

# 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](#).

## 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 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 City Hall building provides 8,662 square feet of space on a 1.15 acre parcel.](#)

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 Mercer Island Police Department.

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 ([Bellevue Fire Station 5](#)). [The City of Bellevue Fire Department has confirmed sufficient capacity to continue serving the City of Medina and its projected growth. In its 2023-2024 Capital Investment Program, the City of Bellevue shows allocated funding between fiscal years 2024 and 2026 to rebuild Fire Station 5, which will maintain its emergency response capabilities and improve its firefighter training facilities, better preparing its firefighters for responses within its service area \(including the City of Medina\).](#)

The City also has a Public Works shop located in the southwest corner of Medina Park adjacent to the Puget ~~Power Sound Energy~~ substation. ~~The shop is an -occupies approximately 1,878 square foeeet building~~ with an additional 2,637 square feet of covered maintenance bays and is currently staffed by four employees. [The developed area of the Public Works shop spans two parcels, extending over the property line shared between Medina Park \(8.82 acres\) and Puget Sound Energy \(1.63 acres\).](#)

### 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 is an approximately 67,000 square foot facility. Current enrollment is ~~-554-550~~ students, which is [at near 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

**Commented [KM1]:** Ensure all figure/table references are complete. This is an ongoing effort being completed by the Planning team at LDC in tandem with the Comp Plan narrative and goals/policies updates, and will be completed prior to delivery to PSRC.

**Commented [KM2]:** LDC to consider following comment from [3/25](#) Council: Consider adding the land area of each structure described, and then put it all into a table instead of text.

**Commented [KM3]:** Edits made address 3/25 Council feedback

**Commented [KM4]:** New language as of 4/15 based on response from the FD. Requested PRR from Clyde Hill for any recent updates that’ve been made to the fire station - Clyde Hill confirmed no improvements have been made since 2013.

**Commented [KM5]:** Jennifer Roberston (City Attorney) recommended edit

**Commented [KM6]:** Jennifer Roberston (City Attorney) recommended edit

**Commented [KM7]:** Edits made address 3/25 Council feedback

campus. It is located on NE 28<sup>th</sup> Street adjacent to Evergreen Point Road and SR 520. There are ~~276~~251 students attending Bellevue Christian Elementary School. They have indicated that they are ~~near~~below 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 290359, which is close to maximum enrollment below their maximum capacity of 394 students.

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

### Water and Sewer

King County CPPs direct jurisdictions to provide water and sewer services in a cost-effective way 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, with the wastewater being treated by King County. Based on Bellevue's 2015-2017 Water System Plan, high demand single-family residential water consumption projections in the Bellevue service area is estimated at 24,45584 gallons per person per year/day. 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 9,32855 gallons per person per year/day.

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. Among its sewer infrastructure throughout Medina, the City of Bellevue's wastewater system includes an 8-inch cement or cast iron lake line that runs nearly the entire length of the Medina shoreline fronting Lake Washington. 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.

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. The pump station underwent infrastructural improvements to replace pipes and valves in 2023; it is expected that additional improvements may be installed in 2024.

### Parks and Recreation

The City provides an abundance of park and recreation space to promote the health and well-being of the community. Parks in Medina include Medina Park, Medina Beach Park, Fairweather Nature Preserve, Viewpoint Park, City Dock at Lake Lane, City Dock at 84<sup>th</sup> Ave NE, and the Points Loop Trail system. Medina's parks and recreational spaces are described in more detail in Chapter 6, Parks and Open Space Element, of the Comprehensive Plan.

### 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

**Commented [KM8]:** Quantities here have been updated based on the 2017 water and wastewater plans, which are updated every 10 years and are the most recent data.

**Commented [KM9]:** Jennifer Roberston (City Attorney) recommended edit

**Commented [KM10]:** LDC to explore based on 3/25 Council feedback: Is it relevant/important to make note of the sewer line running through Lake Washington? New text has been drafted that incorporates this feedback.

**Commented [KM11]:** Adopted in 2015 and updated every 10 years, so this is the most recent data

**Commented [KM12]:** Added to address 3/25 Council feedback.

**Commented [KM13]:** Should there be mention made of Clyde Hill pushing water to the golf course? 3/26 PC comment. No need to mention who is paying for the water to be moved to the golf course

**Commented [KM14R13]:** Called the golf course maintenance shop on 4/15 to better understand this - awaiting returned call to confirm whether Clyde Hill sends water to the golf course for reuse.

**Commented [KM15]:** To address Council 3/25 feedback: Contact King County/Bellevue about upgrades recently made to describe here. "Medina Pump Station"

**Commented [KM16]:** Added to address 3/25 Council feedback

**Commented [KM17]:** Added to satisfy RCW 36.70A.070(3)

requirements set forth in Ecology’s Western Washington Phase II Municipal Stormwater Permit, current as of August 1, 2019.

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

Ongoing City programs, including annual street sweeping and storm basin cleaning, further support the City’s stormwater management goals. Additionally, the City annually prepares a Six-Year Capital Improvement Plan (CIP) prioritizing and informing of the intended projects to improve Medina’s capital infrastructure. The CIP is updated regularly to ensure that changing circumstances (such as climate or population change) and their resultant impact on capital facilities in Medina are reevaluated for priority of capital investment and improvement. Proposed locations and capacities of expanded or new capital facilities will be outlined in the City’s CIP and re-evaluated in the CIP’s annual review. The City’s Six-Year Capital Improvement Plan CIP is listed in Appendix B.

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**Commented [KM19]:** This language has been added to address PC feedback from 3/26 and to address the Mayor’s feedback via email on 3/25, and also implements RCW 36.70A.030(3)(b).

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### CAPITAL FACILITIES PLAN

The City intends 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.

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Medina Elementary School, Bellevue Christian School, and St. Thomas School are all near below 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.

**Commented [KM21]:** Should the other schools be included? Either call them all out or mention none. 4/3 PC question

The City’s current Stormwater Management Program sets forth a task to prepare a Stormwater Management Action Plan that would inventory and map delineated public basins, investigate the health of the basins, and prioritize or determine which basins should be retrofitted or preserved (see Figure X). The 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 Stormwater Management Program focus on annual as-needed maintenance, repair, and improvements to the City’s existing stormwater infrastructure.

**Commented [KM22]:** Update figure after received from Ryan

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

Management 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.

In the event that probable or expected funding is insufficient to address the capital facilities needs of the community, the City will reassess the Land Use Element of the Comprehensive Plan to consider changes that could be made to ease the burden of a lack of facility funding.

The City's Six-Year Capital Improvement Plan is listed in Appendix D.

**Commented [KM23]:** Added to incorporate RCW requirement (36.70A.070(3)).

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## GOALS

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

## POLICIES

CF-P1 The Six-Year Capital Improvement Plan 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. Encourage consideration of new capital facility development or expanding on or maintaining 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 [KM25]:** Revised to incorporate Council 3/25 feedback

CF-P3 The City 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.

CF-P4 The City should make improvements to the stormwater system based on the City of Medina Stormwater Management Program.

CF-P5 The City 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.

CF-P6 The City 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 where they may exist.

**Commented [KM26]:** Frontline communities are those that traditionally experience the worst impacts of climate change. Usually, these are underrepresented members of the community who often live in the most affordable areas of a community based on the area being less desirable due to climate considerations (less healthy air, nearby industrially-used land, flood-prone areas, etc.).

CF-P7 The City 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.

CF-P10 The City should consider opportunities to expand the use of City Hall for the use or enjoyment of Medina residents.

**Commented [KM27]:** Added to address Council 3/25 comment

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