ORDINANCE NO. 3390

AN ORDINANCE of the City Council of the City of Kent, Washington, amending the City of Kent Comprehensive Plan to change the plan’s land use map designation on three (3) sites: (1) from Mixed Use to Industrial for property located at 828 West Valley Highway (#CPA-97-3(A)); (2) from Low Density Multifamily Residential to Mixed Use for property located at the northeast side of 104th Avenue SE and SE 262nd Street (#CPA-97-3(B)); (3) from Single Family Residential (SF-3) to Single Family Residential (SF-6) for property located east of 132nd Ave SE between SE 282nd Street and SE 276th Street (#CPA-97-3(F)); and amending the Capital Facilities Element of the Comprehensive Plan (#CPA-97-3(H)).

WHEREAS, the Washington State Growth Management Act ("GMA") requires internal consistency among comprehensive plan elements and the Zoning Map; and

WHEREAS, to assure that comprehensive plans remain relevant and up to date, the GMA requires each jurisdiction to establish procedures whereby amendments to the plan are considered by the City Council (RCW 36.70A.130(2)), and limits amendments to once each year unless an emergency exists; and

WHEREAS, the City of Kent has established a procedure for amending the Comprehensive Plan set forth in Chapter 12.02 of the Kent City Code which sets a deadline of September 1st of each year for acceptance of comprehensive plan amendments; and
WHEREAS, by September 1, 1997, the City received applications to amend the comprehensive plan's land use plan map designation. Three of those applications involve properties located at: (1) 828 West Valley Highway; (2) the northeast side of 104th Avenue SE and SE 262nd Street; and (3) east of 132nd Avenue SE between SE 282nd Street and SE 276th Street; and

WHEREAS, the property at 828 West Valley Highway is currently designated Mixed Use and the applicant is requesting a plan designation of Industrial; and

WHEREAS, the property on the northeast side of 104th Avenue SE and SE 262nd Street is currently designated Low Density Multifamily Residential and the applicant is requesting a plan designation of Mixed Use; and

WHEREAS, the property east of 132nd Avenue SE between SE 282nd Street and SE 276th Street is currently designated Single Family Residential (SF-3) and the applicants are requesting a plan designation of Single Family Residential (SF-6); and

WHEREAS, the City of Kent Finance Department has submitted proposed amendments to the Capital Facilities Element of the comprehensive plan to update capital facilities inventories, financial information, and project summaries; and

WHEREAS, the staff presented the requested comprehensive plan amendments for consideration by the City of Kent's Land Use and Planning Board on November 24, 1997; and

WHEREAS, the City of Kent Land Use and Planning Board held a public hearing on the proposed comprehensive plan amendments on November 24, 1997; and
WHEREAS, the proposed amendments are consistent with the standards of review for comprehensive plan amendments outlined in Section 12.02.050 of the Kent City Code; and

WHEREAS, the City of Kent Land Use and Planning Board took public testimony, reviewed the proposed comprehensive plan amendments, and moved to recommend the approval of the amendments of the comprehensive plan designations and Capital Facilities Element Amendments to the full City Council; and

WHEREAS, on January 20, 1998, the City Council for the City of Kent approved the Land Use and Planning Board's recommendation on comprehensive plan amendment #CPA-97-3(B) to amend the comprehensive plan designation of property at the northeast side of 104th Avenue SE and SE 262nd Street from a plan designation of Low Density Multifamily Residential to a plan designation of Mixed Use; and

WHEREAS, on January 20, 1998, the City Council for the City of Kent approved the Land Use and Planning Board's recommendation on comprehensive plan amendment #CPA-97-3(F) to amend the comprehensive plan designation of property east of 132nd Avenue SE between SE 282nd Street and SE 276th Street from a plan designation of Single Family Residential (SF-3) to a plan designation of Single Family Residential (SF-6); and

WHEREAS, on January 20, 1998, the City Council for the City of Kent approved the Land Use and Planning Board's recommendation on the Capital Facilities Element Amendment #CPA-97-3(H); NOW, THEREFORE,
THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City of Kent Comprehensive Plan adopted by Ordinance No. 3222, as subsequently amended, is hereby amended to establish new plan designations for the following parcels:

A. For the property of approximately 4.65 acres located at 828 West Valley Highway, Kent, Washington from a plan designation of Mixed Use to Industrial as depicted in the map attached as Exhibit A and incorporated herein by this reference (#CPA-97-3(A)).

B. For the property of approximately 3.68 acres located on the northeast side of 104th Avenue SE and SE 262nd Street, Kent, Washington, from a plan designation of Low Density Multifamily Residential to Mixed Use as depicted in the map attached hereto as Exhibit B and incorporated herein by this reference #(CPA-97-3(B)).

C. For the property of approximately 53.5 acres located east of 132nd Avenue SE between SE 282nd Street and SE 276th Street from a plan designation of Single Family Residential (SF-3) to Single Family Residential (SF-6) as depicted in the map attached as Exhibit D and incorporated herein by this reference (#CPA-97-3(F)).

SECTION 2. The Capital Facilities Element of the City of Kent Comprehensive Plan is hereby amended as set forth in Exhibit E, attached hereto and incorporated herein by this reference (#CPA-97-3(H)).
SECTION 3. Severability Clause. If any one or more sections, subsections, or sentences of this Ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance and the same shall remain in full force and effect.

SECTION 4. Effective Date. This Ordinance, being the exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

ATTEST:

BRENDA JACOBER, CITY CLERK, ACTING

APPROVED AS TO FORM:

ROGER A. LUBOVICH, CITY ATTORNEY


APPROVED 4th day of February, 1998.


I hereby certify that this is a true copy of Ordinance No. 339 passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBER, CITY CLERK, ACTING
APPLICATION NAME: Anderson
NUMBER: #CPA-97-3 (A)
REQUEST: Comprehensive Plan Amendment
MIXED USE TO INDUSTRIAL

EXHIBIT A
DATE: February 3, 1998

LEGEND
Application site
N
Plan boundary
City limits
APPLICATION NAME: Sanders

NUMBER: #CPA-97-3 (B)

REQUEST: Comprehensive Plan Amendment

LOW DENSITY MULTIFAMILY TO MIXED USE

EXHIBIT B

DATE: February 3, 1998

LEGEND
Application site
Plan boundary
City limits
APPLICATION NAME: Clasen/Dinsdale

NUMBER: #CPA-97-3 (F)

REQUEST: Comprehensive Plan Amendment
SINGLE FAMILY 3 TO SINGLE FAMILY 6

EXHIBIT D

DATE: February 3, 1998

LEGEND
Application site
Plan boundary
City limits
Date: November 10, 1997
To: Land Use & Planning Board Members
From: Mayene Miller, Finance Director
Subject: Proposed Changes to Capital Facilities Element of Kent Comprehensive Plan

The following is a summary of the proposed changes to the Capital Facilities Element of the City of Kent Comprehensive Plan.

Introduction / Background and Analysis

The only change proposed on pages 8-1 thru 8-6 is to update the six year plan period from 1997-2002 to 1998-2003.

Current Facilities Inventory

**Corrections Facility**
The contract with the Federal Marshall’s Office no longer provides 20 beds for Federal prisoners. The contract has been revised to provide beds on an intermittent basis only.

**Fire and Emergency Services**
No Changes

**Police / Fire Training Center**
No Changes

**City Administrative Office - General Government**
No Changes

**City Administrative Offices - Police Headquarters**
No Changes

**City Maintenance Facilities**
No Changes

**Parks and Recreation Facilities**
The City of Kent inventory of park land is now 125.4 acres of neighborhood park land and 942.3 acres of community park land. This is a decrease of 51.6 acres, primarily due to an acreage adjustment for Interurban Trail, which was over stated by 61.1 acres. The decrease is offset by additional land purchases. Some parks were also reclassified from neighborhood to community.
Golf Courses
No Changes

Sanitary Sewer Facilities
No Changes

Stormwater Management Facilities
The total drainage area has increased from 25.42 square miles to 28 square miles.

Water Supply, Distribution, and Storage Facilities
No Changes

Transportation Facilities
The City's current road system inventory is 642 lane miles and is divided into four major categories of roads. The approximate breakdown is 32.1 lane miles of principal arterials, 96.3 lane miles of minor arterials, 96.3 lane miles of collector arterials and 417.3 lane miles of local road. In the past, the inventory listed in the comprehensive plan has shown land miles. The change to lane miles was done to reflect the inventory method used by Public Works. The pedestrian transportation inventory will be updated when the physical inventory is completed in 1998.

The following maps are currently being revised to show the above inventory changes:
  Figure 8.1 Public Services and Facilities
  Figure 8.2 Sewer System
  Figure 8.3 Storm Drainage Service Area
  Figure 8.4 Water System
  Figure 10.1 Parks and Recreation Facilities (Parks Element)
  Figure 10.2 Existing Trails (Parks Element)

Analysis of Impacts

Tables 8.1 and 8.2 in the Analysis of Impacts section (pages 8-13 and 8-14) are updated to reflect the 1998 - 2003 Capital Facilities Plan. Total project costs have increased from $181,516,000 for 1997 - 2002 to $200,898,000 for 1998 - 2003.

Level of Service Consequences of the CFP

The levels of service on page 8-15 are currently being evaluated.

Capital Facilities Goals and Policies

Police CFP-6.2 on page 8-26 is corrected to show that sanitary sewer and water services can be provided either by the City of Kent or Districts after annexation.
CHAPTER EIGHT

CAPITAL FACILITIES ELEMENT

INTRODUCTION

The capital facilities element contains a summary of the Capital Facilities Plan (CFP) for the City of Kent. The element consists of the following information: (1) statements of requirements, level-of-service (LOS) standards, guidelines, and criteria that are used to develop and implement the CFP; (2) inventories of existing facilities; (3) maps showing the locations of existing facilities; and (4) a list of proposed capital projects, including a financing plan, future operating costs, and reconciliation of project capacity and LOS standards. The complete CFP and supporting documents are available for review at the City of Kent Planning Department.

The CFP is a required element of the City's comprehensive plan, mandated by the Washington State Growth Management Act (GMA). The GMA requires cities and counties to approve and maintain a CFP which includes requirements for specific types of capital facilities, LOS standards, financial feasibility, and assurance that adequate facilities will be provided as development occurs.

As required by the GMA, the CFP is a 6-year plan for capital improvements that support the City's current and future population and employment growth. It contains LOS standards for each public facility, and requires that new development is served by adequate facilities. The CFP also contains broad goals and specific policies that guide and implement the provision of adequate public facilities. The capital facilities element is the element that makes real the rest of the comprehensive plan. By establishing LOS as the basis for providing capital facilities and for achieving concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP provides a reality check on the vision set forth in the comprehensive plan. The capacity of capital facilities that are provided in the CFP affects the size and configuration of the urban growth area.

The purpose of the CFP is to use sound fiscal policies to provide adequate public facilities in a manner consistent with the land use element and at a time concurrent with
(or prior to) the impacts of development. These capital facilities propose to achieve and maintain adopted standards for LOS in order to maintain the quality of life for existing and future development. The plan fulfills the GMA requirement for facilities planning; but, in addition, the plan serves as a base for good city management and establishes eligibility for grants and loans. It provides coordination among the City's many plans for capital improvements, including other elements of the comprehensive plan, master plans of departmental service providers, and facilities plans of the state, the region, and adjacent local jurisdictions.

Requirements of the Growth Management Act

The GMA requires the CFP to identify public facilities that will be required during the six years following adoption of the new plan (1997 through 2003). The CFP must include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities. The CFP must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs. If the costs exceed the revenue, the City must reduce its level of service, reduce costs, or modify the land use element to bring development into balance with available or affordable facilities.

Other requirements of the GMA mandate forecasts of future needs for capital facilities and the use of standards for levels of service of facility capacity as the basis for public facilities contained in the CFP [see RCW 36.70A.020 (12)]. As a result, public facilities in the CFP must be based on quantifiable, objective measures of capacity, such as traffic-volume capacity per mile of road and acres of park per capita.

One of the goals of the GMA is to have capital facilities in place concurrent with development. This concept is known as concurrency (also called "adequate public facilities"). In the City of Kent, concurrency requires 1) facilities which serve the development to be in place at the time of development (or for some types of facilities, a financial commitment to be made to provide the facilities within a specified period of time) and 2) facilities which serve the development to have sufficient capacity to serve the development without decreasing LOS below minimum standards adopted in the CFP.

The GMA requires concurrency for transportation facilities. The GMA also requires all other public facilities to be "adequate" [see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110]. Concurrency management procedures will be developed to ensure that sufficient public facility capacity is available for each proposed development.
After the CFP is completed and adopted as part of the comprehensive plan, the City must adopt development regulations to implement the plan. The development regulations will provide detailed regulations and procedures for implementing the requirements of the plan.

Each year, the City must update the CFP. The annual update will be completed before the City’s budget is adopted in order to incorporate into the budget the capital improvements from the updated CFP.

BACKGROUND AND ANALYSIS

LOS (SCENARIO-DRIVEN) METHOD OF ANALYSIS

Explanation of Levels of Service

Levels of service usually are quantifiable measures of the amount of public facilities that are provided to the community. Levels of service also may measure the quality of some public facilities.

Typically, measures of LOS are expressed as ratios of facility capacity to demand (i.e., actual or potential users).

The following chart lists examples of LOS measures for some capital facilities.

<table>
<thead>
<tr>
<th>Type of Capital Facility</th>
<th>Sample LOS Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corrections</td>
<td>Beds per 1,000 population</td>
</tr>
<tr>
<td>Fire and Rescue</td>
<td>Average response time</td>
</tr>
<tr>
<td>Hospitals</td>
<td>Beds per 1,000 population</td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>Officers per 1,000 population</td>
</tr>
<tr>
<td>Library</td>
<td>Collection size per capita</td>
</tr>
<tr>
<td>Parks</td>
<td>Building square feet per capita</td>
</tr>
<tr>
<td>Roads and Streets</td>
<td>Acres per 1,000 population</td>
</tr>
<tr>
<td>Schools</td>
<td>Ratio of actual volume to design capacity</td>
</tr>
<tr>
<td>Sewer</td>
<td>Square feet per student</td>
</tr>
<tr>
<td></td>
<td>Gallons per customer per day</td>
</tr>
</tbody>
</table>
Solid Waste | Effluent quality | Tons (or cubic yards) per capita or per customer
Surface Water & River Levees | Design storm (i.e., 100-year storm) | Runoff water quality
Transit | Ridership
Water | Gallons per customer per day | Water quality

Each of these LOS measures needs one additional piece of information: the specific quantity that measures the current or proposed LOS. For example, the standard for parks might be 5 acres per 1,000 population; but the current LOS may be 2.68 acres per 1,000, which is less than the standard.

In order to make use of the LOS method, the City selects the way in which it will measure each facility (i.e., acres, gallons, etc.). It also identifies the amount of the current and proposed LOS standard for each measurement.

There are other ways to measure the LOS of many of these capital facilities. The examples in the previous chart are provided to give greater depth to the following discussion of the use of LOS as a method for determining the City's need for capital facilities.

Method for Using Levels of Service

The LOS method answers two questions in order to develop a financially-feasible CFP. The GMA requires the CFP to be based on standards for service levels that are measurable and financially feasible for the six fiscal years following adoption of the plan. The CFP must meet the City's capital needs for the fiscal years 1997 through 2002.

The two questions that must be answered in order to meet the GMA requirements are:

1. What is the quantity of public facilities that will be required by the end of the 6th year (i.e., 2002)?
2. Is it financially feasible to provide the quantity of facilities that are required by the end of the 6th year (i.e., 2002)?
The answer to each question can be calculated by using objective data and formulas. Each type of public facility is examined separately (i.e., roads are examined separately from parks). The costs of all the types of facilities then are added together in order to determine the overall financial feasibility of the CFP. A detailed explanation of the formulas used is contained in the Capital Facilities Plan. One of the CFP support documents, Capital Facilities Requirements, contains the results of the use of this method.

Setting the Standards for Levels of Service

Because the need for capital facilities is determined largely by the adopted LOS, the key to influencing the CFP is to influence the selection of the LOS standards. LOS standards are measures of the quality of life of the community. The standards should be based on the community’s vision of its future and its values. Traditional approaches to capital facilities planning rely on technical experts (i.e., staff and consultants) to determine the need for capital improvements. In the scenario-driven approach, these experts play an important advisory role, but they do not control the determination. Their role is to define and implement a process for the review of various scenarios, to analyze data, and to make suggestions based on technical considerations.

The final, legal authority to establish the LOS rests with the City Council because the City Council enacts the LOS standards that reflect the community's vision. The City Council's decision should be influenced by recommendations of the 1) Planning Commission; 2) providers of public facilities (i.e., local government departments, special districts, private utilities, the State of Washington, tribal governments, etc.); 3) formal advisory groups that make recommendations to the providers of public facilities (i.e., community planning groups); 4) the general public through individual citizens and community civic, business, and issue-based organizations that make their views known or are sought through sampling techniques.

The scenario-driven approach to developing the LOS standards provides decision-makers and anyone else who wishes to participate with a clear statement of the outcomes of various LOS for each type of public facility. This approach reduces the tendency for decisions to be controlled by expert staff or consultants, opens up the decision-making process to the public and advisory groups, and places the decisions before the City Council.
Selection of a specific LOS to be the "adopted standard" was accomplished by a 12-step process:

1. The "current" (1993), actual LOS were calculated.

2. Departmental service providers were given national standards or guidelines and examples of LOS from other local governments.

3. Departmental service providers researched local standards from City studies, master plans, ordinances, and development regulations.

4. Departmental service providers recommended a standard for the City of Kent's CFP.

5. The first draft of Capital Facilities Requirements forecasted needed capacity and approximate costs of two LOS scenarios (e.g., the 1993 actual LOS and the department's recommended LOS).

6. The City Council reviewed and commented on the first draft of Capital Facilities Requirements.

7. The Operations department prepared a follow-up Capital Facilities Level of Service/Cost Options report which identified five alternative LOS options, or scenarios, to forecast the amount of capital facilities that would be most appropriate for the City of Kent during the 6-year growth period 1994-1999. This report complements Capital Facilities Requirements, which was reviewed with the City Council November 30, 1993, and not only identifies LOS options but also includes specific recommendations from the Operations department.

8. The City Council reviewed and commented on Capital Facilities Level of Service/Cost Options and indicated their preferences for LOS and noncapacity capital projects to be included in the first draft of the CFP.

9. Departmental service providers prepared specific capital improvements projects and estimates of related maintenance and operating costs to support the City Council's preferred LOS and noncapacity projects.

10. The first-draft CFP was prepared using the City Council's preferred LOS and noncapacity projects. The LOS in the first-draft CFP served as the basis for capital projects, their costs, and a financing plan necessary to pay for the costs.

11. The draft CFP was reviewed/discussed during City Council and Planning Commission workshop(s) prior to formal reading/hearing of the CFP by the City Council.

12. The City Council formally adopted LOS as part of the CFP.
Every year, as required by the Growth Management Act, department service providers reassess land use issues, level of service standards, and projected revenues to determine what changes, if any are needed.

**CURRENT FACILITIES INVENTORIES**

**CORRECTIONAL FACILITY**

The Kent Correction Center is managed by the Kent Police Department. The current inventory of the Correctional Facility totals 130 beds. The Center is located at 1201 Central in the City. An intergovernmental contract with the Federal Marshall’s Office currently allows the City to provide approximately 20 beds for Federal prisoners.

The geographic location of the Correctional Facility is found on Figure 8.1.

**FIRE AND EMERGENCY SERVICES**

The Kent Fire Department is responsible for delivering fire protection and emergency medical services to the City, and to the geographic area within King County fire District #37. The City owns six (6) fire stations: Station 71 (south); Station 72 (east); Station 73 (west); Station 74 (east); Station 75 (east); and Station 76 (north). Each station is equipped with at least one fire/aid unit which consists of a pumper truck with emergency medical service/rescue equipment and manpower, and each station has a future capacity for three units.

The table below lists each station, fire/aid units in service, total capacity, and average response time:

<table>
<thead>
<tr>
<th>Name of Station</th>
<th>Fire/Aid Units in Service</th>
<th>Total Capacity (Bays)</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Station 71</td>
<td>1</td>
<td>3</td>
<td>South</td>
</tr>
<tr>
<td>Station 72</td>
<td>2</td>
<td>3</td>
<td>East</td>
</tr>
<tr>
<td>Station 73</td>
<td>1</td>
<td>3</td>
<td>West</td>
</tr>
<tr>
<td>Station 74</td>
<td>1*</td>
<td>3</td>
<td>East</td>
</tr>
<tr>
<td>Station 75</td>
<td>1</td>
<td>3</td>
<td>East</td>
</tr>
<tr>
<td>Station 76</td>
<td>1</td>
<td>3</td>
<td>North</td>
</tr>
</tbody>
</table>

*Ladder Truck

King County Fire District #37 owns one fire station: Station 77 (Kentridge), with one fire/aid unit in service and capacity for two.
The geographic locations of the Fire and Emergency Services facilities are found on Figure 8.1.

POLICE/FIRE TRAINING CENTER

The Police/Fire Training Center is located on East Hill at 24611 116th Avenue SE. The Center, housed in an 8,000 square foot building, provides audio and visual equipment and other facilities for in-service training for City of Kent police officers and fire fighters. Instruction is conducted by Kent Police and Fire Department personnel, and by nationally known instructors from organizations such as the International Association of Police Chiefs and the State Fire Service. In addition to providing a facility for training City of Kent personnel, the training center also accommodates a satellite training program sponsored by the Washington State Criminal Justice Training Commission.

The geographic locations of the police/fire training facilities are found on Figure 8.1.

CITY ADMINISTRATIVE OFFICES - GENERAL GOVERNMENT

The City of Kent Operations Department manages several facilities and buildings necessary to the administrative and maintenance functions of the City. These include City Hall and the City Council Chambers, the Centennial Center, the Municipal Court facility, and City maintenance shops. The table below lists the name, location and capacity of each facility:

<table>
<thead>
<tr>
<th>NAME</th>
<th>LOCATION</th>
<th>CAPACITY (Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Hall</td>
<td>220 4th Avenue South</td>
<td>33,100</td>
</tr>
<tr>
<td>Centennial Center</td>
<td>400 West Gowe</td>
<td>71,949</td>
</tr>
<tr>
<td>Municipal Court</td>
<td>302 West Gowe</td>
<td>4,251</td>
</tr>
</tbody>
</table>

The geographic locations of the City administrative facilities are found on Figure 8.1.
CITY ADMINISTRATION OFFICES - POLICE HEADQUARTERS
The inventory of City administrative offices for the Police Department headquarters totals 18,000 square feet, and is located at 232 4th Avenue South in downtown Kent.

The geographic location of the Police Headquarters is found on Figure 8.1.

CITY MAINTENANCE FACILITIES
The total area of city government maintenance facilities totals 22,558 square feet, and includes the Public Works maintenance shops (17,173 square feet) and Park and Recreation Department maintenance shops (5,385 square feet). The Police Vehicle Storage facility (3,600 square feet), which is an open, uncovered yard is not included in this inventory.

The geographic location of the City Maintenance facilities is found on Figure 8.1.

PARKS AND RECREATION FACILITIES
The City of Kent owns and manages 147.2 acres of neighborhood park land and 972.6 acres of community park land within the current City limits. King County owns 0.5 acres. Within the unincorporated Urban Growth Area (UGA) of Kent, King county owns 720.3 acres of park land. The Park and Recreation Department manages a wide variety of facilities located on park land, including the Senior Center, Kent Commons, Special Populations Resource Center, play fields, and trails. A detailed inventory of current parks and recreation facilities is contained in the Comprehensive Park and Recreation Plan.

The geographic locations of the parks and recreational facilities are found on Figures 10.1 and 10.2 of the parks element.

GOLF COURSES
The inventory of current City golf courses includes the following:

<table>
<thead>
<tr>
<th>NAME</th>
<th>LOCATION</th>
<th>CAPACITY (HOLES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Par 3 Golf Course</td>
<td>2030 West Meeker</td>
<td>9</td>
</tr>
<tr>
<td>18 Hole Golf Course</td>
<td>2019 West Meeker</td>
<td>18</td>
</tr>
</tbody>
</table>
The geographic locations of the golf course facilities are found on Figure 10.1 of the parks element.

SANITARY SEWER FACILITIES
The sewer service area of the City of Kent encompasses 23 square miles, and includes most of the incorporated City, as well as adjacent franchise areas within unincorporated King County. Since the existing collection system already serves most of the City's service area, expansion of this system will occur almost entirely by infill development, which will be accomplished primarily through developer extensions and local improvement districts. In general, the existing sewer system is sized based on existing standards which will carry peak flows which will be generated by the service area for ultimate development. However, the City of Kent Comprehensive Sewerage Plan has identified various undersized lines, as well as others that require rehabilitation.

A complete inventory of Sanitary Sewer facilities is found in the City of Kent Comprehensive Sewerage Plan.

The Municipality of Metropolitan Seattle (Metro) has assumed the responsibility for interception, treatment, and disposal of wastewater from the City of Kent and its neighboring communities. Therefore, the City does not incur any direct capacity-related capital facilities requirements or costs for sanitary sewer treatment. The voluminous inventory of current Sanitary Sewer facilities is on file with the City's Department of Public Works.

The geographic locations of the sanitary sewer facilities are found on Figure 8.2.

STORMWATER MANAGEMENT FACILITIES
The City of Kent lies primarily within the Green River Watershed, which encompasses 480 square miles and the total drainage area of the City is 254 square miles which includes most of the incorporated city, as well as the adjacent franchise areas within unincorporated King County. The eight major watershed areas include (1) Green River; (2) Lake Fenwick; (3) Midway; (4) Mill Creek (Kent); (5) Mill Creek (Auburn); (6) Mullen Slew; (7) Springbrook-Garrison Creek; (8) Star Lake. The City has operated a stormwater utility since 1981 as a means of financing the construction, operation, and maintenance of the surface water management program. Conveyance systems in both the "hillside" and "valley" areas must convey at minimum the 25 year storm event. The
standards include requirements to provide water quality control recommended by the "State Department of Ecology Stormwater Management Manual". The voluminous inventory of current stormwater management facilities is on file with the City’s Department of Public Works.

The geographic locations of the stormwater management facilities are found on Figure 8.3.

WATER SUPPLY, DISTRIBUTION; AND STORAGE FACILITIES

The water service area of the City encompasses 27 square miles. This area includes most of the incorporated City, as well as adjacent franchise areas within unincorporated King County. To the east, the service area boundary coincides with the boundary of Water District No. 111 and Soos Creek Sewer and Water District. To the north, the service area boundary coincides with the mutual Kent/Renton and Kent/Tukwila city limits. To the west, it coincides with Highline Water District’s boundary, and to the south, the City’s service area boundary coincides with the City of Auburn, and Federal Way Sewer and Water District. The principal sources of water supply for the City’s water system are Kent Springs and Clark Springs. During high demand periods, the capacity of these two sources is exceeded, and supplemental well facilities are activated. These sources are adequate to meet peak day demands; however, during an extreme dry/hot spell, the City purchases water from adjacent purveyors. Water system interties are presently available with Highline Water District, Tukwila, and Renton during such emergency situations; however, these sources are not considered to be dependable for meeting long-term demand requirements. A new open storage reservoir is proposed to be located on a site near 124th Avenue SE and SE 304th Street. The City also plans a future intertie with Tacoma’s pipeline 5 project. The water distribution system exists throughout most of the City’s service area. Expansion will take place almost entirely through infill development, which will be accomplished primarily through developer extensions. Most of the remaining projects in the City’s most recent water system Plan consist primarily of water main replacements and upsizing in older portions of the system.

A Comprehensive Water System Plan update is required by the Washington State Department of Social and Health Services (DSHS) every five years. The City’s most recent Water System Plan (completed in 1988 and amended in 1990) has been approved by DSHS. This plan was completed in conjunction with the Critical Water Supply Plan for the South King County area. An update of the Comprehensive Water System Plan is scheduled in 1997. A detailed inventory of current water system facilities,
and City water rights records are on file with the City’s Department of Public Works. The voluminous inventory of current stormwater management facilities is on file with the City’s Department of Public Works.

The geographic locations of water distribution facilities are found on Figure 8.4.

TRANSPORTATION FACILITIES

The City’s road system current inventory consists of approximately 254.9 total lane miles for four major categories of roads: 40.8 miles of principal arterials; 96.3 miles of collector arterials, and 96.3 miles of local roads. There are nine bridges in Kent.

In 1993, transportation networks for pedestrians include:

- Widened shoulder: 19.35 miles
- Gravel Paths: 28.31 miles
- Asphalt sidewalks: 4.69 miles
- Concrete sidewalks: 108.56 miles
- Pathways: 21.01 miles

The pedestrian transportation inventory will be updated after a physical inventory of the Meridian Annexation area is completed.

The geographic locations of major transportation facilities are found on Figure 9.1 of the transportation element.

PUBLIC EDUCATION FACILITIES

Most of Kent’s residential areas are served by the Kent School District. The Renton School District serves students from an area of Kent near the north City limits, and Kent students from a section of the West Hill of Kent attend Federal Way Schools. Detailed inventories of school district capital facilities are contained in the capital facilities plan of each school district. The capital facilities plans of the Kent and Federal Way School Districts have been adopted as part of the City’s Capital Facilities Element.

The geographic locations of schools in Kent are found on Figure 8.1.

PUBLIC LIBRARY FACILITIES

The City of Kent is served by the King County Library system in the Kent Library building at 212 2nd Avenue West, which was built in 1992. Detailed information regarding the King County Library System is contained in the King County Library System, The Year 2000 Plan, September 1992.

The geographic location of the Kent Library building is found on Figure 8.1.
ANALYSIS OF IMPACTS

The following section outlines the capital costs, financing, and levels of service for the public facilities which are provided by the City of Kent. This same information for the Kent and Federal Way School districts is available in the districts' capital facilities plans, which have been adopted by reference as part of the Capital Facilities Element.

CAPITAL COSTS

Table 8.1
1997 - 2002 Capital Facilities Plan
Project Cost Statistics
(In 000's)

<table>
<thead>
<tr>
<th>PROJECTS</th>
<th>1997</th>
<th>1998</th>
<th>1999</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TRANSPORTATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corridors</td>
<td>13,393</td>
<td>13,529</td>
<td>13,163</td>
<td>3,085</td>
<td>5,479</td>
<td>1,180</td>
<td>49,828</td>
</tr>
<tr>
<td>Arterials</td>
<td>3,188</td>
<td>2,863</td>
<td>5,962</td>
<td>108</td>
<td>109</td>
<td>2,457</td>
<td>14,687</td>
</tr>
<tr>
<td>Intersection Improvements</td>
<td>55</td>
<td>350</td>
<td></td>
<td>149</td>
<td></td>
<td>554</td>
<td></td>
</tr>
<tr>
<td>Other Improvements</td>
<td>1,294</td>
<td>1,030</td>
<td>757</td>
<td>848</td>
<td>879</td>
<td>1,530</td>
<td>6,338</td>
</tr>
<tr>
<td><strong>SUBTOTAL TRANSPORTATION</strong></td>
<td>17,930</td>
<td>17,771</td>
<td>19,883</td>
<td>4,189</td>
<td>6,467</td>
<td>5,167</td>
<td>71,408</td>
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<td><strong>PUBLIC SAFETY</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Correctional Facility</td>
<td>118</td>
<td>25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>143</td>
</tr>
<tr>
<td>Fire and Emergency Services</td>
<td>2,985</td>
<td>601</td>
<td>721</td>
<td>521</td>
<td>496</td>
<td>496</td>
<td>5,820</td>
</tr>
<tr>
<td>Police / Fire Training Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Police Administrative Offices</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUBTOTAL PUBLIC SAFETY</strong></td>
<td>3,103</td>
<td>626</td>
<td>721</td>
<td>521</td>
<td>496</td>
<td>496</td>
<td>5,963</td>
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<tr>
<td><strong>PARKS AND RECREATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Park Recreational Land</td>
<td>1,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,200</td>
</tr>
<tr>
<td>Community Park Recreational Land</td>
<td>1,200</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Neighborhood Recreational Facilities</td>
<td>1,185</td>
<td>495</td>
<td>735</td>
<td>910</td>
<td>210</td>
<td>210</td>
<td>3,745</td>
</tr>
<tr>
<td>Community Recreational Facilities</td>
<td>1,069</td>
<td>4,857</td>
<td>30,220</td>
<td>295</td>
<td>479</td>
<td>295</td>
<td>37,215</td>
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<tr>
<td>Golf Complex</td>
<td>100</td>
<td>350</td>
<td>350</td>
<td></td>
<td></td>
<td></td>
<td>800</td>
</tr>
<tr>
<td><strong>SUBTOTAL PARKS AND REC</strong></td>
<td>2,354</td>
<td>5,702</td>
<td>32,505</td>
<td>1,205</td>
<td>689</td>
<td>505</td>
<td>42,960</td>
</tr>
<tr>
<td><strong>GENERAL GOVERNMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Information Services / Automation</td>
<td>6,072</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6,072</td>
</tr>
<tr>
<td>Government Facilities - Buildings / Mtc</td>
<td>2,310</td>
<td>150</td>
<td>8,290</td>
<td>150</td>
<td>1,650</td>
<td>250</td>
<td>12,800</td>
</tr>
<tr>
<td>Other</td>
<td>127</td>
<td>55</td>
<td>59</td>
<td>62</td>
<td>66</td>
<td>70</td>
<td>439</td>
</tr>
<tr>
<td><strong>SUBTOTAL GENERAL GOVERNMENT</strong></td>
<td>8,509</td>
<td>205</td>
<td>8,349</td>
<td>212</td>
<td>1,716</td>
<td>320</td>
<td>19,311</td>
</tr>
<tr>
<td><strong>TOTAL NON UTILITY PROJECTS</strong></td>
<td>31,896</td>
<td>24,304</td>
<td>61,458</td>
<td>6,127</td>
<td>9,368</td>
<td>6,488</td>
<td>139,642</td>
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<tr>
<td><strong>UTILITY PROJECTS</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>2,813</td>
<td>1,259</td>
<td>5,589</td>
<td>281</td>
<td>291</td>
<td>303</td>
<td>10,536</td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>5,941</td>
<td>4,669</td>
<td>3,154</td>
<td>949</td>
<td>460</td>
<td>478</td>
<td>15,651</td>
</tr>
<tr>
<td>Water Supply &amp; Distribution</td>
<td>1,320</td>
<td>11,625</td>
<td>375</td>
<td>286</td>
<td>897</td>
<td>1,184</td>
<td>15,687</td>
</tr>
<tr>
<td><strong>TOTAL UTILITY PROJECTS</strong></td>
<td>10,074</td>
<td>17,553</td>
<td>9,118</td>
<td>1,516</td>
<td>1,648</td>
<td>1,965</td>
<td>41,874</td>
</tr>
<tr>
<td><strong>TOTAL CAPITAL PROJECTS</strong></td>
<td>41,970</td>
<td>41,858</td>
<td>70,576</td>
<td>7,643</td>
<td>11,016</td>
<td>8,453</td>
<td>181,516</td>
</tr>
</tbody>
</table>

KENT COMPREHENSIVE PLAN - Revision #1 (10/97) 8-13
FINANCING
The revenue sources that are available to the City of Kent for capital facilities include taxes, fees and charges, and grants. Some sources of revenue for capital facilities can also be used for operating costs. A comprehensive list of revenue sources and a discussion of limitations on the use of each revenue source is contained in the Capital Facilities Plan. Existing City revenues are not forecast, nor are they diverted to capital expenditures from maintenance and operations.

The financing plan for these capital improvements includes the revenues listed in the pie chart below. The chart lists the major categories of Capital Improvement Projects (CIP) revenue sources and the amount contributed by each source.

Table 8.2
City of Kent, Washington
Capital Facilities Plan

REVENUES BY SOURCE
1997 - 2002

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CIP Revenues</td>
<td>10,457</td>
<td>5.8%</td>
</tr>
<tr>
<td>Sale of Property</td>
<td>2,721</td>
<td>1.5%</td>
</tr>
<tr>
<td>LIDs</td>
<td>15,693</td>
<td>8.6%</td>
</tr>
<tr>
<td>Bonds &amp; Grants</td>
<td>104,103</td>
<td>57.3%</td>
</tr>
<tr>
<td>Bonds &amp; Grants</td>
<td>104,103</td>
<td>57.3%</td>
</tr>
<tr>
<td>Transportation</td>
<td>23,528</td>
<td>13.0%</td>
</tr>
<tr>
<td>TOTAL REVENUE:</td>
<td>$181,516</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL REVENUES (in 000's)
Detailed project lists and financing plans are contained in the Capital Facilities Plan.
<table>
<thead>
<tr>
<th></th>
<th>1998</th>
<th>1999</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SUMMARY</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>NON UTILITY PROJECTS</strong></td>
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<tr>
<td>TRANSPORTATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corridors</td>
<td>15,820</td>
<td>19,250</td>
<td>7,420</td>
<td>600</td>
<td>1,200</td>
<td>1,500</td>
<td>45,790</td>
</tr>
<tr>
<td>Arterials</td>
<td>7,569</td>
<td>4,050</td>
<td>690</td>
<td>609</td>
<td>7,272</td>
<td>500</td>
<td>20,690</td>
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<tr>
<td>Intersection Improvements</td>
<td>750</td>
<td>650</td>
<td>450</td>
<td>1,300</td>
<td>0</td>
<td>250</td>
<td>3,400</td>
</tr>
<tr>
<td>Other Improvements</td>
<td>1,760</td>
<td>972</td>
<td>1,070</td>
<td>1,088</td>
<td>1,467</td>
<td>1,447</td>
<td>7,724</td>
</tr>
<tr>
<td>SUBTOTAL TRANSPORTATION</td>
<td>25,899</td>
<td>24,922</td>
<td>9,630</td>
<td>3,517</td>
<td>9,399</td>
<td>3,697</td>
<td>77,604</td>
</tr>
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<td>PUBLIC SAFETY</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corrections Facility</td>
<td>0</td>
<td>0</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td>Police Administration</td>
<td>80</td>
<td>110</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>190</td>
</tr>
<tr>
<td>Fire and Emergency Services</td>
<td>425</td>
<td>4,138</td>
<td>521</td>
<td>496</td>
<td>496</td>
<td>496</td>
<td>6,572</td>
</tr>
<tr>
<td><strong>SUBTOTAL PUBLIC SAFETY</strong></td>
<td>505</td>
<td>4,248</td>
<td>546</td>
<td>496</td>
<td>496</td>
<td>496</td>
<td>6,787</td>
</tr>
<tr>
<td>PARKS AND RECREATION</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Parks - Land</td>
<td>830</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>830</td>
</tr>
<tr>
<td>Community Parks - Land</td>
<td>2,015</td>
<td>1,675</td>
<td>1,200</td>
<td>0</td>
<td>0</td>
<td>250</td>
<td>5,140</td>
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<tr>
<td>Neighborhood Parks - Facilities</td>
<td>675</td>
<td>2,222</td>
<td>415</td>
<td>285</td>
<td>368</td>
<td>275</td>
<td>4,240</td>
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<td>Community Parks - Facilities</td>
<td>2,931</td>
<td>5,427</td>
<td>16,459</td>
<td>472</td>
<td>2,309</td>
<td>1,292</td>
<td>28,890</td>
</tr>
<tr>
<td><strong>SUBTOTAL PARKS AND RECREATION</strong></td>
<td>6,451</td>
<td>9,324</td>
<td>18,074</td>
<td>757</td>
<td>2,677</td>
<td>1,817</td>
<td>39,100</td>
</tr>
<tr>
<td>GENERAL GOVERNMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Facilities</td>
<td>4,350</td>
<td>2,613</td>
<td>7,368</td>
<td>4,860</td>
<td>523</td>
<td>362</td>
<td>20,076</td>
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<tr>
<td>Other</td>
<td>8,549</td>
<td>5,189</td>
<td>1,483</td>
<td>218</td>
<td>219</td>
<td>222</td>
<td>15,880</td>
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<tr>
<td><strong>SUBTOTAL GENERAL GOVERNMENT</strong></td>
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<td>7,802</td>
<td>8,851</td>
<td>5,078</td>
<td>742</td>
<td>584</td>
<td>35,956</td>
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<tr>
<td><strong>TOTAL NON UTILITY PROJECTS</strong></td>
<td>45,754</td>
<td>46,296</td>
<td>37,101</td>
<td>9,848</td>
<td>13,854</td>
<td>6,594</td>
<td>159,447</td>
</tr>
<tr>
<td>UTILITY PROJECTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>1,534</td>
<td>2,270</td>
<td>281</td>
<td>291</td>
<td>303</td>
<td>315</td>
<td>4,994</td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>6,745</td>
<td>4,339</td>
<td>3,665</td>
<td>1,752</td>
<td>893</td>
<td>684</td>
<td>18,078</td>
</tr>
<tr>
<td>Water Supply &amp; Distribution</td>
<td>2,426</td>
<td>1,677</td>
<td>7,542</td>
<td>3,615</td>
<td>1,915</td>
<td>1,204</td>
<td>18,379</td>
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<tr>
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<td>10,705</td>
<td>8,286</td>
<td>11,488</td>
<td>5,658</td>
<td>3,111</td>
<td>2,203</td>
<td>41,451</td>
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<tr>
<td><strong>TOTAL CAPITAL PROJECTS</strong></td>
<td>56,459</td>
<td>54,582</td>
<td>48,589</td>
<td>15,506</td>
<td>16,965</td>
<td>8,797</td>
<td>200,898</td>
</tr>
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</table>
Table 8.2

CITY OF KENT, WASHINGTON
CAPITAL FACILITIES PLAN
(In Thousands)

REVENUES BY SOURCE
1998 - 2003

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount (in Thousands)</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants</td>
<td>$38,809</td>
<td>19.3%</td>
</tr>
<tr>
<td>CIP Revenues</td>
<td>$14,241</td>
<td>7.1%</td>
</tr>
<tr>
<td>Street Revenues</td>
<td>$22,285</td>
<td>11.1%</td>
</tr>
<tr>
<td>LID's</td>
<td>$17,425</td>
<td>8.7%</td>
</tr>
<tr>
<td>Utility Revenues</td>
<td>$21,084</td>
<td>10.5%</td>
</tr>
<tr>
<td>Other</td>
<td>$8,537</td>
<td>4.2%</td>
</tr>
<tr>
<td>Bond Issues</td>
<td>$78,517</td>
<td>39.1%</td>
</tr>
</tbody>
</table>

TOTAL REVENUES: $200,898
LEVEL OF SERVICE CONSEQUENCES OF THE CFP

The CFP will enable the City of Kent to accommodate 15.1% growth during the next 6 years (48,144 people in 1999) while maintaining the 1993 LOS for the following public facilities: The levels of service adopted in 1993 are:

<table>
<thead>
<tr>
<th>Facility</th>
<th>LOS Units</th>
<th>1993 LOS</th>
<th>CFP LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire/Emergency Services</td>
<td>Units/1,000 pop.</td>
<td>0.096</td>
<td>0.096</td>
</tr>
<tr>
<td>Neighborhood Rec. Facilities</td>
<td>Investment/Capita</td>
<td>$151.52</td>
<td>$151.52</td>
</tr>
<tr>
<td>Community Rec. Facilities</td>
<td>Investment/Capita</td>
<td>$496.26</td>
<td>$496.26</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>Per DOE and METRO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>Per State Regulations/King County Stds.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water System</td>
<td>Per DSHS Regulations/King County Stds.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The level of service for the following facilities will be increased as a result of the CFP:

<table>
<thead>
<tr>
<th>Facility</th>
<th>LOS Units</th>
<th>1993 LOS</th>
<th>CFP LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Maintenance Facilities</td>
<td>Sq. Ft./1,000 pop.</td>
<td>539.0</td>
<td>625.0</td>
</tr>
</tbody>
</table>

The level of service for the following facilities will be reduced as a result of the CFP:

<table>
<thead>
<tr>
<th>Facility</th>
<th>LOS Units</th>
<th>1993 LOS</th>
<th>CFP LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Correctional Facility</td>
<td>Beds/1,000 pop.</td>
<td>3.11</td>
<td>2.70</td>
</tr>
<tr>
<td>Police/Fire Training Center</td>
<td>Sq. Ft./Employee</td>
<td>32.5</td>
<td>28.3</td>
</tr>
<tr>
<td>City Admin. Offices</td>
<td>Sq. Ft./1,000 pop.</td>
<td>1,525.0</td>
<td>1,325.0</td>
</tr>
<tr>
<td>- General Government</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>City Admin. Offices</td>
<td>Sq. Ft./1,000 pop.</td>
<td>430.0</td>
<td>396.0</td>
</tr>
<tr>
<td>- Police Headquarters</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Park/Recreational Land</td>
<td>Acres/1,000 pop.</td>
<td>2.59</td>
<td>2.53</td>
</tr>
<tr>
<td>Community Park/Recreational Land</td>
<td>Acres/1,000 pop.</td>
<td>18.80</td>
<td>18.19</td>
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<tr>
<td>Golf Courses</td>
<td>Holes/1,000 pop.</td>
<td>0.65</td>
<td>0.56</td>
</tr>
</tbody>
</table>
CAPITAL FACILITIES GOALS AND POLICIES

Goal CFP-1 - As the City of Kent continues to grow and develop, ensure that an adequate supply and range of capital facilities are available to provide satisfactory standards of public health, safety, and quality of life.

Goal CFP-2 - Encourage and support patterns of growth and development which are consistent with the City's Comprehensive Plan by concentrating capital facilities spending in those areas where growth is desired.

Goal CFP-3 - Define types of public facilities, establish standards for levels of service for each type of public facility, and in coordination with the Comprehensive Plan Land Use Element, determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities. As growth and additional development occur in the City and adjacent growth areas, consistently reassess land use, update the capital facilities data, and use these data as a basis for making financial decisions regarding capital facilities investment. Identify alternatives to spending and establish priorities.

Policy CFP-3.1 - Establish and maintain definitions of terms which apply throughout this Capital Facilities Plan and related documents. Place the definitions in the introduction to the Capital Facilities Plan and update them as necessary.

Policy CFP-3.2 - The capital facilities provided within the City of Kent are defined in the introduction and categorized below as A., B., and C. facilities. Establish standards for levels of service for Categories A and B public facilities, and coordinate with providers of Category C public facilities. Apply the standards for Category A and B facilities and coordinate Category C facilities as follows:

(i) Category A: Capital facilities owned or operated by the City of Kent. Apply the standards for levels of service of each type of public facility in Category A to development permits issued by the City (as set forth in the City's Concurrency Ordinance) after the adoption of the Comprehensive Plan, the City's annual budget beginning with the 1995 fiscal year, the City's Capital Improvements Program beginning with the 1995 fiscal year, and other elements of this Comprehensive Plan.
(ii) Category B: Capital facilities owned or operated by the City of Kent, but not subject to requirements for concurrency. Apply the standards for levels of service of each type of public facility in Category B to the City's annual budget beginning with the 1995 fiscal year, the City's Capital Improvements Program beginning with the 1995 fiscal year, and other elements of this Comprehensive Plan. The standards for levels of service in Category B are for planning purposes only, and shall not apply to development permits issued by the City.

(iii) Category C: Capital facilities owned or operated by federal, state, county, independent district, and private organizations. Coordinate levels of service and capacity with other entities who provide capital facilities within the City, such as libraries, Washington State Department of Transportation, school districts, and transit service providers.

Policy CFP-3.3 - Provide standards for levels of service according to the following:

(i) Category A Public Facilities

Transportation facilities:
Sanitary Sewer: State DOE and Metro Regulations
Stormwater Management: State Regulations and King County Standards
Water: DSHS Regulations and King County Standards

(ii) Category B Public Facilities

Fire and Emergency Services:
0.096 fire aid units per 1,000 population

Law Enforcement:
Correctional facility: 2.70 beds per 1,000 population

Parks:
Neighborhood Park/Recreational Land: 2.53 acres per 1,000 population
Community Park/Recreational Land: 18.19 acres per 1,000 population
Neighborhood Recreational Facilities: $151.52 investment per capita
Community Recreational Facilities: $496.26 investment per capita

Golf Courses: 0.56 holes per 1,000 population

City Administrative Offices:
City Hall: 1,325 square feet per 1,000 population

Police Headquarters: 396 square feet per 1,000 population

City Maintenance Facilities:
625 square feet per 1,000 population

City Training Facilities:
Police/Fire training center: 28.3 square feet per employee

Policy CFP-3.4 - Determine the needed quantity of capital improvements as follows:

The quantity of capital improvements needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation: \( Q = (S \times D) - I \).

Where \( Q \) is the quantity of capital improvements needed,
\( S \) is the standard for level of service,
\( D \) is the demand, such as the population, and
\( I \) is the inventory of existing facilities.

Use the calculation for existing demand in order to determine existing deficiencies. Use the calculation for projected demand in order to determine needs of future growth.

Policy CFP-3.5 - Consider the standards for levels of service to be the exclusive determinant of need for a capital improvement except in the following circumstances:

(i) Repair, remodeling, renovation, and replacement of obsolete or worn-out facilities shall be determined by the City Council upon the recommendation of the Mayor.

(ii) Capital improvements that provide levels of service in excess of the standards adopted in this Comprehensive Plan may be constructed or acquired at any time as long as the following conditions are met:

(a) The capital improvement does not make financially infeasible any other capital improvement that is needed to
achieve or maintain the standards for levels of service adopted in this Comprehensive Plan, and

(b) The capital improvement does not contradict, limit, or substantially change the goals or policies of any element of this Comprehensive Plan, and

(c) The capital improvement meets one of the following conditions:

- The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the level of service), or

- The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date, or

- The asset acquired is land that is environmentally sensitive, or designated by the City as necessary for conservation or recreation, or

- The excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

Policy CFP-3.6 - Encourage non-capital alternatives to achieve and maintain the adopted standard for level of service. Non-capital alternatives, which use programs, strategies, or methods other than traditional "brick and mortar" capital facilities to provide the level of service standards, may include, but are not limited to the following: (1) programs that reduce or eliminate the need for the capital facility; (2) programs that provide a non-capital substitute for the capital facility; (3) programs that reduce the demand for a capital facility or the service it provides; (4) programs that use alternative methods to provide levels of service; (5) programs that use existing facilities more efficiently in order to reduce the need for additional facilities.

Policy CFP-3.7 - Include in the "CFP Projects and Financing Plan" contained in the Capital Facilities Plan any capital improvement that is determined to be needed as a result of any of the factors listed in Policy CFP-3.5. Approve all such capital improvements in the same manner as the capital improvements that are determined to be needed according to the quantitative analysis described in Policy CFP-3.4.
Policy CFP-3.8 - Assign relative priorities among capital improvements projects as follows:

(i) Priorities Among Types of Public Facilities. Legal restrictions on the use of many revenue sources limit the extent to which types of facilities compete for priority with other types of facilities because they do not compete for the same revenues. All capital improvements that are necessary for achieving and maintaining a standard for levels of service adopted in this Comprehensive Plan are included in the financially-feasible "CFP Projects and Financing Plan" contained in the Capital Facilities Plan. The relative priorities among types of public facilities (i.e., roads, sanitary sewer, etc.) were established by adjusting the standards for levels of service and the available revenues until the resulting public facilities needs became financially feasible. Repeat this process with each update of the Capital Facilities Plan, thus allowing for changes in priorities among types of public facilities.

(ii) Priorities of capital improvements within a type of public facility. Evaluate and consider capital improvements within a type of public facility using the following criteria and order of priority. Establish the final priority of all capital facility improvements using the following criteria as general guidelines. Use any revenue source that cannot be used for a high-priority facility by beginning with the highest priority for which the revenue can be expended legally.

(a) Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn-out facilities that contribute to achieving or maintaining standards for levels of service adopted in this Comprehensive Plan.

(b) New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.

(c) New public facilities, and improvements to existing public facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to (a) or (b), above.

(d) New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years, as updated by the annual review of the Capital Facilities Plan. The City may acquire land or right of way in advance of the need to develop a facility for new development. Ensure that the location of facilities constructed pursuant to this policy conform to the Land Use
Element, and that specific project locations serve projected growth areas within the allowable land use categories.

(e) Capacity of public facilities to serve anticipated new development and applicants for development permits shall be addressed in the City's concurrency ordinance.

(f) Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of public facilities on future operating budgets.

(g) New facilities that exceed the adopted levels of service for new growth during the next six fiscal years by either

- Providing excess public facility capacity that is needed by future growth beyond the next six fiscal years, or

- Providing higher-quality public facilities than are contemplated in the City's normal design criteria for such facilities.

(h) Facilities not described in policies (a) through (g) above, but which the City is obligated to complete, provided that such obligation is evidenced by a written agreement the City executed prior to the adoption of this Comprehensive Plan.

(iii) Evaluate all facilities scheduled for construction or improvement in accordance with this policy in order to identify any plans of state or local governments or districts that affect, or will be affected by, the City's proposed capital improvement.

(iv) Include in the project evaluation additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

Goal CFP-4 - To ensure financial feasibility, provide needed public facilities that the City has the ability to fund, or that the City has the authority to require others to provide.

Policy CFP-4.1 - In the estimated costs of all needed capital improvements, do not exceed conservative estimates of revenues from sources that are available to the City pursuant to current statutes, and which have not been rejected by
referendum, if a referendum is required to enact a source of revenue. Conservative estimates need not be the most pessimistic estimate, but cannot exceed the most likely estimate. Revenues for transportation improvements or strategies must be "financial commitments" as required by the Growth Management Act.

Policy CFP-4.2 - Pay for the costs of needed capital improvements in the following manner:

(i) Existing development shall pay for the capital improvements that reduce or eliminate existing deficiencies and for some or all of the replacement of obsolete or worn-out facilities. Existing development may pay a portion of the cost of capital improvements needed by future development.

Payments may take the form of user fees, charges for services, special assessments, and taxes.

(ii) Future development shall pay its fair share of the capital improvements needed to address the impact of such development. Transportation impact fees, water, sewer, storm water infrastructure fees, and the fee in lieu of parks shall continue as established "fair share" payments. Upon completion of construction, "future" development becomes "existing" development and shall pay the costs of the replacement of obsolete or worn-out facilities as described above.

Payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, mitigation payments, impact fees, capacity fees, dedications of land, provision of public facilities, public/private partnerships, voluntary funding agreements, future payments of user fees, charges for services, special assessments, and taxes. Future development shall not pay impact fees for the portion of any public facility that reduces or eliminates existing deficiencies.

(iii) Both existing and future development may have part of their costs paid by grants, entitlements, or public facilities from other levels of government and independent districts.

Policy CFP-4.3 - Finance capital improvements and manage debt as follows:

(i) Finance capital improvements from City enterprise funds by:

(a) Debt to be repaid by user fees and charges and/or connection or capacity fees for enterprise services, or
(b) Current assets (i.e., reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements), or

c) A combination of debt and current assets.

(ii) Finance capital improvements by non-enterprise funds from either current assets (i.e., current revenue, fund equity and reserves), debt, or a combination thereof. Consider in the financing decisions which funding source (current assets, debt, or both) will be a) most cost effective, b) consistent with prudent asset and liability management, c) appropriate to the useful life of the project(s) to be financed, and d) the most efficient use of the City's ability to borrow funds.

(iii) Do not use debt financing to provide more capacity than is needed within the "CFP Projects and Financing Plan" for non-enterprise public facilities unless one of the conditions of Policy CFP-3.5(ii)(c) is met.

Policy CFP-4.4 - Do not provide a public facility, nor accept the provision of a public facility by others, if the City or other provider is unable to pay for any planned subsequent annual operating and maintenance costs of the facility.

Policy CFP-4.5 - In the event that sources of revenue listed in the "CFP Projects and Financing Plan" require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, revise this Comprehensive Plan at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

(i) Reduce the level of service for one or more public facilities;

(ii) Increase the use of other sources of revenue;

(iii) Decrease the cost, and therefore the quality of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for level of service;

(iv) Decrease the demand for and subsequent use of capital facilities;

(v) A combination of the above alternatives.

Policy CFP-4.6 - Condition all development permits issued by the City which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring referenda)
on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

Goal CFP-5 - Provide adequate public facilities by constructing needed capital improvements which (1) repair or replace obsolete or worn-out facilities, (2) eliminate existing deficiencies, and (3) meet the needs of future development and redevelopment caused by previously-issued and new development permits. The City's ability to provide needed improvements will be demonstrated by maintaining a financially-feasible "CFP Projects and Financing Plan" in the Capital Facilities Plan.

Policy CFP-5.1 - Provide, or arrange for others to provide, the capital improvements listed in the "CFP Projects and Financing Plan" portion of the Capital Facilities Plan. The capital improvements projects may be modified as follows:

(i) Pursuant to the Growth Management Act, the "CFP Projects and Financing Plan" may be amended one time during any calendar year. Coordinate the annual update with the annual budget process.

(ii) The "CFP Projects and Financing Plan" may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the "CFP Projects and Financing Plan."

(iii) Any act, or failure to act, that causes any project listed in the "CFP Projects and Financing Plan" of this Comprehensive Plan to be scheduled for completion in a fiscal year later than the fiscal year indicated in the "CFP Projects and Financing Plan" shall be effective only if the act causing the delay is subject to one of the following:

(a) Accelerate within, or add to the "CFP Projects and Financing Plan" those projects providing capacity equal to, or greater than the delayed project, in order to provide capacity of public facilities in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the subject project.

(b) For those projects which are subject to concurrency requirements and which are authorized by development
permits which were issued conditionally subject to the concurrent availability of public facility capacity provided by the delayed project, restrict them to the allowable amount and schedule of development which can be provided without the incomplete project.

(c) Amend the Comprehensive Plan (during the allowable annual amendment) to temporarily reduce the adopted standard for the level of service for public facilities until the fiscal year in which the delayed project is scheduled to be completed.

**Policy CFP-5.2** - Include in the capital appropriations of the City's annual budget all the capital improvements projects listed in the "CFP Projects and Financing Plan" for expenditure during the appropriate fiscal year, except that the City may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. Also include in the capital appropriations of its annual budget additional public facility projects that conform to Policy CFP-3.5(ii) and Policy CFP-3.8(ii)(f).

**Policy CFP-5.3** - Adopt a concurrency ordinance to ensure that adequate facilities, as determined by the City, are available to serve new growth and development.

**Policy CFP-5.4** - Determine the availability of public facilities by verifying that the City has in place binding financial commitments to complete the necessary public facilities or strategies within six years, provided that:

(i) The six-year "CFP Projects and Financing Plan" is financially feasible.

(ii) The City uses a realistic, financially-feasible funding system based on revenue sources available according to laws adopted at the time the CFP is adopted.

(iii) The six-year "CFP Projects and Financing Plan" in this Comprehensive Plan demonstrates that the actual construction of the roads and mass transit facilities are scheduled to commence in or before the fourth year of the six-year "CFP Projects and Financing Plan."

(iv) The six-year "CFP Projects and Financing Plan" includes both necessary facilities to maintain the adopted level-of-service standards to serve the new development proposed to be permitted...
and the necessary facilities required to eliminate existing deficiencies.

Goal CFP-6 - Provide adequate public facilities to urban growth areas.

Policy CFP-6.1 - Ensure levels of service for public facilities in the urban growth area are consistent, and where possible, identical for the City of Kent and the unincorporated portion of the Kent Urban Growth Area (see Policy CFP-3.3).

Policy CFP-6.2 - Declare the primary providers of public facilities and services in the unincorporated portion of the Kent Urban Growth Area to be:

<table>
<thead>
<tr>
<th>Public Facility</th>
<th>Before Annexation</th>
<th>After Annexation</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Fire Protection and emergency medical services</td>
<td>Districts</td>
<td>City of Kent</td>
</tr>
<tr>
<td>b. Law Enforcement</td>
<td>King County</td>
<td>City of Kent</td>
</tr>
<tr>
<td>c. Library</td>
<td>Library District</td>
<td>Library District</td>
</tr>
<tr>
<td>d. Parks &amp; Recreation</td>
<td>King County</td>
<td>City of Kent</td>
</tr>
<tr>
<td>e. Local roads, sidewalks, lighting</td>
<td>King County</td>
<td>City of Kent</td>
</tr>
<tr>
<td>f. State roads</td>
<td>Washington State</td>
<td>Washington State</td>
</tr>
<tr>
<td>g. Sanity sewer</td>
<td>Districts</td>
<td>King County</td>
</tr>
<tr>
<td>h. Schools</td>
<td>Districts</td>
<td>King County</td>
</tr>
<tr>
<td>i. Solid waste disposal</td>
<td>King County</td>
<td>City of Kent</td>
</tr>
<tr>
<td>j. Storm Water</td>
<td>King County</td>
<td>King County</td>
</tr>
<tr>
<td>k. Transit</td>
<td>Districts</td>
<td>King County</td>
</tr>
<tr>
<td>l. Water</td>
<td>Districts</td>
<td>City of Kent</td>
</tr>
<tr>
<td>m. General government offices</td>
<td>King County</td>
<td>City of Kent</td>
</tr>
</tbody>
</table>

Policy CFP-6.3 - Make providers of public facilities responsible for paying for their facilities. Providers may use sources of revenue that require users of facilities to pay for a portion of the cost of the facilities. As provided by law, some providers may require new development to pay impact fees and/or mitigation payments for a portion of the cost of public facilities.

(i) Use Policy CFP-4.2 as the guideline for assigning responsibility for paying for public facilities in the Kent Urban Growth Area.

(ii) Coordinate with King County and other providers of public facilities regarding collection of fees from development in their respective jurisdictions for impacts on public facilities in other jurisdictions.
Policy CFP-6.4 - When possible, enter into agreements with King County and other providers of public facilities to coordinate planning for and development of the Kent Urban Growth Area, including implementation and enforcement of Policies CFP-6.1 - 6.3.

Policy CFP-6.5 - The City shall adopt the capital facilities plans of the Kent and Federal Way School Districts by reference as part of this Capital Facilities Element. The City will review these plans on an annual basis to assess the districts' enrollment projections, levels of service, capacity, and financing plan.

Goal CFP-7 - Implement the Capital Facilities Plan in a manner that coordinates and is consistent with the plans and policies of other elements of the City Comprehensive Plan, Countywide Planning Policies, the Growth Management Act of the State of Washington, and, where possible, the plans and policies of other regional entities, adjacent counties, and municipalities.

Policy CFP-7.1 - Manage the land development process to ensure that all development receives public facility levels of service equal to, or greater than the standards adopted in Policy CFP-3.3 by implementing the "CFP Projects and Financing Plan" contained in the Capital Facilities Plan, and by using the fiscal resources provided for in Goal CFP-4 and its supporting policies.

(i) Ensure that all Category A and B public facility capital improvements are consistent for planning purposes with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan. Ensure that the location of, and level of service provided by projects in the "CFP Projects and Financing Plan" maintain adopted standards for levels of service for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

(ii) Integrate the City's land use planning and decisions with its planning and decisions for public facility capital improvements by developing, adopting, and using the programs listed in the "Implementation Programs" section of the Capital Facilities Plan. (Note: Plans to implement the Comprehensive Plan elements, including a proposed concurrency ordinance, will be presented to the Planning Commission at a later date.)

Policy CFP-7.2 - Ensure that implementation of the Capital Facilities Plan is consistent with the requirements of the adopted Countywide Planning Policies.

Goal CFP-8 - The City shall participate in a cooperative interjurisdictional process to determine siting of essential public facilities of a county-wide, regional, or state-wide nature.

Policy CFP-8.1 - Proposals for siting essential public facilities within the City of Kent or within the City's growth boundary shall be reviewed for consistency with the City's Comprehensive Plan during the initial stages of the proposal process.
Policy CFP-8.2 - When warranted by the special character of the essential facility, the City shall apply the regulations and criteria of Kent Zoning Code Section 15.04.200, Special use combining district, to applications for siting such facilities to insure adequate review, including public participation. Conditions of approval, including design conditions, conditions, shall be imposed upon such uses in the interest of the welfare of the City and the protection of the environment.

Policy CFP-8.3 - In the principally permitted or conditional use sections of the zoning code, the City shall establish, as appropriate, locations and development standards for essential public facilities which do not warrant consideration through the special use combining district regulations. Such facilities shall include but not be limited to small inpatient facilities and group homes.

Goal CFP-9 - The City shall participate in a cooperative interjurisdictional process to resolve issues of mitigation for any disproportionate financial burden which may fall on the jurisdiction which becomes the site of a facility of a state-wide, regional or county-wide nature.