

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

CHAPTER 9 – CAPITAL FACILITIES ELEMENT DRAFT

INTRODUCTION

The Capital Facilities Element has been developed in accordance with Section 36.70A of the Growth Management Act to address the financing of Capital Facilities in the City of Carnation Urban Growth Area (UGA). It represents the community’s policy plan for the financing of the public facilities for the next 20 years, and includes a financing plan for Capital Facilities over the next six years. The policies and objectives in this plan will be used to guide public decisions on the use of capital funds. They will also indirectly guide private development decisions by providing a strategy of planned public capital expenditures.

The Element has also been developed in accordance with the King County County-wide Planning Policies, and has been integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan. The Element specifically evaluates the city’s fiscal capability to provide the public facilities necessary to support the other Comprehensive Plan elements. The Capital Facilities Element includes:

- Inventory and Analysis
- Future Needs and Alternatives
- Six-Year Capital Improvement Plan
- Monitoring and Evaluation
- Goals and Policies

LEVEL OF SERVICE (LOS) STANDARDS

Where LOS standards are established, they are also discussed in the subject element of this Comprehensive Plan (e.g. Transportation, Parks, etc.) A detailed listing of those standards is provided in those chapters.

MAJOR CAPITAL FACILITIES CONSIDERATIONS AND GOALS

The Capital Facilities Element is the mechanism the City uses to coordinate its physical and fiscal planning. This planning effort requires ongoing communication between various disciplines, including engineering, finance, and planning. The Comprehensive Plan is realistic and achievable as a result of integrating the concerns of various local administrators and coordinating all of the Comprehensive Plan Elements.

The Capital Facilities Element promotes efficiency by requiring the City to prioritize capital improvements for a longer period of time than the single budget year.

Long-range financial planning presents the opportunity to schedule projects so that the various steps in development logically follow one another, with regard to relative urgency, economic desirability, and community benefit. In addition, the identification of adequate funding sources results in the prioritization of needs, and allows the trade-off between projects to be evaluated explicitly.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

INVENTORY AND ANALYSIS

The inventory presented in this Element provides information useful to the planning process as well as summarizing new capital improvement projects for the growth projected from 2024 and beyond, and major repair, renovation, or replacement of existing facilities.

EXISTING CAPITAL FACILITIES

This section includes a brief summary of existing city facilities. Additional information can be found in each respective Comprehensive Plan Element under which the facility would be considered.

City Hall. The facilities for general government consist of a 6,700 square-foot two-story City Hall building located at 4621 Tolt Avenue. The building is comprised of three separate attached structures, built in different decades. General government is administered from the ground floor, which underwent partial interior renovation and finish work in 2001 and 2002. The general government facility provides meeting space, office space, and ADA accessible public spaces. Office space consists of a front office with capacity for three employees, and five private offices. The first floor of City Hall office space is currently at maximum capacity.

In December 2016, the City conducted a structural inspection of City Hall. The northern structure of the building has masonry walls which are likely backfilled with unreinforced concrete, and will not serve as a lateral resisting system for meeting current codes such as loadings for wind and seismic forces. Hence, remodel work will likely be limited to only cosmetic changes or non-structural modifications. It was determined that trying to work with the existing building would be too costly. A new Carnation Civic Center/Emergency Operations Center is being developed at 4001 Tolt Avenue. There is an existing house which will be used for administrative offices. A full site plan for the center is currently being developed. City Council will decide if the existing City Hall will be surplus and subsequently sold or put to another use.

Public Works Maintenance Shop. A 5,000 square foot public works maintenance building was constructed in 1995, and is located at NE 45th and 330th Avenue NE. The building consists of two heated bays, three storage bays, and office/parts area. This facility is adequate to meet public works maintenance needs but may require future renovation to accommodate additional office space.

Water System. Principal water facilities include a spring fed water supply supplemented by a groundwater well located in Loutsis Park, and two above-ground storage reservoirs providing a total of 428,000 gallons. The city water distribution mains consist of pipes ranging in size from 2" to 12". The quality of the water provided by the City is good. The capacity is adequate to serve current needs, and the City anticipates having enough capacity to serve the projected population. Provision of water to future development not only depends on capacity, but also on design considerations. See the Utilities Element for more information on the water system.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Booster Pump Station. In 2022-2024 the City built a new booster pump station to benefit the entire community by standardizing water pressure throughout the City. The neighborhoods east of the Public Works shop including Brooktree Estates, Tolt Meadows I and II, Tolt Place and River's Edge will have the greatest benefit as their water pressure is the lowest in the City. The pump capacity is 100 gpm at 50-60 psi. This project was necessary to maintain water pressure throughout the City and to protect fire hydrant flows. The station has controls that will open a valve so that fire flows bypass the pump. The booster pump became active in April 2024.

Sanitary Sewer System. The City has an operational public sewer system. The City constructed and operates the vacuum sewage collection system, and King County provides wastewater treatment at a facility located at 4405 Larson Avenue. The wastewater treatment facility was designed and built to accommodate a build-out population of 4,974, which exceeds the City's projected build-out population of 4,652. In 2018, the average annual influent flow for the Carnation Wastewater Treatment Plant was 0.1083 MGD, which is approximately 25% of the plant's ultimate capacity. The outfall is approximately one mile to the north of the city at Chinook Bend, where it is used for enhancement of a wetland.

Stormwater. The City of Carnation formally created a stormwater utility in 2022. Stormwater from impervious surfaces must be infiltrated on-site, which can sometimes be difficult to achieve given localized areas of poorly drained soils and/or seasonal high water tables. Local drainage facilities that collect and convey surface water runoff consist of open channels and roadside ditches, bioswales, wetlands, infiltration systems and detention ponds. The Snoqualmie and Tolt rivers ultimately serve as receiving waters, but there are no direct outfalls to the rivers.

Solid Waste Disposal. Garbage collection is mandatory throughout the City of Carnation. Curbside recycling and yard waste collection is also available to all residents. The City previously operated a landfill which stopped receiving refuse in 1990, and entered a post-closure period in 1995. Cleanscapes Recology currently provides solid waste disposal services for the City of Carnation. See the Utilities Element for additional information.

Transportation Facilities. City streets consist of various street pavement, alleys, sidewalks, street lighting, traffic control devices and surface water drainage facilities. The City street network consists of 11.1 miles of paved streets, and 1.55 miles of alleys. Some of the paved street system features sidewalks either on one side or both. The remaining streets have gravel shoulders. A traffic signal is located at the intersection of SR 203 and Entwistle, and the intersection of SR 203 and Morrison has an improved pedestrian crossing. Transportation throughout the City is adequate to meet LOS standards through the planning period **if** the Transportation Improvement Plan identified in Chapter 7 and in this Element is implemented. See the Transportation Element for more information. Additionally, the City is currently working with Washington Department of Transportation in safety improvements to SR-203.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Parks and Recreation Facilities. City park land consists of five city parks: Valley Memorial Park, Fred Hockert Park, Nick Loutsis Park, River's Edge Park and West Side Park.

Valley Memorial Park features two tennis/pickle ball courts, children's playground equipment, a skateboard bowl, BMX track, open space, basketball court and picnic areas. Hockert Park is a mini-park featuring a children's play structure and other playground equipment. Loutsis Park consists of open spaces, a disc golf course and conifer trees. The Snoqualmie Valley Trail runs alongside Loutsis Park. It also houses the city's well-site. Additionally, the City and a few Homeowners Associations own several acres of land which have been dedicated as open space. Park and recreation facilities that are enjoyed by Carnation residents and visitors but not owned by the City include Tolt McDonald Park, which is a 500-acre regional park located partially within and adjacent to the City, as well as facilities owned and operated by the Riverview School District, King County Library System, Sno-Valley Senior Center, etc.

River's Edge Park is being developed in 2024 with a children's play area and covered picnic area.

Westside Park is an undeveloped park and currently serves as green space.

The City's CIP plan outlines future improvements.

The City has adequate park and recreation land to satisfy current demand although some of its park facilities are in poor condition, and some of its park lands are undeveloped or underdeveloped. More information about park and recreation facilities and needs are listed in the Park and Recreation Element and the 2022 Carnation Parks, Recreation & Open Space Plan (PROS).

Library. The City of Carnation is part of the King County Library System (KCLS) which operates a 5,000 sq. ft. library on Tolt Avenue. Property owners pay a property tax assessment for operations and maintenance of the library plus levy assessments for any voter approved library bond levies.

Cemetery. The City operates a 2.1-acre cemetery located at 5110 Carnation-Duvall Road. The Carnation Cemetery consists of two sections, the north section which was founded by the Masonic Cemetery Association in 1905, and the south section which was founded by the Tolt Lodge International Order of Odd Fellows (IOOF) in 1906. The cemetery was deeded to the City in 1993.

Emergency Preparedness Evacuation Site. In 2001 with funds provided by Seattle Public Utilities and the King County Council the City purchased Tolt Highlands Lot 'W' from Weyerhaeuser, a 20.4-acre site adjacent to the north-eastern portion of the city limits. The site was purchased for the purpose of providing an elevated evacuation site for the community in the event of catastrophic failure of the South Fork Tolt River

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Reservoir and Dam. The site includes an abandoned gravel pit. Two large metal storage containers which are owned by Riverview School District and house emergency preparedness supplies are presently located at the gravel pit along with a storage container owned by the City of Carnation. In 2004, the City and American Red Cross entered into an agreement and the Red Cross paid for and constructed the first King County Disaster Relief Shelter, which is located at the gravel pit. In 2005, a pedestrian trail was constructed from NE 50th Street to the evacuation site which serves as an evacuation route in the event of a dam failure. The City hopes to secure funding to improve the pedestrian evacuation trail so that it can accommodate more people by making it wider, and adding treads and handrails. In addition to the pedestrian trail, the parcel can also be accessed by foot traffic and vehicles from Tolt Highlands Drive.

In addition to its function as an evacuation site, Lot 'W' can also be used for limited passive recreation.

The City of Carnation is currently working with Seattle Public Utilities (SPU) in improvements to the dam warning system and other safety protocols and enhancements.

Medical, Emergency, and Fire Protection Facilities. The City of Carnation has annexed to both the Snoqualmie Valley Hospital District and Fire District #10. Fire District #10 entered into a joint operation inter-local agreement with Fire District #38 and the cities of Issaquah, North Bend and Sammamish in 1999.

This agreement formed a new agency called Eastside Fire and Rescue. The total Fire District service area, including Carnation, is 221 square miles. The Carnation fire station is located at 3600 Tolt Avenue and is operational 24 hours a day, seven days a week. The Station is adequate to meet current and future needs through the planning period. Staff and equipment at the Carnation Fire Station consists of three career firefighters daily, one fire engine, one aid car, one tender and one specialized boat and tow vehicle. The average response time within the Carnation city limits is approximately two minutes. The fire district has three major sources of funding -- property tax revenues, a share of the King County Emergency Management Services (EMS) funding, and fees charged for services.

Public Education Facilities. Riverview School District No. 407 serves the lower Snoqualmie Valley area, particularly Carnation and Duvall. The District annually issues a Capital Facilities Plan that describes the facilities needed to accommodate projected student enrollment over the following six-year period. The Riverview School District's 2023-2029 Capital Facilities Plan is hereby adopted by reference.

The District has four elementary schools (Carnation, Cherry Valley, Stillwater Elementary and the Eagle Rock Multi-Age Program), one middle school (Tolt) in Carnation, and one senior high school (Cedarcrest) in Duvall. In addition, the District has an alternative Learning Center, Riverview Learning Center, located near the Carnation Elementary School. An inventory of existing school facilities, including locations and capacities of those facilities at various grade levels, is provided below:

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Inventory of Permanent School Facilities and Related Program Capacity

2021-2022 School Year

ELEMENTARY LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2021-22 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CARNATION ELEMENTARY	4950 Tolt Avenue Carnation, WA 98014	K thru 5	407	313	1960	2011	50,567	10.85
CHERRY VALLEY ELEMENTARY	26701 NE Cherry Valley Rd Duvall, WA 98019	K thru 5	397	423	1953	2011	54,779	10.34
STILLWATER ELEMENTARY	11530 320th Ave NE Carnation, WA 98014	K thru 5	372	454	1988	N/A	49,588	18.81
EAGLE ROCK MULTIAGE	29300 NE 150th Street Duvall, WA 98019	K thru 5	0	46	N/A	N/A	0	@ CHS
Total Elementary School			1176	1236				
MIDDLE SCHOOL LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2021-22 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
TOLT MIDDLE SCHOOL	3740 Tolt Avenue Carnation, WA 98014	6, 7 & 8	672	665	1964	2009	84,113	40.2
Total Middle School			672	665				
HIGH SCHOOL LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2021-22 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CEDARCREST HIGH SCHOOL	29000 NE 150th Street Duvall, WA 98019	9 thru 12	849	867	1993	2009	108,755	42.85
Total High School			849	867				
ALTERNATIVE LEARNING CENTER								
Facility	Address	Grade Span	Permanent Capacity*	2021-22 HC Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
RIVERVIEW LEARNING CENTER	32302 NE 50th Street Carnation, WA 98014	K thru 12**	168	215	2011	N/A	14,545	2.08
Total Alternative School			168	215				
TOTAL DISTRICT			2865	2983				

* Does not include capacity for special programs identified in Standards of Service Section

** CHOICE Program Grade Span 9 & 10; CLIP /CLEAR Program Grade Span 10-12; PARADE Program Grade Span K-12

SUPPORT FACILITIES		
Facility	Address	Building Area
Educational Service Center	15510 1st Ave NE Duvall, WA 98019	20,886
Information Technology Center	26531 NE Stella Street Duvall, WA 98019	1,421
Maintenance and Operations Center	4010 Stossel Avenue Carnation, WA 98014	7,855
Transportation Center	3944 320th NE Carnation, WA 98014	14,750

LAND		
Property	Address	Site Size
Big Rock Property	14110 268th Ave NE Duvall, WA 98019	5 Acres
150th Street Property 1	29131 NE 150th Street Duvall, WA 98019	47.62 Acres
150th Street Property 2	29201 NE 150th Street Duvall, WA 98019	10.19 Acres

**City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT**

Riverview School District Headcount Enrollment Projection

Grade	2021-22 Actuals	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
K	232	235	237	239	242	245	248
1	205	232	237	242	249	256	260
2	235	205	209	213	219	226	229
3	228	235	240	245	252	260	263
4	200	228	233	238	245	252	255
5	217	200	204	208	214	220	222
K-5	1,317	1,335	1,360	1,385	1,421	1,459	1,477
6	223	217	221	225	232	239	241
7	229	223	227	232	239	246	248
8	258	229	234	239	246	253	256
6-8	710	669	682	696	717	738	745
9	252	258	263	268	276	284	287
10	261	252	257	262	270	278	281
11	248	261	266	271	279	287	286
12	194	248	253	258	266	274	279
9-12	955	1,019	1,039	1,059	1,091	1,123	1,133
Total	2,982	3,023	3,081	3,140	3,229	3,320	3,355

* October headcount, growth rate overall of 1% 2022-23; 2% 2023-26, 3% 2026-2028

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Financing School Facilities. Funding of school facilities is typically secured from a number of sources including voter-approved bonds and levies, state matching funds, impact fees, and mitigation payments. Riverview School District has an inter-local agreement with the cities of Duvall and Carnation as well as King County for the assessment of school impact fees. This permits the district to use the impact fee proceeds to partially fund needed capital facilities to accommodate new students generated by new residential development. Capital projects may also be funded through voter approved bonds and property tax levies, and state financial assistance from the Common School Construction Fund.

Please refer to the Riverview School District Capital Facilities Plan for 2023-2029 for more detailed information.

CAPITAL FACILITIES PROGRAM or CIPP

Capital Facilities investment in Carnation is guided by the following policy document: Capital Improvement Projects Program or CIPP. Capital assets are characterized by long useful life and substantial cost.

Capital Facilities Programs include the plan for financing these facilities but do not include the cost of operation or maintenance. The Capital Facilities Program includes facilities that are provided by the City of Carnation (i.e., city streets, parks, city hall, utilities, etc.)

The capital project list sets forth each capital project which the City plans to undertake and presents estimates of the resources needed to finance the project. The top priorities of the Capital Facilities Program or CIPP will be converted to the annual capital budget whenever possible, while the remaining projects will be considered for future years. The Capital Facilities Program is a rolling plan that is periodically revised and extended to reflect changing circumstances.

A capital project may include design, engineering efforts, permitting, environmental analysis, land acquisition, construction, major maintenance, site improvements, energy conservation projects, landscaping, initial furnishings, and equipment.

FINANCIAL INVENTORY AND ANALYSIS

The City has employed State authorized financing mechanisms to fund city services and capital improvements, and uses the Washington State Budgeting, Accounting, and Reporting System (BARS) as prescribed by the Washington State Auditor. The City currently funds capital projects from the following funds:

- Parks Development Fund 108
- Transportation Impact Fund 109
- Capital Improvement Fund 150 (*REET 2, Transportation Projects*)

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

- Capital Facilities Fund 302 (*REET 1, Parks & Government Facilities*)
- Water Capital Replacement Fund 402
- Landfill Post-Closure Financial Assurance Account 406
- Sewer Capital Improvements Fund 408

FUTURE CAPITAL NEEDS AND ALTERNATIVES

PROJECTION OF CAPITAL FACILITY NEEDS

Capital improvement projects have been identified for parks and recreation, transportation, and utility facility improvements. Facilities for fire protection and schools are contained in district and agency plans. These have been coordinated with, but are independent of, the Comprehensive Plan. The Riverview School District’s 2023-2029 Capital Facilities Plan is adopted by reference in this Element.

Prioritization of Projected Needs. The identified capital improvement needs listed in the below table were developed by City staff in view of the needs identified in this Plan. The projects contained in this plan undergo review by the Planning Board, City Council, and are subjected to a public hearing. The following criteria may be used to evaluate the priority of various capital projects.

Economic Considerations:

Potential for Financing
Impact on Future Operating Budgets
Timeliness of Opportunity
Benefit to Economy and Tax
Base Grant and or Loan
Availability

Service Considerations:

Safety, Health, and Welfare
Factors Environmental Impact
Effect on Quality of Service

Feasibility Considerations:

Legal Mandates
Community
Support

Concurrency Considerations:

Goals and Objectives in Other
Elements Linkage to Other Planned
Projects Level of Service (LOS)
Plans of Other Jurisdictions

Revenue Sources and Cost Estimates for Projected Needs. Cost estimates in this Element are presented in current year dollars for both the Transportation Improvement Plan and Parks Element (below). The Parks Recreation and Open Space (PROS) Plan provides additional detail. These cost estimates were derived from various federal, regional, local, and state documents, published cost estimates, records of past expenditures, information from private contractors, and general knowledge.

The Capital Facilities Plan for the City of Carnation is based upon:

- Current Revenue Sources
- Financial Resources
- Capital Facilities Policies
- Method for Addressing Shortfalls

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

The City has reviewed and identified various means to finance Capital Facilities. It should be noted that financial regulations and fund availability change over time. Furthermore, changing market conditions may influence the city's choice of financing mechanisms, and the timing of specific improvements may depend upon future development patterns. The following list of sources includes major financial resources available and is not limited to those sources which are currently in use or will be used in the six-year schedule of improvements. The list of financial resources that are available to cities for capital projects includes the following:

- Local Multi-Purpose Levies
- Local Single-Purpose Levies
- Local Non-Levy Financing Mechanisms
- Federal, State, Regional, County, and Local Grants and Loans

Federal, State, Regional, County, and Local Grants and Loans

The City of Carnation has used and continues to look to a variety of grants and loans to fund needed capital improvements. The following is a non-exhaustive list of grant and loan programs used by the City:

Centennial Clean Water Fund (CCWF): The Department of Ecology (DOE) provides grants and loans for the design, acquisition, construction, and improvement of water pollution control facilities and related activities to meet state and federal requirements to protect water quality. Funded projects must address water quality problems related to public health and environmental degradation. The City was previously awarded both grants and loans to help pay for the new sewer system through the Centennial Clean Water Fund.

Community Development Block Grant (CDBG): Funds are available annually statewide through the federal Department of Housing and Urban Development for public facilities, economic development, housing, and infrastructure projects which benefit low- and moderate-income households.

Community Economic Revitalization Board (CERB): The state Department of Commerce provides low interest loans and occasional grants to finance infrastructure projects such as sewer, water, access roads, bridges and other facilities which support specific private developments or expansions in manufacturing and businesses that support the trading of goods and services outside of the state.

Public Works Trust Fund (PWTF): The Washington State Public Works Board provides low interest loans to finance capital facility planning; emergency planning; and construction of bridges, roads, domestic water, sanitary sewer, and storm sewer.

Recreation and Conservation Office: (formerly the Interagency Committee for Outdoor Recreation or IAC) provides grant-in-aid funding for the acquisition, development, and renovation of outdoor recreation facilities. Park grants require a 50%

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

local match.

Transportation Improvement Board (TIB) Complete Streets Award Program: The Complete Streets Award is a new funding opportunity for local governments. The legislature provided funding in 2015 and the first awards were given in 2017. The Complete Streets Award is different from other TIB funding sources, and is flexible money given to any city or county in Washington state which has an adopted complete streets ordinance and shows an ethic of planning and building streets that use context sensitive solutions to accommodate all users, including pedestrians, transit users, cyclists, and motorists. Carnation adopted a complete streets ordinance in 2016 which has been codified under Chapter 12.02 CMC. Awards will typically range between \$250,000 and \$500,000.

Transportation Improvement Board (TIB) Small City Programs (SCP): The Washington State TIB provides funding for projects that reconstruct or maintain transportation infrastructure. Projects are selected based on the condition of the pavement, roadway geometrics and safety. Cities and towns with a population under 5,000, such as Carnation, are eligible for TIB's Small City Programs.

The Small City Arterial Program (SCAP) provides funding for improving safety and roadway conditions for classified arterial roadways located within federally designated urban areas.

The Small City Sidewalk (SCSP) funds sidewalk projects.

The Small City Preservation Program (SCPP) funds pavement improvements to existing non-arterial streets. The City will apply for funding through this program for local street improvements.

State and Tribal Assistance Grants (STAG). The State and Tribal Assistance Grant is a special appropriation in the Congressional Budget. Projects to be funded through this special appropriation may include water, wastewater and groundwater infrastructure.

Rural Town Centers and Corridors (RTCC) through PSRC: RTCC for projects in smaller towns and cities in rural areas of the Puget Sound region. This program was established by PSRC to recognize and support the needs of the region's rural areas.

Transportation Alternatives (TAP) allocated through PSRC: TAP provides funding for programs and projects defined as transportation alternatives, including:

- On- and off-road pedestrian and bicycle facilities
- Infrastructure projects for improving non-driver access to public transportation and improved mobility
- Community improvement activities
- Environmental remediation
- Recreational trail program projects
- Federally funded Safe Routes to School projects.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

The PSRC TAP program has been identified as a significant potential funding source for construction of the CBD as well as other projects identified in the Tolt Corridor Action Plan.

U.S. Department of Transportation TIGER Grants: The United States Department of Transportation awards cycles of TIGER grants. The availability of funds through the TIGER program and TIGER Discretionary Grants varies with federal appropriations. The current grant program focus is on capital projects that generate economic development and improve access to reliable, safe and affordable transportation for disconnected communities both urban and rural, while emphasizing improved connection to employment, education, services and other opportunities, workforce development, or community revitalization.

This funding source could be pursued for the Larson Avenue Connector which has an economic development component.

USDA Rural Development: This federal agency provides assistance to rural areas through direct or guaranteed loans and grants. The Rural Development programs help rural communities build or improve community facilities.

Department of Health Water Drinking Water State Revolving Fund (DWSRF): Grants for upgrading existing water systems. The DWSRF is a federal/state partnership program whose purpose is to provide loans to public water systems for capital improvements aimed at increasing public health protection.

WSDOT Safe Routes to School: This program provides technical assistance and resources to cities, counties, schools, school districts and state agencies for improvements that get more children walking and bicycling to school safely, reduce congestion around schools, and improve air quality.

WSDOT Surface Transportation Program (STP): WSDOT allocates STP funds to Metropolitan Planning Organizations (MPOs) and County Lead Agencies for prioritizing and selecting projects that align with their regional priorities involving all entities eligible to participate in a public process. Projects eligible for STP funding includes highway and bridge construction and repair; transit capital projects; bicycle, pedestrian, and recreational trails; construction of ferry boats and terminals.

CAPITAL FACILITY STRATEGIES

The Growth Management Act (GMA) requires that Transportation and Capital Facilities Elements of the Comprehensive Plan contain finance plans that match future transportation and other Capital Facilities needs against projected revenue capacities. To project realistic available revenues and expected costs for Capital Facilities, the City needs to consider all current programs and policies that influence decisions about the funding mechanisms for public facilities. The most relevant of these are described below. These policies along with the goals and policies articulated in the Comprehensive Plan

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

form the basis for the development of various funding scenarios.

MECHANISMS TO PROVIDE CAPITAL FACILITIES

Increase Local Government Appropriations. The City will investigate the impact of increasing current revenues, including any related tax rates, and will actively seek new revenue sources. In addition, on an annual basis at the time of budget preparation and adoption, the City will review the implications of the current revenue system as a whole.

The City has developed and adopted its Six-Year Capital Improvement Program within this chapter as required by the GMA. However, many funding sources are difficult to forecast and it is understood that many of the projects require grants which may not be approved in the timeframe desired by the City. The actual year of the project would depend on need and available funding. Also, a number of long-range projects have been identified for the remaining fiscal years of the Comprehensive Planning period.

Analysis of Debt Capacity. Generally, Washington state law permits a city to ensure a general obligation (GO) bonded debt equal to 1.5% of its property valuation without voter approval. By a 60% majority vote of its citizens, a city may assume an additional general obligation bonded debt of 1%, bringing the total for general purposes up to 2.5% of the value of taxable property. The value of taxable property is defined by law as being equal to 100% of the value of assessed valuation. For the purpose of supplying municipally-owned electric, water, or sewer service and with voter approval, a city may incur another general obligation bonded debt equal to 2.5% of the value of taxable property. With voter approval, cities may also incur an additional general obligation bonded debt equal to 2.5% of the value of taxable property for parks and open space. Thus, under state law, the maximum general obligation bonded debt which a city may incur cannot exceed 7.5% of the assessed property valuation.

Municipal revenue bonds, such as water utility bonds, are not subject to a limitation on the maximum amount of debt which can be incurred. These bonds have no effect on the city's tax revenues because they are repaid from revenues derived from the sale of service.

The "pay as you go" financing method is easy to administer and may be appropriate for certain capital projects, especially during periods of slow growth and when future tax receipts may be uncertain. However, the city will consider using debt financing if a significant level of growth occurs. This will shift some of the cost for Capital Facilities to future users, and the effects of inflation will allow the city to repay the debt in "cheaper" dollars.

User Charges and Connection Fees. User charges are designed to recoup the costs of public facilities or services by charging those who benefit from such services. As a tool for affecting the pace and pattern of development, user fees may be designed to vary for the quantity and location of the service provided. Thus, charges could be greater for providing services further distances from urban areas.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Mandatory Dedications or Fees in Lieu of. The City may require, as a condition of plat approval, that subdivision developers dedicate a certain portion of the land in the development to be used for public purposes, such as roads or parks. Dedication may be made to the local government or to a private group, such as a homeowners association. The provision of public services through subdivision dedications not only makes it more feasible to serve the subdivision, but may make it more feasible to provide public facilities and services to adjacent areas. This tool may be used to direct growth into certain areas.

Negotiated Agreement. This is an agreement whereby a developer studies the impact of development and proposes mitigation for the city's approval. These agreements rely on the expertise of the developer to assess the impacts and costs of development. Such agreements are enforceable by the jurisdiction. The negotiated agreement may require lower administrative and enforcement costs than impact fees.

Impact Fees. Impact fees may be used to affect the location and timing of infill development. Infill development usually occurs in areas with excess capacity of Capital Facilities. If the local government chooses not to recoup the costs of Capital Facilities in underutilized service areas, infill development may be encouraged by the absence of impact fees on development(s) proposed within such service areas. Impact fees may be particularly useful when a community is facing rapid growth and new residents desire a higher level of service than the community has traditionally provided.

OBLIGATION TO PROVIDE CAPITAL FACILITIES

Coordination with Other Public Service Providers: Local goals and policies as described in the other Comprehensive Plan Elements are used to guide the location and timing of development. However, many local decisions are influenced by state agencies, special service districts, and utilities that provide public facilities within the City. The planned capacity of public facilities operated by other jurisdictions must be considered when making development decisions. Coordination with other entities is essential not only for the location and timing of public services, but also in the financing of such services. Such coordination would include financing for construction and operation of such facilities as fire stations, libraries, schools, state facilities, and river levees.

The City's plan for working with the natural gas, electric, and telecommunication providers is detailed in the Utilities Element. This Element includes policies for sharing information and a procedure for negotiating agreements for provision of new services in a timely manner.

Level of Service (LOS) Standards: Level of service standards are an indicator of the extent or quality of service provided by a facility related to the operational characteristics of the facility. They are a summary of existing or desired public service conditions. The process of establishing level of service standards requires the city to make quality of service decisions explicit. The types of public services for which the city has adopted level of service standards will be improved to accommodate the impacts of development

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

and maintain existing service in a timely manner with new development.

Level of service standards will influence the timing and location of development, by clarifying which locations have excess capacity that may easily support new development, and by delaying new development until it is feasible to provide the needed public facilities. In addition, to avoid overextending public facilities, the provision of public services may be phased over time to ensure that new development and projected public revenues keep pace with public planning. The city has adopted level of service standards for a number of public services, as summarized in Policy CF3.3.

Potential Annexation Areas: The City's Potential Annexation Areas can adequately be served by the current City services when annexed. Prior to approval of new development within these areas, the City will review the Capital Facilities and other Elements of the Comprehensive Plan to ensure the resources will be available to provide the services necessary to support such new development at adopted or specified levels of service.

CAPITAL FACILITIES PROJECTS

The below table sets forth a six-year Capital Facilities project plan, based on the capital facility needs identified in this plan. Since the Comprehensive Planning process is dynamic and ongoing, the six-year plan will be periodically reviewed and updated. Given the uncertainties of funding sources, patterns of development, etc. it is sometimes impractical to identify in the plan a specific year in which a given capital facility project will be undertaken.

There are a number of financial assumptions upon which the Capital Facilities Element is based. The assumptions about current and future conditions include the following:

The cost of running the City government will continue to increase due to inflation, state and federal mandates, and other factors, while state and federal shared revenues will continue to decrease.

New revenue sources will be necessary to maintain and improve city services and facilities.

In the General Fund, revenues are inadequate to meet operating and maintenance needs, let alone capital needs.

Significant capital investment is needed to maintain, repair, and rehabilitate the City's aging infrastructure and to accommodate future growth.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

WATER UTILITY FACILITIES

The 2015 Comprehensive Water System Plan includes a Capital Improvements Plan for water improvements. The table below summarizes the Water System Capital Improvements Program at a high level. More detailed information about the specific projects can be found in the Water System Plan. This plan will be updated in 2028.

WATER ELEMENT - 2022 CIP								
Project No.	Project Name	FY 2023 (\$)	FY 2024 (\$)	FY 2025 (\$)	FY 2026(\$)	FY 2027(\$)	Six-Year Period Total (\$)	SOURCE
23-01	Brumbaugh water main	600,000.00	1,000,000.00				1,600,000.00	402.00
23-03	SR-203 WSDOT culvert		400,000.00				400,000.00	
23-04	Booster Pump Project							402.00
23-05	Well generator 75KW	71,514.00					71,514.00	402.00
23-06	Telemetry Project						204,502.00	402.00
23-07	Booster Pump						522,597.00	402.00
23-08	Source Meter Replacement	38,582.00					77,164.00	402.00
23-09	NE 55th - West Stub Water extension			200,000.00			200,000.00	402.00
23-10	KC County Park Trail		600,000.00				600,000.00	402.00
Project No.	Project Name	FY 2023 (\$)	FY 2024 (\$)	FY 2025 (\$)	FY 2026(\$)	FY 2027(\$)	Six-Year Period Total (\$)	SOURCE

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

TRANSPORTATION FACILITIES

The Transportation Element was updated in 2015, and amended in 2017, 2018, 2019 and 2020. The 2015 Comprehensive Plan Update included new traffic modeling which reflects the proposed land use changes from a 2015 docket request to reclassify approximately 35 acres of light industrial land to high-density residential. The 2018 amendment included a new traffic level of service analysis which was based on traffic count data reported from 2007, 2009, 2012, 2016, and 2017. The **twenty-year Transportation Improvement Plan (TIP)** is presented in the table below. The TIP includes projects that are needed to increase the capacity of the City’s roadways in order to accommodate new growth and improve safety. The City’s transportation impact fee is calculated from the cost of implementing the capacity/LOS related projects listed in the Transportation Improvement Plan.

Transportation Improvement Plan 2015-2035

Project Name	Project Description	Estimated Cost in 2019 Dollars	Capacity (LOS) Related
<p style="text-align: center;">Tolt Ave (SR 203) Corridor Central Business District (CBD) Improvements Eugene to Rutherford</p>	<p>Construction of full street and hardscape improvements, including: street re-grading and paving; aerial-to-underground utility conversion; street and pedestrian lighting; storm drainage infrastructure; street trees and planting; and site furnishings. Widen to three lanes for left turns.</p>	\$9,337,092	Yes
<p style="text-align: center;">Larson Avenue Connector 40th to Entwistle</p>	<p>Construct new 2 lane arterial roadway with parking lanes, curb & gutter, sidewalk, new storm drainage, illumination, and signing/stripping. A parking lane could be replaced with two bicycle lanes or a sharrow lane.</p>	\$1,987,950	Yes
<p style="text-align: center;">Tolt Ave (SR 203) Corridor South Greenway (east side) Tolt Bridge to Entwistle</p>	<p>New curbs, gutters, planting strip, and paved pathway; storm drainage improvements; partial aerial-to-underground utility conversion; illumination; crosswalk; parking and site furnishing. Widen to three lanes for left turns.</p>	\$4,758,300	Yes
<p style="text-align: center;">Tolt Ave (SR 203) Corridor South Entry (west side) Tolt MacDonald Park to Eugene</p>	<p>Enhance the pedestrian network and widen roadway for on-street parking; new curb, gutter, planting strip, and sidewalk; storm drainage improvements; and street trees and site furnishings. Widen to three lanes for left turns.</p>	\$1,339,000	Yes

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Project Name	Project Description	Estimated Cost in 2019 Dollars	Capacity (LOS) Related
Milwaukee Avenue Connector 50 th to 55 th	Construct new 2 lane roadway with a parking lane; curb, gutter, and sidewalk; new storm drainage; illumination, and signing/stripping.	\$1,835,500	Yes
316th (Stewart) Avenue Connector Morrison to 55 th	Construct new 2 lane roadway with a parking lane; curb, gutter, and sidewalk; new storm drainage; illumination, and signing/stripping.	\$2,115,000	Yes
Tolt Ave at Morrison Intersection Improvements	Install traffic signal or circle and reconstruct pavement with curbs, gutters, and ADA compliant sidewalk ramps; illumination upgrades; drainage modifications; and signing/stripping.	\$644,000	Yes
Tolt Ave at Blanche Intersection Improvements	Construct a traffic circle and reconstruct pavement with curbs, gutters, and ADA compliant sidewalk ramps; illumination upgrades; drainage modifications; and signing/stripping.	\$1,884,969	Yes
Tolt Hill Road/SR 203 Intersection Improvements	This project is outside the UGA boundary. This is a partnership-project in which the City, if desired, could be a financial participant to a WSDOT and/or King County lead project. Requires WSDOT warrant justification for signalization of the intersection.	\$670,000	Yes, but outside city limits
NE 40th St. "Arterial" Reconstruction Tolt to Larson	Reconstruct and widen NE 40th Street to include 2-12' asphalt travel lanes with a turn lane at the intersection with Tolt; a parking lane; a bike lane; curb & gutters, and sidewalk on both sides of the street; new storm drainage facilities; illumination upgrades; and signing/stripping.	\$847,600	No

**City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT**

Project Name	Project Description	Estimated Cost in 2019 Dollars	Capacity (LOS) Related
East Bird Street Reconstruction Commercial to Milwaukee	Reconstruct and widen 2 lane road with asphalt travel lanes; gravel parking shoulder; landscaped rain gardens and a five-foot asphalt walkway on one side and ADA compliant sidewalk ramps.	\$528,580	No
West Rutherford Street Reconstruction Tolt to Stewart	Reconstruct and widen 2 lane road with asphalt travel lanes; gravel parking shoulder; landscaped rain gardens and a five-foot asphalt walkway on one side and ADA compliant sidewalk ramps.	\$584,220	No
East Reitze Street Reconstruction Milwaukee to Stossel	Reconstruct and widen 2 lane road with asphalt travel lanes; gravel parking shoulder; landscaped rain gardens and a five-foot asphalt walkway on one side and ADA compliant sidewalk ramps.	\$639,860	No
Bird Street "Festival Street" Reconstruction Stossel to Stephens	Reconstruct Bird Street between Stephens Ave and Stossel Ave as a "festival street" to include special paving and a "curb-less" facility accommodating two travel lanes, parking, and sidewalk/furnishing zone; underground stormwater facilities; planters, lighting, and other pedestrian amenities; and signing/stripping.	\$1,508,000	No
Tolt Ave (SR 203) Corridor North Greenway (east side) Rutherford to 55th	Improve east side of the existing travel lanes, including new curb, gutter, on-street parking; planting strip and paved pathway; storm drainage improvements; partial aerial-to-underground utility conversion; illumination; planting and site furnishings.	\$2,652,000	No
Tolt Ave (SR 203) Corridor North Entry (west side) Rutherford to 55th	Improve west side with a new curb, gutter, planting strip, and sidewalk; storm drainage improvements; portions of street widening with a center landscaped median within the existing roadway; street trees and site furnishings.	\$2,190,100	No

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

Project Name	Project Description	Estimated Cost in 2019 Dollars	Capacity (LOS) Related
East Entwistle Pedestrian Improvements 329th to 332nd	Construct a 5' wide sidewalk, curb, gutter, and stormwater collection and infiltration facilities on the south side of the road, install ADA compliant curb ramps, and add three light standards to better illuminate the roadway and pedestrian path. Low Impact Development (LID) features will be incorporated where technically feasible to reduce runoff and provide water quality treatment.	\$489,320	No
McKinley Avenue Sidewalk Eugene to Blanche	Construct concrete sidewalk, curb, gutter and stormwater collection and infiltration facilities along the east side of the street. This project fills in sidewalk gaps along McKinley Avenue.	\$433,420	No
City Wayfinding Signage Improvements	Install wayfinding directional signs; en-route markers; information kiosks & gateways; and other signage to formalize and mark wayfinding for motorists and creating pedestrian-oriented walking routes within the City.	\$190,000	No
Tolt Ave (SR 203) Corridor Garden Tracts Walkway 55 th to 60th	Construct a 6-foot asphalt path along the east side of Tolt Ave (SR 203) with 10-foot wide landscaping/planting in a buffer strip between the path and roadway shoulder.	\$377,000	No
Tolt River Bridge Painting and Walkway Improvements	This project consists of painting the bridge and installing accent lighting to enhance character in creating a "gateway" at the south end of the City. Additional improvements include modifying the existing channelization across the bridge structure to provide an additional sidewalk to the eastside of the bridge. This is a partnership-project in which the City, if desired, could be a financial participant to a WSDOT lead project.	\$1,540,000	No
TOTAL		\$36,551,911	

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

SIX YEAR CAPITAL IMPROVEMENTS PLAN

The table below contains a summary of the City’s capital improvements for water, streets and parks over the next six-year period. Grants and loans will be used to pay for many of these improvements, although the City must carefully plan its resources to have adequate local match funds. It should be noted that the year of implementation for some of the projects may not fall within the next six-year period, if grant funding is not available. Other projects on the list may not occur within the six-year period, as development that would create the necessity for particular capital projects may not occur within that time period. For example, some of the projects listed in the CIP will not be initiated until annexation of Potential Annexation Areas to the north.

TRANSPORTATION ELEMENT – 2022 STIP CIP															
Type	Project No.	STIP Priority	PCR Score	Project Name	FY 2023(\$)	FY 2024(\$)	FY 2025(\$)	FY 2026(\$)	FY 2027(\$)	FY 2028(\$)	Six-Year Period Total (\$)	Project Total (\$)	Grants Secured	Grants to Find (\$)	Total Local Funds (\$)
Tier I CAPACITY/LOS (CP)	CP2	3		Larson Avenue Connector (NE 40th to Entwistle St.)		209,700	246,670	800,000	800,000	200,000	2,056,370	2,056,370		1,698,053	2,056,370
	Project No.	STIP Priority	PCR Score	SUBTOTAL CAPACITY PROJECTS		209,700	246,670	800,000	800,000	200,000	3,928,776	26,824,254			11,582,266
Tier II STREET IMPROVEMENT (SI)	S15			E.Reitz Reconstruction (Stossel Ave to Milwaukee (1,200 LF)		200,000	750,000				950,000	950,000		600,000	350,000
	S12	6	36	E Bird St. Reconstruction (Commercial to Milwaukee - 950 LF)	100,000	700,000					800,000	800,000	681,700		118,300
	S14	10	40	W Rutherford St. Reconstruction (Tolt to Stewart - 1,050 LF)		76,770	588,580				665,350	665,350		582,181	83,169
	Project No.	STIP Priority	PCR Score	SUBTOTAL STREET IMPROVEMENT PROJECTS	100,000	976,770	1,534,060	794,640	200,000	150,000	3,605,470	10,837,180		8,024,200	2,635,210
Tier III STREET REPAIR (SR)	SR2	7	52	W Bird St. Overlay (Tolt to Stephens Ave - 280 LF)	60,087						60,087	60,087	52,315		7,772

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

	SR3	8	54	W Commercial St. Overlay (Tolt to Stephens Ave - 400 LF)	66,913						66,913	66,913	58,549		8,364
	Project No.	STIP Priority	PCR Score	Project Name	FY 2023 (\$)	FY 2024 (\$)	FY 2025 (\$)	FY 2026 (\$)	FY 2027 (\$)	FY 2028 (\$)	Six-Year Period Total (\$)	Project Total (\$)	Grants Secured	Grants to Find (\$)	Total Local Funds (\$)
	SR4	9	60	Myrtle St. Overlay (Tolt to King/Stossel Ave - 820 LF)	137,380						137,380	137,380	120,208		17,172
	SR5	11	52	Stossel Ave. Overlay (Entwistle to Rutherford - 1,180 LF)		18,300	140,200				158,500	158,500		138,688	19,813
	SR6	13	45-54	Regal Glen Cul-de-Sacs Overlay (1,531 LF)		35,800	196,680				232,480	232,480		203,420	29,060
	SUBTOTAL STREET PAVEMENT PRESERVATION PROJECTS					264,380	54,100	391,630	578,616	264,492		1,568,158	1,553,218		1,127,733
Tier IV MAINTENANCE (SM)				Preventative Street Repair & Maintenance (crack sealing, pothole filling)	12,000	12,000	12,000	12,000	12,000						
	SUBTOTAL PREVENTATIVE STREET REPAIR & MAINTENANCE PROJECTS					12,000	12,000	12,000	12,000	12,000					
NON-MOTO PROJECTS (NM)	NM2	1		McKinley Ave. Sidewalk (Eugene to Blanche St.)	300,000	570,000					870,000	870,000	846,199		23,801
	NM1	2		E Entwistle/NE 45th Sidewalk (329th to 332nd Ave - 880 LF)	100,000	600,000					700,000	700,000		487,203	76,037
	SUBTOTAL NON-MOTORIZED IMPROVEMENT PROJECTS					400,000	1,170,000					1,570,000	1,786,300		629,703
TOTAL ALL PROJECTS					776,380	2,422,570	2,184,360	2,185,256	1,276,492	350,000	10,672,404	43,947,632		10,103,611	14,666,552

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

PARKS FACILITIES

The Parks and Recreation Capital Improvement Plan (CIP) in the table below is developed from the priorities, goals and policies established in the Parks and Recreation Element. Parks improvements that are identified in the Parks and Recreation Capital Improvement Plan are expected to adequately serve the population increase. More information can be found in the Parks Recreation Open Space Plan (PROS) developed in 2022.

PARKS ELEMENT - 2022 CIP								
Project No.	Project Name	FY 2023 (\$)	FY 2024 (\$)	FY 2025 (\$)	FY 2026 (\$)	FY 2027 (\$)	Six-Year Period Total (\$)	Beyond 2027 (\$)
	Valley Memorial Park	70,000.00	70,000.00	70,000.00	70,000.00		310,000.00	
	River's Edge Park	100,000.00	100,000.00	100,000.00	100,000.00		400,000.00	
	Tolt Commons	30,000.00	30,000.00	38,000.00			128,000.00	
	City-wide	20,000.00	20,000.00	20,000.00	20,000.00		100,000.00	
	Cemetery-COLUMBERIUM	30,000.00	15,000.00					
	TOTAL PER YEAR	220,000.00	235,000.00	228,000.00	190,000.00			
	TOTAL CIP PERIOD						628,000.00	

**City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT**

STORMWATER FACILITIES

STORMWATER ELEMENT- 2022 CIP								
Project No.	Project Name	FY 2023 (\$)	FY 2024 (\$)	FY 2025 (\$)	FY 2026 (\$)	FY 2027 (\$)	Six-Year Period Total (\$)	Beyond 2027 (\$)
	Larson Avenue Connector			55,327.00	135,516.00		190,843.00	
	NE 40th St. Arterial Reconstruction			12,127.00	92,975.00		105,102.00	
	E. Bird St. Reconstruction	15,000.00	57,981.00				72,981.00	
	E. Reitze St. Reconstruction			9,154.00	70,187.00		79,341.00	
	W Rutherford St Reconstruction		8,358.00	64,084.00			72,442.00	
	E. Entwistle/NE 45th St. Sidewalk	45,000.00	66,246.00				111,246.00	
	McKinley Ave Sidewalk	110,000.00					110,000.00	
	CIP- TOTAL	170,000.00	132,585.00	140,692.00	298,678.00		741,955.00	185,488.75

**City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT**

PUBLIC FACILITIES

PUBLIC FACILITIES ELEMENT - 2022 CIP								
Project No.	Project Name	FY 2023 (\$)	FY 2024 (\$)	FY 2025 (\$)	FY 2026 (\$)	FY 2027 (\$)	Six-Year Period Total (\$)	Beyond 2027 (\$)
	Community Space Phase I	3,000,000.00	1,000,000.00				5,000,000.00	
	PW Yard Phase II		2,000,000.00				2,000,000.00	
	Acquisition						700,000.00	
	TOTAL PER YEAR	3,000,000.00	3,000,000.00					
	TOTAL CIP PERIOD						7,700,000.00	

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

V. MONITORING AND EVALUATION

The Capital Facilities Element is the mechanism by which the City can stage the timing, location, projected cost, and revenue sources for the capital improvements identified for implementation. The planned expenditures and funding sources for each project are shown by priority. Top priority is generally given to projects which correct existing deficiencies, followed by those required for facility replacement, and those needed for future growth.

Monitoring and evaluation are essential in ensuring the effectiveness of the Capital Facilities Element. This Element will be reviewed and amended periodically to verify that fiscal resources are available to provide public facilities needed to support adopted level of service (LOS) standards and measurable objectives.

The review will include an examination of the following considerations in order to determine their continued appropriateness:

- Any corrections, updates, and modification concerning costs; revenue sources; acceptance of any dedications which are consistent with the element; or projected dates of construction of any proposed improvements;
- The Capital Facilities Element's continued consistency with the other elements and its support of the Land Use Element;
- The priority assignment of existing public facility deficiencies, especially those related to health and safety;
- The City's progress in addressing existing deficiencies;
- The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
- The City's effectiveness in maintaining the adopted LOS standards and achieving measurable objectives;
- The use and effectiveness of impact fees or mandatory dedications of property which may be required of a new development in order to provide new developments' *pro rata* share of Capital Facilities costs required to meet adopted LOS standards.
- The impacts of special districts or other regional service providers on the City's ability to maintain its adopted LOS standards;
- Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
- The criteria used to evaluate proposed plan amendments.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

VI. GOALS AND POLICIES

GOAL CF 1

To assure that capital improvements necessary to carry out the Comprehensive Plan are provided when they are needed.

Policy CF1.1 The City will coordinate its land use and public works planning activities with an ongoing program of long-range financial planning, in order to conserve fiscal resources available to implement the Capital Facilities plan.

Policy CF1.2 Inter-local service agreements with water utilities serving rural and resource lands should specify limitations on the use of the surplus water consistent with Countywide planning policies. Surplus water may be sold to resolve immediate health or safety problems threatening existing residents but must not be in perpetuity unless the City can do so without risks to its current and future residents.

Policy CF1.3 Continue to monitor and/or upgrade the City water system to improve water use efficiency.

Policy CF1.4 Ensure the use of the sanitary sewer system in a manner consistent with the City's adopted Sewer Plan.

Policy CF1.5 The City adopts the School Impact Mitigation Fee Schedule from the Riverview School District Capital Facilities Plan to enable the district to collect impact mitigation fees in accordance with the Inter-local Agreement.

Policy CF1.6 The City will develop and adopt appropriate impact fees or related funding mechanisms to assess the developer's fair share contributions to other public facility improvements (such as parks and streets) required to serve new development.

Policy CF1.7 The City should coordinate or provide needed Capital Facilities and utilities based on adopted levels-of-service and forecasted growth in accordance with the Land Use Element of this plan.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

GOAL CF2

To ensure that the continued development and implementation of the Capital Facilities Plan (CFP) reflects the policy priorities of the City Council.

Policy CF2.1 High priority of funding shall be accorded projects which are consistent with the adopted goals and policies of the City Council.

Policy CF2.2 Projects shall be funded only when incorporated into the City budget, as adopted by the City Council.

Policy CF2.3 Capital projects that are not included in the six-year Capital Facilities Plan and which are potentially inconsistent with the Comprehensive Plan shall be evaluated through the Comprehensive Planning process prior to their inclusion into the City's annual budget, unless otherwise agreed upon by the City Council.

Policy CF2.4 The six-year Capital Facilities Plan should be updated annually prior to the City budget process.

Policy CF2.5 Any city capital activity with a cost of over \$100,000 may require a financial impact analysis that contains sections dealing with sources and uses of funds, impacts on the overall city budget and on public debt, impact on taxes, impacts on users and non-users (e.g. regarding user fees, if any) and benefit-cost computations, if applicable.

Policy CF2.6 All City departments shall review changes to the CFP and shall participate in the annual review as deemed necessary by City Council and the City Manager.

Policy CF2.7 Large-scale capital improvement projects will be included in the Six-Year Schedule of Improvements of this element. Smaller capital improvements will be reviewed for inclusion in the annual budget.

Policy CF2.8 Proposed capital improvement projects will be evaluated using all the following criteria: a. whether the project is needed to correct existing deficiencies, replace needed facilities, or to provide facilities needed for future growth; b. elimination of public hazards; c. elimination of capacity deficits; d. financial feasibility; e. site needs based on projected growth patterns; f. new development and redevelopment; g. plans of state agencies; h. local budget impact; and i. location and effect upon natural and cultural resources.

GOAL CF 3

To actively influence the future character of the City by managing land use change and by developing City facilities and services in a manner that directs

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

and controls land use patterns and intensities.

Policy CF3.1 Development should be allowed only when and where all public facilities are adequate and only when and where such development can be adequately served by essential public services without reducing levels of service elsewhere.

Policy CF3.2 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.

Policy CF3.3 The following level of service guidelines should be used to evaluate whether existing public facilities are adequate to accommodate the demands of new development:

- A. Water - Require that new development have adequate water supply for consumption and fire flow. Maintain the current level of service of 225 gallons per day per equivalent residential unit. Fire flow pressure should be at 55gpm.
- B. Wastewater - Residential flow planning value of 65 gallons per capita per day based on using a vacuum sewer system.
- C. Solid Waste - Collection service for garbage, recyclable materials, and yard waste should be available to all properties within the City.
- D. Police Protection - Coordinate development review and police protection facility planning to ensure that: a) adequate police protection can be provided; and b) project designs discourage criminal activity.
- E. Fire Protection - Coordinate development review and fire protection facility planning to ensure that: a) adequate fire protection and emergency medical service can be provided; and b) project designs minimize the potential for fire hazard.
- F. Public Schools - Coordinate development review and school facility planning to ensure that adequate school facilities will be available to accommodate anticipated increases in students. Adequate school facilities are considered to be permanent school buildings.
- G. Parks and Recreation - Maintain level of service standards as identified in the Parks and Recreation Element to provide adequate parks and recreation facilities to serve City residents.

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

H. Transportation - Maintain the following level of service standards as identified in the Transportation Element:

State Highway Intersections:	Level of Service "D"
Arterials:	Level of Service "D"
Transit:	As established by the Transit service provider
Collectors and Local:	Design Standards

I. Stormwater Management Systems – Stormwater should be infiltrated on site. Development will be regulated to ensure that its post development run-off does not exceed the predeveloped discharge volume and/or rate. Stormwater management for new development will comply with all relevant state and federal regulations.

Policy CF3.4 A development should not be approved if it causes the level of service on a capital facility to decline below the standards set forth in Policy CF3.3, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements or strategy are in place at the time of the development or that a financial commitment is in place to complete the improvements or strategies within six years, except in the case of public schools, whereby a financial commitment to complete the improvements within three years is required.

Policy CF3.5 Provide copies of development proposals to the various providers of services, such as the school district, fire district and utility providers, for comments on the available capacity to accommodate development and any needed system improvements.

Policy CF3.6 The community impacts of new or expanded Capital Facilities should be reviewed. They should be compatible with surrounding land uses; to the extent reasonably possible for a growing rural city, such facilities should have minimum impacts on natural and historic resources or built environment, and follow strict adherence to environmental regulations.

Policy CF3.7 City plans and Development Regulations should identify and allow for the siting of essential public facilities. Cooperatively work with surrounding municipalities and King County during the siting and development of facilities of regional significance.

GOAL CF4

City of Carnation
2024 Comprehensive Plan Amendment
CAPITAL FACILITIES ELEMENT

To finance the city's needed Capital Facilities in as economic, efficient, and equitable a manner as possible.

Policy CF4.1 Provide needed public facilities that are within the ability of the City to fund or within the City's authority to require others to provide.

Policy CF4.2 Finance the six-year Capital Improvement Program within the City's financial capacity to achieve a balance between available revenue and needed public facilities. If the projected funding is inadequate to finance needed public facilities based on forecasted growth, the City could do one or more of the following:

- Change the land use element;
- Increase the amount of revenue from existing sources;
- Adopt new sources of revenue; and/or
- Adopt a lower level of service for public facilities.

Policy CF4.3 The ongoing operation and maintenance costs of a public facility should be financially feasible prior to constructing the facility.

Policy CF4.4 Base the financing plan for public facilities on realistic estimates of current local revenues and external revenues that are reasonably anticipated to be received by the City.

Policy CF4.5 The City will support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.