CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 18-0467

AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, RELATING TO THE COMPREHENSIVE PLAN; AMENDING THE CAPITAL FACILITIES ELEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City’s Planning Commission has reviewed and recommended updates to the Capital Facilities Element of the City of Kenmore Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on July 24, 2018; and

WHEREAS, on September 10, 2018, the Planning Commission’s recommendations for the proposed Comprehensive Plan amendments were presented to the City Council; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued a determination of non-significance for the amendments; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and

WHEREAS, the City Council finds that the proposed amendments meet the criteria found in KMC Section 19.20.090; and

WHEREAS, the City Council desires to amend the Capital Facilities Element of the Comprehensive Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full.

Section 2. Adoption of Revised Capital Facilities Element. The City Council adopts a revised Capital Facilities Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit 1, attached hereto and incorporated by reference.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.
PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 10TH DAY OF SEPTEMBER 2018.

CITY OF KENMORE

[Signature]

David Baker, Mayor

ATTEST/AUTHENTICATED:

[Signature]

Kelly Chelin, City Clerk

Approved as to form:

[Signature]

Rod P. Kaseguma, City Attorney

Filed with the City Clerk: 9/10/18
Passed by the City Council: 9/10/18
Ordinance No.: 2018-0467
Date of Publication: 9/12/18
Effective Date: 9/16/18
CAPITAL FACILITIES ELEMENT

INTRODUCTION

Purpose

The Capital Facilities Element is intended to assist the City of Kenmore and its officials make the financial decisions to ensure that the public facilities and services City residents rely on will continue to adequately support City residents today and into the future. The Capital Facilities Element places particular focus on those facilities that the City is responsible for funding. This Element contains a six-year plan for capital improvements that support the City of Kenmore’s current and future population and economy. The six-year capital improvements described here must be fully funded.

Another purpose of the Capital Facilities Element is to respond to Growth Management Act requirements to provide a process to review the potential siting of uses typically difficult to locate in most communities due to environmental, economic, or social costs. This Element provides policies that would guide local permit and public review of essential public facilities.

Growth Management Act Requirements

The Growth Management Act (GMA) establishes many of the requirements of the capital facilities element. It establishes an overall goal to “ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.” The GMA requires that the capital facilities element include an inventory of existing publicly owned capital facilities, a forecast of the future needs for new or expanded facilities, and a six-year plan to indicate from what sources the identified future facilities will be financed. The GMA defines public facilities to include roadways, street lighting, traffic signals, sidewalks, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. Public services are defined to include fire protection, law enforcement, public health, education, recreation, environmental protection, and other government services. The Capital Facilities Element is intended to provide a general assessment of major public services which impact land use issues, rather than a detailed analysis of every service provided by government.

Another key GMA requirement is to include a process for identifying and siting essential public facilities. Essential public facilities include “those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.” No local comprehensive plan or development regulation may preclude the siting of essential public facilities.

Countywide Planning Policies

The King County Countywide Planning Policies include general policies regarding adequate infrastructure for planned development for those areas within the Urban Growth Area. Growth is to be directed to centers and urbanized areas with existing infrastructure capacity. Policies also include several policy statements regarding water and wastewater. In summary, the policies address regional coordination of water supplies, water conservation, alternate sewer treatment technologies and systems, and preference for urban water and sewer systems to serve new construction in the areas identified for growth.
The King County Countywide Planning Policies indicate that public capital facilities of a regional or statewide nature should be sited in a way that equitably disperses impacts and benefits and supports the Countywide Planning Policies.

**Concurrency, Level of Service and Impact Fees**

Concurrency refers to the timely provision of public facilities and services relative to the need for them, especially for transportation improvements. WAC 365-196-210 states, "Concurrency means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter." The City maintains a 6-year capital improvement program that identifies needed improvements and the funds to pay for them. Longer-term facilities plans are described in individual Comprehensive Plan elements and summarized in this element, along with estimates of future costs.

Level of service standards provide the baseline by which the impacts of new development are measured. WAC 365-196-210 states, "Level of service means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards." For transportation facilities, if growth will reduce the level of service below the City's adopted standards, development permits cannot be issued until facilities are provided. The Transportation Element discusses level of service standards for multimodal transportation facilities.

The City's impact fee requirements are in place to maintain desired levels of service by providing funding from new development for needed improvements. Impact fees are available as a funding mechanism for transportation facilities, parks, fire protection facilities, and schools. The City requires impact fees for transportation facilities and parks. If the Northshore School District determines that impact fees for schools are needed, they may request that the City collect school impact fees on their behalf. The need for additional fire protection facilities was not identified in the Public Services Element.

**Sound Fiscal Management**

Planning for major capital facilities and their costs enables the City of Kenmore to demonstrate the need for facilities and the need for revenues to pay for them. It also allows the City to estimate the future operation/maintenance costs of new facilities that will impact the annual budget. Additionally, it helps the City take advantage of sources of revenue (i.e., grants, fees, real estate excise taxes) that require a Capital Facilities Plan to qualify for the revenue. Lastly, it may help the City get better ratings on bond issues when the City borrows money for capital facilities.

**Eligibility for Grants and Loans**

The State Department of Community Development’s Public Works Trust Fund requires that local governments have a Capital Facilities Plan in order to be eligible for grants and loans. Some other grants and loans have similar requirements (i.e., Washington State Recreation and Conservation Office grants, or the Department of Ecology’s Centennial Clean Water Fund), or give preference to jurisdictions that have a Plan.

**INVENTORY/FORECAST OF FUTURE NEEDS**

**General**

The inventory and forecast of needs required in the Capital Facility Element have been met in other Elements as follows:
Existing and future needs for transportation facilities, **Chapter 6, Transportation Element**

Domestic water systems, storm and sanitary sewer systems, **Chapter 10, Utilities Element**

Parks and recreational facilities, **Chapter 7, Parks, Recreation and Open Space Element**

Government services including City, fire, police, human, library, and school services, **Chapter 9, Public Services Element**

Levels of service analyses, where appropriate, also are discussed in these other Elements.

In 2018, the City of Lake Forest ended their contract with the City of Kenmore to provide public works services. The existing public works shop in Lake Forest Park will no longer be used by the City of Kenmore. This shop provides services needed to support the Transportation; Parks, Recreation and Open Space; Surface Water, and Public Services Elements of this Plan. Based on a level-of-service analysis of Kenmore’s participation in the Lake Forest Park shop, the City estimates that a shop capable of housing twelve employees (five maintenance workers, an Administrative Assistant and six seasonal employees) will be required. This shop would maintain existing shop capacity and would continue to serve the City for the foreseeable future.

The focus of the Capital Facilities Element is to identify the capital facility costs and timeframes for at least 6 years to support the Comprehensive Plan.

**Essential Public Facilities**

**Existing Essential Public Facilities**

Within Kenmore today, there are several existing facilities that would qualify as “essential public facilities” including, but not limited to:

- SR-522 -- Bothell Way, a state transportation facility (classified as a Highway of Statewide Significance)

- Kenmore Air Harbor, a private seaplane base, which is considered a “public use airport” by the Washington State Aviation System Plan

- Several adult family homes and group homes as described in **Chapter 5, Housing Element.**

Although not specifically listed in the definition of essential public facilities, regional wastewater facilities could be considered essential public facilities, since the definition lists examples and is not a definitive list. Examples of regional wastewater facilities include:

- King County Department of Natural Resources, Wastewater Treatment Division, regional facilities within Kenmore. These include the Kenmore Pump Station/Logboom Regulator System, Swamp Creek Trunk, and Kenmore Interceptor. The Kenmore Pump Station/Logboom Regulator System controls flows in the Kenmore Lakeline, a 48-inch diameter, five-mile long pipeline constructed in Lake Washington between Kenmore and Matthew’s Beach. This system conveys sewage from King County’s North Service Area to Matthews Beach Pump Station and from there to the West Point Treatment Plant. The Kenmore Interceptor is a 72-inch diameter sewer within Kenmore that enters the City from the east.
Planned Essential Public Facilities

The State of Washington Office of Financial Management (OFM) is required to maintain a list of those essential state public facilities that are required or likely to be built within the next six years. The OFM 2015-2021 Six-Year Facilities Plan includes no planned facilities in Kenmore.

CAPITAL FACILITIES PLANNING

This section addresses short and long-term improvement plans for City facilities including parks and recreation, surface water and transportation. Tables CF-A through CF-D are the Capital Facilities Plans through 2035 from the Parks, Recreation and Open Space Element, the Surface Water Element and the Transportation Element. Table CF-DE is the City’s current Capital Improvement Program, showing the 6-year plans for capital facilities with forecasts of expenditures and revenues. Cost estimates and revenue projections are most accurate for the current biennium and least accurate for the long-term assessments. Projects and schedules in the Capital Facilities Element of the Comprehensive Plan will be updated annually as part of the City’s budget process.

The Element also incorporates by reference the 6-year capital facility plans for the special districts that provide water, wastewater services, fire protection and school services: the Northshore Utility District, the Northshore Fire Department and the Northshore School District. Agencies or special districts, in accordance with the provisions of the Growth Management Act, may need to update their Comprehensive Plans and/or 6-year capital improvement plans in order to be consistent with the City’s Comprehensive Plan.
### TABLE CF-A

**PARKS CAPITAL IMPROVEMENTS**

**CITY OF KENMORE**

**2015-2035 Fiscally Unconstrained List**

<table>
<thead>
<tr>
<th>PROJECT DETAIL</th>
<th>TOTAL DOLLAR AMOUNT</th>
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<tr>
<td><strong>ACQUISITION</strong></td>
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<tr>
<td>Kenmore Water Walk and Waterfront Master Plan (Acquisition &amp; Development)</td>
<td>Planning 200,000 (Acquisition and Development Unknown)</td>
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<td>Waterfront at Lake Washington</td>
<td>Unknown</td>
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<tr>
<td>Natural Areas/Open Space and Waterfront at Sammamish River</td>
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<tr>
<td>Swamp Creek Natural Areas/Open Space</td>
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<tr>
<td>Sheriff Precinct Property (heron rookery)</td>
<td>0</td>
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<tr>
<td>Community Park Land</td>
<td>10,000,000-15,000,000</td>
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<tr>
<td>Moorlands Park Expansion</td>
<td>624,000-1,000,000</td>
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<tr>
<td>Indoor Recreation Space--Partnership Community Center (Acquisition &amp; Development)</td>
<td>2,799,000</td>
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<td><strong>DEVELOPMENT</strong></td>
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<tr>
<td>Log Boom Park</td>
<td>2,640,000</td>
</tr>
<tr>
<td>Rhododendron Park</td>
<td>385,000</td>
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<tr>
<td>Wallace Swamp Creek Park</td>
<td>721,000</td>
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<tr>
<td>Kenmore Village Public Square/”Town Green”</td>
<td>1,092,000</td>
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<tr>
<td>Entry Gateways</td>
<td>287,500</td>
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<tr>
<td>City Hall Park</td>
<td>476,400</td>
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<tr>
<td>Twin Springs Park</td>
<td>1,265,000-2,430,000</td>
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<tr>
<td>Athletic Fields</td>
<td>2,700,000</td>
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<tr>
<td>Picnic Facilities</td>
<td>Unknown</td>
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<td>Swamp Creek Nature Trail</td>
<td>1,150,000</td>
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<tr>
<td>Sport Courts</td>
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<tr>
<td>Off-Leash Area</td>
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<td>Skate Park</td>
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<tr>
<td>Tolt Pipeline Trail Phase 1</td>
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<td>Tolt Pipeline Trail Phase 2</td>
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<td>Natural Areas and Waterfront at Squire's Landing Park</td>
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<td><strong>RENOVATION</strong></td>
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<tr>
<td>Moorlands Park</td>
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<tr>
<td>Linwood Park</td>
<td>587,000</td>
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<td><strong>TOTAL</strong></td>
<td>$46,982,600-$53,624,100</td>
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<td>PROJECT DETAIL</td>
<td>TOTAL DOLLAR AMOUNT</td>
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<tr>
<td>-------------------------------------------------------------------------------</td>
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<tr>
<td>Little Swamp Creek Culvert Replacement at 192^ND Street</td>
<td>395,000</td>
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<tr>
<td>0056 Culvert Replacement and Repairs at 190^TH Street</td>
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<td>Surface Water Component of SR 522 Corridor Improvement Project – West A</td>
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<tr>
<td>Tributary 0056 Evaluation</td>
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<td>Ditch Rehabilitation</td>
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<td>Tributary 0057 Evaluation</td>
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<tr>
<td>Sammamish Tributary 02 Evaluation</td>
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<td>Small Works Projects</td>
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<td>Strawberry Hills Surface Water Facility Retrofit</td>
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<td>Wallace Swamp Creek Park Pond Beaver Management</td>
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<tr>
<td>Little Swamp Creek Relocation</td>
<td>1,274,000</td>
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<tr>
<td>Northlake Heights LID Retrofit</td>
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<tr>
<td>Juanita Drive Surface Water Facility Retrofit</td>
<td>698,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$7,474,000</strong></td>
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<td>PROJECT DETAIL</td>
<td>TOTAL DOLLAR AMOUNT</td>
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<tr>
<td>-------------------------------------------------------------------------------</td>
<td>---------------------</td>
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<tr>
<td>West Sammamish River Bridge</td>
<td>20,000,000</td>
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<tr>
<td>SR-522 Improvements (61st-65th)</td>
<td>9,800,000</td>
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<tr>
<td>SR-522 Improvements (Lake Forest Park-61st)</td>
<td>9,000,000</td>
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<tr>
<td>Sidewalk and Crossing Program</td>
<td>900,000</td>
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<tr>
<td>Downtown Parking Feasibility Study</td>
<td>75,000</td>
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<tr>
<td>61st Ave. Sidewalk Replacement (East Side)</td>
<td>2,100,000</td>
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<tr>
<td>Neighborhood Transportation Plans</td>
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<tr>
<td>Arterial Restriping to add Bike Lanes on 73rd Ave.</td>
<td>360,000</td>
</tr>
<tr>
<td>(south of 192nd), 80th Ave. and Simonds Road</td>
<td></td>
</tr>
<tr>
<td>Juanita Drive (NE 143rd St. to NE 455170th Place St.)</td>
<td>6,500,000,13,000,000</td>
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<tr>
<td>Feasibility Study for Grade-Separated Crossing of SR 522</td>
<td>250,000</td>
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<tr>
<td>68th Ave. Northbound Right Turn Pocket Extension</td>
<td>2,600,000</td>
</tr>
<tr>
<td>175th Swamp Creek Bridge</td>
<td>810,000</td>
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<tr>
<td>Yellow Standard Pedestrian Facilities</td>
<td>18,900,000</td>
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<tr>
<td>Yellow Standard Bicycle Facilities</td>
<td>18,800,000</td>
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<tr>
<td>Improved Pedestrian Crossings</td>
<td>650,000</td>
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<tr>
<td>Grade Separated SR522 Crossing</td>
<td>17,100,000</td>
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<tr>
<td>Intersection Treatments at 67th Ave./181st St. and 67th Ave./175th St.</td>
<td>6,000,000</td>
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<tr>
<td>Intersection Treatments at 73rd Ave./192nd St., 80th Ave./192nd St., and 84th Ave./Simonds Rd.</td>
<td>3,800,000</td>
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<tr>
<td>Lakepointe Drive West (SR522 to 68th Ave.), including new intersection at 68th Ave.</td>
<td>7,500,000</td>
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<td>175th Signal Removal</td>
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<tr>
<td>Lake Pointe Dr. East (68th Ave. to SR 522)</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$134,165,000,140,665,000</strong></td>
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TABLE CF-D
OTHER CAPITAL IMPROVEMENTS
CITY OF KENMORE

2015-2035 AND BEYOND FISCALLY UNCONSTRAINED LIST

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<thead>
<tr>
<th>PROJECT DETAIL</th>
<th>TOTAL DOLLAR AMOUNT</th>
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<tbody>
<tr>
<td>Public Works Shop Land Acquisition and Development</td>
<td>$6,500,000</td>
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<tr>
<td></td>
<td></td>
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<tr>
<td>TOTAL</td>
<td>$6,500,000</td>
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TABLE CF-DE

Replace existing table with information on the following pages
## CITY OF KENMORE, WASHINGTON
### PROPOSED CAPITAL IMPROVEMENT PROGRAM
#### FOR THE YEARS 2019-2024

### EXPENDITURES

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<td>P 1 Twin Springs Interm Use Plan</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>P 18 Rhododendron Park Waterfront Mitigation</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$0</td>
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<td>P 18a Rhododendron Park Float &amp; Mitigation</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,000</td>
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<td>$0</td>
<td>$25,000</td>
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<td>P 26 Squire Landing Float Mitigation</td>
<td>$5,000</td>
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<td>$5,000</td>
<td>$5,000</td>
<td>$0</td>
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<td>P 27 Squires Landing Park Waterfront &amp; Open Space</td>
<td>500,000</td>
<td>220,000</td>
<td>690,000</td>
<td>3,940,000</td>
<td>40,000</td>
<td>360,000</td>
<td>5,750,000</td>
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<td>P 28 Log Boom Park Waterfront Access and Viewing</td>
<td>300,000</td>
<td>120,000</td>
<td>590,000</td>
<td>1,330,000</td>
<td>40,000</td>
<td>360,000</td>
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<td>P 29 St Edward Ballfield Improvements</td>
<td>300,000</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>300,000</td>
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<tr>
<td>P 30 Rhododendron Park Boathouse Pavilion</td>
<td>455,000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>P 31 Squares Landing Park Land Acquisition</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1,000,000</td>
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<tr>
<td><strong>Total Parks</strong></td>
<td><strong>$2,670,000</strong></td>
<td><strong>$355,000</strong></td>
<td><strong>$1,295,000</strong></td>
<td><strong>$5,285,000</strong></td>
<td><strong>$95,000</strong></td>
<td><strong>$1,220,000</strong></td>
<td><strong>$10,920,000</strong></td>
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### TRANSPORTATION

| T 8 SR 522 West B 57th to 61st | $0 | $0 | $600,000 | $7,400,000 | $4,000,000 | $0 | $12,000,000 |

#### Sidewalk Programs:
- **Squaw Gaps**: 100,000
- **47 Arrowhead Dr**: 11,100
- **45 NE 135th PI**: 621,500
- **46 NE 181st (65th-67th)**: 681,413
- **35 Pavement Preservation**: 805,351
- **37 West Sammamish**: 10,288,614
- **41 Juanita Dr Pedestrian & Bicycle Safety All Segments**: 8,896,910
- **42 68th Ave Pedestrian & Bicycle Safety All Segments**: 5,453,300
- **43 SR 522 Pedestrian Crossing Study**: 500,000

| **Total Transportation** | **$27,349,188** | **$15,049,256** | **$9,040,992** | **$8,199,951** | **$4,570,923** | **$570,923** | **$64,781,233** |

### SURFACE WATER

| SW 8 190th Culvert at 61st | $1,500,000 | $0 | $0 | $0 | $0 | $0 | $1,500,000 |
| SW 8 Trust Fund Loan Repayment | 0 | 81,650 | 81,650 | 81,650 | 81,650 | 81,650 | 408,250 |
| **Total Surface Water** | **$2,775,000** | **$131,650** | **$131,650** | **$131,650** | **$131,650** | **$131,650** | **$3,433,250** |

### CITY FACILITIES

| F 1 Public Works Shop Land Acquisition & Development | $0 | $2,000,000 | $4,500,000 | $0 | $0 | $0 | $6,500,000 |
| F 2 Debt Repayment | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total City Facilities** | **$0** | **$2,000,000** | **$5,000,000** | **$500,000** | **$500,000** | **2,000,000** | **$8,500,000** |

### TOTAL EXPENDITURES

| **$32,794,188** | **$17,535,916** | **$15,467,642** | **$14,116,601** | **$5,297,573** | **$2,422,573** | **$87,634,483** |

### REVENUES

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<th><strong>2020</strong></th>
<th><strong>2021</strong></th>
<th><strong>2022</strong></th>
<th><strong>2023</strong></th>
<th><strong>2024</strong></th>
<th><strong>2019-2024 Totals</strong></th>
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<td>Real Estate Excise Tax (Transportation)</td>
<td>$1,640,300</td>
<td>$2,357,080</td>
<td>$2,550,000</td>
<td>$550,000</td>
<td>$550,000</td>
<td>$550,000</td>
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<tr>
<td>Real Estate Excise Tax (Parks)</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>500,000</td>
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<td>Transportation Impact Fee Revenue</td>
<td>811,547</td>
<td>63,750</td>
<td>1,560,309</td>
<td>249,951</td>
<td>20,923</td>
<td>20,923</td>
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<td>Park Impact Fee Revenue</td>
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<td>TIB Grant - Sidewalks</td>
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## CITY OF KENMORE, WASHINGTON
### PROPOSED CAPITAL IMPROVEMENT PROGRAM
#### FOR THE YEARS 2019-2024

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<tr>
<th>Description</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
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<td><strong>TOTAL REVENUES</strong></td>
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GOALS, OBJECTIVES, AND POLICIES

Following are the goals, objectives and policies addressing capital facility planning and financing. These are applicable to Kenmore as well as to other agencies planning public capital facilities and services in Kenmore.

GOAL CF-1. ESTABLISH APPROPRIATE LEVELS OF SERVICE FOR PUBLIC FACILITIES TO ADEQUATELY SERVE EXISTING AND FUTURE DEVELOPMENT.

Objective CF-1.1 Identify and define types of public facilities.

Policy CF-1.1.1 Maintain an inventory of existing public facilities owned or operated by the City, and reference those of the County, State, special districts, or other public entities within Kenmore. Include in the inventory the locations and capacities of such facilities and systems.

Objective CF-1.2 Review standards for levels of service, where appropriate, for each public facility, and determine what additional public facilities are needed in order to achieve and maintain the desired quality of life and vision for the City of Kenmore.

Policy CF-1.2.1 Level of service standards should 1) measure the quality of life based on the City’s vision of its future and values, 2) be achievable for existing development and growth anticipated in the land use plan, and 3) be achievable with existing and proposed financing plans.

Policy CF-1.2.2 If appropriate, use the level of service standards to 1) determine the need for public facilities and 2) test the adequacy of such facilities to serve proposed development. In addition, use the level of service standards for city-owned public facilities to develop the City’s annual budget and 6-year Capital Improvement Program.

Policy CF-1.2.3 Reassess the Capital Facility Element annually to ensure that public facilities needs, financing, and level of service are consistent with the land use plan. The annual update should be coordinated with the annual budget process, and the annual amendment of the Comprehensive Plan.

GOAL CF-2. PROVIDE ADEQUATE PUBLIC FACILITIES CONCURRENT WITH THE IMPACT OF NEW DEVELOPMENT.

Objective CF-2.1 Provide a variety of responses to the demands of growth on capital facilities.

Policy CF-2.1.1 Ensure City public facilities and services are provided concurrent with the impact of new development or redevelopment, including stormwater, roads, and local parks. Require that non-City public facilities are provided concurrent with the impact of new development or redevelopment including, water and sewer. Consistent with the Growth Management Act, road improvements may be provided at the time of, or within 6-years of, development. Local parkland to serve new development may be in place at the time of, or within 6-years of, development.
Policy CF-2.1.2 Make the most efficient use of existing public facilities, including techniques such as:

- Conservation
- Demand management
- Improved scheduling
- Encourage development that uses existing facilities
- Contracting for services
- Other methods of improved efficiency.

Policy CF-2.1.3 Provide additional public facility capacity when existing facilities are used to their maximum level of efficiency consistent with adopted standards for levels of service.

Policy CF-2.1.4 Encourage development where adequate public facilities and services exist or can be provided in an efficient manner.

GOAL CF-3. COORDINATE CAPITAL FACILITY PLANS WITH STATE, COUNTY, AND LOCAL AGENCIES AND DISTRICTS.

Objective CF-3.1 Coordinate the land use planning and decisions with plans for public facility capital improvements.

Policy CF-3.1.1 Coordinate with non-City providers of public facilities about maintaining adopted levels of service standards, funding, and construction of capital improvements. Work in partnership with non-City public facility providers to prepare functional plans consistent with the City of Kenmore Comprehensive Plan as provided in Objective 2.7 and associated policies in the Land Use Element.

Policy CF-3.1.2 Establish interagency planning mechanisms to assure coordinated and mutually supportive capital facility plans from non-City providers of public facilities.

a. Establish priority areas for infrastructure improvements consistent with the City’s vision as provided in Policy LU-2.4.1.

b. Annually assess development trends and infrastructure provision to identify and remedy deficiencies or need to reassess the land use plan as provided in Policy LU-2.4.2.
GOAL CF-4. MAINTAIN A SIX-YEAR CAPITAL IMPROVEMENT PROGRAM TO IMPLEMENT THE COMPREHENSIVE PLAN.

Objective CF-4.1 Annually develop a six-year Capital Improvement Program to implement the Comprehensive Plan.

Policy CF-4.1.1 Prepare and utilize the six-year Capital Improvement Program to identify City capital projects necessary to respond to the planned growth of the community and maintain desired levels of service.

Policy CF-4.1.2 Prepare and utilize the six-year Capital Improvement Program to integrate all of the community’s capital project resources such as grants, bonds, city funds, donations, impact fees and other available funding.

Policy CF-4.1.3 Maintain the Capital Improvement Program as follows:

a. Provide for annual review of the Capital Improvement Program contained in this Capital Facilities Element by the City Council and incorporate a citizen participation process.

b. Ensure that the Capital Improvement Program:
   - Is consistent with the overall Comprehensive Plan
   - Defines the projects’ need and links to levels of service and facility plans
   - Includes construction costs, timing, and funding sources, and considers operations and maintenance impacts where appropriate
   - Establishes priorities for capital project development

GOAL CF-5. PREPARE AND MAINTAIN A CAPITAL IMPROVEMENT PROGRAM THAT IS FULLY FUNDED AND FINANCIALLY FEASIBLE.

Objective CF-5.1 Establish mechanisms to ensure that the required public facilities are financially feasible.

Policy CF-5.1.1 Base the financing plan for public facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the City.
Policy CF-5.1.2  Finance the six-year Capital Improvement Program within the City's financial capacity to achieve a balance between available revenue and needed public facilities. If the projected funding is inadequate to finance needed public facilities based on adopted level of service standards and forecasted growth, the City could do one or more of the following:

- Lower the level of service standard
- Change the Land Use Plan
- Increase the amount of revenue from existing sources
- Adopt new sources of revenue

Objective CF-5.2  Establish mechanisms to ensure that the required public facilities are fully funded.

Policy CF-5.2.1  Match revenue sources to capital improvements on the basis of sound fiscal policies.

Policy CF-5.2.2  Revise the financing plan in the event that revenue sources for capital improvements, which require voter approval in a local referendum, are not approved.

Policy CF-5.2.3  Ensure that the ongoing operating and maintenance costs of a public facility are financially feasible prior to constructing the facility.

**GOAL CF-6. ENSURE GROWTH PAYS PROPORTIONATE COSTS OF CAPITAL FACILITIES REQUIRED TO SERVE THE GROWTH**

Objective CF-6.1  Ensure existing and future development pay for the costs of needed capital improvements.

Policy CF-6.1.1  Ensure that existing development pays for capital improvements that reduce or eliminate existing deficiencies, and pays for some or all of the cost to replace obsolete or worn out facilities. Existing development may also pay a portion of the cost of capital improvements needed by future development. Existing development’s payments may take the form of user fees, charges for services, special assessments, and taxes.

Policy CF-6.1.2  Ensure that future development pays a proportionate share of the cost of new facilities that it requires. Future development may also pay a portion of the cost to replace obsolete or worn-out facilities. Future development’s payments may take the form of voluntary contributions for the benefit of any public facility, impact fees, mitigation payments, capacity fees, dedications of land, provision of public facilities, and future payments of users’ fees, charges for services, special assessments, and taxes.
GOAL CF-7. LOCATE AND DESIGN CAPITAL FACILITIES TO REALIZE THE VISION STATEMENT, AND TO BE COMPATIBLE WITH SURROUNDING LAND USES AND THE ENVIRONMENT.

Objective CF-7.1 Promote capital facilities that protect the public health, safety and welfare, and that serve as models for function, design, and environmental protection.

Policy CF-7.1.1 Consider the quality of public facilities in planning for capital improvements.

- Ensure that public facilities’ design meets appropriate policies in the Community Design Sub-Element, complies with City design standards, and is compatible with the surrounding areas.

- Maintain public spaces and enhance their appearance.

Policy CF-7.1.2 Encourage public amenities and facilities which serve as catalysts for beneficial development.

Policy CF-7.1.3 Protect public health and environmental quality through the appropriate design and installation of public facilities.

- Promote conservation of energy, water, and other natural resources in the location and design of public facilities.

- Practice efficient and environmentally responsible maintenance and operating procedures for public facilities.

- Preserve existing significant natural vegetation and features in the development of public facilities.

GOAL CF-8. ALLOW FOR THE APPROPRIATE SITING OF ESSENTIAL PUBLIC CAPITAL FACILITIES OF A STATE-WIDE OR COUNTY-WIDE NATURE.

OBJECTIVE CF-8.1 Participate in a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the King County Countywide Planning Policies. The approach should address definitions, inventories, incentives, compensation, public involvement, environmental protection, and alternative sites analysis.

Policy CF-8.1.1 Identify essential public facilities based upon the Growth Management Act, State Office of Financial Management list of essential public facilities required or likely to be built, King County Countywide Planning Policies, and any City lists which may be developed.

Policy CF-8.1.2 Classify a facility as an essential public facility if it has one or more of the following characteristics:

a. The facility meets the Growth Management Act definition of an essential public facility;

b. The facility is on a State, County or City list of essential public facilities;
c. The facility serves a significant portion of the County or metropolitan region or is part of a Countywide service system; or

d. The facility is the sole existing facility in the County for providing that essential public service.

**OBJECTIVE CF-8.2** Establish a local public review and permit process for essential public facilities.

**Policy CF-8.2.1** Require a siting analysis for proposed new or expansions to existing essential public facilities consisting of the following:

a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;

b. A forecast of the future needs for the essential public facility, and definition of a logical service area;

c. An analysis of the potential social and economic benefits to jurisdictions receiving or surrounding the facilities;

d. An analysis of environmental, social, and economic impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;

e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;

f. Consideration of any applicable prior review conducted by a public agency, local government, or citizen's group;

g. An analysis of the consistency with Comprehensive Plan policies and designations; and.

h. Consideration of other standards and criteria as outlined in the King County Countywide Planning Policies and other locally defined plans and ordinances.

**Policy CF-8.2.2** Require a public process by which citizens have a reasonable opportunity to participate in the site selection process.

**Policy CF-8.2.3** Siting criteria for essential public facilities which are not difficult to site should provide for site design and buffering techniques to ensure compatibility with surrounding uses, and enable the facility to be permitted outright in appropriate zoning classifications whenever feasible.

**Policy CF-8.2.4** Work with King County and other municipalities to standardize review procedures and criteria for the siting of Statewide and Countywide essential public facilities and incorporate these procedures within interlocal agreements.

**OBJECTIVE CF-8.3** Cooperate regionally to ensure appropriate and equitable siting of essential public facilities.
Policy CF-8.3.1  Encourage the State and County to site essential public facilities equitably among communities. No single community should absorb an inequitable share of these facilities and their impacts. Siting should consider environmental equity and environmental, economic, technical, and service area factors. The net impact of siting new essential public facilities should be weighted against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation.

Policy CF-8.3.2  Participate in a cooperative interjurisdictional approach to the siting of essential public facilities in accordance with the King County Countywide Planning Policies. Joint planning agreements should be sought where appropriate.

OBJECTIVE CF-8.4  Seek to mitigate disproportionate financial burdens to the City due to the siting of essential public facilities.

Policy CF-8.4.1  Through joint planning or interlocal agreements, the City should seek to mitigate disproportionate financial burdens due to the siting of essential public facilities

Policy CF-8.4.2  Seek amenities or incentives for neighborhoods in which the facilities are located, and require compensation for adverse impacts.

IMPLEMENTATION STRATEGIES

The Capital Facilities Element policies would require new or increased commitments of City resources to prepare new regulations, review/amend existing regulations, or coordinate with agencies and other service providers.

New programs, rules, or regulations would be needed to address:

- A concurrency review and implementation system addressing multimodal transportation facilities
- Evaluation reports monitoring implementation of the goals and policies of the Capital Facilities Element.

A review of existing programs, rules and regulations would be needed to ensure they meet the policies. Rules, regulations and programs that should be reviewed include:

- Impact fee approaches, given revised facilities lists
- Levels of service for non-City-owned facilities.

REFERENCES

King County Growth Management Planning Council (December 2012). Countywide Planning Policies. Seattle, WA.