

Chapter 7

CAPITAL FACILITIES ELEMENT

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INTRODUCTION

The Growth Management Act requires communities to plan for capital facilities needed to support growth and development over a 20 year planning horizon. The overarching goal is to ensure that growth does not exceed the community's ability to fund capital improvements to keep up with demand.

The Capital Facilities Element sets policy direction for determining capital improvement needs and for evaluating proposed capital facilities projects. The Element also establishes funding priorities and a strategy for utilizing various funding alternatives. It represents the City's policy plan for the financing of public facilities for a 20 year period and includes a six year Capital Improvement Plan (CIP).

The Capital Facilities Element promotes efficiency by requiring the City to prioritize capital improvements for a longer period of time than a single budget year. It also requires coordination between other governmental bodies, including adjacent municipalities, Pierce County, public utilities, and other taxing districts (schools, fire library, etc.) to ensure that all levels of government are working together to help the City achieve its community vision. Long range financial planning presents the opportunity to schedule projects so that various steps in development logically follow one another with regard to relative need, economic feasibility, and community benefit. In addition, the identification of funding sources results in the prioritization of needs and requires that the benefits and costs of projects are evaluated explicitly.

The Capital Facilities Element is concerned with needed improvements that are of relatively large scale, are generally nonrecurring high cost, and may require multiyear financing. The City defines a CIP project to be any project that possesses all of the following characteristics:

- Exceeds an estimated cost of \$25,000;
- Involves new physical construction, reconstruction, replacement of existing system or acquisition of land or structures; and

- Is financed by the City in whole or in part, or involves no City funds but is the City's responsibility for implementing, such as a 100% grant-funded project.

The cost of capital improvements may include administration, pre-design/special studies, design services, environmental work, right-of-way or property acquisition, construction engineering, construction work, debt service and contingency.

The Capital Facilities Element addresses City-owned and operated facilities, facilities and services the City contracts for, and facilities provided by other public agencies. City-owned and operated public facilities include streets and sidewalks, stormwater drainage systems, municipal buildings, and municipal park, recreation and open space facilities.

The City contracts with other agencies for facilities and services, including Pierce County for police, and jail services, and City of Lakewood for Municipal Court services. Pierce County Public Works and Utilities and the City of Fircrest provide sanitary sewer under franchise agreements with the City. Water and power are provided by Tacoma Public Utilities, also under franchise agreements. Under these agreements, each utility service is funded with user fees paid by University Place residents receiving the service. Other public entities provide school, fire protection, library and public transit services and facilities funded by funding authorities independent of the City of University Place.

Relationship to Other Elements and Facility Plans

Most information about facilities, other than funding information contained in the 6-year Capital Improvement Plan, is contained in other Elements and documents. To avoid redundancy, the Capital Facilities Element provides references to information contained in these other Elements and documents instead of repeating information. For example, topics related to public utilities are considered in the Utilities Element and topics associated with streets are addressed in the Transportation Element.

The Capital Facilities Element references the *University Place Parks, Recreation and Open Space (PROS) Plan*, which contains a facility inventory and information summarizing existing demand and capacity, levels of service, future needs, goals and objectives, proposed projects, and potential funding sources for these projects.

The City anticipates that the PROS Plan will be periodically revised during the implementation of this Comprehensive Plan. All PROS improvement program revisions will be included in amendments to this Capital Facilities Element during the Comprehensive Plan amendment process.

STATE PLANNING CONTEXT

GROWTH MANAGEMENT ACT

The Washington State Growth Management Act Public Facilities and Services Goal mandates that counties and cities ensure that those public facilities and services necessary to support development shall be adequate to serve the development as the

development is available for occupancy and use without decreasing current service levels below locally established minimum standards. [RCW 36.70A.020(12)]

The GMA also identifies mandatory and optional Plan elements. [RCW 36.70A.070 and .080]. A Capital Facilities Element is a mandatory Plan element that must, at a minimum, include the following [RCW 36.70A.070(3)]:

1. An inventory of existing capital facilities owned by public entities, showing their locations and capacities;
2. A forecast of future needs for such capital facilities;
3. The proposed locations and capacities of expanded or new capital facilities;
4. At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
5. A requirement to reassess the Land Use Element if funding falls short of meeting existing needs and to ensure that the Land Use Element, Capital Facilities Element, and financing plan within the Capital Facilities Element are coordinated and consistent.

The Capital Facilities Element's six-year CIP should be updated at least biennially so financial planning remains sufficiently ahead of the present for concurrency to be evaluated. [WAC 365-196-415(2)(c)(ii)] This update may be integrated with the City's biennial budget process in order to incorporate the updated Capital Facilities Element into the budget.

Since the Comprehensive Plan must be an internally consistent document [RCW 36.70A.070] and all Plan elements must be consistent with the future land use map prepared as part of the required Land Use Element [RCW 36.70A.070], these other Plan elements influence, to a great extent, what is in the Capital Facilities Element.

LOCAL PLANNING CONTEXT

CAPITAL FACILITIES ASPIRATIONS

Looking ahead 20 years...

In the 2030s, infrastructure and services meet the needs of a growing, aging and diverse population and promote a safe and healthy community.

University Place provides high-quality public safety services and well-maintained and dependable public facilities.

The community continues to enjoy excellent fire and emergency response times, professional police services, beautiful parks, clean drinking water, and effective wastewater and stormwater management because the capital facilities needed to provide these services were, and still are, planned and maintained for the long term.

An efficient multimodal transportation system has taken shape and is continually improved. The City's arterials have been redeveloped as complete streets to enable safe and convenient access for all road users, while accommodating the movement of freight and goods. Pedestrians, bicyclists, motorists, and transit riders of all ages and abilities can safely move along and across these complete streets.

The design for each of these streets is unique and responds to its community context. Complete streets in University Place include a mix of design elements including sidewalks, bike lanes, special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, and roundabouts.

Complete streets have improved safety and created efficient connections for all users, within and between residential and business areas, parks and other public facilities. They have increased capacity, avoided the need for expensive retrofits, encouraged physical activity, and helped create a more walkable community. Capital improvements have supported increased street life and community vibrancy. University Place residents also embrace and support the high-quality educational, cultural and recreational facilities in the community.

Expansion of park, open space and recreation facilities and services has been achieved through cooperative efforts of the City, school districts, and citizen volunteers. Residents enjoy more neighborhood parks and public spaces, a community and civic center, public access to the shoreline and a variety of recreation programs and activities for children, youth, adults, and senior citizens.

Long-term planning for services and facilities.

Long-term planning carries out the Comprehensive Plan goals and policies, such that new development and new services and facilities arrive concurrently.

The cost of providing and maintaining University Place's quality services and facilities is borne equitably, balancing the needs of the community with those of the individual.

University Place continues to draw from diverse revenue streams to finance capital facility projects. Additionally, maintenance of new facilities is anticipated well in advance as part of the capital planning program to ensure facility maintenance costs can be effectively incorporated into the City's operating budget. The public facility costs associated with new growth are recovered in part using impact fees that reflect up-to-date costs, including those related to land acquisition and construction. In addition, University Place continues to seek grants and other outside funding to maintain its high quality of life.

MAJOR ISSUES

The adequate provision of public facilities and services is one of the central themes to the Washington State Growth Management Act (GMA). For University Place residents,

maintaining adequate roads to manage congestion, adequate drainage facilities to minimize flooding, adequate schools to avoid overcrowding, and developing a sound park system to provide accessible recreational opportunities typify how public facilities and services relate directly to the community's quality of life.

When University Place incorporated in August 1995, it had extensive capital facility needs. Previous under-investment in urban infrastructure to serve urban growth left the area with major needs for street improvements, sewers, parks and recreation facilities. As a result, the City must acquire, develop, and improve a wide range of facilities necessary in order to meet demands for governmental services.

In 2014, University Place received PSRC designation for a Regional Growth Center that encompasses three core areas within the community – Town Center District, the 27th Street Business District, and the Northeast Mixed Use District. The City will need to develop strategies to prioritize funding for transportation facilities and other infrastructure to support this Regional Growth Center consistent with the regional vision identified in VISION 2040 and its regional center policies, including MPP-DP-7, MPP-DP-13 and MPP-H-6.

Many public facilities that serve the residents of University Place are owned and operated by other public entities that have their own capital facilities plans and priorities for investment. This may limit the City's ability to "remedy deficiencies" for a number of capital needs.

Much of the City is already developed. Contributions for "concurrency" will have only a small impact on the ability to help finance capital facilities.

GOALS AND POLICIES

This Element contains the capital facilities goals and policies for the City of University Place. The following goals reflect the general direction of the City, while the policies provide more detail about the strategies and other steps needed to meet the intent of each goal. References to specific Countywide Planning Policies relating to essential public capital facilities (CPP EPF) are intended to document this Element's consistency with these provisions.

LEVEL OF SERVICE AND CONCURRENCY

Level of service (LOS) standards are benchmarks for measuring the amount of a public facility and/or services provided to the community. Level of service means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need (WAC 365-195-210). Level of service standards will be a determining factor for when and where development will occur. This is because level of service is intricately tied to concurrency.

GMA Goal 12 states that public facilities and services necessary to support development shall be adequate to serve the development at the time of development without decreasing current service level standards below locally established minimums (RCW 36.70A.020

(12)). The GMA requires concurrency for transportation facilities. In addition, water and sewer concurrency is highly recommended by the Department of Commerce. However, the City does not have direct oversight over water and sewer provisions as these services are provided by other public agencies.

GOAL CF1

Provide and maintain adequate public facilities to meet the needs of existing and new development. Establish level of service (LOS) standards and identify capital improvements needed to achieve and maintain these standards.

Policy CF1A

Establish level of service (LOS) standards for certain City owned and operated public facilities. The City shall work with owners and operators of non-City owned and operated facilities to establish levels of service standards necessary to provide for growth and achieve the City's vision. Levels of service should be established in interlocal or contractual agreements between the City and the service provider.

Policy CF1B

Require transportation, stormwater, sewer, and water facilities concurrent with development. Other public facilities such as schools and parks will be provided based on adopted plans and development schedules.

Policy CF1C

Issue no development permits (such as a building permit or a land use approval associated with a building permit) unless sufficient capacity for facilities exists or is developed concurrently to meet the minimum level of service for both existing and proposed development. Monitor other public facilities as development occurs. Evaluate the provision of these public facilities against applicable codes and levels of service per local, state, and federal requirements.

Policy CF1D

If necessary public facilities are not already provided at the level of service for facilities identified in CF1B, or if the development proposal would decrease the level of service below the locally established minimum, the applicant may:

- Provide the public facilities and improvements;
- Delay development until public facilities and improvements are available; or,
- Modify the proposal to eliminate the need for public facilities and improvements. (Modification may include reduction in the number of lots and/or project scope.)

Policy CF1E

Exempt the following development from concurrency requirements:

- Development "vested" in accordance with RCW 19.26.095, 58.17.033, or 58.17.170;
- Expansions of existing development that were disclosed and tested for concurrency as part of the original application; and,
- Development that creates no additional impact to public facilities.

Policy CF1F

Periodically evaluate the condition of public facilities and determine needed repairs and improvements to the City's public facilities for non-capacity projects. Biennially assess expansion needs based on projected growth (capacity projects) to assist in the timely identification of improvements needed to achieve minimum LOS standards.

FINANCIAL FEASIBILITY

Financial feasibility is required for scheduled capital improvements that support new developments. Revenue estimates and amounts must be realistic and probable. Revenues for transportation improvements must be "financial commitments" as required by the GMA. A financial commitment is one sufficient to finance the public facility and to provide reasonable assurance that the funds will be used for that purpose.

New development creates impacts upon public facilities and should be responsible for bearing its fair share of costs. Impact fees are one possible source to fund certain public facilities for new growth. However, impact fees cannot be used to pay for existing deficiencies. Other funding sources must be used to pay for existing system deficiencies.

GOAL CF2

Provide needed public facilities within the City's ability to fund or within the City's authority to require others to provide.

Policy CF2A

Require new development to fund a fair share of costs to provide services for growth generated by that development.

Policy CF2B

Review project costs scheduled in the City's Capital Improvement Plan so that expected revenues are not exceeded.

Policy CF2C

Consider long-term life cycle costs when making capital facilities purchases. Ensure that facility maintenance and operation costs and/or depreciation are considered in addition to purchase cost given the long-term financial commitments associated with acquiring additional capital facilities.

Policy CF2D

Provide public facilities and services that the City can most effectively deliver, and contract for those best provided by other public entities and the private sector. Regularly evaluate and monitor each service provider's quality of service and rates. Study the feasibility of directly owning and operating these public facilities and services should concerns arise.

Policy CF2E

Help residents develop Local Improvement Districts (LIDs) and Utility Local Improvement Districts (ULIDs) and consolidate them to save administrative costs.

COORDINATION WITH THE COMPREHENSIVE PLAN, OTHER PLANS AND OTHER POLICIES

The GMA requires internal consistency between the Capital Facilities Element and other Comprehensive Plan elements. Consistency is essential because the cost and long life of capital facilities sets precedent for location and intensity of future development. Consistency is also important because the Capital Facilities Element implements other Comprehensive Plan elements. The Element serves as a catalyst for financing key proposed projects, and establishes a process to balance competing requests for funds.

The CPPs, VISION 2040 and the GMA represent region-wide visions for growth. Inter-jurisdictional consistency for capital projects within these regional visions is important in achieving the goal of managed growth. Project coordination between adjacent jurisdictions increases the efficiency and long-term success of City projects.

GOAL CF3

Implement the Capital Facilities Element in a manner that is consistent with other applicable plans, policies, and regulations. This includes, but is not limited to, the Growth Management Act (GMA), VISION 2040, Pierce County County-Wide Planning Policies (CPPs), other Comprehensive Plan Elements, and plans of other regional entities, adjacent counties, and municipalities.

Policy CF3A

Ensure that public facility improvements are consistent with the adopted land use plan map and other Comprehensive Plan elements. Ensure that the Capital Facilities Element serves as a catalyst for financing key proposed projects and provides a process by which the City may balance competing requests for funds.

Policy CF3B

Periodically assess the Comprehensive Plan to determine whether or not projected capital facilities funding is sufficient to meet existing needs. If probable funding for capital facilities is insufficient to meet existing needs, then Plan elements should be reassessed. At a minimum, the Land Use Element shall be evaluated as to whether the growth projected in the element can realistically be achieved given expected capital facilities funding. Reassess the Land Use Element if funding for concurrent capital facilities is insufficient to meet existing needs. Consider re-evaluating projected funding, alternative sources of funding, and level of service standards.

Policy CF3C

Amend the six-year Capital Improvement Plan (CIP) at least once every two years so that financial planning remains current with changing conditions, development trends, and the economy.

Policy CF3D

Implement the Capital Facilities Element consistent with the requirements of the adopted Pierce County County-Wide Planning Policies (CPPs), VISION 2040, the GMA, and other relevant plans. Work to achieve inter-jurisdictional coordination and

consistency for capital projects within these regional planning frameworks to effectively manage growth and increase the efficiency and long-term success of City projects.

Policy CF3E

Ensure that capital facility investments are prioritized to support growth in the locations targeted in the Land Use Element, including infrastructure to support the City's three Regional Growth Center districts -- Town Center District, 27th Street Business District, and Northeast Mixed Use District, consistent with the City's 2030 population and housing growth targets assigned by Pierce County and PSRC's VISION 2040.

SITING FACILITIES

Like other development, public facilities may impact surrounding land uses and environmentally sensitive areas. Facility siting represents both opportunity and responsibility for agencies making decisions on facility locations and designs.

GOAL CF4

Locate capital facilities for maximum public benefit while minimizing negative impacts.

Policy CF4A

Site public facilities to encourage physical activity, and minimize impacts on residential neighborhoods and sensitive environmental areas. Provide pedestrian access connections between public facilities and the City's transportation network. Avoid sensitive areas whenever reasonably possible and use setbacks, landscape screening, buffering and other techniques to minimize impacts.

Policy CF4B

Locate and develop public facilities to create multiple use opportunities and support community services and economic development where appropriate. Support development of public facilities that may promote adjacent business development, provide a convenience to the public and promote Commute Trip Reduction policies.

Policy CF4C

Encourage adaptive reuse of existing buildings as community facilities where feasible and if appropriate, as an alternative to demolition.

Policy CF4D

Coordinate capital facility siting with the plans of surrounding jurisdictions and regional and state agencies as required and as appropriate for each facility. Recognize that certain capital facilities are linear in nature, pass through more than one jurisdiction, and often require significant inter-jurisdictional coordination. Coordinate siting of other capital facilities that may be site specific but regional in nature, serve a population beyond City limits, and may have a disproportionate financial burden on the jurisdiction where sited.

ESSENTIAL PUBLIC FACILITIES

Essential public facilities are capital facilities typically difficult to site. The GMA requires that no local comprehensive plan may preclude the siting of essential public facilities.

GOAL CF5

Permit the siting of essential public facilities in accordance with State requirements and City codes.

Policy CF5A

Use the City-adopted process and approval criteria when siting listed state-wide, countywide, and local essential public facilities. Identify essential public facilities of a state-wide nature as defined by the Washington State Office of Financial Management (OFM) list. Use the Pierce County County-Wide Planning Policies (CPPs) and the Pierce County Comprehensive Plan policies as guidance for identifying County-wide essential public facilities. Use the criteria recommended in WAC 365-195-340 (2)(ii)(C), at a minimum, to identify City essential public facilities.

Policy CF5B

Adaptively manage the process for siting and permitting essential public facilities to ensure the public is protected from adverse impacts and to capture health and other social benefits.

Policy CF5C

Actively monitor and participate in siting of essential public facilities in other parts of the county that may have an impact on University Place and seek mitigation for any associated impacts.

SPECIFIC FACILITIES

The following goal and policies address specific public facilities and services.

GOAL CF6

Address specific public facilities and service issues.

Transportation

Policy CF6A

Maintain a level of funding needed to achieve the adopted level of service in order to maintain high quality transportation facilities that support community safety, quality of life, and the ability to attract and maintain a viable business community.

Policy CF6B

Provide for pedestrian, bicycle and other transportation facilities that improve livability, enhance public safety, and reduce dependence on the automobile, particularly in areas not served by public transit.

Policy CF6C

Ensure that traffic impact fees collected pursuant to the University Place Traffic Impact Fee Ordinance are spent only on projects listed in the Six-Year Capital Improvement Plan for transportation facilities consistent with RCW 82.02.050(4) and WAC 365-196-850.

Sewer

Policy CF6D

In accordance with the City's sewer franchise agreement with Pierce County, work to ensure that sewers are available citywide within 300 feet of all properties within the next 20 years, thereby enabling individual property owners to extend a sewer line to their properties for a reasonable cost.

Policy CF6E

Work with Pierce County, the City of Fircrest, and the City of Tacoma to develop a phased plan to offer sewer service to areas of University Place that are without sewers. Give priority to areas with failing or aging septic systems to minimize health and water quality impacts.

Policy CF6F

Encourage properties to hook up to sewers if they are available and require new development to connect to sewers to help alleviate long term environmental problems associated with septic system failure and groundwater contamination.

Stormwater/Drainage Management

Policy CF6G

Comply with Phase II Western Washington Municipal Stormwater Permit requirements in accordance with the EPA's National Pollutant Discharge Elimination System (NPDES). Incorporate best management practices during periodic refinement of stormwater regulations to address stormwater quality and quantity, erosion prevention, and minimizing downstream impacts of runoff in a manner consistent with NPDES Phase II requirements.

Policy CF6H

Maintain the City's existing storm drainage system, including streams that are prone to blockage from silt, vegetation, trees, and other debris, to prevent blockage and backups. Periodically review the maintenance program and provide sufficient funding to ensure that stormwater systems function effectively.

Policy CF6I

Implement the City's adopted Comprehensive Storm Drainage Plan, which identifies existing flooding problems, includes a strategy for making improvements, identifies funding opportunities and establishes best management practices to minimize development impacts.

City Hall, Civic Buildings, and Related Facilities

Policy CF6J

Construct improvements within the Civic Building to accommodate new city government facilities, including administrative offices, a new public assembly room that will serve as Council Chambers, and other uses.

Parks and Recreation

Policy CF6K

Maintain a safe, attractive, enjoyable, easily accessible and diverse park system that meets the needs of residents, business, and visitors consistent with the adopted Parks, Recreation and Open Space Plan and goals and policies in the Parks, Recreation and Open Space Element.

Policy CF6L

Ensure that park impact fees collected pursuant to the University Place Park Impact Fee Ordinance are spent only on projects listed in the Six-Year Capital Improvement Plan for Parks, Recreation and Open Space facilities consistent with RCW 82.02.050(4) and WAC 365-196-850.

Police

Policy CF6M

Work with the Pierce County Sheriff's Department to pursue and implement programs that enhance public safety and support a healthy community and high quality of life.

Fire Protection

Policy CF6N

Work with West Pierce Fire and Rescue to maintain a level of service that meets industry standards for fire suppression and emergency services and keeps up with demand as the City grows.

Library

Policy CF6O

Work with the Pierce County Library District to maintain a level of service that meets industry standards for library facilities and services and keeps up with demand as the City grows.

Schools

Policy CF6P

Coordinate with school districts to facilitate the provision of quality education and facilities for students. Collaborate with school district officials on addressing issues of mutual interest, including school facility location, impacts of new development on a district, impacts of school facilities and activities on the community, population and growth projections, and parks and recreation programming. Consider adopting an

impact fee ordinance if a school district determines such an ordinance would assist with addressing increased demand for services.

Policy CF6Q

Involve the city’s private schools while planning for educational resource needs in University Place.

BACKGROUND INFORMATION

LEVEL OF SERVICE (LOS)

In preparing a Capital Facilities Element, a key decision is establishing level of service (LOS) standards for public facilities and services. The LOS standard refers to an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. The establishment of levels of services for facilities and services will enable the City to: a) evaluate how well it is serving its existing residents; and, b) determine how many new facilities or services will have to be constructed or provided to accommodate new growth and development.

FACILITIES AND SERVICES

The City of University Place owns and operates, or contracts for, the facilities and services listed in **Table 7-1**. Other public facilities and services are provided by special districts or by other public agencies, as shown in **Table 7-2**. Level of service measurements are listed or referenced in these tables.

**Table 7-1
City Owned & Operated Facilities and Contracted Services**

Capital Facility/Service	Provider	Level of Service Measurement
Motorized Transportation	City	Delay at Intersections / Road Capacity – See Transportation Element
Nonmotorized Transportation	City	Provide a framework of inter-connected sidewalks and bicycle facilities throughout the City
Surface Water Management	City	Compliance with King County Surface Water Design Manual.
Parks & Recreation	City	Acres / 1000 Population – See Parks, Recreation and Open Space Plan
Municipal Facilities	City	Building Area / 1000 Population.
Police	Pierce County (City Contract)	Prioritize calls for service based on changing staffing levels
Courts	City of Lakewood (City Contract)	No adopted standards directly applicable to University Place

CITY OWNED AND OPERATED FACILITIES AND CONTRACTED SERVICES

Transportation

University Place is served by a wide variety of transportation facilities, ranging from recreational trails, bicycle lanes and *complete streets*, to a network of arterial facilities that connect with transit stations and light rail located in Tacoma. The City's transportation system supports and enhances the City's land use vision through 208 lane miles of roadway, 23 miles of sidewalk, and approximately 3,400 street and traffic control signs. This is done by maintaining and developing a sustainable, clean, accessible, safe and efficient transportation system that moves people and goods. The City is primarily responsible for the development and maintenance of existing paved streets and associated traffic control hardware, sidewalks and bicycle lanes. Additional facilities include 2,800 street trees, nearly 1,300 street lights, and over one million square feet of public landscaping area. Public transportation facilities are operated by Pierce Transit and Sound Transit and include a variety of transit stops and the Tacoma Community College Transit Station, located adjacent to the northeast corner of University Place, at Mildred and S. 19th Streets in Tacoma.

The Transportation Element addresses goals and policies, an inventory of existing facilities and services, traffic forecasts, future needs, and proposed facility locations/capacities. It also establishes level of service standards for intersections and arterial segments, and public transit.

**Table 7-2
Facilities and Services Provided by Others**

Capital Facility/ Service	Provider	Level of Service Measurement
Sewer	Pierce County Public Works and Utilities, and City of Fircrest	220 gallons per day per equivalent residential unit (ERU). See Pierce County Sewer for additional LOS information.
Water	City of Tacoma Public Utilities Water Division	442 gallons per day per ERU. See Tacoma Water for additional LOS information.
Power	City of Tacoma Public Utilities Power Division	See Tacoma Power for specific LOS standards.
Schools	University Place and Tacoma School Districts	Class Size -- See Districts for specific LOS standards
Library	Pierce County Library System	754 to 875 square feet of building area per 1000 population
Fire	West Pierce Fire and Rescue	Response Time for arrival of first engine company: 6 minutes. Turn Out Time for fire suppression and emergency medical response: 110 seconds. See West Pierce Fire and Rescue for additional LOS information.
Transit	Pierce Transit, and Sound Transit	No adopted standards directly applicable to University Place

Surface Water Management

The City of University Place is located in the Chambers - Clover Creek Watershed Resource Inventory Area 12 (WRIA 12). The WRIA is made up of several watersheds and numerous sub-watersheds. University Place is located in portions of two watersheds, the Chambers Bay and the Tacoma West Watersheds. Within each of the two watersheds there are several sub-watersheds. A map of these watersheds is included in the Comprehensive Storm Drainage Plan incorporated by reference and attached as Appendix C. Surface Water Management (SWM) Facilities convey stormwater in each of these watersheds either to Chambers Creek or directly to Puget Sound.

Level of Service

The City of University Place has adopted the King County Surface Water Design Manual (KCSWDM) as its standard for development and level of service. Title 13 of the University Place Municipal Code further supplements this manual in accordance with Department of Ecology requirements. These standards set forth the City's minimum drainage and erosion control requirements. The City encourages use of open vegetated channels to convey stormwater when possible.

Inventory

The City manages 32 holding ponds. There are also several private holding ponds within the City. Other stormwater is conveyed to retention facilities via ditches and subsurface storm drainage pipes. Most of the City's SWM sites are small isolated parcels located within or adjacent to residential subdivisions and/or along drainage corridors at intersections with area roadways. **Figure 7-1** shows the City's storm drainage facilities.

A more detailed inventory of storm drain facilities within the City is on file with the City's Department of Public Works. A system inventory is also contained in the Comprehensive Storm Drainage Plan adopted in 1998 and incorporated into this Comprehensive Plan as Appendix C.

Future Needs

The City's adopted Comprehensive Storm Drainage Plan identifies problems in the City's drainage infrastructure and receiving waters. Recommended improvements are itemized and identified by the following watersheds: Leach Creek Basin, Soundview Basin, Crystal Springs Basin, North Day Island Basin, Day Island Lagoon Basin, and Chambers Creek Basin.

The recommended improvements are directed at correcting both existing problems and to accommodate the effects anticipated from future growth of the City. Recommended improvements include relieving flooding, controlling erosion in streams, and protecting water quality. The improvements consist of storm drain pipelines, culverts, detention facilities, and stream channel restoration. The improvements consist of both construction of new facilities and restoring existing facilities to their design capacity.

In addition to recommended capital improvements, the Comprehensive Storm Drainage Plan includes discussion on maintenance and operation needs. The Drainage Plan also discusses non-structural recommendations such as public education, monitoring and investigations, and spill containment and response.

Proposed Location and Capacities

Installation of new facilities is often done in response to specific development. The City requires all new development to comply with the standards set forth in the King County Surface Water Management Design Manual guidelines (KCSWMDM). As noted earlier the City adopted these guidelines as its LOS.

Storm water capital facilities planned in the next six years are listed in the Six-Year Capital Improvement Plan. The schedule and funding for these facilities may change in order to maintain an adequate level of service.

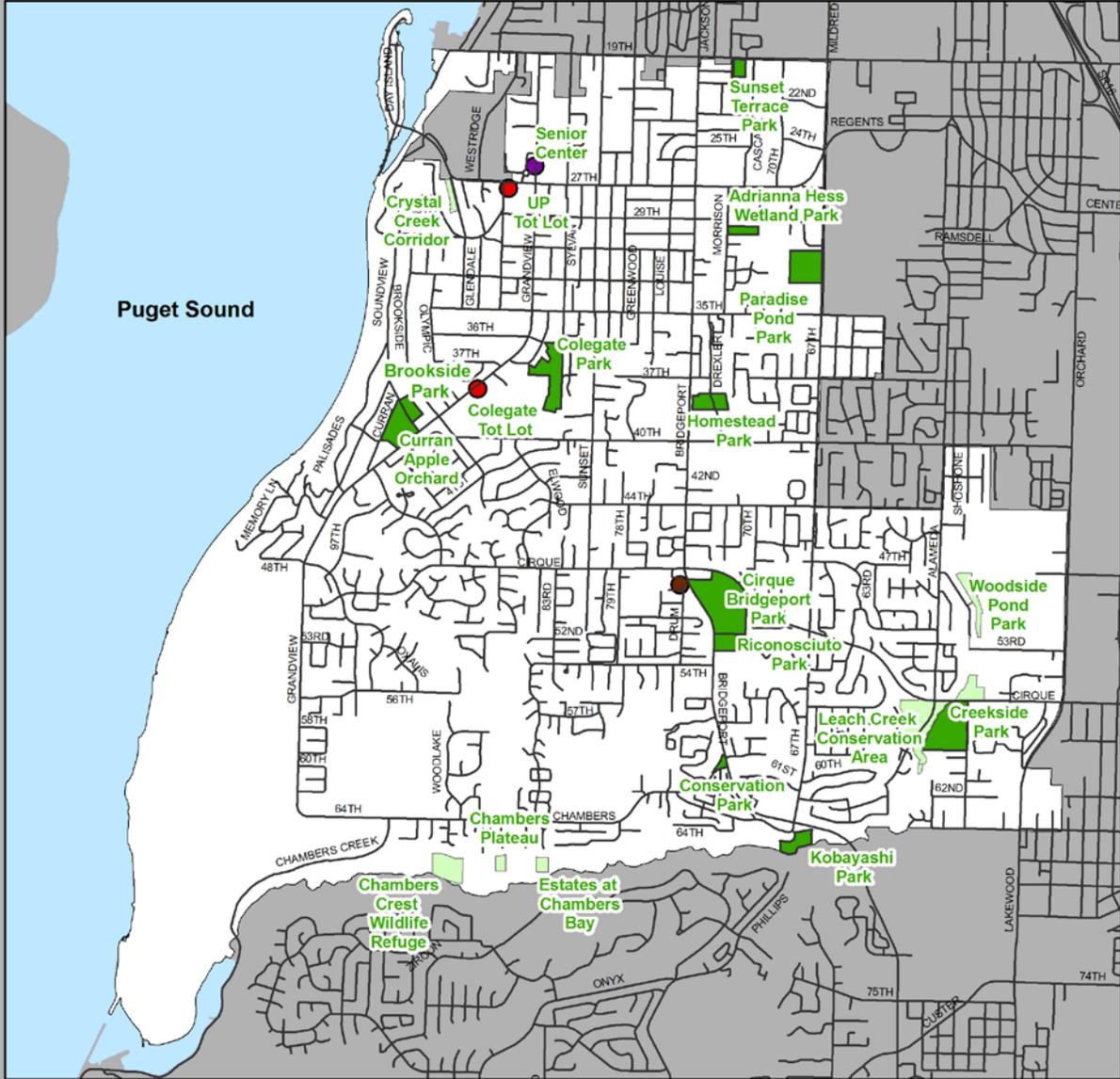
Parks, Recreation and Open Space

Park, recreation and open space facilities are provided by the City of University Place, University Place School District, Pierce County and the private sector. In general, facilities owned and operated by the City, school district and county are open to the public, subject to specific rules regarding their use. Private sector facilities include private parks and playgrounds in residential developments and private recreation enterprises and clubs. **Figure 7-2** shows the location of the larger of these facilities while **Table 7-3** lists all City-owned parks and recreation and open space facilities by type, features and available facilities.

Since the City's incorporation in 1995, acreage devoted to parks and open space has more than tripled. With the completion of Cirque Bridgeport Park in 2006, developed parks have more than doubled in acreage. The City owns 22 park properties and regularly maintains 14 of these properties totaling nearly 100 acres for a variety of community uses.

The City adopted a Parks, Recreation and Open Space Plan (PROS) in 1997 and most recently updated this plan in 2014. The PROS Plan is the City's master plan to provide park, recreation and open space facilities and services to the community. The Plan addresses or provides goals and policies, an inventory of existing facilities and services, a needs assessment, a level of service analysis, and funding and plan implementation strategy. The PROS Plan is a component of the City's Comprehensive Plan. It serves as a resource and planning tool for the Six-Year Capital Improvement Plan (CIP) contained in this Capital Facilities Element.

Figure 7-2 Parks and Open Space



- | | |
|--|---|
| Park | Tot Lot |
| Open Space | Senior Center |
| | Sports Court |



Scale
1:40,000

University Place
Planning and Development Services

**Table 7-3
Park, Recreation and Open Space Facilities**

Parks/Facilities	Features	Acres*
Mini Parks		
Drum Basketball Court	Basketball Court	0.5
Colegate Playground	Playground	0.5
UP Tot Lot**	Playground	0.5
Neighborhood Parks		
Sunset Terrace Park	Field, Playground	5.6
Community Parks		
Cirque Bridgeport Park	Fields, Playground, Skate Park, Restrooms	22.0
Open Space/ Natural Areas		
Chambers Crest Wildlife Refuge	No Public Access, Wildlife Corridor	7.5
Riconosciuto Property**	No Public Access	5.0
Conservation Park	Green Space	1.5
Pemberton Creek Open Space	No Public Access, Wetland, Wildlife Corridor	4.9
Leach Creek Conservation Area	No Public Access, Wetland, Wildlife Corridor	14.8
Adrianna Hess Wetland Park	Meeting Rooms, Wetland, Bird Watching	2.0
Woodside Pond Nature Park	No Public Access, Wetland, Wildlife Corridor	3.6
Creekside Park	Open Space, Wetland, Wildlife Corridor	15.0
Colegate Park	Informal Trails and Open Space	12.0
Paradise Pond Park	Open Space, Wetland, Bird Watching	9.5
Brookside Park	No Public Access, Wetland	2.6
Crystal Creek Corridor	Stream Corridor, Wetland	1.7
Special Use Facilities		
Senior/Community Center	Meeting Rooms, Kitchen	0.5
Curran Apple Orchard Park	Orchard, Playground, Band Stand	7.3
City Hall	Meeting Rooms, Kitchen	2.4
Homestead Park	Open Green, Gardens, Trails, Information Kiosk	4.8
Kobayashi Park	Open Green, Trail, Fishing Wildlife Corridor	5.5
Total (approximate)		129.7

Municipal Facilities

The City maintains four municipal facilities: City Hall at 3715 Bridgeport Way West, Public Works Operations at 4951 Grandview Drive West, the Senior Center at 2534 Grandview Drive West, and the Civic Building at 3609 Market Place West.

Inventory

City Hall: The City's general administrative functions are located on a 2.4-acre site located on the east side of Bridgeport Way West at 37th Avenue West. The City purchased a shopping center complex at this location, Windmill Village, in 1996 to provide space for City Hall, Council Chambers, and other administrative functions. Not all of the buildings in Windmill Village are dedicated to City functions. The City leases space within the site for service uses, which provide revenue.

Public Works Shop: The maintenance and operation functions of the Public Works Department are carried out from the Public Works Shop located at 4951 Grandview Drive West. The 6,200 square foot shop, built in 1998, is located on a 3.8 acre site. The shop building includes administrative offices, service bays, and a lunchroom/training facility. Maintenance vehicles and supplies are stored in covered and uncovered areas on the site.

Senior Center: The City's 2,800 square foot Senior Center was originally used for the offices of the University Place Park District. Following the City's acquisition of the Park District, the Senior Center was remodeled and new kitchen facilities added.

Civic Building: The City and Pierce County Library System share space within the Civic Building, which was constructed in 2011. The Civic Building also houses a privately-owned café with indoor play area. Municipal offices include the City's Parks and Recreation Department and the University Place Police Department, which is a division of the Pierce County Sheriff's Department. The City intends to develop additional space within the Civic Building to accommodate other general administrative offices that would be relocated from the Windmill Village site when that site is redeveloped for other uses in the future.

Future Needs

The Public Works Shop and Senior Center are adequate for present needs and can accommodate a moderate increase in staff, though none is planned. Modifications and improvements are ongoing at all facilities to meet evolving needs. The Civic Building is designed to accommodate all of the City's general administration offices at such time as the City is required to vacate the premises at Windmill Village in order to accommodate redevelopment of that site for private mixed use development.

Public Safety

The City of University Place contracts with Pierce County for its Police and Jail services.

Level of Service

The Police Department maintains a minimum of two officers on duty at all times. The City's contract for police includes human resources, legal, liability, finance, information services, investigations, patrol supervision and fleet. The City bases the level of service on a "no call too small" ideology desired in the community rather than the number of officers per population.

Municipal court services are provided to the City of University Place by the City of Lakewood. The University Place Municipal Court is a separate entity from the Lakewood Municipal Court. However, in order to achieve cost efficiencies and provide residents with a high level of service, the City of University Place has contracted and partnered with

Lakewood to provide municipal court, prosecution, and public defender services. The Municipal Court is a court of limited jurisdiction that hears criminal misdemeanors and gross misdemeanors, traffic and parking infractions, criminal traffic cases, and certain other violations that occur in the City.

The Pierce County Detention and Corrections Center is a medium/maximum custody facility that consists of two buildings, the main jail and the jail annex, confining over 1,300 inmates. The Center is located at 910 Tacoma Avenue South, Tacoma, and must handle all University Place jail needs. Pierce County is responsible for all facility construction and expansion.

Future Needs

There are no facility expansions planned for police and courts serving University Place.

FACILITIES AND SERVICES PROVIDED BY OTHERS

Schools/Public Education

Three public school districts include service areas within the City of University Place: 1) University Place; 2) Tacoma; and, 3) Steilacoom. Most of the City is within the University Place School District boundaries. **Figure 7-3** provides the boundaries of these three school districts within the City of University Place.

Detailed inventories of school district capital facilities are contained in each district's Capital Facilities Plan. The plans for the two largest school districts in the City, University Place and Tacoma, are hereby adopted by reference in this Comprehensive Plan.

Although the Tacoma School District boundaries extend into University Place, the District does not have capital facilities (schools) within the City limits. Likewise, the Steilacoom School District does not have school facilities within the City limits. Geographically, only a very small portion of the Steilacoom School District boundary includes residential areas within the City of University Place. For this reason, Steilacoom School District students within the City may be "released" from the District and apply to attend University Place School District schools.

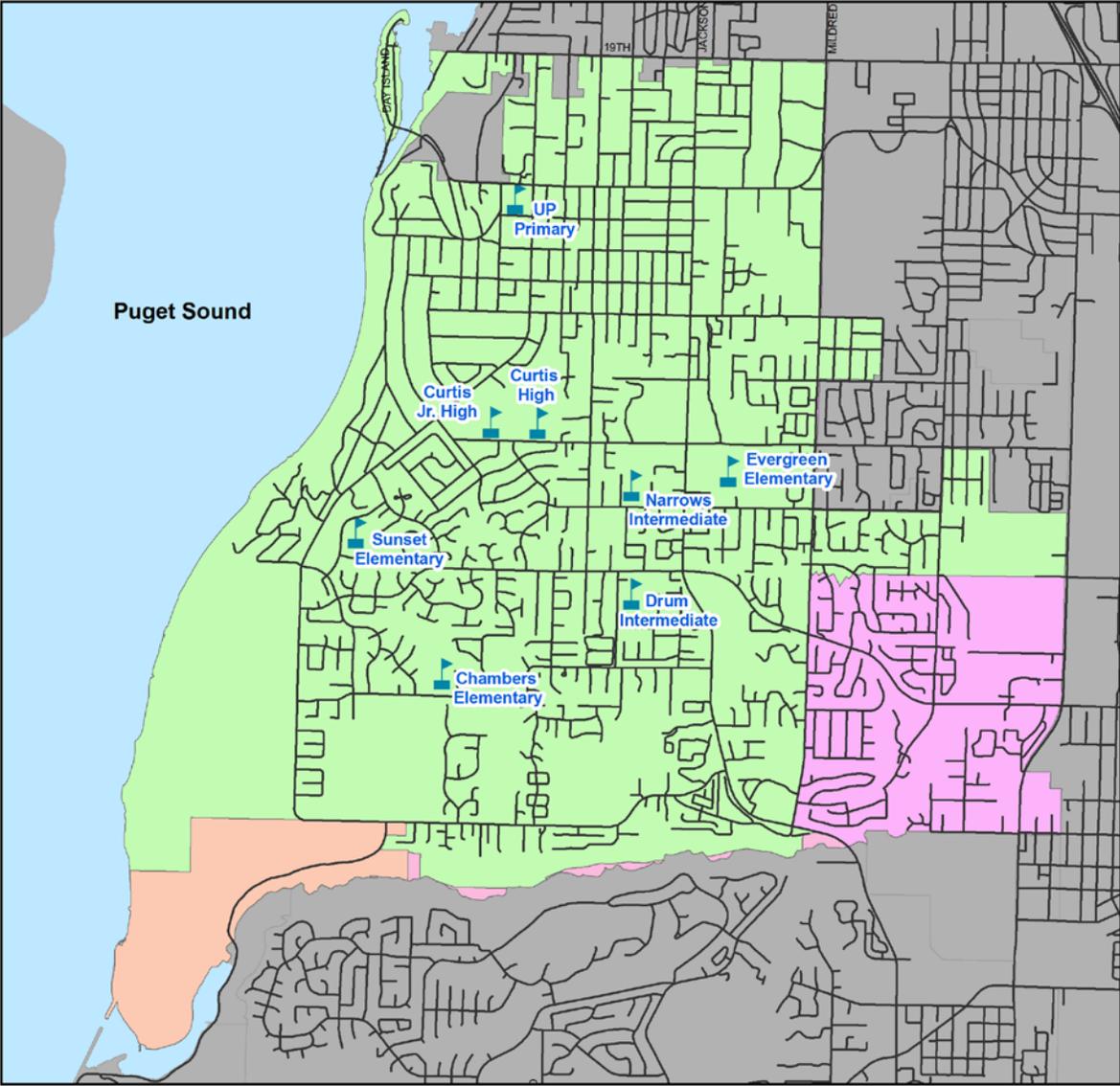
The following provides a more detailed discussion of the University Place and Tacoma School District's capital facilities. Because of the very limited amount of geographical coverage in the City, Steilacoom School District capital facilities are not discussed.

University Place School District

Inventory

The University Place School District has administrative offices located at 3717 Grandview Drive West. **Table 7-4** lists the schools the District owns and operates within the City and their student capacities. The District also owns land at 9311 Chambers Creek Road that is used for auxiliary services, including a bus barn and storage buildings.

Figure 7-3 School Districts



<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;"> University Place</td> <td style="width: 50%; text-align: center;"> Steilacoom</td> </tr> <tr> <td style="text-align: center;"> Tacoma</td> <td style="text-align: center;"> Clover Park</td> </tr> <tr> <td style="text-align: center;"> Schools</td> <td></td> </tr> </table>	 University Place	 Steilacoom	 Tacoma	 Clover Park	 Schools		 Scale 1:40,000
 University Place	 Steilacoom						
 Tacoma	 Clover Park						
 Schools							

University Place
Planning and Development Services

Future Needs

In 2005 the District conducted a study and survey of facilities. The study and survey led to the development of a capital plan that included the replacement of University Place Primary, Curtis Junior High, and the Curtis High School gymnasium. The capital plan also included the modernization of the Curtis High School swimming pool and performing arts facilities, replacement of the Curtis High School / Curtis Junior, and upgrades to mechanical systems at Sunset and Chambers Primary to increase the life of the buildings. All of these projects have been completed and meet the current capacity needs of the District. Future capacity is likely to be impacted by class size reduction legislation.

The District bases capacity on number of students per class rather than building area per student as previously done. Capacity standards are set by the District.

**Table 7-4
University Place School District Schools**

School/Address	Capacity (Existing Based on 2014-2015 Funded Class Size)
Primary	
Chambers - 9109 56 th Street West	458
Sunset - 4523 97 th Avenue West	484
University Place - 2708 Grandview Drive West	594
Evergreen - 7192 49 th Street West	572
Intermediate	
Narrows View - 7813 44 th Street West	702
Drum - 4909 79 th Street West	678
Junior	
Curtis - 8901 40 th Street West	1,000
Senior	
Curtis - 8425 40 th Street West	1,600
Total	6,088

Table 7-5 presents the level of service (LOS) standards (optimum class size) for the University Place School District by school type.

**Table 7-5
University Place - Level of Service by School Type**

School Type	Level of Service Standard
Primary (Grades K – 4)	20 - 24 students per class
Intermediate (Grades 5 – 7)	24 - 26 students per class
Junior High (Grades 8 – 9)	26 – 28 students per class
Senior High (Grades 10 – 12)	26 – 28 students per class

Proposed Location and Capacities

The University Place School District would likely extend existing school structures and add portable units to increase capacity as needed.

Funding Plan

The University Place School District Capital Facilities Plan includes a financial plan for funding additional capacity projects. State matching funds and school bond funds are the key identified sources of construction revenue.

Tacoma School District

As shown in **Figure 7-3**, the Tacoma School District serves a portion of the City of University Place. However, relatively speaking, that portion of the City within this District is small compared to the University Place School District.

The Tacoma School District determines level of service (LOS) standards for the three school types in the district: 1) elementary schools; 2) middle schools; and, 3) high schools. The District's 2014-2019 Capital Facilities Plan (CFP) identifies, for each type of school, student capacity (with and without portables), and existing LOS standards (with and without portables), as well as a recommended LOS for each school type. Six-year needs, six-year funding and projects, a rolling capacity balance sheet, and operating and maintenance costs for both the current inventory and proposed projects are all included.

Existing Inventory

An inventory of Tacoma schools is contained within the District's CFP. The CFP indicates that the District operates 35 elementary schools, nine middle schools and eight high schools. For detailed information about these schools refer to the District's CFP.

Future Needs

The Tacoma School District CFP has calculated six-year capacity needs for each school type based on recommended levels of service (LOS). These are summarized in the following **Table 7-6**.

**Table 7-6
Tacoma School District Capacity Needs**

School Type	Year 2019 (Demand)	Square Feet Required
Elementary School ⁽¹⁾	15,834	1,425,060
Middle School ⁽²⁾	6,375	658,570
High School ⁽³⁾	7,589	936,970

⁽¹⁾ Recommended LOS of 90 sq. ft. per student (grades K-5)

⁽²⁾ Recommended LOS of 90 sq. ft. per student (grade 6), 110 sq. ft (grades 7-8)

⁽³⁾ Recommended LOS of 110 sq. ft. per student (grade 9), 130 sq. ft. (grades 10-12)

Proposed Location and Capacities

The Tacoma School District's 2014-2019 CFP identifies proposed projects over a six year period for each school type. Nine elementary school replacement projects are planned as well as the historic modernization of McCarver Elementary School (ES), replacement of Wainwright ES with a new Wainwright Intermediate School (grades 4-8), historic

modernization and additions to Stewart Middle School (MS), replacement of Hunt MS, modernization and additions to Wilson High School (HS), and modernizations and additions to SAMI HS. Completion of these projects should leave a net reserve of 766,648 square feet.

For middle schools, the District proposes the development of no new middle schools other than the change of Wainwright ES to a graded 4-8 elementary/middle school. Completion of these projects would result in a year 2003 deficiency of 1,688 square feet (w/ portables).

The Tacoma School District's capacity balance sheet for high schools assumes Wilson and SAMI HS modernizations. A net reserve of 492,924 square feet is projected for 2019.

Six-Year Funding Plan

Six-year funding plans are included in the District's CFP for each school type. Six-year operation and maintenance cost schedules by school type have also been prepared. The District will rely upon state matching funds, remaining levy funds, 2013 capital bond funds, impact fees through voluntary agreements, and impact fees by ordinance to fund school improvements. For elementary schools, the District anticipates an approximate total of \$307,800,000 from funding sources, \$118,500,000 for middle schools, and \$81,500,000 for high schools.

Steilacoom School District

The Steilacoom School District does not have school facilities within University Place. However, it leases land from University Place School District within the City for bus barn and storage facilities. This six-acre facility, which is shared with University Place Schools, is located east of the Pierce County Environmental Services Building (within the Chambers Creek Properties) near the intersection of Chambers Creek Road and 64th Street West.

Water

Water is provided to the City of University Place by Tacoma Water, a division of Tacoma Public Utilities (TPU). TPU is governed by a five member Utility Board of Commissioners appointed by the Tacoma City Council. *A discussion of water facilities is included in the Utilities Element. This includes an inventory of existing facilities and forecast of future needs.*

Sanitary Sewer

Sanitary sewer service is provided in the City of University Place by Pierce County Public Works and Utilities and, to a lesser extent, the City of Fircrest and City of Tacoma. Portions of the City are not serviced by sewer and rely on on-site sewage disposal systems (septic drainfield facilities). *A more thorough discussion of sewer service in the City of University Place is provided in the Utilities Element. This includes an inventory of sanitary sewer facilities and a forecast of future needs.*

Fire and Emergency Medical Service

West Pierce Fire & Rescue (WPFR) provides service to University Place, as well as to Lakewood and Steilacoom. WPFR was created March 1, 2011 with the merger of two separate fire departments that had been serving Lakewood and University Place. Prior to that time, the district serving University Place was known as Pierce County Fire District No.

3, which was established in 1944. WPFR operates under Revised Code of Washington (RCW) Title 52 and is a municipal corporation as defined by law in the State of Washington pursuant to RCW 41.24.010. It operates as a junior taxing district.

The District is 31 square miles and serves a population exceeding 90,000. WPFR is governed by a board of seven elected officials who serve six-year terms. The Board appoints a Fire Chief to oversee day-to-day operations.

The District provides numerous services to the community including fire, emergency medical services (EMS) and transport, technical rescue, hazardous materials response, special operations, fire prevention, inspections & code enforcement, as well as fire & life safety education. WPFR has seven fire stations that operate 24 hours a day / 7 days a week, located strategically throughout its borders. The District's combined headquarters/ fire station building, constructed in 2001, is located at the intersection of Drexler Drive and 37th Street West in University Place. WPFR has been designated a Class 3 fire department through the Washington Survey and Rating Bureau.

In terms of daily emergency response programs, one battalion chief supervises six engine companies, one ladder truck company, four full-time medic units, and one peak activity medic unit. In addition to emergency responses, the District participates in the following programs: Special Operations Rescue Team (the District belongs to a regional response team consisting of Central Pierce Fire and Rescue (CPFR), Gig Harbor Fire & Medic One and East Pierce Fire and Rescue (EPFR), Marine Operations (three marine craft; one of which is based at Narrows Marina), and Hazardous Incident Team (the District belongs to a regional response team consisting of CPFR, Graham Fire & Rescue, Gig Harbor Fire & Medic One and EPFR). The District has 56 paramedics, 40 technical rescue technicians, 26 rescue divers, 23 rescue swimmers, and 12 hazmat technicians. In 2012, the District responded to 13,592 incidents. 64.25% of which were EMS related.

Proposed capital projects undergo scrutiny during the District's budget process based on ranking in training, safety, urgency, and growth. Scheduled expenditures from the Equipment Replacement Reserve (ERR) fund are reviewed annually to ensure they are still necessary, prudent and remain in line with the direction the District is moving.

Public Library

The Pierce County Library System serves University Place along with all of unincorporated Pierce County and the annexed cities and towns of Bonney Lake, Buckley, DuPont, Eatonville, Edgewood, Fife, Gig Harbor, Lakewood, Milton, Orting, South Prairie, Steilacoom, Sumner and Wilkeson. The system was established as an independent municipal corporation under the Revised Code of Washington 27.12. It operates as a junior taxing district funded from a separate property tax levy. Additional funding may come from voter approved special levies and bonds. The system is overseen by a volunteer board of trustees appointed by the Pierce County Council.

The University Place Library, located within the Civic Building on Market Square in Town Center, opened in 2011. It contains 15,000 square feet of space, including meeting and

conference rooms, an interactive children's area, computers and cyberbar in the Tacoma Narrows Rotary teen area, and computers, resources and staff in the Job and Business Center. The branch library's collection includes 80,000 books, movies, audiobooks and other materials. The Library earned Leadership in Energy and Environmental Design (LEED) Silver Certification level.

Public Transit

Public transportation service in the area is provided by the Pierce County Transportation Benefit Authority (or PTBA, commonly known as Pierce Transit). Pierce Transit is a municipal corporation formed under the authority of RCW Chapter 36.57 and is governed by a ten member Board of Commissioners comprised of elected officials representing thirteen jurisdictions, unincorporated Pierce County, and one non-voting union representative within the benefit area.

Pierce Transit covers 292 square miles of Pierce County containing roughly 70% of the county population. It provides three types of service: fixed route, SHUTTLE (paratransit), and vanpools that help get passengers to jobs, schools and personal appointments.

There are four fixed bus routes (2, 51, 52, and 53) that serve or stop in the City of University Place. Route 2 connects the community with the Tacoma Community College (TCC) Transit Center and the Lakewood Transit Center via South 19th Street and Bridgeport Way West. Route 51 connects University Place to Tacoma's Proctor District and the Lakewood Sounder commuter rail station via South Orchard Street. Route 52 links the Narrows Plaza neighborhood with the adjacent TCC Transit Center and the Tacoma Mall Transit Center via Regents Boulevard in Fircrest and various arterials in Tacoma. Route 53 provides access to the TCC Transit Center and the Tacoma Mall Transit Center via 67th Avenue West, 27th Street West, Grandview Drive, 40th Street West, and South Orchard Street, eventually terminating in downtown Tacoma. Route 53 also provides access to the vicinity of the South Tacoma Sounder commuter rail station via South Orchard Street and South 66th Street, although the bus route alignment is three blocks south of the station. The buses serving these routes accommodate both riders with bicycles and wheelchairs.

SHUTTLE (paratransit) service is provided by Pierce Transit for persons with disabilities in accordance with the Americans with Disabilities Act of 1990 (ADA). Pierce Transit's SHUTTLE provides transportation for individuals who are unable to access or use fixed route bus services due to a disability. SHUTTLE eligibility standards and service characteristics are designed to meet the complementary paratransit requirements of the ADA. Using lift-equipped vans, SHUTTLE provides door-to-door service, or in some cases access to fixed route service. SHUTTLE provides service that is comparable to fixed route service in a geographic area and hours of service within each area. SHUTTLE is provided directly by Pierce Transit and through contracted services with First Transit. The area served by SHUTTLE is generally defined by the area that is within three-quarters of a mile of a fixed route.

Pierce Transit also offers vanpool, special use van, and rideshare programs. Pierce Transit vanpools typically serve a group of 5 to 15 people sharing the ride in a 12- or 15-passenger van. These vanpools commonly serve groups traveling to and from work, whose trip origin or destination is within Pierce Transit's service area. This highly successful program complements Pierce Transit's network of local and express services, providing commute alternatives to many destinations that cannot be effectively served by local fixed route services.

Proposed business strategies, capital projects, service changes, and capital facility improvements over the next six years are documented in Pierce Transit's *Transit Development Plan (TDP)* covering 2014-2019, which is updated and submitted to WSDOT annually. The agency's current (2014) TDP does not include any proposals for specific service modifications or facility improvements in University Place. However, future capital improvements and route expansion in University Place may occur in high need areas and in conjunction with new commercial and residential development activity. Development proposals that will generate significant new demand for transit services may be required by Pierce Transit to mitigate impacts from increased demand by funding transit shelters and supportive facilities in close proximity to the development.

In addition to the annual TDP updates, Pierce Transit is developing a Long Range Plan (LRP) called *Destination 2040*, which will include performance measures prescribed under MAP-21. In addition, the LRP will include revised and updated service guidelines for 2014 and beyond. It should be noted, however, that the agency does not have Level of Service standards for fixed route services that are designed to align with the roadway network of the municipalities Pierce Transit serves. As of July 2014, the Puget Sound Regional Council is working with WSDOT to begin designing multimodal concurrency guidelines "to ensure that transportation infrastructure supports development as it occurs according to local standards." As such, Pierce Transit will await the Metropolitan Planning Organization (MPO) and WSDOT's specific guidelines for transit agencies once they are formally adopted. In the interim, more information is available at:

<http://www.psrc.org/assets/11737/MultimodalConcurrencyPresentation.pdf>.

SIX-YEAR CAPITAL IMPROVEMENT PLAN (CIP)

This section of the Capital Facilities Element determines whether sufficient revenue will be available under current budgeting assumptions to fund needed capital improvements. It provides an analysis of revenue sources available for capital improvements and balances these revenues against anticipated expenditures for capital improvements. Using this process, the City can estimate annual revenue surpluses and shortfalls. Proposed funding sources for unfunded capital projects have also been provided.

Schedules

Improvement schedules are provided for public works (transportation and surface water management), and parks (parks, recreation and open space) facilities. These schedules identify each capital project the City intends to construct over a six-year planning horizon and present estimates of the resources needed to finance the projects. The schedules reflect the goals and policies of the Capital Facilities Element and the other elements of the Comprehensive Plan.

The first two years of the schedules are based on the City's adopted biennial capital budget, while the remaining four-year programs provide long-term planning and are based on the best available information at the time. Only the expenditures and appropriations in the biennial budget are binding financial commitments. The projections for the remaining four years are not binding, and the capital projects recommended for future development may be altered or not developed due to changing circumstances. The Six-Year CIP is a rolling plan that will be revised and extended every two years to reflect updated revenue projections, implementation of capital facility plans, and budget revisions. These periodic revisions to the scheduling and/or programming of projects should be responsive to the changing needs and aspirations of the community.

Revenues

Revenue sources used in capital financing and referenced in the improvement schedules consist of:

- Pay-As-You-Go: Funds available include Arterial Street Fund motor vehicle fuel tax monies and carryforward (General Fund savings) from prior operations.
- Grants and Loans: Grants and loans are listed accordingly and matching funds are noted, if applicable. These may include, but are not restricted to: FAUS (Federal Aid to Urban Systems) Grants, IAC (Interagency Committee for Outdoor Recreation) Grants, TEA-21 (Transportation Efficiency Act-21st Century) Grants, State Grants, TIB (Transportation Improvement Board) Grants, UAB (Urban Arterial Board) Grants, WSDOT (Washington State Department of Transportation) Grants including Safe Routes to School Grants, and Public Works Trust Fund Loans (PWTFL).
- Mitigation/Impact Fees: This revenue source includes impact and mitigation fees designated for transportation, park, and other improvements. This funding is to partially finance improvements intended to mitigate the cumulative impacts of

growth and development within the City. These revenues may include contributions from private developers, Pierce County, and others made by private sector entities.

- User Fees: This revenue source is defined as a payment of a fee for direct receipt of a public service by the person benefiting from the service. These revenues include storm drainage fees and recreation fees. The City of University Place only collects user fees associated with these services.

Funding Plan for Surface Water Management

The City maintains a Surface Water Management Fund. This Fund was established to administer and account for all receipts and disbursements related to the City's surface and storm water management system. All service charges are deposited into this Fund for the purpose of: 1) paying all or part of the cost and expense of maintaining and operating surface and storm water management facilities; 2) paying all or part of the cost and expense of planning, constructing, and improving any such facilities; or 3) paying or securing the payment of all or any portion of any general obligation or revenue bond issued for such purposes. The SWM Fund is organized into two supporting divisions: Engineering, and Maintenance and Operations.

The primary revenue sources for the Surface Water Management Fund are: 1) surface water management fund; 2) interest earnings; and 3) beginning fund balance. The primary expenditures are: 1) design, construction, and inspection of public surface water capital improvement projects; and 2) maintenance program for the current system.

2015 - 2020 Public Works Capital Improvement Plan

	2015-Proj	2016-Proj	2017-Proj	2018-Proj	2019-Proj	2020-Proj	Total
FUNDING SOURCES							
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arterial Street Fuel Tax Fund	136,599	106,459	49,634	50,427	56,336	-	399,455
1st 1/4% Real Estate Excise Tax (REET)	77,284	51,049	108,169	110,332	112,538	177,152	636,524
2nd 1/4% Real Estate Excise Tax (REET)	340,250	255,000	260,000	265,000	265,000	265,000	1,650,250
SWM Fund (Road & Street Projects)	2,645,516	1,012,000	801,235	160,000	160,000	160,000	4,938,751
Grant/27th Street Phase 2 (Grandview - Bridgeport)	51,000	1,224,000	-	-	-	-	1,275,000
Grant/27th Street TIB (Bridgeport to 67th)	1,204,000	-	-	-	-	-	1,204,000
Grant/Bridgeport Phase 4A	340,000	-	-	-	-	-	340,000
Grant/Cirque-56th Corridor Improvements	578,500	-	-	-	-	-	578,500
Intergovernmental/Cirque-56th Corridor Improvements - Tacoma	45,150	360,000	-	-	-	-	405,150
Grant/Cirque-56th Corridor Improvements Phase 1	-	3,995,000	-	-	-	-	3,995,000
Grant/Cirque Drive Overlay	709,750	-	-	-	-	-	709,750
Unfunded	-	-	-	-	-	-	-
Total Funds	\$ 6,128,049	\$ 7,003,508	\$ 1,219,038	\$ 585,759	\$ 593,874	\$ 602,152	\$ 16,132,380
PUBLIC WORKS PROJECTS							
CIP Personnel	355,672	390,003	397,803	405,759	413,874	422,152	2,385,263
27th Street Phase 2 (Grandview - Bridgeport)	60,000	1,440,000	-	-	-	-	1,500,000
27th Street (B-Port to 67th Ave West)	1,584,183	-	-	-	-	-	1,584,183
Bridgeport Way West Phase 4A - Chambers Lane to 67th	400,000	-	-	-	-	-	400,000
Cirque - CDBG	-	-	-	-	-	-	-
Cirque/56th Corridor Improvements	623,650	-	-	-	-	-	623,650
Cirque/56th Corridor Improvements Phase 1	-	4,700,000	-	-	-	-	4,700,000
Cirque Drive Overlay	835,000	-	-	-	-	-	835,000
Neighborhood CIP	53,211	22,505	20,000	20,000	20,000	20,000	155,716
SWM-Storm Drainage System in Arbordale 41st to Robin Dr	-	31,000	-	-	-	-	31,000
SWM-Stormwater NCIP	160,000	160,000	160,000	160,000	160,000	160,000	960,000
SWM-19th Street Pond Retrofit	456,333	-	-	-	-	-	456,333
SWM-Drainage for CIP	260,000	260,000	-	-	-	-	520,000
SWM - Lemons Beach Outfall	285,000	-	-	-	-	-	285,000
SWM - Soundview Dr W (Brookside to 31st)	450,000	-	-	-	-	-	450,000
SWM - Olympic Dr W (GV to 31st)	325,000	-	-	-	-	-	325,000
SWM - Tahoma Place	280,000	-	641,235	-	-	-	921,235
Contingency (Available/Year)	-	-	-	-	-	-	-
Total Projects	\$ 6,128,049	\$ 7,003,508	\$ 1,219,038	\$ 585,759	\$ 593,874	\$ 602,152	\$ 16,132,380
Balance	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)	\$ 0	\$ (0)

2015 - 2020 Parks Capital Improvement Plan

	2015-Proj	2016-Proj	2017-Proj	2018-Proj	2019-Proj	2020-Proj	Total
FUNDING SOURCES							
Beginning Fund Balance	280,608	44,200	-	-	-	-	280,608
Impact Fees	40,000	40,800	41,616	42,448	43,297	44,163	252,324
Unfunded	-	-	158,384	387,552	2,231,703	13,016,837	15,794,476
Total Funds	320,608	85,000	200,000	430,000	2,275,000	13,061,000	16,327,408
PARK PROJECTS							
Cirque Park Improvements	-	-	200,000	125,000	575,000	950,000	1,850,000
New Community Center @ Cirque Park	-	-	-	-	-	12,000,000	12,000,000
Colegate Park Improvements	-	-	-	45,000	-	-	45,000
Colegate Playground Improvements	-	-	-	-	-	111,000	111,000
Creekside Park (master plan/improvements)	50,000	25,000	-	-	1,700,000	-	1,775,000
Curran Apple Orchard Park	-	-	-	150,000	-	-	150,000
Sunset Terrace Park	-	-	-	110,000	-	-	110,000
Kobayashi Property	95,000	-	-	-	-	-	95,000
Paradise Pond Park	-	35,000	-	-	-	-	35,000
Chambers/Leach Creeks Trail	25,000	25,000	-	-	-	-	50,000
Pocket Parks/Land Purchases/Grant Match	35,000	-	-	-	-	-	35,000
Contingency (Available/Year)	71,408	-	-	-	-	-	71,408
Total Projects	276,408	85,000	200,000	430,000	2,275,000	13,061,000	16,327,408
Balance	44,200	-	-	-	-	-	-

