planning, development review, and fire protection facility planning will be coordinated to ensure that adequate fire protection and emergency medical service can be provided, while ensuring project designs minimize the potential for fire hazard.
Schools	As established by school district capital facilities plan.
Sewer	All development shall be served by central sewer facilities. Treatment of sewage effluent shall be in accordance with Washington state law and administrative code.
Transportation	LOS D-Mitigated for state routes. Coordinate with state and regional entities to ensure continued mobility on state owned routes (SR 522 and SR 104), including efforts to achieve the stated level of service standards for these facilities.
Water	The water system will strive to maintain a minimum of 1,000 gpm in order to provide enough water flow for adequate fire protection. This flow rate exceeds the average customer’s daily demands. Water quality will be in compliance with the Washington Administrative Code requirements. (Washington state law also requires that potable water be available as a condition of development).

Policy CF–2.4: Coordinate with other agencies to ensure that the LOS for fire and rescue, schools, sewer, and water are consistent between the providers’ plans and this Capital Facilities Element.

Policy CF–2.5: Identify LOS deficiencies in City and non-City capital facilities based on adopted LOS and facility lifecycles, and determine the means and timing for correcting these deficiencies.

Policy CF–2.6: Identify needs for additional capital facilities based on adopted LOS and forecasted growth, and determine the means and timing for providing needed additional facilities, including provisions to assure that new development and future growth bear the costs of new capital facilities and infrastructure to serve their use, such as drainage and sewer system expansions.

Commented [CH8]: Comment: add as noted

Policy CF–2.7: Provide capital facilities that achieve the LOS concurrent with development as defined in City code and Washington State Law.



Goal CF-3

Ensure that planned capital facilities are financially feasible.

Policy CF-3.1: Identify specific sources and provide realistic projected amounts of public funds that will provide full funding opportunities for the capital improvement projects needed for existing and future development.

Policy CF-3.2: Support inclusive public engagement actions to identify new or increased sources of revenue required to make the Capital Facilities Element financially feasible.

Policy CF-3.3: Charge impact or other fees when the City Council determines that new development should pay a proportionate share of the capital facilities that it needs.

Policy CF-3.4: Use grants, public/private partnerships, and investments by businesses locating in Lake Forest Park to supplement local funding.

Policy CF-3.5: Acquire City debt when the City Council determines that it is appropriate to advance the construction of priority capital improvement projects and to amortize the project cost over the life of the public facility.

Policy CF-3.6: Maintain a balance between available revenue and capital facilities needed to support the City's adopted LOS.

Policy CF-3.7: Use the City's Capital Improvement Plan as the short-term process for implementing the long-term Capital Facilities Element.

*Lake Forest Park's **Capital Improvement Plan** includes a six-year plan for the capital improvements that will be made by the City and how they will be funded, including transportation projects. The Capital Improvement Plan is updated every two years as part of the City's biannual budget process.*

Policy CF-3.8: Prioritize capital improvements that are needed to correct existing deficiencies or maintain existing LOS over those that would significantly enhance service levels above those designated in the Comprehensive Plan.

Policy CF-3.9: Develop a capital improvement plan that will improve the equitable distribution of services throughout the city.

Commented [CH9]: Comment: I think there are pros and cons to impact fees, so I'd rather not have such a definitive statement. I'd prefer "Evaluate whether impact fees should be charged for new development taking into account the impact on capital facilities along with housing and land use goals"

Response: Impact fees need to be assessed consistently. The City collects impact fees, so it must collect them for all development that meets the appropriate thresholds.

Consider:
"Maintain an appropriate impact fee schedule for new development to pay a proportionate share of the capital facilities that it needs."

Commented [CH10]: Comment: Revise to include

Commented [CH11]: Comment: Add new policy (similar to edits to the parks section, I forget the exact language we landed on)



Goal CF-4

Promote expanded, redeveloped, and new capital facilities with features and characteristics that support the environment, energy efficiency, local aesthetics, technological innovation, cost-effectiveness, and sustainability.

See the *Legacy 100-Year Vision* for **recommended capital improvement programming** for green infrastructure projects.

Policy CF-4.1: Design, locate, and build capital facilities that model sustainable design techniques, including incorporating natural infrastructure into projects whenever feasible to mimic ecological processes and minimize the need for built infrastructure.

Policy CF-4.2: Incorporate considerations of physical health and well-being into decisions regarding the location, design, and operation of capital facilities.

Policy CF-4.3: Promote environmental stewardship, sustainability, and regenerative design in capital facilities to reduce greenhouse gas emissions.

Regenerative design allows buildings to create or renew resources required for their operations, such as power and water, and to reduce or eliminate waste.

Policy CF-4.4: Promote the use of renewable energy sources, and reduce energy use and potable water consumption by City buildings and operations.

Policy CF-4.5: Encourage environmentally sensitive building techniques and low impact drainage methods.

Policy CF-4.6: Increase multimodal accessibility to capital facilities.

Policy CF-4.7: Maintain capital facilities at designated historical sites and promote enhancements that increase accessibility to cultural enrichment.

Policy CF-4.8: Promote the location of capital facilities to enhance efficient use of land, reduce public costs, reduce travel demand, and minimize disruption to the community. The City shall also consider siting public facilities with climate-related hazards in mind, such as flooding, sea-level rise, and extreme weather, to enhance community resilience and reduce future risks.

Policy CF-4.9: Promote water reuse and water conservation opportunities that diminish impacts on water, sewer, and drainage systems.

Commented [CH12]: WDFW RECOMMENDATION.

This is phrased as an implementation action, and I would strike "The City shall also", leaving it "Consider siting public facilities with climate-related hazards in mind...to enhance community resilience and reduce future risks."

Policy CF-4.10: Partner with non-city providers to encourage that their facilities support the policies of this goal.

Policy CF-4.11: Encourage adoption of a standard for sustainability, environmental design, and energy conservation in public buildings.

*Examples of **green building standards** the City could adopt under Policy CF-4.12 include Leadership in Energy & Environmental Design (LEED); Living Building Challenge Green Globes; National Green Building Standard.*



Goal CF-5

Maintain capital facilities that are reliable, functional, safe, sanitary, clean, attractive, and financially sustainable.

Policy CF-5.1: Maintain public spaces and capital facilities and enhance their appearance.

Policy CF-5.2: Develop, adopt, and use schedules and plans for replacement of capital facilities upon completion of their useful lives.

Policy CF-5.3: Minimize operating and maintenance costs of capital facilities.

Policy CF-5.4: Explore operations and management techniques to reduce the carbon footprints of capital facilities.

Policy CF-5.5: Collaborate with non-city providers to support equitable maintenance of and enhancements to facilities.



Goal CF-6

Maintain and invest in capital facilities that support community resilience, reduce greenhouse gas emissions, and improve environmental justice outcomes.

Policy CF-6.1: Support the co-location of capital facilities to maximize the use of land and minimize the impacts of facilities on the community.

Policy CF-6.2: When siting new capital facilities, consider environmental justice criteria in making decisions.

Policy CF-6.3: When building new capital facilities or completing major renovations, consider the feasibility of establishing a resilience hub.

Policy CF-6.4: Plan for redundancy and continuity of operations in the event of a natural disaster or other emergency.

Policy CF-6.5: When planning new or expanded capital facilities, consider maximizing renewable energy production where unused production and support other capital facilities and can be shared with community partners and other services.

Commented [CH13]: Comment: New Policy



