

# 7. CAPITAL FACILITIES ELEMENT

## INTRODUCTION

The Growth Management Act (GMA) requires cities to prepare a Capital Facilities Element. Capital facilities refer to those physical structures and infrastructure that are owned and operated by public entities and the associated services provided. The locations of Medina’s capital facilities are shown in [Figure 9](#).

**Commented [KM1]:** Ensure all figure/table references are complete

## EXISTING CONDITIONS

### Administration and Public Safety

City Hall is housed in the former ferry terminal building located at the south end of Evergreen Point Road in Medina Beach Park. City Hall contains City Council chambers, City administrative offices, and the police department. There are currently ~~24~~22 City staff including the police department [that work in City Hall](#). Public hearings for the Planning Commission, Hearing Examiner, and City Council [are also held in this facility](#). Public restrooms are provided in conjunction with park use. ~~The facility was renovated in 2011. Renovation included expansion to the Police Department, as well as a larger Council Chamber.~~ City Hall ~~now~~ provides approximately ~~9,000~~8,662 square feet of space.

**Commented [KM2]:** I think this is OK to remain as-is. Medina’s current HEX operates virtually, but if he changed that dynamic or if a new HEX was hired, City Hall is where hearings would be held. We don’t want to close off that potential by editing this to reflect the current HEX’s virtually-held hearings.

**Commented [KM3]:** [Jonathan](#) - Has the facility been renovated more recently than 2011?

The City of Medina maintains its own police force, which is housed within City Hall. The Medina police force also serves the adjacent Town of Hunts Point under contract. Marine Patrol is provided under contract by the [Seattle-Mercer Island](#) Police Department ~~Harbor Patrol~~.

Fire protection is provided under contract by the City of Bellevue. However, there is no fire station located within Medina; the nearest station is in the adjacent City of Clyde Hill on NE 24<sup>th</sup> Street between 96<sup>th</sup> Avenue NE and 98<sup>th</sup> Avenue NE.

**Commented [KM4]:** Informed by Bellevue cap fac 6-year plan (Joel to review)

The City also has a Public Works shop located in the southwest corner of Medina Park adjacent to the Puget Power substation. The shop occupies approximately 1,878 square feet with an additional 2,637 square feet of covered maintenance bays [and is currently staffed by four employees](#).

### Schools

The Bellevue School District maintains two facilities in Medina. Medina Elementary School is located on NE 8<sup>th</sup> Street between Evergreen Point Road and 82<sup>nd</sup> Avenue NE. The school ~~was reconstructed in 2006, replacing a 45,000 square foot building and three portable structures with a two-story, is an approximately~~ 67,000 square foot facility. ~~Reconstruction expanded the school’s capacity by approximately 100 students.~~ Current enrollment is 554 students, which is at capacity. The second Bellevue School District facility is the former Three Points School, which is now leased by Bellevue Christian Schools, a private school, for their elementary school campus. It is located on NE 28<sup>th</sup> Street adjacent to Evergreen Point Road and SR 520. There are 276 students attending Bellevue Christian Elementary School. They have indicated that they are near capacity.

**Commented [KM5]:** Informed by Bellevue cap fac 6-year plan (Joel to review)

**Commented [KM6]:** Update after responses are received by the school confirming capacity.

**Commented [KM7]:** Update after responses are received by the school confirming capacity.

St. Thomas School, another private school, is located at the corner of NE 12<sup>th</sup> Street and 84<sup>th</sup> Avenue NE, adjacent to St. Thomas Church. The school has an enrollment of 290, which is close to maximum enrollment.

**Commented [KM8]:** Update after responses are received by the school confirming capacity.

(Private schools are mentioned only because they may contribute to, or reduce, the demand on public facilities.)

### Water and Sewer

**Commented [KM9]:** Informed by Bellevue cap fac 6-year plan (Joel to review)

King County CPPs direct jurisdictions to provide water and sewer services in a cost-effective way ~~in order~~ to maintain the health and safety of residents. Conservation and efficient use of water resources are vital to ensuring long-term supply.

Water and sewer services are provided by the City of Bellevue. Based on Bellevue's 2015 Water System Plan, single-family residential water consumption in the Bellevue service area is estimated at 24,455 gallons per person per year. Due to the large size of some Medina properties relative to the Bellevue average, and resultant increased irrigation needs, residential users in Medina may use more than this average amount. Drinking water consumption by commercial and municipal employees is estimated at 9,855 gallons per person per year.

**Commented [KM10]:** Updated water and wastewater system plan has been requested by Bellevue - metrics will be updated once those plans are received by Bellevue.

**Commented [KM11]:** Need to update

**Commented [KM12]:** Need to update

Sewer flows are not separately metered, and are therefore estimated from winter average per-capita drinking water demand. Based on the 2013 City of Bellevue Wastewater System Plan, for the Bellevue service area, average sewer water usage is estimated at 20,440 gallons per person per year. It should be noted that the golf course does not use potable water for maintaining their greens, fairways, and landscaping, but rather is allowed to pump water from Lake Washington under a "grandfathered" water use rights agreement with the State Department of Natural Resources.

**Commented [KM13]:** Updated water and wastewater system plan has been requested by Bellevue - metrics will be updated once those plans are received by Bellevue.

**Commented [KM14]:** Need to update

King County maintains a sewage pumping station at the corner of NE 8<sup>th</sup> Street and 82<sup>nd</sup> Avenue NE on the Medina Elementary School property in an agreement with the Bellevue School District.

**Commented [KM15]:** We should explore whether this needs to be addressed/updated. Do we need to contact the County about this pump station? Can the school provide us with this information?

### Storm Drainage

Federal clean water regulations require jurisdictions to adopt and implement stormwater management plans. Medina is a National Pollutant Discharge Elimination System (NPDES) Phase II permittee, and adopted its Stormwater Management Program in 2023, which is aligned with the requirements set forth in Ecology's Western Washington Phase II Municipal Stormwater Permit, current as of August 1, 2019. Plan in 1993 (updated 2009). To comply with NPDES requirements, the City will be updating its stormwater regulations by the end of 2016 to comply with the Department of Ecology's 2012 Stormwater Management Manual.

In addition, King County CPPs direct all jurisdictions to manage natural drainage systems for water quality and habitat ~~considerations~~ functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates including erosion, sedimentation, flood risk, storm water runoff, and public health. Jurisdictions should work cooperatively to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins. ~~in shared basins are to coordinate regulations to manage the basins and the natural drainage system.~~

Medina operates and maintains its own storm drainage system. In recent years, significant storm

events have concentrated attention on deficiencies of the system. Problems related to the system deficiencies have included standing water on roadways, flooded basements, soil erosion, and, in at least one case, slope failure causing severe property damage. Many of the inadequacies of the

overall system can be attributed to poor on-site management of stormwater runoff on individual properties. To address this problem, in 2009 the City adopted new regulations to control stormwater discharges in Medina. The regulations define allowed, prohibited, and conditional discharges, and require owners of individual properties to implement best management practices. Additionally, the regulations require property owners to maintain, repair, or replace private stormwater facilities. Such facilities are subject to annual inspection. The 2009 regulations also adopted the Stormwater Management Manual for Western Washington and subsequent amendments for regulation of development, redevelopment, and construction.

Certain sections of the City-owned system were identified as requiring an upgrade to correct old or undersized lines and to install pollution control devices (e.g., catch basins, oil separators). Since the adoption of the 2009 stormwater regulations, Medina has improved a number of stormwater facilities, including:

- Installation of outlet (flood) control on the Medina Park stormwater ponds;
- Installation of storm drain pipe along Evergreen Point Road north of SR 520 to replace open ditches;
- Installation of oil/water separators upstream of major drainage basin outfalls into Lake Washington; and
- Installation of storm drain pipe along NE 28<sup>th</sup> Street to replace open ditches.

Additional ongoing City programs, including annual street sweeping and storm basing cleaning, further support the City's stormwater management goals.

### CAPITAL FACILITIES PLAN

The City will most likely intend to continue to have water and sewer service provided by the City of Bellevue. Bellevue has indicated that they have adequate capacity to continue to service the relatively stable population in Medina.

Medina Elementary School, Bellevue Christian School, and St. Thomas School are all near or at enrollment capacity. School administrators at Bellevue Christian School have indicated there are no major expansions planned for this facility in the foreseeable future.

As described previously, the City's current Stormwater Management Plan Program identifies sets forth a task to prepare a Stormwater Management Action Plan that would inventory and map major drainage delineated basins, investigate the health of the basin, and prioritize or determine which basins should be retrofitted or preserved (see Figure X) (see Figure 10) and addresses drainage system problems. The plan program includes analysis of overall system condition and capacity, identification of a set of stormwater management techniques, a model ordinance to address development on individual properties, and a suggested capital improvement program. The majority of the capital improvements outlined in the Comprehensive Stormwater Management Plan Program focus on annual as-needed maintenance, repair, and improvements to the City's existing stormwater infrastructure, increasing the flow capacity of a number of individual sections of the system and reconditioning some of the open ditches (see Figure 11).

Recommendations concerning the control of point sources of stormwater runoff are aimed at either providing stormwater retention/detention and/or encouraging the use of the best

**Commented [KM16]:** To discuss with Ryan Osada - are these flooding issues still current today, or did the 2009 regulations resolve the issue?

**Commented [KM17]:** Update as needed once we hear back from Bellevue.

**Commented [KM18]:** Update as needed once we hear back from the schools

**Commented [KM19]:** Update figure after received from Ryan

**Commented [KM20]:** Ensure this figure is correctly represented

**Formatted:** Highlight

**Formatted:** Highlight

**Commented [KM21]:** Ensure this is accurate

management practices as defined under Department of Ecology guidelines. The Stormwater

Management ~~Plan~~ Program encourages the use of public information programs or other such educational efforts to raise the awareness of City residents concerning water quality issues and solutions.

The City's ~~Six~~ 6-Year Capital Improvement Plan is listed in Appendix B.

**Commented [KM22]:** Ensure the updated version is attached

### GOALS

CF-G1 To have adequate, ~~cost effective~~ cost-effective, and efficient capital facilities and services for the City's needs.

### POLICIES

CF-P1 The Six-Year Capital Improvement Plan ~~shall~~ should be periodically updated to reflect the projected needs of the community.

CF-P2 The City Council may periodically evaluate the adequacy of City facilities; ~~consideration of facility adequacy could include that of water conservation, efficiency, demand reduction efforts, and disaster resiliency in the siting or expanding of capital facilities.~~ If there is any consideration ~~of the development of~~ to develop new facilities, or the expansion ~~of~~ expand on or maintain existing facilities to support forecasted growth, a full comprehensive financial analysis, including cost justification, must be completed before any proposal is recommended to Council.

**Commented [KM23]:** Edits here are recommended to incorporate CPP PF-10 more fully (see pg. 116 of the complete gap analysis)

**Commented [KM24]:** Edits here are recommended to incorporate CPP PF-27 more fully (see pg. 120 of the complete gap analysis)

CF-P3 The City ~~shall~~ should continue to contract with the City of Bellevue for water and sewer services, and should ensure all Medina residents have access to a safe, reliably maintained, and sustainable drinking water source that accommodate current and future needs. ~~The City should collaborate with or otherwise support facility or infrastructural improvements at the City of Bellevue aimed at requiring water reuse or reclamation and at reducing the rate of energy consumption used to provide water and sewer services, potentially through the use of low-carbon, renewable, or alternative energy sources.~~

**Commented [KM25]:** Edits here are recommended to incorporate CPP EC-18 more fully (see pg. 17 of the complete gap analysis)

**Commented [KM26]:** Edits here are recommended to incorporate CPP PF-6 more fully (see pg. 121 of the complete gap analysis)

CF-P4 The City should make improvements to the stormwater system based on the ~~City of Medina Comprehensive Stormwater Management Plan~~ Program, including increasing the flow capacity of a number of individual sections of the stormwater system and reconditioning some of the open ditches.

**Commented [KM27]:** Edits here are recommended to incorporate CPP PF-11, PF-15, and PF-16 (see pg. 117 of the complete gap analysis)

CF-P5 The City ~~shall~~ should maintain requirements for stormwater retention/detention and/or the use of the best management practices as defined under Department of Ecology guidelines, and according to the objectives of the Puget Sound Water Quality Management Plan.

**Commented [KM28]:** Recommend deleting - the Program is revised annually and its prioritized improvements may change more routinely than the Comp Plan.

CF-P6 The City ~~shall~~ should pursue stormwater management strategies to promote the use of low-impact development management techniques, minimize flooding, minimize significant erosion to natural drainage ways, avoid impacts to natural features, and reduce degradation of water quality; ~~these strategies apply holistically throughout the City, prevent or mitigate harmful environmental hazards, and inherently increase environmental resiliency in frontline communities.~~

**Commented [KM29]:** Edits here are recommended to incorporate CPP EN-3 more fully (see pg. 29-30 of the complete gap analysis)

**Commented [KM30]:** Edits here are recommended to incorporate CPP EN-6 more fully (see pg. 31-32 of the complete gap analysis)

**Commented [KM31]:** Edits here are recommended to incorporate CPPs EN-5 and EN-25 more fully (see pg. 30 of the complete gap analysis)

CF-P7 The City ~~shall~~should encourage the use of public information programs or other such educational efforts to raise the awareness of City residents concerning water quality and quantity issues and solutions.

CF-P8 The City should support the development of regional plans for long-term water provision to support growth and to address the potential impacts of climate change and fisheries protection on regional water sources with other neighboring jurisdictions.

CF-P9 The City should support reused or reclaimed water to be used, where feasible, at its parks, schools, and golf course.

**Commented [KM32]:** This policy has been drafted to implement CPP PF-5 (see pg. 122 of the complete gap analysis)

**Commented [KM33]:** This policy has been drafted to implement CPP PF-6 (see pg. 122 of the complete gap analysis)





[This page intentionally left blank]

