

## M E M O R A N D U M

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DATE: October 15, 2014

TO: Michael Drollinger, Planning Commission Chair  
Members of Renton Planning Commission

FROM: Paul Hintz, Associate Planner

SUBJECT: **Comprehensive Plan Update – Capital Facilities Element**

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### ISSUE

The Capital Facilities Element is intended to provide a methodical and equitable approach to forecasting needs for capital facilities necessary for growth over the twenty-year life of the Comprehensive Plan based on the levels of service selected and consistent with the growth, densities and distribution of growth anticipated in the Land Use Element. A Capital Facilities Element must include all public facilities and specify which facilities are determined to be “necessary for development” (in urban areas, all facilities necessary to achieve urban densities must be identified as necessary for development). Facilities necessary for development are required to have a minimum standard (level of service (LOS)) clearly labeled as such. If public facilities are inadequate, local governments must address this inadequacy. If the assessment identifies a lack of adequate public facilities, counties and cities may use a variety of strategies including, but not limited to, the following:

- Reducing demand through demand management strategies;
- Reducing levels of service standards;
- Increasing revenue;
- Reducing the cost of the needed facilities;
- Reallocating or redirecting planned population and employment growth within the jurisdiction or among jurisdictions within the urban growth area to make better use of existing facilities;
- Phasing growth or adopting other measures to adjust the timing of development, if public facilities or services are lacking in the short term for a portion of the planning period;
- Revising county-wide population forecasts within the allowable range, or revising the countywide employment forecast.

Levels of service are established at the local level; however, many service levels are subject to standards imposed by higher authorities (e.g., the management of stormwater is required to

adhere to Department of Ecology standards). Where the City does have discretion, the LOS should reflect a metric that is sustainable for the 20-year planning horizon.

**BACKGROUND SUMMARY**

Two Growth Management Hearings Board decisions that were rendered in 2007 clarify that levels of service must be clearly stated as being the minimum standards, and municipal services necessary for development (e.g., fire protection and police enforcement) are considered to be capital facilities. The current levels of service were adopted prior to those legislative updates, and therefore some lack a measureable standard and there are currently no standards for some facilities/services.

**RECOMMENDATION**

Update the Capital Facilities Element by revising the levels of service, as shown below, based on recommendations from City Departments and other service providers (e.g., school districts).

Capital Facilities (necessary for development)	Existing Level of Service	Proposed Level of Service
Domestic Water	Measurements of Pressure, Velocity, Supply, Storage, Transmission and Distribution, Treatment and Monitoring, Fire Flow	Minimum of 30 psi at the meter during normal demand conditions and a minimum of 20 psi during an emergency
Fire and Emergency Services	<ol style="list-style-type: none"> <li>1. Acceptable response time is defined as having the first responding unit arrives on the incident scene in within five minutes of receipt of the response 90% of the time.</li> <li>2. Acceptable response time is for the basic firefighting force (15 personnel) is nine minutes from the receipt of the response 90% of the time.</li> <li>3. Acceptable fire flow is defined as having water available to all parts of the city in sufficient quantity and pressure to extinguish the worst-case fire in an existing or projected land use.</li> <li>4. Acceptable staffing is defined as having four firefighters on each piece of firefighting apparatus.</li> </ol>	Avg. response time to either a fire or medical emergency: 7.30 minutes, 90% of the time
Parks and Recreational Facilities	18.58 acres /1,000 residents	0.008 acres of parkland per capita

Police	None identified	<p>Avg. response time (in minutes) to Priority I calls: &lt;3.5  Avg. response time (in minutes) to Priority II calls: &lt;8  Avg. response time (in minutes) to Priority III calls: &lt;12  Avg. response time (in minutes) to Priority IV calls: &lt;21</p>
Sanitary Sewer	"The ability to move the highest amount of effluent based upon users during the highest point of inflow and infiltration."	20-year total pop. projection as well as Dept. of Ecology Criteria
<p>Schools:</p> <ul style="list-style-type: none"> <li>• Renton</li> <li>• Kent</li> <li>• Issaquah</li> </ul>	None identified	<ul style="list-style-type: none"> <li>• <u>Renton</u>:  K-3: 24:1 (students per teacher)  4-5: 29:1  6-12: 29:1</li> <li>• <u>Kent</u>:  Kindergarten: avg. class size of 23  1-3: avg. class size of 23  4-6: avg. class size of 27  7-8: avg. class size of 28  9-12: avg. class size of 30</li> <li>• <u>Issaquah</u>:  K-5: avg. class size of 20  6-8: avg. class size of 26  9-12: avg. class size of 28  Special Ed: 12 students per class</li> </ul>
Surface Water	"...level of service is the adopted surface water design standards which are consistent with the above referenced federal, state, and local regulations as specified in the City of Renton Storm and Surface Water Drainage ordinance."	<ul style="list-style-type: none"> <li>• Development shall treat stormwater runoff and not increase pre-developed stormwater discharge rates.</li> <li>• Development shall convey stormwater discharge without system surcharging during the 25-year storm event and result in no increased flooding during the 100-year storm event.</li> </ul>
Transportation	Average PM peak travel distance based on 30-minute travel time from the city in all directions via SOV, HOV and Transit	<i>*To be determined in coordination with consultants</i>