

## CAPITAL FACILITIES ELEMENT

### *- Investing in the City for the prosperity of the community -*

#### ■ **Discussion**

The City of Renton is responsible for providing facilities and services that are needed by the residents and businesses of the City for a functional, safe, and efficient environment. Capital facilities and services are City-owned or managed infrastructure, property and services such as, police and fire protection, parks, streets, water and sanitary sewer service, and storm drainage service. The Capital Facilities Element of the Comprehensive Plan consists of two portions: the 20-year Element and the 6-year Program. The Element, which is this chapter of the Plan, contains goals and policies related to capital facilities that are consistent with those of other Comprehensive Plan Elements. The Element relies heavily on the analyses and policies presented in other Elements of the Comprehensive Plan, specifically the Utilities, Land Use, Transportation, and Parks, Recreation, Natural Areas, and Trails Element.

The Program portion is the most current Capital Investment Program, which is supplemented by the most current adopted City Budget, and functional Plans specific to individual City Departments and other service providers. For detailed information and explanations concerning existing, future and improved facilities, as well as the method of financing them, the reader must consult these documents. The Capital Facilities Element incorporates by reference the information and analyses presented in these other documents. With a six-year horizon, the Program inventories existing and proposed capital facilities, forecasts future needs for facilities, identifies deficiencies and necessary improvements of capital facilities, and provides a financing plan. The Capital Investment Program and supplemental plans are separate documents. Capital facilities belonging to privately

owned utilities serving Renton are addressed in the Utilities Element of the Plan.

#### ■ **Goals**

**CF-A:** Establish policies that enable the development and implementation of the Capital Investment Program in order to provide high-quality, well-maintained facilities and services that support the social, economic, cultural, safety, transportation, environmental, communication and other needs of the community, that are available at the time of development to serve new growth, and are equitably distributed.

**CF-B:** Ensure capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element and that these facilities will be in place when development occurs.

**CF-C:** Identify service standards for capital facilities that meet community expectations for municipal services, and that are consistent for both existing and new development.

**CF-D:** Ensure adequate long-term financial capacity exists to provide capital facilities and services needed to support expected growth, while maintaining adopted level of service standards.

#### ■ **Policies**

**Policy CFP-1:** Update the Capital Investment Program in conjunction with the City's regular budget adoption process and ensure anticipated funding is adequate to finance capital facilities that are necessary for development at predetermined levels of service. If funding is insufficient, adjustments should be made to the levels of service, the Land Use Element, sources of revenue, or any combination thereof. For the purpose of

Capital Facilities Planning is an integral element of a comprehensive plan. Infrastructure investments support economic development and have long-term impacts on communities.



capital facilities planning, plan for forecasted growth at the high end of the projected range and in locations determined by the Land Use Element.

**Policy CFP-2:** Ensure adequate public facilities are in place concurrent with development. Concurrent with development shall mean the existence of adequate facilities, strategies, or services when development occurs or the existence of a financial commitment to provide adequate facilities, strategies, or services within six years of when development occurs.

**Policy CFP-3:** Pursue funding from a mix of sources for new, improved, or expanded public facilities or services in order to distribute the cost of such facilities or services according to use, need, and adopted goals and policies.

**Policy CFP-4:** Levy impact fees on development that are commensurate with the cost of funding new or expanded capital facilities and services necessary for the development.

**Policy CFP-5:** Individually adopt by reference the most current Capital Facilities Plans for the Kent School District #415, the Issaquah School District #411, and the Renton School District #403, and adopt an implementing ordinance establishing a school impact fee consistent with each District's adopted Capital Facilities Plan, if the Plan demonstrates that the facilities are needed to accommodate projected growth.

**Policy CFP-6:** Support private/public partnerships to plan and finance infrastructure development, public uses, structured parking, and community amenities to stimulate additional private investment and produce a more urban environment.

**Policy CFP-7:** Protect public health, enhance environmental quality and promote conservation of man-made and natural resources through appropriate design and installation of public facilities.

**Policy CFP-8:** Promote conservation and demand-management programs that reduce the impact on public facilities and maximize their efficiency.

**Policy CFP-9:** Advocate projects that are energy efficient or enhance energy conservation efforts by the City and its residents.

**Policy CFP-10:** Coordinate with federal, state, regional and local jurisdictions, private industry, businesses and citizens in the planning, design and development of facilities serving and affecting the community.

**Policy CFP-11:** Consider land use compatibility, capital facility needs and financial costs when siting essential public facilities.

*(See the Land Use Element, the Parks, Recreation, Natural Areas, and Trails Element, the Utilities Element, and the Transportation Element for policies related to the Capital Facilities Element.)*



Fire Station 11, Credit: City of Renton



**■ Levels of Service**

Levels of service are objective standards of capacity or services that specify minimum metrics and provide an unbiased basis for assessing the need for new facilities or capacity. These standards are established at the local level and influenced by citizen, City Council, and Planning Commission recommendations, national and regional standards, state and federal laws, the City’s population, and fiscal resources.

Capital Facilities <i>(necessary for development)</i>	Level of Service
Domestic Water	Minimum of 30 psi at the meter during normal demand conditions and a minimum of 20 psi during an emergency
Surface Water	<ul style="list-style-type: none"> <li>Development shall treat stormwater runoff and not increase pre-developed stormwater discharge rates.</li> <li>Development shall convey stormwater discharge without system surcharging during the 25-year storm event and result in no increased flooding during the 100-year storm event.</li> </ul>
Sanitary Sewer	20-year total pop. projection as well as Dept. of Ecology Criteria
Fire and Emergency Services	Avg. response time to either a fire or medical emergency: 7.30 minutes, 90% of the time
Police Enforcement	Avg. response time to Priority I calls: <3.5 minutes Avg. response time to Priority II calls: <8 minutes Avg. response time to Priority III calls: <12 minutes Avg. response time to Priority IV calls: <21 minutes
Parks and Recreational Facilities	0.009 acres of parkland per capita
Schools: <ul style="list-style-type: none"> <li>• Renton</li> <li>• Kent</li> <li>• Issaquah</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Renton</u>: K-3: 24:1 (students per teacher) 4-5: 29:1 6-12: 29:1</li> <li>• <u>Kent</u>: Kindergarten: avg. class size of 23 1-3: avg. class size of 23 4-6: avg. class size of 27 7-8: avg. class size of 28 9-12: avg. class size of 30</li> <li>• <u>Issaquah</u>: K-5: avg. class size of 20 6-8: avg. class size of 26 9-12: avg. class size of 28 Special Ed: 12 students per class</li> </ul>
Transportation <ul style="list-style-type: none"> <li>• Motor Vehicles (single- and multi-occupancy)</li> <li>• Transit</li> <li>• Non-motorized (bicycle and pedestrian)</li> </ul>	TBD
Capital Facilities <i>(NOT necessary for development)</i>	Level of Service
Airport	100% compliance with FAA
Golf Course	As needed
Municipal Buildings (e.g., City Hall, libraries, museum, Community Center, etc.)	As needed
Municipal Parking Facilities	As needed

### Surface Water

Renton’s surface water system consists of natural streams, rivers, wetlands, and lakes, and constructed systems that manage drainage, provide flood protection, and water quality treatment. Surface water management is important to meet social, economic, and ecological needs including flood protection, erosion control, water supply, groundwater recharge, fish and wildlife habitat, and recreation.

Renton’s Surface Water Utility manages stormwater and surface water in Renton’s. The Utility develops policies, basin plans, development design standards, and capital improvement projects in order to maintain and restore the quality of Renton’s lakes and rivers, improve drainage, and reduce flooding. The Utility is responsible for meeting federal and state stormwater requirements. A significant effort for the Utility is compliance with the National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Permit. This permit requires the Utility to control discharge of pollutants to protect surface water and to develop and implement a stormwater management program.

### Domestic Water

The City owns and operates a multi-source municipal water system, which includes supply, treatment, storage, and distribution of potable water to residential, commercial, industrial, and wholesale customers. The City’s water distribution system consists of more than 1.6 million feet of pipeline and provides service to a full-time residential population of approximately 54,000, approximately 20,000 temporary and transient users, and approximately 28,000 regular non-residential users in an area of approximately 16 square miles that is largely coincident with the city limits. In addition, the City supplies water on a wholesale basis to Skyway Water and Sewer District through a single metered connection.

Updated every six years, the Water System Plan Update (Plan) develops a long-term planning strategy for the City’s water service area by evaluating the existing system and its ability to meet the anticipated requirements for water source, quality, transmission, storage, and distribution over a twenty-year planning period. Water system improvement projects have been developed to meet the changing demands of regulatory impacts, and population growth, as well as infrastructure repair and replacement. The Plan also identifies planning level costs of the improvement projects and provides a financial plan for funding the projects.



Water Tower, Credit: City of Renton



### Sanitary Sewer

The City of Renton owns, operates, and maintains its Wastewater Utility, which has a service area that encompasses a wide variety of residential, commercial, and industrial land uses over 13,484 acres. This system consists of approximately 191 miles of gravity sewer, 23 sewage lift stations and force mains, and approximately 5,107 manholes. Wastewater is discharged to King County facilities at 79 locations within the City Service Area from which it is conveyed to and treated by King County's South Treatment Reclamation Plant.

The City of Renton Service Area is divided into six major wastewater collection basins: Black River, Downtown, East Cedar River, East Lake Washington, May Valley, and West Cedar River. For the most part, these major collection basins follow the natural drainage patterns of the Renton service area. Policies, design criteria, and standards used for planning and operating the sanitary sewer system are based on laws and policies that originate from several sources. All these policies and standards have the general purpose of providing an acceptable level of service to the sanitary sewer customers. Analysis and design criteria for the sanitary sewer system are based on standards presented in the Criteria for Sewage Works Design prepared by the Washington State Department of Ecology as well as standards set by King County Department of Natural Resources - Wastewater Treatment Division and the City of Renton. Operations and system planning are guided by the City of Renton Long-Range Wastewater Management Plan (2010).

### Parks and Recreational Facilities

Renton's parks, recreation and natural area system is comprised of distinctive parks and popular recreation facilities, providing for a wide range of opportunities and benefits for the community. Parks are also a key gathering point, creating space for building community and providing exposure to history, arts and culture. In addition, many parks in

Renton play a critical role in preserving natural areas, protecting wildlife and riparian habitat, conserving natural resources and contributing to clean water and a healthy environment for city residents.

### Fire and Emergency Services

The department fulfills its mission through four core services: Response Operations, Emergency Management, Community Risk Reduction, and Safety and Support Services. The department currently has 161 employees, 145 are uniformed personnel. External services include community risk reduction activities that meet the needs of our community prior to an emergency, and response operations activities focused on responding to calls for service and assisting customers as they return to a normal or better condition. Internal services focus primarily on the safety and support of department members, while maintaining effective partnership between the department and the city.

Fire protection level of service is primarily influenced by call volume and response time. Service level is constrained by the station location, quantity of stations, number of trucks/units, number of firefighters, and road congestion.

### Police Enforcement

The Renton Police Department is a full-service law enforcement agency with 148 personnel comprised of 120 sworn and 28 non-sworn. The Renton Police Department is accredited by Washington Association of Sheriffs and Police Chiefs. Accreditation is a significant accomplishment and demonstrates a commitment to excellence. Our officers work very diligently to protect life and property, assist in the suppression of crime, apprehend criminals and enforce laws.

Community resources, needs and values determine the level of law enforcement services and facilities. Generally, the higher the density and intensity of land use, the greater the demand for law enforcement services to address the safety of the



citizens. Capital facilities associated with police services include vehicles, office and police equipment which are provided through general funds and grants and determined on an annual basis. Projected capital facility requirements are based on officer response times to different types of “priority” level calls that are received. As the City grows, and response times increase, the need for additional officers will increase, as well as the need for additional police equipment and facilities.

#### Transportation

*\*A summary will be developed in coordination with the transportation element update\**

#### Schools

Renton’s youth attend schools within the Renton, Kent, or Issaquah School District depending on the location of the pupil’s residence within the area.

The Renton School District spans 32.5 square miles and serves over 13,000 students in preschool through twelfth grade. Four high schools, three middle schools, 13 elementary schools, an early childhood education center and various other special program locations constitute the accredited preschool-12 system.

The Kent School District is the fourth largest school district in the state with over 27,000 students enrolled in four high schools, six middle schools, 28 elementary schools, and three academies. The district boundaries encompass approximately 71 square miles.

The Issaquah School District is the 15th largest district in the state of Washington with more than 18,000 students attending a combination of 15 elementary schools, five middle schools, three comprehensive high schools, and an alternative high school spread among 110 square miles in seven municipalities.

#### **FUNCTIONAL PLANS**

Functional plans are major components of this Capital Facilities Element. The following functional plans may be consulted for more detailed information regarding existing and planned facilities, service standards and facility development:

- 2013-2014 Adopted Budget
- 2013-2018 Capital Investment Program (CIP)
- Parks, Recreation and Natural Areas Plan
- Renton Water System Plan Update
- City of Renton Comprehensive Water System Plan
- Renton Long-Range Wastewater Management Plan
- Renton Fire & Emergency Services Department’s Annual Report
- Renton Storm Water Management Program
- Renton Transportation Improvement Program
- Renton School District’s Capital Facilities Plan
- Issaquah School District’s Capital Facilities Plan
- Kent School District’s Capital Facilities Plan
- King County, Final 2009 Comprehensive Solid Waste Management Plan