

Comprehensive Plan

GOALS AND POLICIES

These policies are intended to ensure the availability of financing to accomplish the goals expressed here and in the other elements of the Comprehensive Plan over the next 20 years.

GOAL **CF-14.1** Public facilities and services that reflect desired levels of quality, address past deficiencies, and anticipate the needs of growth through acceptable levels of service, prudent use of fiscal resources, and realistic timelines.

General Policies

Policy CF-14.1.1 The City shall use non-capital and regionally-shared capital options to meet its public facility needs when there are financial or ~~space~~ economies of scale to be gained. ~~Such options include:~~

- ~~• Contracted services, such as King County Animal Control;~~
- ~~• Cooperative programs with other public entities, such as Valley Communications for dispatch services and South County Correctional Entity for jail services, and Cascade Water Alliance for water supply;~~
- ~~• Demand Management strategies; and~~
- ~~• Rent or lease options.~~

Policy CF-14.1.2 The City’s management of its capital facilities shall follow this order:

1. Regular inspection of systems for evaluation and to ensure conformity with current safety standards;
2. Prioritizing projects when making improvements, if the public health and safety is at risk;
3. Preventive maintenance and cost-effective replacement of aging elements; and
4. Planning for the orderly extension and upgrading of capital systems to accommodate future growth;

Policy CF-14.1.3 Projects listed to be initiated during ~~for~~ the 7–20 year time frame shall be generally ~~developed~~, described, estimated, and evaluated using Comprehensive Plan goals. ~~while projects in the six-year CIP/FPM shall be more specifically described~~ include a progressively more detailed description, project budget, anticipated funding sources, and projected expenses.¹²

¹² This phrase added for clarification 12-5-23

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Policy CF-14.1.4 The City shall ensure that transportation capital facilities are provided within a maximum of six years of the occurrence of impacts that will degrade adopted level of services standards.

~~14.1.5 Prioritize and fund residential street improvements whenever financially feasible.¹³~~

Policy CF-14.1.56 A dedicated facility funding and allocation for building needs shall be included in the CIP/FPM.

Policy CF-14.1.67 Continue to fund the correction of single-family residential neighborhood infrastructure deficiencies, including transportation, surface water, sewer and water, through interfund loans or general fund transfers, in order to address emergency and public health and safety issues.

Policy CF-14.1.78 No capital improvement projects located outside the city limits shall be approved without specific City Council approval.

Paying For Facilities

Policy CF-14.1.89 If the City determines that the public's health, safety, and welfare will be benefited, or if funding is available through external sources such as development or grant funds, the City may shall allocate funding for preliminary engineering and design of commercial and residential street projects.¹⁴

Policy CF-14.1.910 Late-comer agreements shall be considered an acceptable means of funding capital projects, improvements, and replacements, in whole or in part when requested by a developer.

Policy CF-14.1.101 The City shall initiate property negotiations in all projects with a request for donation of the property needed for rights-of-way and easements.

Policy CF-14.1.112 Arterial street improvements listed in the six-year CIP/FPM may be funded through an LID or financing external to the City. The City may participate using operating revenues, grants, or bonds, based on health and safety needs or public benefit.

Policy CF-14.1.123 The City shall may consider paying for local improvement district formation costs in addition to the preliminary and construction engineering costs, in order to provide a more timely option for residential street

¹³ Policy deleted: Priorities are addressed in the section Prioritizing Facility Construction later in the element.

¹⁴ Reflects current practice.

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improvements. ~~To initiate this action, a majority of affected property owners must petition the City for creation of a local improvement district.~~

~~Residents shall pay the other costs such as: for undergrounding utilities in the street and undergrounding from the street to their house; for the actual construction contract cost; and for any improvements on private property such as rockeries, paved driveways, or roadside plantings. Both the process and requirement for initiating a local improvement district by petition are set forth in State and local law.~~

Policy CF-14.1.134 The City shall, whenever practical and advantageous, apply for grants, loans, or other external financing sources. Grant applications for capital facilities shall be made:

- Only for projects listed in the CIP/FPM, and
- After ~~approval of the appropriate Council Committee, who shall report to the full Council on any pending grant.~~¹⁵

~~14.1.15 Full Council approval is required for any grant acceptance.~~¹⁶

~~**Policy CF-14.1.16** The City shall continue to target a minimum of 33 percent of total sales tax proceeds to pay for capital projects.~~

~~**14.1.147** Transportation, fire, and parks impact fees shall be collected so that “growth may pay for growth” and growth-caused improvements may be constructed.~~

Policy CF-14.1.158 Impact fees shall be adjusted periodically based upon an appropriate capital cost index and/or other relevant data, to ensure that the fees reflect the cost of planned system improvements related to growth, and shall be subject to City Council approval.

Policy CF-14.1.169 The City shall consider issuance of bonds for facilities, if repayment can be made from revenue allocations and if it is more cost-effective.

~~14.1.20 The City shall consider projects identified in the CIP/FPM for general operating revenues if substantial funding from grants, developers, other jurisdictions or other funding sources becomes available.~~

¹⁵ These protocols shall be internal Council decisions.

¹⁶ The Council should have flexibility to change their grant procedures without a Comp Plan change.

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Policy CF-14.1.1721 Non-transportation and non-utility capital projects and improvements (i.e., ~~new fire station~~, parks, trails, City offices) shall be funded by general revenues, impact fees, grants, or bonds as determined in the biennial CIP/FPM review process.

~~14.1.22 — The first ¼ cent real estate transfer tax shall be dedicated to park and open space land acquisition. The second ¼ cent tax, along with the parking tax revenues, shall be used for arterial streets.¹⁷~~

~~**PRIORITIZING Facility Construction – Prioritizing, Site Selection, and Design**~~

~~14.1.23 — Residential streets with safety issues, high traffic volumes, high pedestrian activity and poor roadway conditions shall be considered the highest priority projects.¹⁸~~

Policy CF-14.1.18 — Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.¹⁹

Policy CF-14.1.2419 Capital improvements shall be coordinated, whenever feasible, with related improvements by other jurisdictions.

Policy CF-14.1.2520 Transportation improvements shall be coordinated with related improvements such as utility, landscaping, sidewalks, etc.

Policy CF-14.1.2621 Capital facility projects shall be prioritized using Comprehensive Plan and Strategic Plan goals and policies.

Policy CF-1.22 Prioritize the selection, design, and construction of capital facility projects using consideration of how these choices reduce greenhouse gas emissions (GHG) and support state, regional, and local GHG reduction goals²⁰

Policy CF-1.23 Prioritize capital facility decisions that require and expand the use of conservation, alternative energy sources, and energy management technology.²¹

Policy CF-1.24 Support coordinated planning for public safety services and programs, including emergency management, in partnership with communities that have

¹⁷ This has been changed by the Council to fund the Public Safety Plan

¹⁸ Reflects current practice.

¹⁹ King County Countywide Planning Policies, K PF-2

²⁰ PSRC goals/policies: (MPP-CC-1, CC-3, CC-5, CC-11-12, CC-Action-3)

²¹ PSRC goals/policies: (MPP-CC-1, CC-3, CC-5, CC-11-12, CC-Action-3)

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disproportionately carried the burden of harm from social, or political disenfranchisement.²²

Policy CF-1.25 Establish new or expanded sites for public facilities, utilities, and infrastructure in a manner that ensures disaster resiliency and public service recovery.²³

Financial Planning and Plan Maintenance

Policy CF-14.1.27246 Capital planning decisions shall be linked to City-wide goals, by tracking actual growth patterns and evaluating growth targets and level-of-service standards.

Policy CF-14.1.28257 The CIP/FPM shall be updated biennially and include reviews of forecasts and actual growth, revenue, and cost totals.

Policy CF-14.1.29268 Capital Facility policies shall be reviewed biennially during revisions to the CIP/FPM. Desirable changes shall be implemented during the annual Comprehensive Plan amendment process.

Policy CF-14.1.30279 Policies and practices of sound governmental budgeting and accounting principles, revenue diversity, and promoting the economic well-being of the City shall be used, in order to maintain an A-1AA bond rating or better for the City.

Policy CF-14.1.312830 In the event that anticipated funding falls short of meeting existing and/or anticipated needs, the City shall reassess and revise the following, as needed:

- ~~• The land uses in the Comprehensive Plan;~~
- Funding alternatives; and/or
- The level of service standards of the City.

Enterprise Funds Policies

Policy CF-14.1.322931 Utility rates and charges shall be structured to ensure adequate infrastructure development, in addition to compliance with operation, maintenance, and federal and State requirements.

²² King County Countywide Planning Policy K PF-26

²³ King County Countywide Planning Policy PF-27

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Policy CF-14.1.3023 Adequate reserved working capital balances shall be maintained for each enterprise fund's annual expenditures. The fund balance for enterprise funds, at the close of each fiscal year, shall equal or exceed 20% of the previous year's revenue, exclusive of significant non-operating, non-recurring revenues such as real estate sales, transfers in from other funds, or debt proceeds.

Policy CF-14.1.3134 Rate increases shall be small, applied frequently, and staggered to avoid an overly burdensome increase and undue impact in any given year.

Policy CF-14.1.3245 Each enterprise fund shall be reviewed at least biennially, and shall have a rate structure adequate to meet its operations ~~&~~and maintenance and long-term capital requirements.

Policy CF-14.1.3356 Rate increases of external agencies (i.e., King County secondary wastewater treatment fees) shall be passed through to the users of the utility.

Policy CF-14.11.3467 For safety and health reasons, the City shall provide sewers to all residential and commercial areas in the City's service area by using a combination of operating revenues, grants, loans, bonds, voluntary local improvement district formations, and/or interfund loans.

Policy CF-14.1.3578 Interfund loans shall be permissible if practical. Interest rates shall be computed based on the discounted market rate that is based on the US Treasury note rate(s) corresponding to the term of the loan, in order to adequately compensate the loaning fund.

Policy CF-14.1.3689 When there is a general long-term benefit to the respective enterprise fund and its customers, the City shall use bonded indebtedness as a funding alternative.

Level-of-Service Standards

Policy CF-14.1.37940 Sufficient system capacity for surface water, water, sewer, and transportation is required prior to approval of any new development. (Standards for surface water, water and sewer are codified in the City's Municipal Code, and the transportation standards are in the Transportation Element of this Plan.) New development must pass the concurrency tests before development may be permitted.

Policy CF-14.1.3841—40 The City shall monitor the capacity and maintain the water, sewer, surface water, and transportation systems at the adopted standards.

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GOAL ~~CF-14.2~~ A Capital Improvement Program and facility designs that meet the broad spectrum of the City’s human needs, rather than just traditional needs such as vehicular and pedestrian circulation, drinking water distribution, and sewage collection.

POLICIES

Policy CF-14.2.1 The City shall recognize and provide for multiple purposes and functions ~~in of~~ all City facilities and, where possible, incorporate the needs of the individual within the design.

Policy CF-14.2.2 The design of infrastructure improvements shall include conservation of resources, such as water reuse and energy-efficient electric fixtures, and the use of local power generation.

Policy CF-14.2.3 The design and location of infrastructure improvement shall consider the impact of climate change, environmental justice, seismic occurrence, flood risk, environmental justice, and maintaining the ability to serve the community in the event of a natural or other²⁴ disaster.

Policy CF-14.2.4 Minimizing the costs of maintaining, operating, and other life cycle costs shall be used as a criterion in the design and funding for any capital facility.

Policy CF-14.2.5 The design and construction of capital projects shall:

- Use best practices for constructing in accordance with crime prevention through environmental design-free environment;
- Create high-quality built places that, as appropriate, are accessible to all;
- Have a strong landscape component;
- Maximize environmental and economic benefits;
- Minimize environmental ~~costs~~impacts; and
- Promote public health by providing opportunities for safe and convenient daily physical activity.

Policy CF-14.2.6 Throughout the City, the focus of capital investments shall be on creating a connected, dynamic urban environment.

²⁴ To account for man-made disasters - huge fires, explosions, etc.

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Policy CF-14.2.7 The City, both acting on its own or in coordination with flood protection partners, shall seek, design, and implement flood hazard reduction projects, ~~which that~~ are ~~permanent, long-term and~~ low-maintenance flood ~~protection~~ hazard management solutions that meet multiple objectives, such as flood ~~hazard control~~ protection, ~~water supply~~ flood storage, water quality, recreation and ~~fisheries protection~~ habitat restoration.

Policy CF-2.8 Reduce the solid waste stream and encourage reuse and recycling.²⁵

MOVED HERE FROM NATURAL ENVIRONMENT:

Goal CF-34.10 The Green River levee system ~~south of I-405~~ is constructed, maintained and certified to meet the accreditation standards of the Federal Emergency Management Administration and the City’s Shoreline Master Program.²⁶

Policy CF-3.24.10.1 Coordinate with King County Flood Control District and the U.S. Army Corps of Engineers to inspect and maintain the City’s levee system and determine if it adequately protects the City in the face of increased flood events associated with Climate Change²⁷

Policy CF-3.34.10.2 Restrict levee encroachments by adjacent property owners.

Policy CF-3.4.10.3 Continue to work with the U.S. Army Corps of Engineers to develop levee vegetation policies, ~~consistent with Pacific Northwest conditions, for the Green River levee system~~ that enhance habitat the ecosystem by providing shade and improving fish habitat, while at the same time protecting public safety and reducing long-term maintenance needs and costs.

Policy CF-43.10.4 Coordinate with the City of Kent on flood control projects and climate impact studies that affect both jurisdictions, while complying with Tukwila’s Shoreline Master Program.²⁸

²⁵ King County Countywide Planning Policy, K PF-14

²⁶ Based on maps of the city it appears the Fort Dent levee is located north of I-405 and additional levees are located south of I-405. Referring to it as the Green River levee system will prevent confusion.

²⁷ While the levee system is currently adequate seasonal flooding is projected to increase in both frequency and severity. Ensuring that this system is in line with future flooding predictions will ensure public health, safety and general welfare.

²⁸ Any proposed projects should consider how those projects may be impacted by climate change.

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RELATED INFORMATION

Capital Facilities Element Background Report

Capital Improvement Program/Financial Planning Model (CIP/FPM)

~~Walk and Roll Non-Motorized Plan~~

Fire Master Plan

Parks, Recreation and Open Space Plan

Surface Water Plan

Water Plan

Sewer Plan

Transportation Background Report