



Community Development Department

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MEMORANDUM

To: Planning Commission
From: Emily Arteche, Director
Todd Chase, Principal, FCS GROUP
Martin Chaw, Sr. Project Manager, FCS GROUP
Date: October 25, 2023
Subject: Comprehensive Plan Update – Introduction to Capital Facilities and Utilities Element

The Washington Growth Management Act (GMA) requires King County and cities within King County to update their comprehensive plans on or before December 31, 2024. The capital facilities and utilities chapter (sometimes referred to as an “element”) is a required element under RCW 36.70A.070(3) and mandates the inclusion of the following components: inventory of existing capital facilities, forecast of future capital facility needs; locations and capacities of new capital facilities; six year funding plan; and to reassess the land use element (RCW 36.70A.070(1)) if funding falls short. An overarching GMA goal of this chapter is to provide for a comprehensive identification of the public facilities needed to accommodate forecasted growth and identifies those projects which have secured funding as well as a list of projects which have not yet been funded.

At the November 6, 2023, Planning Commission meeting, staff and Martin Chaw, Sr. Project Manager, from FCS GROUP will present an overview of the capital facilities chapter and its requirements under GMA. The work associated with this chapter includes an inventory of current capital facilities (includes city buildings and other assets, utility infrastructure, and non-utility infrastructure such as parks, police, and fire/emergency medical services), level of service (LOS) standards, future capital facilities needed to service growth, current sources of funding and constraints thereto, and identification of funded projects, unfunded projects, and sources of available funds.

For the Planning Commission, draft capital facility goals and policies are expected to be presented and discussed at the upcoming November and December meetings with a review of the draft capital facilities element in the last half of the first quarter 2024. The goal of revisions to the capital facilities chapter goals and policies is to ensure the City plans for adequate facilities that are consistent with the City’s comprehensive plan consistent with the projected population growth and land use plan concurrent with the impacts of new development in order to achieve and maintain adopted level of service standards based on sound financial policies.

In addition, under the GMA, the capital facilities plan must also be consistent and concurrent: this means the plan must be both internally consistent and consistent with the plans of other jurisdictions sharing a common boundary (School District No. 410); and appropriate public facilities and services must be in place, or funds committed for their provision, within six years to concurrently serve new development.